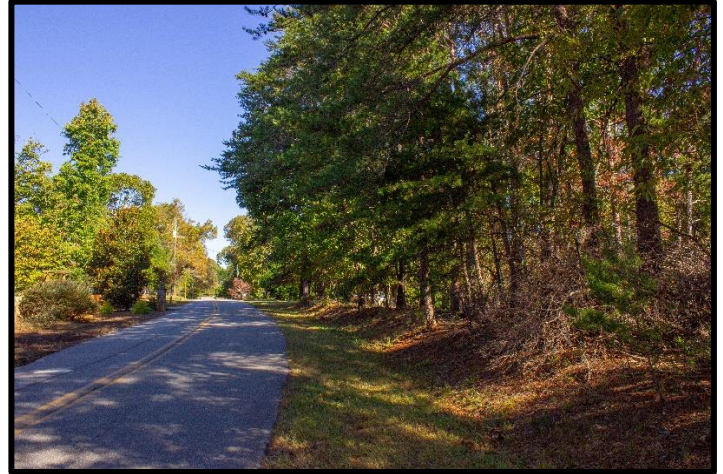




**0 Calhoun Road
Dahlonega, GA 30533**



Paved Road Frontage

PROPERTY INFORMATION SHEET

PRICE: \$26,000 ACREAGE: 2.26 +/- acres COUNTY: Lumpkin AREA OF COUNTY: South
DISTRICT: 12 SECTION: 1 LANDLOT: 332&333 LOT: 17 & 18
TERMS: Cash TOPOGRAPHY: Level, Sloping STREAMS ON PROPERTY: None

DESCRIPTION: **LONG RANGE MOUNTAIN VIEWS** – Only 5 minutes from the Historic Downtown Dahlonega! This beautiful lot is situated on Crown Mountain off Calhoun Road and is a prime site to build your mountain getaway or fulltime home. Build with confidence in a well-established neighborhood with quick and easy access to Dahlonega and still only a short drive to Highway 400 for simple Atlanta access.

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

SETTING/LAND: Level to steep lot with distant year-round mountain view.

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

STREET/ACCESS: Public maintained, paved PLAT/SURVEY AVAILABLE: Yes

DIRECTIONS: From Dahlonega: Take South Chestatee for 0.6 miles. Turn right onto GA-9 N/Morrison Moore Parkway for 0.3 miles. Turn left onto Calhoun Road for 0.9 miles. Property and Dover Realty sign will be on your left.

Steven Pamplin: 706-429-8368
www.vinsondoverrealty.com

**THE INFORMATION CONTAINED HEREIN IS DERIVED FROM SOURCES BELIEVED TO BE CORRECT, BUT IT IS NOT GUARANTEED.
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