



Gravel access roadway along the property



Creek flowing through the property

PROPERTY INFORMATION SHEET

PRICE: \$72,500 ACREAGE: 5+/- acres COUNTY: Lumpkin AREA OF COUNTY: Southwest

DISTRICT: 12th SECTION: 1st LANDLOT: 194

TERMS: Cash TOPOGRAPHY: Lots of gentle/flat and rolling, very nice!

STREAMS ON PROPERTY: Yes, Tobacco Pouch Creek flows thru the property. MINERAL RIGHTS: Yes.

DESCRIPTION: ALONG THE CREEK that flows through this 5+/- acre tract is some really nice flat terrain, canopied by tall tulip poplars and open beneath. And there's a rounded hilltop also with an excellent building site up above, a really nice place for a home or cabin. The property is unrestricted, you can camp and play here, raise critters, or build what you wish and down along the creek is an appealing area for all of that plus a garden. The creek flows noisily through the middle of the property and makes for an attractive setting. Access is via a gravel roadway amenable to any family vehicle. A very pretty property with great circumstances.

SCHOOL-ELEM: Blackburn MIDDLE: Lumpkin HIGH: Lumpkin

SETTING/LAND: Pretty rural property with a tumbling creek, easy access and lots of good terrain.

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

STREET/ACCESS: Private gravel roadway PLAT/SURVEY AVAILABLE: Yes.

DIRECTIONS: From Dahlonega: Take Hwy. 52 West 6+/- miles turn left onto Frank Christian Road, go 0.4+/- miles turn right onto Sheep Wallow Road, go 0.2+/- miles turn right onto Braeburn Lane, go 0.2+/- miles to property on the right..

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