



0 Lawrence Road, Dawsonville, GA 30534



Fascinating Terrain Setting on Pretty Property

PROPERTY INFORMATION SHEET

PRICE: \$7,990 per acre ACREAGE: 14+/- acres COUNTY: Lumpkin AREA OF COUNTY: South

DISTRICT: 13th SECTION: 1st LANDLOT:

TERMS: Cash TOPOGRAPHY: Gentle rolling to mountainous and carved.

STREAMS ON PROPERTY: Small branches form on and flow through the property. MINERAL RIGHTS: Included.

DESCRIPTION: SCULPTED AND FACINATING terrain on this old gold mining property. Carved and hewn the land undulates, twists and turns; from creviced to crevassed - from hollow to draw with mounds of moss covered quartz tailings and leafy windrows of stone ramparts. Pretty land, with green holly and groundcover all canopied with tall timber; little springs burble up and branches flow through. One could visualize some type of naturalized and integrated garden setting with walking trails about and it kind of reminds you of a place where an outdoorsy kid would love to explore and play. Excellent gentle-terrain building site, County-maintained gravel roadway frontage, power and telephone. Convenient enough for a primary residence and scenic enough for a second home/recreational tract.

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

SETTING/LAND: Flat, waterfall, creek, rolling, heavily wooded.

BUILDINGS ON PROPERTY: None. RESTRICTIONS: None. POWER/TELEPHONE: At Property.

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.

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