



**85+/- Acres Clay Creek Falls Road
Dahlonega, GA 30533**



Blue Ridge Mountains to the North

PROPERTY INFORMATION SHEET

PRICE: \$13,999 per acre

ACREAGE: 85+/- Acres

COUNTY: Lumpkin

AREA OF COUNTY: Central

DISTRICT: 12th

SECTION: 1st

LANDLOT: 684, 685 & 717

TERMS: Cash

TOPOGRAPHY: Mountainous to flat at the top

STREAMS ON PROPERTY: Clay Creek flows through MINERAL RIGHTS: Included

DESCRIPTION: THE FALLS OF CLAY CREEK - One of Dahlonega's most picturesque geographical features and encompassed within this 85.07 acre tract. Clay Creek originates on the National Forest a few miles to the north of the property and the Falls drops some fifty feet in elevation over a granite outcropping that looks like it was borrowed from Stone Mountain where the water froths around the stony projections and pours but briefly into a pool below to swiftly course in whitewater waves on further downstream. Just below the Falls is a small amphitheater-like recess into the granite and above them overlooks a small ridge-point projection that would afford a choice building site looking down on the Falls. Just upstream of the Falls is another interesting geographical feature – a natural cove in a half-moon circle seemingly carved into the hillside where two rough old cabins occupy a choice homesite/construction area. You might do something with them or just make them go away, replaced by your own project. Two small branches wind between huge tulip poplars and oaks and the floor of the cove supports delicate native flora. Terrain rises swiftly from here up to the crest of the mountain where it's perfectly flat on top. In a westerly direction you can see the main line of the Blue Ridge Mountains and to the southeast you can see Crown Mountain in Dahlonega. Some trimming of trees and you'll have the view year-round. You're only 5 minutes to Downtown Dahlonega or bypass traffic lights completely and go direct to Highway 400 and points south. North Georgia's attractions and amenities are all conveniently accessible from here. For personal use - for some type of a group endeavor seeking an inspirational setting - this tract offers a fantastic set of circumstances.

SCHOOL-ELEM: Lumpkin

MIDDLE: Lumpkin

HIGH: Lumpkin

SETTING/LAND: A near-Town location, a Big Creek, and convenient access to the 4-Lane

BUILDINGS ON PROPERTY: RESTRICTIONS: None POWER/TELEPHONE: Just down the street

STREET/ACCESS: Paved County Road frontage PLAT/SURVEY AVAILABLE: Yes

DIRECTIONS: From Dahlonega: Take US Hwy 9S 2+/- miles, turn Right onto Clay Creek Falls Road, go 0.3 miles to the beginning of the property on the Right.

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

**THE INFORMATION CONTAINED HEREIN IS DERIVED FROM SOURCES BELIEVED TO BE CORRECT, BUT IT IS NOT GUARANTEED.

Complete info at <http://www.vinsondoverrealty.com>