



*122 Rolling Ridge Road, Dahlonega GA 30533*



*A Pretty Back Yard Setting*

PROPERTY INFORMATION SHEET

PRICE: \$65,900      ACREAGE: 2.08+/- acres      COUNTY: Lumpkin      AREA OF COUNTY: Central

DISTRICT: 11<sup>th</sup>      SECTION: 1st      LANDLOT: 1271

TERMS: Cash.      TOPOGRAPHY: A bit of gentle around the cabin, mostly sloping.

STREAMS ON PROPERTY: No. Yahooola Creek is on adjoining National Forest      MINERAL RIGHTS: Included.

DESCRIPTION: **RUFF RUFF! RUFF RUFF!** Now we're barkin' about the condition of this ole' rustic cabin, it definitely has some challenges but also good potential reward. There's two bedrooms and one bath, a back porch area and a greatroom/kitchen/dining. Currently not fit for human habitation (as in "Condemned"), you'll need to obtain a construction permit and bring it up to the latest building codes in order to gain a new Certificate of Occupancy. At the minimum that sounds like a new roof, HVAC system, repair for water intrusion on the back porch area, get the plumbing functioning again, and a new foundation beneath it. And no doubt some smaller things. You'll need a couple of dumpsters just to get going. There's a bouncy road to get there and a very close neighbor when you arrive. But the property adjoins the National Forest – it's beautiful there. And you can hear a raging trout stream with house-sized boulders at the bottom of the hill that you can hike down to it through the National Forest. \$84,900.

SCHOOL-ELEM: Lumpkin      MIDDLE: Lumpkin      HIGH: Lumpkin

SETTING/LAND: Rural and wooded, end of the road, adjoining the National Forreest.

BUILDINGS ON PROPERTY: Residence      RESTRICTIONS: Yes      POWER/TELEPHONE: At property.

STREET/ACCESS: Gravel, private roadway      PLAT/SURVEY AVAILABLE: Yes

DIRECTIONS: From Dahlonega: Take U.S. Hwy 19N 4.2 miles turn Left onto Ridley Road, go 0.5 miles turn Left onto Syrup Mill Road, go 1.4 miles turn Right onto Rolling Ridge Road to the end on the right. Do not block neighbors driveway, give us a call and we will be glad to get you onto the property to view.

**Vic Dover: 706-265-5855**  
**Melissa Dover: 706-344-8850**  
www.vinsondoverrealty.com

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