



1.69+/- Acres in the Nimblewill Creek Subdivision



Pretty lot that borders U.S. National Forest

PROPERTY INFORMATION SHEET

PRICE: \$35,900 ACREAGE: 1.69+/- Acres COUNTY: Lumpkin AREA OF COUNTY: South
DISTRICT: 5th SECTION: N/A LANDLOT: 305 LOT: 17
TERMS: Cash TOPOGRAPHY: Rolling to sloping with good building site
STREAMS ON PROPERTY: None MINERAL RIGHTS: Included

DESCRIPTION: **PRETTY LOT – U.S. NATIONAL FOREST** On this 1.69 acre tract in Nimblewill Creek Subdivision. This area is protected to remain the beautiful forested area that it is - very scenic and appealing. Massive timber covers the property and an attractive understory resides beneath. In close proximity you can hear the roar of rapids on Nimblewill Creek barely beyond the edge of this property on National Forest lands - you can walk down there anytime you wish and there's thousands of acres across which to roam. Underground utilities serve the area, the roadways are well-maintained, and the property has already been tested and approved (perc tested) for a septic system. There's a good building site - this tract would be excellent for a woodsy weekend cabin or rustic permanent residence.

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

SETTING/LAND: Wooded with pretty understory and borders lands of the U.S. National Forest

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

STREET/ACCESS: Nimblewill Creek Road, gravel PLAT/SURVEY AVAILABLE: Yes

DIRECTIONS: From Dahlonega: Highway 9 South, right on Highway 52 West, right on Nimblewill Creek Church Road, right on Nimblewill Creek Road for approximately 1 mile, right of Avery Trail to end of cul-de-sac on the right at Dover Realty sign.

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