



The Blue Ridge Mountains in the Distance



Roadway along the Ridgeline

PROPERTY INFORMATION SHEET

PRICE: \$8,200 per acre ACREAGE: 23+/- acres COUNTY: Lumpkin AREA OF COUNTY: South

DISTRICT: 13th SECTION: 1st LANDLOT: 24

TERMS: Cash TOPOGRAPHY: Mountainous but with a long flat ridgeline across the property.

STREAMS ON PROPERTY: Small creek goes through one corner of the property.

MINERAL RIGHTS: Included.

DESCRIPTION: A LONG SCENIC RIDGELINE - With a "real" Blue Ridge Mountain view on this secluded 23+/- acre mountain land tract that's just a hop and a skip away from Highway 400. Tall woodlands cover the property and there is an excellent building site up top on flat terrain from which to take in the views. Excellent for either a permanent residence or a second home mountain cabin, the location - south Lumpkin County - is very convenient (5 minutes) from Hwy. 400 and maybe 15 minutes from North Georgia Premium Outlets and major shopping. But the property itself is very private and quiet with a nice feel of the mountains. Great circumstances in a North Georgia mountain land tract.

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

SETTING/LAND: High ridgeline and scenic views on a secluded mountainland tract near civilization.

BUILDINGS ON PROPERTY: None. RESTRICTIONS: None. POWER/TELEPHONE: At property.

STREET/ACCESS: Private unimproved roadway. PLAT/SURVEY AVAILABLE: To be surveyed.

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 0.2 miles to 2nd roadway on the right which goes to the property. Gated, contact Vic Dover to view.

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Melissa Dover: 706-344-8850
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**THE INFORMATION CONTAINED HEREIN IS DERIVED FROM SOURCES BELIEVED TO BE CORRECT, BUT IT IS NOT GUARANTEED.
Complete info at <http://www.vinsondoverrealty.com>