



*Lot 4 Bearslide Hollow, Dahlonega, GA 30533*



*A Nice Flow Of Water Through The Property*

PROPERTY INFORMATION SHEET

PRICE: \$94,500      ACREAGE: 4.06+/- acres      COUNTY: Lumpkin      AREA OF COUNTY: Southern

DISTRICT: 12th      SECTION: 1st      LANDLOT: 603

TERMS: Cash      TOPOGRAPHY: Much flat and gentle with a bit of rolling terrain.

DESCRIPTION: **COME BUILD YOUR DREAM HOME!** This lot situated in the Bearslide Hollow subdivision features a graded drive to a level building site that features a noisy creek that flows both through the front and rear of the site. This 4.06 acre wooded lot is private and quiet allowing you privacy in a neighborhood that boasts many high-end homes on equally large lots. This lot is located only 7 minutes from Historic Downtown Dahlonega and 10 minutes from HWY 400 giving you great access to shopping, restaurants, and other activities.

SETTING/LAND: Nicely wooded, private interior with noisy creek flowing through, upscale community.

BUILDINGS ON PROPERTY: None.

POWER/TELEPHONE: At Property.

STREET/ACCESS: Paved, Public Maintained.

PLAT/SURVEY AVAILABLE: Yes.

DIRECTIONS. From Dahlonega: Take GA-52 W/GA-9 S for 1.5mi, make a sharp left onto Auraria Rd for 3.2mi, turn right onto Ben Higgins Rd for 1mi, turn right onto Bearslide Hollow. Property is on the right.

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

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