



**0 Damascus Church Road
Dahlonega, GA 30533**



Views Splendiferous!

PROPERTY INFORMATION SHEET

PRICE: \$16,999 per acre **ACREAGE:** 182+/- Acres **COUNTY:** Lumpkin **AREA OF COUNTY:** Northern
TERMS: Cash **TOPOGRAPHY:** Varied from flat and rolling to mountainous.
STREAMS ON PROPERTY: Springs & Mountain Branches form on property **MINERAL RIGHTS:** Included
DESCRIPTION: Fantastic, inclusive Georgia mountain tract.

SETTING/LAND: MOUNTAINS RESPLENDENT on this fantastically beautiful 182+/- acres above Dahlonega with cool elevations up to 2000'. The mountain views are prolific and expansive and extend from every point of the property. Beautiful timber bristles across the property – stately white pines, stout oaks, and hardwoods sprinkled beneath with a scenic understory. Little springs emerge from the hollows and form branches that flow. Long-armed ridges thrust across the property with a plenitude of excellent terrain and acres of grassy meadows drape across the ridgelines and hilltops. The area is scenic and uncluttered yet easily accessible, just down the road from Dahlonega's noted wineries and only a few minutes to Dahlonega and Cleveland and convenient to north GA attractions. Paved County road frontage. A magnificent private personal retreat in solitude? Absolutely! Some type of agritourism business or other business-oriented endeavor? Yes! It's the combination of accessibility, usability, location, and scenic appeal that makes this one an exceptional candidate for all.

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

STREET/ACCESS: Damascus Church Road (A Paved County Road) **PLAT/SURVEY AVAILABLE:** No

DIRECTIONS: From Dahlonega (at Walmart intersection) take U.S. Hwy 19 North 2 miles turn right onto Cavender's Creek Road, go 4 miles turn left onto Town Creek Church Rd, go 2.2 miles turn left onto Frogtown Rd, go 3.2 miles (stay left on Frogtown Rd at "Y" split) then turn right onto Damascus Church Rd, go 0.2 miles to property on the left. Locked gate, contact brokerage to view.

Vic Dover: 706-265-5855
www.vinsondoverrealty.com

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

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