



PROPERTY INFORMATION SHEET

PRICE: \$49,900 **ACREAGE:** 1.1+/- acres **COUNTY:** Lumpkin **AREA OF COUNTY:** South

DISTRICT: Org Hall **SECTION:** **LANDLOT:** 161

TERMS: Cash **TOPOGRAPHY:** High point, slopes down to the water.

STREAMS ON PROPERTY: Corps of Engineers – Lake Lanier/Chestatee River. **MINERAL RIGHTS:** Included.

DESCRIPTION: ON THE LOWER CHESTATEE/UPPER LAKE LANIER – on this 1.1+/- acre tract that joins the Corps of Engineers property. The water along here flows slowly in this upper part of the Lake and is deep enough for boats. The property is all wooded with a building site up top and there's a trail down to the water's edge and a small flat spot when you get there. Further down the Corps property is gentle terrain you can walk along and enjoy. Access is via an unimproved roadway a short distance from pavement. Excellent for a recreational tract, or build a cabin or home and live here full time.

SCHOOL-ELEM: Blackburn **MIDDLE:** Lumpkin **HIGH:** Lumpkin

SETTING/LAND: Joins Corps of Engineers; nicely wooded, private and secluded.

BUILDINGS ON PROPERTY: None. **RESTRICTIONS:** Covenants. **POWER/TELEPHONE:** At The Property.

STREET/ACCESS: Gravel roadway. **PLAT/SURVEY AVAILABLE:** Old plat.

DIRECTIONS: From the intersection of GA Hwy. 400 & GA Hwy 60 south of Dahlonega: Take GA Hwy. 60 south 1.3+/- miles turn Right onto Seven Mile Hill Road, go 1.8+/- miles turn Right onto Temple Mountain Road and then straight onto Eagle Rest Road for 1.7 miles to the "end" of Eagle Rest Road, then turn Right onto a gravel woods road and travel 800' to property on the Left.

Vic Dover: 706-265-5855
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