



Fred Burns Road, Dahlonega, GA



Cane Creek Flows Through The Property

PROPERTY INFORMATION SHEET

PRICE: \$15,500/Acre ACREAGE: 36.6+/- acres COUNTY: Lumpkin AREA OF COUNTY: North Central

DISTRICT: 11th SECTION: 1st LANDLOT: 1241

TERMS: Cash TOPOGRAPHY: From valley flat to mountain high, usable and attractive.

STREAMS ON PROPERTY: Cane Creek flows through property. MINERAL RIGHTS: Included

DESCRIPTION: **THE GLADES OF CANE CREEK** - meander across this beautiful tract and its fine amenities - the best of North Georgia. Cane Creek flows through the property, tumbling and noisy. Open grassy meadows alongside shine like green jewels and tall timbered woodlands canopy the terrain. The higher elevation mountaintop setting will offer picturesque vistas of the Blue Ridge Mountains just to the north with a bit of timber pruning. Terrain is varied enough to be interesting but is user friendly and easily accessed, the location is convenient to town but privacy is assured. Paved road frontage goes along a boundary with access to electricity and telephone. This tract would be fantastic for either recreational use, farm/pastureland, or for a permanent residence.

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

SETTING/LAND: Mountain valley, free flowing waters, and a mountain top all private and secluded.

BUILDINGS ON PROPERTY: None. RESTRICTIONS: None. POWER/TELEPHONE: Nearby.

STREET/ACCESS: County and private roads. PLAT/SURVEY AVAILABLE: Yes.

DIRECTIONS: From Dahlonega: Take Business Hwy. 19N to left onto Camp Wahsega Road, right onto Black Mountain Rd, left onto Fred Burns Road to property.

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