



**0 Castleberry Bridge Road
Dahlonega, GA 30533**



Great Acreage Tract with Paved Road Frontage!

PROPERTY INFORMATION SHEET

PRICE: \$8,250 per acre ACREAGE: 28+/- Acres COUNTY: Lumpkin AREA OF COUNTY: South

DISTRICT: 12th SECTION: 1 LANDLOT: 457, 458 LOT: N/A

TERMS: Cash TOPOGRAPHY: Lots of gentle to flat ridgeline area, some sloping.

STREAMS ON PROPERTY: Yes.

DESCRIPTION: PAVED COUNTY ROAD FRONTAGE and some really nice gentle ridgeline building sites on this 28+/- acres. Located south of town and a quick drive to Hwy. 400 but very private and pretty on the interior. The terrain allows for multiple building sites and trimming out would even give a bit of a view. Nicely wooded with scenic timber and there's an easy opportunity to clear out for some open lands along the gentle terrain. Choice for home(s) or even development.

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

SETTING/LAND: On paved County road and very pretty on the interior. Great terrain for many uses.

BUILDINGS ON PROPERTY: None. RESTRICTIONS: No. POWER/TELEPHONE: Nearby.

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

DIRECTIONS: From Dahlonega: Take Hwy 9 S 1 mile, turn left onto Auraria Road, go 4.4+/- miles, turn right onto Castleberry Bridge Road, go 1.5+/- miles to entrance roadway to property on the right. From Highway 400 - Take Burnt Stand Road 2.7 miles to end and turn right onto Auraria Road, go 0.7 mile, turn left onto Castleberry Bridge Road.

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