



0 Castleberry Bridge Road, Dahlonega, GA 30533



Quiet Paved County Road Frontage

PROPERTY INFORMATION SHEET

PRICE: \$9,380/ac ACREAGE: 87.57+/- acres COUNTY: Lumpkin AREA OF COUNTY: South

DISTRICT: 12th SECTION: 1st LANDLOT:

TERMS: Cash TOPOGRAPHY: Flat ridgelines to mountainous to flat areas along the River.

DESCRIPTION: **ALONG THE RIVER** - And what a beautiful swath of river it is! Some 1/2 mile of North Georgia's finest - broadly flowing, swift around the boulders to deep through the pools, from whitewater to tranquil eddies, as good as can be had. On the upper portion long, gentle ridgelines run across the tract out to a point where you can see a bit of the Blue Ridge Mountains. From here the terrain drops down quickly to an area where a gold mining company was located back in the day, you can still see where the stamp mill sat alongside a little branch and some of the locals carry lore of wilder times passed there. Further down on the river, a bit of flat terrain walks you right out to the riverbank's edge and a footrail runs pretty much the length of the property upstream. A small creek flows across another gentle terrain area further upstream, pretty timber covers much of the property and lends the feel of a scenic mountain setting. Quiet paved County Road frontage makes for convenient access and the location is but a quick drive from Hwy. 400 and thence to the ATL.

SETTING/LAND: Quiet rural area, beautiful river property with scenic amenities.

BUILDINGS ON PROPERTY: None.

POWER/TELEPHONE: Across the road.

STREET/ACCESS: Paved County roadway.

PLAT/SURVEY AVAILABLE: Yes.

DIRECTIONS. From Dahlonega: Take Highway 9 South 1 mile turn left onto Auraria Road, go 4.4+/- miles turn right onto Castleberry Bridge Road, go 1.5+/- mile to entrance roadway to property on the right.

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