



**0 WINTERS MOUNTAIN ROAD
DAHLONEGA, GA 30533**

PROPERTY INFORMATION SHEET

PRICE: \$45,900 ACREAGE: 3.06+/- Acres COUNTY: Lumpkin AREA OF COUNTY: Eastern

DISTRICT: 12th SECTION: 1st LANDLOT: 122

TERMS: Cash TOPOGRAPHY: Ridgeline

STREAMS ON PROPERTY: None SUBDIVISION: None MINERAL RIGHTS: Included

SETTING/LAND: Private and End of Road

SCHOOL-ELEM: Long Branch MIDDLE: Lumpkin HIGH: Lumpkin

DESCRIPTION: WOODED AND SECLUDED. There's some gentle terrain and more than one homesite on the property along the top of the ridge where the access roadway comes in and a fair amount of good ole' Georgia hill land that slopes off the sides. Access is via a long, partially graveled roadway through an unrestricted area then onto an unimproved woods road to the property. It's a pretty tract and at the end of the road with a nice feel to it.

BUILDINGS ON PROPERTY: None RESTRICTIONS: None Known POWER/WATER/TELEPHONE: Nearby

STREET/ACCESS: Partially Gravel Road PLAT/SURVEY AVAILABLE: No

DIRECTIONS: From Dahlonega: Highway 52 East for 3.3 miles, right onto Winters Mountain Road for 1.3 miles to property at the end of the road on the right at the Dover Realty "for sale" sign. *Stay right at 1365 Winters Mountain Road and keep going into the woods, please do not pull into their driveway. Winters Mountain Road is first paved and then partially graveled then a narrow unimproved woods road.*

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

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