



0 Etowah Trail, Dahlonega, GA 30533



A Long Stretch Of Beautiful Creek

PROPERTY INFORMATION SHEET

PRICE: \$79,900 ACREAGE: 11.34+/- Acres COUNTY: Lumpkin AREA OF COUNTY: North

DISTRICT: 11th SECTION: 1st LANDLOT: 1220 LOT: N/A

TERMS: Cash TOPOGRAPHY: Flat along the creek to mountainous across the driveway.

STREAMS ON PROPERTY: Edmonston Creek

DESCRIPTION: A BEAUTIFUL CREEK – and a couple of pretty and flat acres alongside make for a great mountain setting on this 11.3 acres. Nice timber & mountain foliage combine with a scenic location to make for an appealing creekside retreat. A good condition gravel road to and through the property gives convenient access plus power and telephone are there to tap on to. The portion of land across the roadway is heavily forested and the terrain rises up quickly to a possible small building site up high. Easy access and a really long stretch of wide & noisy creek to play in.

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

SETTING/LAND: Wooded and sloping.

BUILDINGS ON PROPERTY: None. RESTRICTIONS: Yes. POWER/TELEPHONE: Yes.

STREET/ACCESS: Paved, County maintained. PLAT/SURVEY AVAILABLE: Yes.

DIRECTIONS: From Dahlonega: Take Business Highway 19 North 2 miles, turn left onto Camp Wahsega Road, go 6.7 miles, turn left onto Etowah Trail, then 1.1 mile to property.

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