



Scenic woodlands and walking path



Town Creek flows through the property

PROPERTY INFORMATION SHEET

PRICE: \$125,000 ACREAGE: 40+/- acres COUNTY: Lumpkin AREA OF COUNTY: Central

DISTRICT: 12th SECTION: 1st LANDLOT: 737

TERMS: Cash TOPOGRAPHY: Gentle cove to mountainous to flat ridgeline

STREAMS ON PROPERTY: Town Creek and Bedrock Branch flow through MINERAL RIGHTS: Included

DESCRIPTION: APPALACHIAN ACREAGE nicely wooded with bedrock streams and seclusion. Town Creek spills and bounces along through the property and a second stream slides across solid granite and drops in little cascades. Walking trails and an old gold mining water transfer ditch give foot traffic/4 wheeler mobility. There is a couple of flat hilltops and a bit of a gentle ridgeline and some good 'ole Georgia mountain land too. You'll need to purchase an additional 8.1 acres on Falling Pines Rd for deeded access to the property, or combine as a larger acreage assembly with access from another point. Priced cheap, needs some "work" but very pretty and appealing, and a very good opportunity with a bit of foresight.

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

SETTING/LAND: Wooded, pretty, and secluded with an "off the beaten path" feel but not far from civilization

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

STREET/ACCESS: **Off Falling Pines Road. Must purchase adjoining property to gain deeded access.

DIRECTIONS: From Dahlonega: Take Auraria Road south to Falling Pines Road; contact broker for access.

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

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