



*0 Etowah Trail, Dahlonega, GA 30533*



*A Long Stretch Of Beautiful Creek*

PROPERTY INFORMATION SHEET

PRICE: \$69,900      ACREAGE: 11.34+/- Acres      COUNTY: Lumpkin      AREA OF COUNTY: North

DISTRICT: 11th      SECTION: 1st      LANDLOT: 1220      LOT: N/A

TERMS: Cash/Owner Finance      TOPOGRAPHY: Flat along the creek to mountainous across the driveway.

STREAMS ON PROPERTY: Edmonston Creek

DESCRIPTION: A BEAUTIFUL CREEK – and a couple of pretty and flat acres alongside make for a great mountain setting on this 11.3 acres. Nice timber & mountain foliage combine with a scenic location to make for an appealing creekside retreat. A good condition gravel road to and through the property gives convenient access plus power and telephone are there to tap on to. The portion of land across the roadway is heavily forested and the terrain rises up quickly to a possible small building site up high. Easy access and a really long stretch of wide & noisy creek to play in! Possible Owner Finance Available.

SCHOOL-ELEM: Lumpkin County      MIDDLE: Lumpkin County      HIGH: Lumpkin County

SETTING/LAND: A beautiful forest location in the mountains of North Georgia.

BUILDINGS ON PROPERTY: None.      RESTRICTIONS: Yes.      POWER/TELEPHONE: Yes.

STREET/ACCESS: Gravel roadway to and through the property.      PLAT/SURVEY AVAILABLE: Yes.

DIRECTIONS: From Dahlonega: Take Business Highway 19 North 2 miles, turn left onto Camp Wahsega Road, go 6.7 miles, turn left onto Etowah Trail, then 1.1 mile to property.

**Vic Dover: 706-265-5855**  
**Melissa Dover: 706-344-8850**  
[www.vinsondoverrealty.com](http://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>