



0 Avery Trail, Dahlonega, GA 30533



Level Building Site

PROPERTY INFORMATION SHEET

PRICE: **\$39,900** ACREAGE: **2.34+/- acres** COUNTY: **Lumpkin** AREA OF COUNTY: **South**

DISTRICT: **1st** SECTION: **1st** LANDLOT: **305**

TERMS: **Cash** TOPOGRAPHY: **Level with mild slope**

STREAMS ON PROPERTY: **None.** MINERAL RIGHTS: **Included.**

DESCRIPTION: **GREAT LOT IN PRIVATE SUBDIVISION near U.S. National Forest boundary. Located in Nimblewill Creek Subdivision, this very scenic and appealing neighborhood is designed and protected to remain the beautiful forested area that it is. Underground utilities on two sides of the property, well-maintained roadway, and some seasonal views are just some of the features that adorn this homestead. Easily cleared young pine and older timber make this easy to build on tract a great spot for your woody weekend cabin or rustic permanent residence.**

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

SETTING/LAND: **Wooded**

BUILDINGS ON PROPERTY: **None** RESTRICTIONS: **Yes** POWER/TELEPHONE: **At Property**

STREET/ACCESS: **County maintained gravel roadway** PLAT/SURVEY AVAILABLE: **Yes**

DIRECTIONS: **From Dahlonega: Take Georgia Highway 52 West 7+/- miles, turn right onto Nimblewill Church Road, go 0.2 miles, turn right onto Nimblewill Creek Road, go 1+/- mile, turn right onto Avery Trail to property on the right.**

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