



459 John Dowdy Road



Picturesque 9.5+/- Acres

PROPERTY INFORMATION SHEET

PRICE: \$297,000 ACREAGE: 9.5+/- acres COUNTY: Lumpkin AREA OF COUNTY: Central
BEDROOMS: 3 BATHS: 2 ½ BATHS: 0 BASEMENT: Crawl Space GARAGE: 2 Car
HVAC: Central Electric LAUNDRY: Area EXTERIOR: Board & Batten FIREPLACE: 1

DESCRIPTION: A FARM IN THE COVE – On a most picturesque 9.5+/- acre setting with a rustic three bedroom, two bath home, pasture lands, and a spacious barn. The entire property is on gentle terrain and the home sits on a short rise from which you can view almost the entire landscape. Coming into the property the driveway opens up into the cove and captures the view across the landscape. There's several acres of grasslands and four-board fencing extends around the perimeter of all the pasture. The north side of the property is canopied and shady with tall tulip poplars and ferns beneath and a small creek that runs through the wooded side of the property.

SQUARE FT: 2,056 TAXES: \$1,848 YEAR CONSTRUCTED: 1995
SCHOOL-ELEM: Lumpkin County MIDDLE: Lumpkin County HIGH: Lumpkin County
SETTING/LAND: Open grassy acres, wooded along the creek, and a private setting for the home.
WATER SOURCE: Private well. OTHER BUILDINGS ON PROPERTY: Barn and Workshop.
STREET/ACCESS: Paved. DRIVEWAY: Gravel.

DIRECTIONS: BY APPOINTMENT ONLY-Please do not drive down the driveway. From Downtown Dahlonega: Take N. Grove Street to Oak Grove Road, left on Oak Grove Road for approximately 3 miles, right on John Dowdy Road, left onto driveway with #459 on the mailbox. Follow driveway back into the property.

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**THE INFORMATION CONTAINED HEREIN IS DERIVED FROM SOURCES BELIEVED TO BE CORRECT, BUT IT IS NOT GUARANTEED.
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