



Off Of Fred Burns Road, Dahlonega, GA 30533



Nice Grassy Area Along The Ridge Line

PROPERTY INFORMATION SHEET

PRICE: \$15,500/Acre ACREAGE: 40.6+/- acres COUNTY: Lumpkin AREA OF COUNTY: North

DISTRICT: 11th SECTION: 1st LANDLOT: 1241

TERMS: Cash TOPOGRAPHY: Rolling, Steep, Flat Hilltop Building Site

STREAMS ON PROPERTY: None MINERAL RIGHTS: Included

DESCRIPTION: **THE U.S. CHATTAHOOCHEE NATIONAL FOREST** bounds this 40.6+/- acres on 2 sides and is a neighbor of several hundred square miles of untainted wilderness. There's easy access to hike to the Appalachian Trail or to explore the secret depths of the Forest. On top is an excellent flat mountaintop building site with room for a home, outbuildings, and yard; the views with a bit of vista pruning will be panoramic in their scope. Excellent for either a permanent residence of distinction or a mountain cabin or recreational getaway with the very best of circumstances. Natural beauty and amenities, seclusion, usable and interesting terrain, fantastic views, an attractive area - and a location that is convenient to Town and civilization but will seem oh so far away.

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

SETTING/LAND: Flat Building Site, Mountain View

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

STREET/ACCESS: Dirt Road PLAT/SURVEY AVAILABLE: Yes

DIRECTIONS: From Dahlonega: Take Business Hwy 19N turn left onto Camp Wahsega Road, then right onto Black Mountain Road, then left onto Fred Burns Road. Note: Property area is gated, access via appointment.

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