



**617 Cane Creek Valley Road
Dahlonega, GA 30533**



Really Nice Home Site In Established Area.

PROPERTY INFORMATION SHEET

PRICE: \$67,000

ACREAGE: 1.1+/- Acres*

COUNTY: Lumpkin

AREA OF COUNTY: Central

DISTRICT: 12

SECTION: 1

LANDLOT: 830 & 831

TERMS: Cash.

TOPOGRAPHY: Gentle Homesite To Rounded On The Sides.

STREAMS ON PROPERTY: None.

MINERAL RIGHTS: Included.

DESCRIPTION: **THE BESTEST 'LIL BUILDING LOT** comes prepped and ready to build on. And with a 30'x40' shop building. Located in a nice established community a few minutes from town and within walking distance to the High School but far enough away where you can't hear it. The location of a former home, utilities available include electricity, telephone, internet, natural gas, City water, paved roadway, and a septic system. All the work is pretty much done and about all you'll need to get going is a building permit. A good neighborhood, a great location, and the easiest of circumstances.

SETTING/LAND: Nice Neighborhood And Easy Building Terrain.

RESTRICTIONS: No Mobile Homes.

BUILDINGS ON PROPERTY: 30 x 40 Shop Building, Small Shed.

POWER/TELEPHONE: At The Property.

STREET/ACCESS: Paved County Road.

PLAT/SURVEY AVAILABLE: No.

DIRECTIONS: From Downtown Dahlonega: Take Business Hwy. 19N/North Grove Street 2 Miles Turn Left Onto Camp Glisson Road, Go 0.3 Miles Turn Right Onto Cane Creek Valley Road, Go 500' To Property On The Right.

***NOTE:** Acreage Is Per County Tax Records.

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