



Lot 4 Bearslide Hollow, Dahlonega, GA 30533



A Nice Flow Of Water Through The Property

PROPERTY INFORMATION SHEET

PRICE: **\$85,000** ACREAGE: **4.06+/- acres** COUNTY: **Lumpkin** AREA OF COUNTY: **Southern**

DISTRICT: **12th** SECTION: **1st** LANDLOT: **603**

TERMS: **Cash** TOPOGRAPHY: **Much flat and gentle with a bit of rolling terrain.**

DESCRIPTION: **COME 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 both 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 7 minutes from Historic Downtown Dahlonega and 10 minutes from HWY 400 giving you great access to shopping, restaurants, and other activities.**

SETTING/LAND: **Nicely wooded, private interior with noisy creek flowing through, upscale 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 1.5mi, make a sharp left onto Auraria Rd for 3.2mi, turn right onto Ben Higgins Rd for 1mi, turn right onto Bearslide Hollow. Property is on the right.**

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