



*0 Little Bear Trail
Dahlonega, GA 30533*



Beautiful Natural Foliage On The Property

PROPERTY INFORMATION SHEET

PRICE: \$9,490 per acre ACREAGE: 8.3+/- acres COUNTY: Lumpkin AREA OF COUNTY: Western

DISTRICT: 5th SECTION: 1st LANDLOT: 725 & 726

TERMS: Cash TOPOGRAPHY: Rough Rolling, Wooded.

DESCRIPTION: GENTLE WOODSY TERRAIN and a very private setting for this 8.3+/- acre tract. A beautiful canopy and pretty green natural carpeted understory make this a lovely place for a home, cabin, or scenic retreat. The rural setting has a timber company property boundary as an undeveloped neighbor and a mildly improved country lane for access. And the flat to rolling terrain is choice and unusual for the mountain area.

SETTING/LAND: Rolling, Sloping, Heavily Wooded.

BUILDINGS ON PROPERTY: None.

POWER/TELEPHONE: At Property.

STREET/ACCESS: Private, Gravel.

PLAT/SURVEY AVAILABLE: Yes.

DIRECTIONS. From Dahlonega: Take Highway 52 West 12 miles, turn left onto Max Wehunt Road, go 0.2 miles, turn left onto Little Mountain Road, go 1.6 miles, turn right onto Little Bear Trail, go 0.5 miles to property on the left.

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