



0 Willow Pond Road
Dahlonega, GA 30533



Pruitt Creek Through the Property

PROPERTY INFORMATION SHEET

PRICE: \$517,100 ACREAGE: 58+/- Acres COUNTY: Lumpkin AREA OF COUNTY: North

DISTRICT: 15th SECTION: 1st LANDLOT: 215, et al

TERMS: Cash TOPOGRAPHY: Rolls and climbs with flat ridgelines and valley.

STREAMS ON PROPERTY: Pruitt Creek flows thru plus springs and branches. MINERAL RIGHTS: Included.

DESCRIPTION: GEORGIA HIGHLANDS - 58+/- acres above Dahlonega with a really nice blend of the best the Blue Ridge Mountains have to offer. Open grassy meadows of quality fescue comprise two areas of the property and fine timber covers the remainder. Springs form noisy branches on the land and the tumbling waters of designated trout stream Pruitt Creeks flows through the property. Lengthy trails and roadways wind their way around and up to the top of the flat ridgelines and little rounded hilltops where really nice views of the Blue Ridge Mountains can be fully revealed with a bit of trimming.

Many choice home and cabin sites are there for the choosing. The property has easy access both from County and State roadways, power and telephone/DSL are there also. Excellent for both recreational use or permanent residence and located in a very scenic and desirable portion of Lumpkin County (the northeastern "wine country" area), access is convenient both back to Town and to all the amenities and opportunities the North Georgia area has to offer.

SCHOOL-ELEM: Lumpkin MIDDLE: Lumpkin HIGH: Lumpkin

SETTING/LAND: A very attractive mixture of mountains, woodlands, grasslands, & streams.

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

STREET/ACCESS: Hwy 19N & Willow Pond Rd frontage. PLAT/SURVEY AVAILABLE: To be surveyed.

DIRECTIONS: FROM DAHLONEGA – Take US HWY 19N 10 miles, make a right onto Willow Pond Road 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.
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