



*0 Yahoola Indian Trail
Dahlonega, GA 30533*



Beautiful, Private, and Close to Town!

PROPERTY INFORMATION SHEET

PRICE: \$325,000 ACREAGE: 9.35+/- acres COUNTY: Lumpkin AREA OF COUNTY: Central

DISTRICT: 12th SECTION: 1st LANDLOT:

TERMS: Cash TOPOGRAPHY: Gentle to rolling, some sloping.

STREAMS ON PROPERTY: The Yahoola "River" bends around the property.

DESCRIPTION: WRAPS 'ROUND the property, it does. Yahoola Creek, that is. An incredible 1800' +/- frontage along the Yahoola Creek ("River" says the old maps) where the current bends in a horseshoe around the property. Beautiful timber and understory canopy and cover where tumbling waters chortle and flow all the way 'round. Nice terrain beckons along the water's edge and a really nice building site centers the property above. A private peninsula on the edge of Town with underground power, telephone, & easy access. A truly beautiful waterfront property with top-notch circumstances.

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

SETTING/LAND: Beautiful wooded peninsula surrounded by the Yahoola Creek.

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

STREET/ACCESS: Gravel private roadway, excellent condition. PLAT/SURVEY AVAILABLE: Yes.

DIRECTIONS: From Dahlonega: Go 2 blocks north via North Grove St/Bus. Highway 19 North, turn right onto Wimpy Mill Road, left onto Sky Country Road, right onto Hyalite Road, left onto Cloudland Road, left onto Highland Road, right onto Old River Road, left onto Yahoola Indian Road to the end.

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

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