



0 Avery Trail, Dahlonega, GA 30533



Great Lot Bordering U.S. National Forest Boundary

PROPERTY INFORMATION SHEET

PRICE: \$39,900 ACREAGE: 2.34+/- acres COUNTY: Lumpkin AREA OF COUNTY: South

DISTRICT: 1st SECTION: 1st LANDLOT: 305

TERMS: Cash TOPOGRAPHY: Level with mild slope

STREAMS ON PROPERTY: None. MINERAL RIGHTS: Included.

DESCRIPTION: GREAT LOT IN PRIVATE SUBDIVISION near U.S. National Forest boundary. Located in Nimblewill Creek Subdivision, this very scenic and appealing neighborhood is designed and protected to remain the beautiful forested area that it is. Underground utilities on two sides of the property, well-maintained roadway, and some seasonal views are just some of the features that adorn this homestead. Easily cleared young pine and older timber make this easy to build on tract a great spot for your woodsy weekend cabin or rustic permanent residence.

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

SETTING/LAND: Wooded

BUILDINGS ON PROPERTY: None RESTRICTIONS: Yes POWER/TELEPHONE: At Property

STREET/ACCESS: County maintained gravel roadway PLAT/SURVEY AVAILABLE: Yes

DIRECTIONS: From Dahlonega: Take Georgia Highway 52 West 7+/- miles, turn right onto Nimblewill Church Road, go 0.2 miles, turn right onto Nimblewill Creek Road, go 1+/- mile, turn right onto Avery Trail to property on the right.

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