



The Falls Of Clay Creek



Head Of The Cove And Cabins

PROPERTY INFORMATION SHEET

PRICE: \$9,740 per acre ACREAGE: 117+/- acres COUNTY: Lumpkin AREA OF COUNTY: Central

DISTRICT: 12th SECTION: LANDLOT: 684/685

TERMS: Cash TOPOGRAPHY: Varied from flat to mountainous to rolling.

STREAMS ON PROPERTY: Yes. MINERAL RIGHTS: Included.

DESCRIPTION: **CLAY CREEK FALLS-** One of Dahlonega's natural wonders. A long stretch of prime waters flow through the edge of the property; an excellent home/lodge site lies above the Falls overlooking. In a canopied and rounded cove sit two cabins; flat ridgelines offer long range mountain panoramas. Interesting terrain and a pretty setting— fine timber, little branches, granite outcroppings, native understory- beg for the addition of hiking trails to wind around the scenic features. Five minutes from Downtown Dahlonega, convenient to Hwy. 400; and maybe 20 minutes away from major shopping/dining/theatres. For a group endeavor seeking an inspirational setting or as a personal property, this tract offers strong appeal and a blend of unique features rare on private holdings.

SCHOOL-ELEM: Lumpkin County MIDDLE: Lumpkin County HIGH: Lumpkin County

SETTING/LAND: The Falls of Clay Creek and Mountain views in a natural setting.

BUILDINGS ON PROPERTY: Two cabins. RESTRICTIONS: No. POWER/TELEPHONE/DSL: At Property.

STREET/ACCESS: Public maintained, paved. PLAT/SURVEY AVAILABLE: No.

DIRECTIONS: From Dahlonega: Take Highway 9 South, 2 +/- miles, turn right onto Clay Creek Falls Road to property on the right. Note: Property viewed by appointment only.

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