



Building Site With Power And Telephone



A Bounty of River Frontage Along The Etowah!

PROPERTY INFORMATION SHEET

PRICE: \$175,000 ACREAGE: 7+/- acres COUNTY: Lumpkin AREA OF COUNTY: Southwest
DISTRICT: 13th SECTION: 1st LANDLOT: 117, 118, 119
TERMS: Cash TOPOGRAPHY: Flat and gentle along the river rising quickly in the background.

DESCRIPTION: A BOUNTY OF RIVER - Runs across this very pretty 7+/- acre tract. This one is ideal for either a private residence or a recreational retreat and already has underground power and telephone at the building site. The river along the property is wide and deep, from fast rapids to dark pools and the building site looks down on the water with a really nice overview. Gentle terrain all up and down along the river with a protective hillside backdrop behind makes for a really nice family setting. Secluded from main roadways and private, this tract is beautifully appealing.

SETTING/LAND: Fantastic River Frontage and scenic playground area along the river.

BUILDINGS ON PROPERTY: None.

POWER/TELEPHONE: Underground, at property.

STREET/ACCESS: County gravel road frontage.

PLAT/SURVEY AVAILABLE: To be surveyed.

DIRECTIONS. From Hwy. 400 across from the Ford Dealership, take Burnt Stand Road 2.6miles, turn right onto Auraria Road, go 0.6mi, turn left onto Castleberry Bridge Road, go 2 miles, turn left onto Lawrence Road, go 1.8mi, turn left onto unimproved driveway at the property.

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