



104 +/- Acres on Ridley Road, Dahlonega, GA



Historic Gold Mining "Hand Ditch"

PROPERTY INFORMATION SHEET

PRICE: \$7,400 per acre ACREAGE: 104+/-acres COUNTY: Lumpkin AREA OF COUNTY: Central

DISTRICT: 11th SECTION: N/A LANDLOT: 1251 & 1252

TERMS: Cash TOPOGRAPHY: Level, rolling, some mountains with flat ridgelines

STREAMS ON PROPERTY: Syrup Mill Creek, Waterfall, Springs, Branches MINERAL RIGHTS: Included

DESCRIPTION: **FALL OF THE SYRUP MILL** is located on this very scenic, North Georgia 104+/- acre parcel. Syrup Mill Creek flows through the property, and it is located very convenient to town – only 5 minutes away – but the property is very private and protected, and the surrounding area is very appealing. National Forest boundary, fine timber, open areas, potential for pasture, gentle terrain along the creek, spring and branches. A good buy in a top notch acreage tract.

SCHOOL-ELEM: Lumpkin County MIDDLE: Lumpkin County HIGH: Lumpkin County

SETTING/LAND: Level, rolling, mountainous with privacy

BUILDINGS ON PROPERTY: Hunter's cabin RESTRICTIONS: None POWER/TELEPHONE: At property

STREET/ACCESS: Paved county road access PLAT/SURVEY AVAILABLE: Yes

DIRECTIONS: From Dahlonega: Take U.S. Highway 19 North, 3.5 miles, turn left onto Ridley Road, go 1 mile to property on left.

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