



*Choice Hilltop Building Site*



*Paved Road Frontage along the Property*

PROPERTY INFORMATION SHEET

PRICE: \$9,650 per acre    ACREAGE: 17.43 +/- acres    COUNTY: Lumpkin    AREA OF COUNTY: Central

DISTRICT: 13th    SECTION: 1st    LANDLOT: 25

TERMS: Cash.    TOPOGRAPHY: Flat along the roadway and building sites to downsloping in the back.

STREAMS ON PROPERTY: None.

MINERAL RIGHTS: Included.

DESCRIPTION: 17.43 ACRES ON QUIET COUNTY ROAD - located south of town (Dahlonega) and only 4 minutes to Hwy. 400 but quiet and private. Easy access onto the property and gentle terrain along the roadway. Plenty of space for construction of home(s), shop buildings, etc.; and this property is unrestricted and may be used to suit whatever your needs are. The opportunity exists to open up a bit of a view from one of the building sites with some tree trimming. The neighborhood is nice and the location is only 10 minutes or so to Kroger, the Outlet Mall, and theaters. Good circumstances and the best in convenience make for a very reasonably priced tract. And – County Water is just down the street!

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

SETTING/LAND: Quiet paved county road frontage on nice wooded acreage.

BUILDINGS ON PROPERTY: None.    RESTRICTIONS: None.    POWER/TELEPHONE: At Paved Road.

STREET/ACCESS: Paved, County Maintained.    PLAT/SURVEY AVAILABLE: Yes.

DIRECTIONS: . From south of Dahlonega on GA Hwy. 400 at the intersection with Burnt Stand Rd (across from the Ford dealership): Take Burnt Stand Road 1.6 miles turn right onto Robert Jones Road, go 0.4 miles to property on the right.

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