



**0 Pine Knot Drive
Cleveland, GA 30528**



Boggs Creek Along the Property Boundary

PROPERTY INFORMATION SHEET

PRICE: \$545,750 ACREAGE: 29.5+/- Acres COUNTY: Lumpkin AREA OF COUNTY: North

DISTRICT: 14th SECTION: Org Hab LANDLOT: 114

TERMS: Cash TOPOGRAPHY: Mountainous but with choice gentle terrain homesite

STREAMS ON PROPERTY: Boggs Creek and a branch along the boundary MINERAL RIGHTS: Included

DESCRIPTION: VIEWS ARE PART OF THE SCENERY on this golly-gosh pretty 29.5+/- acre tract of land up along the Blue Ridge above Dahlonega. You're surrounded by the mountains here and beneath the trees, you can see them - blue and green on the high horizon - and can appreciate the opportunity to open up a vista from a choice building site. The Forest is here too - towering majestic white pines, shaggy-barked oaks, mountain laurel, Carolina azaleas, and rhododendron along a fern-carpeted forest floor. The unfolding terrain reminds one that you're in the mountains here and gives you great views. Roughly in the middle of the property is a gentle knoll and a choice spot for a home or cabin. Along the northern boundary of the property flows a clear-watered trout stream - Boggs Creek - downstream only some quarter-mile from the National Forest that it originates in. Access to both Cleveland and Dahlonega and points further south is about equidistant and all the attractions of the Mountains are all in the general area. There's a paved road, telephone/DSL are alongside. A truly beautiful property, choice for a permanent home or recreation.

SCHOOL-ELEM: Lumpkin MIDDLE: Lumpkin HIGH: Lumpkin

SETTING/LAND. Fantastic mountain setting along the Blue Ridge, private and oh-so-pretty

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

STREET/ACCESS: Pine Knot Drive, private, paved PLAT/SURVEY AVAILABLE: Yes

DIRECTIONS: From Dahlonega: Take US Hwy 19N 12.5 miles, turn Left onto U.S. Hwy 129N, go 1 mile, turn Right onto Pine Knot Drive. Go 0.8+/- miles. Property is at the very end of the road.

Vic Dover: 706-265-5855
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