



**0 Burnt Stand Road  
Dawsonville, GA 30534**



**Interior of the Tract**

**PROPERTY INFORMATION SHEET**

PRICE: \$275,000      ACREAGE: 21.6+/- Acres      COUNTY: Lumpkin      AREA OF COUNTY: South  
DISTRICT: 13th      SECTION: 1<sup>st</sup>      LANDLOT: 90  
TERMS: Cash      TOPOGRAPHY: Rolling  
STREAMS ON PROPERTY: Branch      MINERAL RIGHTS: None

DESCRIPTION **ALONG A GROWTH CORRIDOR** and less than two minutes from Hwy 400 (4-lane). This 19+/- acre tract (to be surveyed) would be ideal for some type of commercial enterprise or other use that does not care about missing mineral rights. There's plenty of paved road frontage for easy access, County water, and usable terrain on the interior and you couldn't pick a better location for 4-lane access, plus the price is very reasonable.

SETTING/LAND: Prime Paved Roadway Frontage

BUILDINGS ON PROPERTY: None      RESTRICTIONS: None      POWER/TELEPHONE: Underground

STREET/ACCESS: Road Frontage on Burnt Stand Road, Minutes from Highway 400

PLAT/SURVEY AVAILABLE: Yes

DIRECTIONS: Turn North onto Burnt Stand Road (across from Chestatee Ford Dealership) and go 3/4 of a mile to property on the Right.

**Vic Dover: 706-265-5855**  
**www.vinsondoverrealty.com**

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