



**0 Lawrence Road  
Dawsonville, GA 30534**



**Down On a Lower Portion**

PROPERTY INFORMATION SHEET

PRICE: \$7,750 per acre    ACREAGE: 14+/- Acres    COUNTY: Lumpkin    AREA OF COUNTY: South  
DISTRICT: 13th    SECTION: 1<sup>st</sup>    LANDLOT: 90  
TERMS: Cash    TOPOGRAPHY: Varied from Flat to Hilly

STREAMS ON PROPERTY: Small Branches form on and flow through the property.

MINERAL RIGHTS: Included

DESCRIPTION: A BIT OF FORESTLAND along a County-maintained gravel roadway in southern Lumpkin County. It's a pretty property with a couple of small branches flowing through and a mixture of terrain. There's some good 'ole Georgia hill land along with some gold mining cuts along with some very gentle areas that would be great for building or bringing in a camping rig or whatever. The County road running alongside the property is nicely groomed and graveled; electricity, landline, and DSL are all there at the property for the tapping. The property is nicely wooded and has a good feel to it and getting over to Hwy. 400 is fairly convenient. A neat property at a great price!

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

SETTING/LAND: Nice Woodsy Property with Good Feel

BUILDINGS ON PROPERTY: None    RESTRICTIONS: None    POWER/TELEPHONE: Underground

STREET/ACCESS: County Maintained Gravel Roadway

PLAT/SURVEY AVAILABLE: To Be Surveyed

DIRECTIONS: South of Dahlonega - From Highway 400 at the intersection with Burnt Stand Road (across from Ford Dealership) take Burnt Stand Road to end turn right onto Auraria Road, go 0.6 miles turn left onto Castleberry Bridge Road, go 2.6 miles turn left onto Lawrence Road, go 1.3 miles to property on the right..

**Vic Dover: 706-265-5855**  
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>