



**0 Luther Palmer Road
Cleveland, GA 30528**



County Maintained Gravel Roadway

PROPERTY INFORMATION SHEET

PRICE: \$8,999 per Acre ACREAGE: 65.85 Acres COUNTY: White AREA OF COUNTY: North
DISTRICT: 1st LANDLOT: 27 SECTION: N/A
TERMS: Cash TOPOGRAPHY: Mountainous but With Choice Gentle Terrain for Homesites
STREAMS ON PROPERTY: None MINERAL RIGHTS: Included

DESCRIPTION FROM THE TOP OF PINEY MOUNTAIN you can see, and see, and SEE - in just a about every direction of the compass. Located in western White County (Cleveland), to the south you're looking out towards Atlanta in the far distance. To the west, you might pick up on the lights of Dahlonega at night and to the north you have a face full of the Blue Ridge Mountains. Being a mountain, you can expect lots of mountainous terrain but it's flat on top and there's plenty of fantastic building sites. Nice hardwood timber predominates across the property and the top is peppered with a growth of native huckleberry bushes. Yum! County maintained gravel roadways lead to the property; power and landline run alongside, and two drilled wells have been punched in. This tract is at the end of the County road and the area is quiet and scenic. You're but a short hop over to Cleveland; Dahlonega and Highway 400 are easily accessible. If views, privacy, acreage, and a good feel are your priorities this is a superb tract.

SETTING/LAND: Picturesque Mountain Settings Along the Blue Ridge

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

STREET/ACCESS: County Maintained Gravel Road PLAT/SURVEY AVAILABLE: Yes

DIRECTIONS: From Cleveland: Take Highway 115 West 6.5 Miles Turn Left onto Luther Palmer Road, Go 1.1 Miles to Property on the Left. From Dahlonega: Take Highway 52E 7 Miles Then Continue Straight on Highway 115E for 4.4 Miles and Turn Right onto Luther Palmer Road, to the Dover Realty Sign.

NOTE: Property is Gated.

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

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