



Beautiful Trout Waters Along the Property



Gentle Terrain Building Site

PROPERTY INFORMATION SHEET

PRICE: **\$169,900** ACREAGE: 7.8+/- Acres COUNTY: Lumpkin AREA OF COUNTY: West

DISTRICT: SECTION: N/A LANDLOT: LOT: 0

TERMS: Cash TOPOGRAPHY: Gentle building site dropping down, flat along the creek.

STREAMS ON PROPERTY: Nimblewill Creek, a North Georgia trout stream.

DESCRIPTION: GEORGIA TROUT WATERS of Nimblewill Creek flow along this 7.8+/- acre tract of scenic forestland. Huge white pines tower over the property and canopy a pretty understory of perennial native greenstand. There's a nice cleared gentle-terrain overview building site up above and then the property drops down to a flat area along the Creek. Nimblewill Creek has origins up in the National Forest and flows vigorously and voluminously along this property making for a very choice spot for either a permanent residence or a weekend retreat.

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

SETTING/LAND: Forested and pretty, a really nice place to be.

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

STREET/ACCESS: Off of Nimblewill Church Road. PLAT/SURVEY AVAILABLE: To be surveyed.

DIRECTIONS: From Dahlonega: Take GA Hwy. 52W 7+/- miles turn right onto Nimblewill Church Road, go 0.6+/- miles (to mailbox 586) and turn right onto a narrow gravel road, go 0.2+/- miles (stay right) to driveway for property on the right. NOTE: All-wheel drive/4WD ONLY into the property, loose gravel, you'll get stuck otherwise!

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