



*0 Black Mountain Road
Dahlonega, GA*



Fantastic Mountain Views From The Property

PROPERTY INFORMATION SHEET

PRICE: \$1,300,000 ACREAGE: 93+/- acres COUNTY: Lumpkin AREA OF COUNTY: Northern

DISTRICT: 11th SECTION: 1st LANDLOT: 913+

TERMS: Cash TOPOGRAPHY: Varied from flat along river/ridgelines to mountainous.

STREAMS ON PROPERTY: Yahoola Creek ("River" on old maps) through the property.

DESCRIPTION: RIP-ROARING trout waters and U.S. National Forest boundary on this 93+/- acre tract above Dahlonega with a choice blend of unique & desirable natural amenities. Yahoola Creek ("River" on the old maps) – goes thru for some one-half mile; roaring cascades tumble & bounce along then alternatively flow quietly and swiftly. A rough old unfinished cabin (solid large basement) sits above the shoals. Flat ridgelines and rounded hilltops, mountainous in places but neither rough nor rugged. Partially finished pond, pretty timber; and the mountain views will be tremendous with trimming. Paved County Road frontage, underground utilities, and easy accessibility. For a permanent residence, a recreational retreat, an event venue, or for future development - a standout piece of property.

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

SETTING/LAND: A beautiful mountain area and "feel", private and secluded with scenic surroundings.

BUILDINGS ON PROPERTY: Rough old cabin. RESTRICTIONS: No POWER/TELEPHONE: At property

STREET/ACCESS: County Road Frontage, gravel drive into property. PLAT/SURVEY AVAILABLE: No

DIRECTIONS: From Dahlonega: Take Business Highway 19/60N 2 miles turn right onto Camp Wahsega Road, go 0.8 miles turn right onto Black Mountain Road, go 4.8 miles to property on right. Gated, call us for a tour. Thanks!

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