



0 Pecks Mill Creek Rd, Dahlonega, GA



Flat Top Ridge Line

PROPERTY INFORMATION SHEET

PRICE: \$34,500 ACREAGE: 4.70 +/- acres COUNTY: Lumpkin AREA OF COUNTY: Northwest

DISTRICT: 1 SECTION: LANDLOT: 116

TERMS: Cash TOPOGRAPHY: Rolling Hills / Sloping

STREAMS ON PROPERTY: None MINERAL RIGHTS: Included

DESCRIPTION: **PRIVATE AND UNRESTRICTED 4.7 ACRES** - Nicely wooded acreage located in Lumpkin County and is conveniently situated 10 minutes from Dahlonega and 10 minutes from Highway 400. The property features underground power and telephone, with two flat ridge lines giving you multiple potential building sights for your new home or private getaway.

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

SETTING/LAND: Private acreage with two flat top ridge lines perfect for building.

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

STREET/ACCESS: Privately maintained, gravel. PLAT/SURVEY AVAILABLE: Yes

DIRECTIONS: From Dahlonega: Take Hwy 52 East for 4.1 miles, make a left onto Pecks Mill Creek, drive .8 miles until you hit the gravel road, head straight for another .2 miles. Property will be on the right at Dover Realty Sign.

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

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