



*0 Singing Tree Lane
Cleveland, GA 30528*



Fall Foliage Up On Top

PROPERTY INFORMATION SHEET

PRICE: \$8,890 per acre ACREAGE: 28+/- Acres COUNTY: White AREA OF COUNTY: Southwest

DISTRICT: 4 LANDLOT: 73 & 96 TERMS: Cash

TOPOGRAPHY: Gentle Lower Elevation Up To A Mountain Top.

STREAMS ON PROPERTY: Spring And Small Branch. MINERAL RIGHTS: Included.

DESCRIPTION: Up On The Top with soul-enhancing views of the Blue Ridge Mountains on this 28+/- acre tract central to Dahlonega and Cleveland. At almost 2000' elevation, your vision is unobstructed by lower terrain and a roadway goes to the top where the views are. A drilled well is in place, electricity is nearby, and a couple of the building sites have already been excavated for a foundation. Excellent for a primary residence/second home and with enough view and building sites for several cabins. Or as a recreational retreat with a ready space for camping and playing. The setting and views are beautiful enough as a destination for some type of venue and the lower elevation offers gentle terrain for secondary uses and fronts a gravel access roadway accessible to any family vehicle. Only a few short minutes to several of Dahlonega Plateau Viticultural Area's fine wineries and close to all the attractions of the North Georgia Mountains. This is one of those properties that makes you feel good inside any time you're there.

SETTING/LAND: A Pretty Area of North Georgia & Your Own Mountaintop. RESTRICTIONS: None.

BUILDINGS ON PROPERTY: None. POWER/TELEPHONE: Adjoining.

STREET/ACCESS: Gravel Roadways, Good Condition. PLAT/SURVEY AVAILABLE: Yes.

DIRECTIONS: From Dahlonega: Take U.S. Hwy 19N go 2 miles turn right onto Cavender's Creek Road, go 4 miles turn left onto Town Creek Church Road, go 4.3 miles turn left onto Damascus Church Road, go 0.9 miles turn right onto Paradise Valley Road, go 0.9 miles turn left onto Singing Tree Lane, go 0.4 miles to property on the Dover Realty sign on the left where a roadway goes to the top of the property.

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

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Complete info at <http://www.vinsondoverrealty.com>