



**0 Yahoola Indian Road  
Dahlonega, GA 30533**



**Looking Way Down Onto the Yahoola**

PROPERTY INFORMATION SHEET

PRICE: \$89,000      ACREAGE: 2.35 +/- Acres      COUNTY: Lumpkin      AREA OF COUNTY: Central

DISTRICT: 12      SECTION: 1      LANDLOT: 921 & 957

TERMS: Cash      TOPOGRAPHY: Drops swiftly down to the Yahoola.

STREAMS ON PROPERTY: Frontage along the Yahoola ("River" says old maps) MINERAL RIGHTS: Included.

DESCRIPTION: A SPOT TO OVERLOOK THE YAHOOOLA ("River" says the old maps) on this 2.35+/- acres near Dahlonega. You'll be able to see up and downstream and hear the waters, all below you off the bluff line. The area is very attractive and quiet and access to the property via a gravel roadway is amenable to any family vehicle. Underground utilities go past the property and nearby City water is a possibility. Big, scenic timber towers over the land, the terrain drops sharply on this tract but there's a graded driveway down into the property.

SCHOOL-ELEM: Lumpkin      MIDDLE: Lumpkin      HIGH: Lumpkin

SETTING/LAND: Very pretty area with huge timber and challenging terrain

BUILDINGS ON PROPERTY: None.      RESTRICTIONS: None known.      POWER/TELEPHONE: At the Property.

STREET/ACCESS: Yahoola Indian Road, gravel, excellent condition      PLAT/SURVEY AVAILABLE: Yes

DIRECTIONS: From Downtown Dahlonega: Take E Main Street 2 blocks turn Left onto N Grove Street, go 2 blocks turn Right onto Wimpy Mill Road, go 0.9 miles turn Left onto Sky County Road, Right onto Hyalite Road E, Left onto Cloudland Road N, Left onto Highland Road S, Right onto Old River Road, Left onto Yahoola Indian Road to property on the Right. Give us a call and we'd be glad to meet you and show boundaries.

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

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