



*0 Damascus Church Road, Cleveland, GA 30528*



*Nice Building Site For Second Or Primary Home*

PROPERTY INFORMATION SHEET

PRICE: \$165,000      ACREAGE: 12.15+/- acres      COUNTY: Lumpkin      AREA OF COUNTY: North

DISTRICT: 4th      SECTION: 1st      LANDLOT: 118 & 119

TERMS: Cash or Land Bank      TOPOGRAPHY: Rolling to gentle to sloping, near the mountains.

STREAMS ON PROPERTY: Small branch flows through, nice creek along boundary.      MINERAL RIGHTS: Included.

DESCRIPTION: A ROLLING RIDGE, paved road frontage with power, and 12.1 acres in this pretty wooded tract make for nice circumstances. There's an excellent building site on gentle terrain, a gurgling branch that flows through the property, and on the back side a cascading creek with sweet sounds of the mountains. Located north of Dahlonega up towards the "AT" (Appalachian Trail) and five minutes from Kaya and Frogtown wineries. Choice for home, cabin, camper, or weekend.

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

SETTING/LAND: Wooded and pretty, with amenities of the mountains and up towards the Appalachian Trail.

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

STREET/ACCESS: Paved County road frontage.      PLAT/SURVEY AVAILABLE: Yes.

DIRECTIONS: From Dahlonega: Take U.S. Hwy 19N 2 miles, turn right onto Cavender's Creek, go 4 miles, turn left onto Town Creek Church Road, go 2.2 miles turn left onto Frogtown Road, go 3.2 miles to end at Damascus Church Road, property is directly across.

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