



**0 Old River Road  
Dahlonega, GA 30533**



**New Driveway Leads Into The Property**

**PROPERTY INFORMATION SHEET**

**PRICE: \$36,900**

**ACREAGE: 2.43 Acres**

**COUNTY: Lumpkin**

**AREA OF COUNTY: Central**

**DISTRICT: 12th**

**SECTION: 1st**

**LANDLOT: 957**

**TERMS: Cash**

**TOPOGRAPHY: Steep**

**STREAMS ON PROPERTY: None**

**SUBDIVISION: Sky Country**

**MINERAL RIGHTS: Included**

**SETTING/LAND: Private and Scenic**

**SCHOOL-ELEM: Lumpkin**

**MIDDLE: Lumpkin**

**HIGH: Lumpkin**

**DESCRIPTION: AT CITY WATER and underground utilities is this pretty 2.43 acre wooded tract in the City of Dahlonega. Put on your challenge hat to build here - the terrain is recessed with slopes on either side but there's a new driveway down into it and excellent condition gravel roads getting there. Plus water and power and hi-speed internet are already available to tap in to. You go through a really nice area coming in and neighbors are sparse where this tract is located. Your reward will be a great location in a scenic and appealing area.**

**BUILDINGS ON PROPERTY: None**

**RESTRICTIONS: City Requirements**

**POWER/WATER/TELEPHONE: Available**

**STREET/ACCESS: Gravel Road**

**PLAT/SURVEY AVAILABLE: Yes**

**DIRECTIONS: From Downtown Dahlonega: at the traffic light closest to the Public Square: Take Business U.S. Hwy 19 North 1.5 blocks turn right onto Wimpy Mill Road, go 0.9 mile turn left onto Sky Country Road, right onto Hyalite Road East, left onto Cloudland Road North, left onto Highland Road South, right onto Old River Road to the property and Dover Realty sign on the left.**

**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.  
Complete info at <http://www.vinsondoverrealty.com>