



**366 Colonial Drive  
Dahlonega, GA 30533**



**River On The Adjoining Corps Property**

**PROPERTY INFORMATION SHEET**

**PRICE: \$369,900      ACREAGE: 32+/- Acres      COUNTY: Lumpkin      AREA OF COUNTY: South**

**DISTRICT: 11th      SECTION: 1st      LANDLOT: 139**

**TERMS: Cash      TOPOGRAPHY: Generous level to gentle, mixed with mountainous**

**STREAMS ON PROPERTY: Small stream and branch      MINERAL RIGHTS: Included**

**DESCRIPTION: JOINS CORPS OF ENGINEERS!! This 32+/- acre tract has frontage on the U.S. Army Corps of Engineers lands through which flows the lower Chestatee River (or upper Lake Lanier, if you want to think of it that way) and there's a nice walking trail down to the water. Boats can travel along this stretch of River. The location south of Dahlonega is very convenient to Hwy 400, Gainesville, and Dawsonville. And there's plenty of gentle to rolling terrain (and some mountainous) with multiple homesites and plenty of room for outbuildings. The property is nicely wooded with a bit of a forest-y feel and with some tree cutting you'll even have a year-round view of the Blue Ridge Mountains. The old house falls into the "demolish and remove" category. A nice long circular walking path goes from a homesite location down to the River and back up again. Along a boundary a small creek tumbles nosily along and on an opposite portion of the property a small branch trickles and flows. This is a great location in convenience for a home - or for recreation - with some very appealing attributes to the property.**

**SCHOOL-ELEM: Blackburn**

**MIDDLE: Lumpkin**

**HIGH: Lumpkin**

**SETTING/LAND: Private, near the end of Hwy. 400 with good circumstances and River access**

**RESTRICTIONS: None      POWER/TELEPHONE: At the Property**

**STREET/ACCESS: Near pavement, gravel then unimproved      PLAT/SURVEY AVAILABLE: Survey is suggested.**

**DIRECTIONS: From the End of Hwy. 400: Take Hwy. 60 South 1.4+/- miles, turn Right onto Seven Mile Hill Road, go 0.9+/- miles, turn Right onto Colonial Drive, go 400 feet and turn Right onto the unimproved driveway for the property. NOTE- GATED, CONTACT BROKERAGE TO VIEW. Thanks!**

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