



Beautiful Creek Through The Property



Quiet Paved Road Frontage

PROPERTY INFORMATION SHEET

PRICE: \$728,000 ACREAGE: 140+/- acres COUNTY: Lumpkin AREA OF COUNTY: Southwest

DISTRICT: 12th SECTION: 1st LANDLOT: 311, etc.

TERMS: Cash TOPOGRAPHY: Nice terrain, from level and rolling to a mountainous.

DESCRIPTION: A **DEUCE OF CREEKS** – Add in a beautiful forest, paved County road frontage, gentle and rolling terrain, and you have the makings of a strait flush. Two layered-stone creeks tumble along and through the property, a car's width and double that. Plenty of gentle terrain both on top and along the creeks makes for usability. Paved road frontage makes convenience a factor. The location – between Dahlonega and Dawsonville – assures easy access both to points south and north. Toss in power and telephone and you have the makings of an excellent tract of land.

SETTING/LAND: Pretty creeks and scenic forest, plenty of rolling and usable terrain and a private feel.

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

STREET/ACCESS: Paved County roadway. PLAT/SURVEY AVAILABLE: To be surveyed.

DIRECTIONS. From Dahlonega: Highway 9 South 9+/- miles, turn left onto Rider Road, go 2+/- miles to property on the right. From Dawsonville, take Highway 9 North to right on Rider Road to property on the right.

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