



PUBLIC SQUARE
12 PARK STREET NORTH
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A Second Generation Family Business



**Lot 4, Bearslide Hollow,
Dahlonega GA 30533**



A Nice Flow Of Water Through The Property

PROPERTY INFORMATION SHEET

PRICE: \$50,000 **ACREAGE:** 4.06 +/- Acres **COUNTY:** Lumpkin **AREA OF COUNTY:** Southern
DISTRICT: 12th **SECTION:** 1st **LOT:** 4 **LANDLOT:** 603
TERMS: Cash. **TOPOGRAPHY:** Much flat and gentle with a bit of rolling terrain.

STREAMS ON PROPERTY: A creek flows through the front and rear of the site.

DESCRIPTION: COME AND BUILD YOUR DREAM HOME! This lot situated in the Bearslide Hollow Subdivision features a graded drive to a level building site that features a noisy creek that flows through the front and rear of the site. This 4.06-acre wooded lot is private and quiet, allowing you privacy in a neighborhood that boasts many high-end homes on equally large lots. This lot is located only seven minutes from Historic Downtown Dahlonega and ten minutes from Highway 400 and affords you great access to shopping, restaurants, and other activities.

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

SETTING/LAND: Nicely wooded, private interior with noisy creek flowing through, Up-scale community.

BUILDINGS ON PROPERTY: None. **POWER/TELEPHONE:** At property.

STREET/ACCESS: Paved, Public Maintained. **PLAT/SURVEY AVAILABLE:** Yes.

DIRECTIONS: From Dahlonega: Take GA-52 W/GA-9 S for 1.5 miles. Make a sharp left onto Auraria Road for 3.2 miles. Turn right onto Ben Higgins Road for 1 mile. Turn right onto Bearslide Hollow. Property is on the Right.

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