



*The Beautiful Etowah River*



*A Beautiful Mountain Backdrop*

PROPERTY INFORMATION SHEET

PRICE: \$9,975 per acre    ACREAGE: 136+/- acres    COUNTY: Lumpkin    AREA OF COUNTY: Central

DISTRICT: 12th    SECTION: 1st    LANDLOT: 446, 447, 448, et al

TERMS: Cash    TOPOGRAPHY: From ridgelines to lowlands, from flat to sloping

STREAMS ON PROPERTY: Etowah River borders property plus creeks and branches.

MINERAL RIGHTS: Included

DESCRIPTION: 136+/- ACRES ON THE ETOWAH RIVER - Near the scenic mountain town of Dahlonega, GA; and with really great circumstances. There are paved roadways all the way to the property so access is a cinch. Long ridgelines show off the Blue Ridge Mountain views and there's plenty of room up here for multiple structures or even an entire development. There are hilltops, a little valley with a creek flowing through, little springs and branches, and flat areas down by the River. This is a beautiful property in an excellent area and with good circumstances and is well suited for a personal use or investment property, or for some type of development or retreat. Note: the acreage (136+/- acres) is a Lumpkin County GIS estimate. A survey is recommended to determine the exact acreage.

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

SETTING/LAND: Private and beautiful acreage, easily accessible, quick convenience to town and 4-lane.

BUILDINGS ON PROPERTY: None    RESTRICTIONS: None    POWER/TELEPHONE: At property

STREET/ACCESS: County maintained, paved    PLAT/SURVEY AVAILABLE: None, survey suggested

DIRECTIONS: From Dahlonega: Take Hwy. 9 South 3 miles, turn Left onto Ben Higgins Road, go 1.6 miles turn Right onto Sleepy Hollow Road, go 0.5 miles to property at the intersection of Cedar Springs Lane. Gated access, contact Vic Dover to view.

**Vic Dover: 706-265-5855**  
**Melissa Dover: 706-344-8850**  
www.vinsondoverrealty.com

\*\*THE INFORMATION CONTAINED HEREIN IS DERIVED FROM SOURCES BELIEVED TO BE CORRECT, BUT IT IS NOT GUARANTEED.  
Complete info at <http://www.vinsondoverrealty.com>