



*Boulder-strewn Creek Along the Property*



*A Scenic Woodland and Natural Fern Garden*

PROPERTY INFORMATION SHEET

PRICE: \$175,000      ACREAGE: 19.2 +/- Acres      COUNTY: Lumpkin      AREA OF COUNTY: Southwestern

DISTRICT: 12<sup>th</sup>      SECTION: 1<sup>st</sup>      LANDLOT: 309, 310

TERMS: Cash      TOPOGRAPHY: Mountainous but not rough, a bit of gentle at creek and ridgeline.

STREAMS ON PROPERTY: A long stretch of whitewater creek along the property, plus springs and branches.

MINERAL RIGHTS: Included

DESCRIPTION: A BOULDER-STREWN CREEK on this most scenic 19.2+/- acres. And a long length of noisy creek frontage it is, too; wrapping around the entire southern side of the property. Plus a couple of small clear-watered branches that form and flow through the property also. Some of the terrain here is a bit mountainous (as to be expected when you have whitewater) but there's a nice rolling-terrain building site down at the creek. Private and secluded, a beautiful setting, but not too far from town.

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

SETTING/LAND: Scenic Georgia mountainland and beautiful wild creek along the property

BUILDINGS ON PROPERTY: None      RESTRICTIONS: In file.      POWER/TELEPHONE: To be run.

STREET/ACCESS: Via roadway to be constructed.      PLAT/SURVEY AVAILABLE: Final survey pending.

DIRECTIONS: From Dahlonega: Take Hwy 9 South 7+/- miles turn left onto Pink Williams Road, go 1+/- mile turn left onto private roadway to property. Note: roadway is gated and final roadway to property to be constructed, give me a call and I'll walk you all the way in to the creek and show the property boundaries. Thanks! Vic Dover

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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>