



0 Cavender Creek Road, Dahlonega, GA 30533



Gentle Terrain Building Site For Home Or Cabin

PROPERTY INFORMATION SHEET

PRICE: \$150,000 ACREAGE: 3.25+/- Acres COUNTY: Lumpkin AREA OF COUNTY: East

DISTRICT: 15th SECTION: 1st LANDLOT: 412, 413 & 444 LOT: 30

TERMS: Cash TOPOGRAPHY: Flat on top, sloping quickly down to the shoals.

STREAMS ON PROPERTY: The fantastic waterfalls of the Grindle Shoals and the Chestatee River.

DESCRIPTION: **SIMPLY STUPENDOUS!!!** Is what you'll say standing on this 3.25+/- acre tract that overlooks the massive roaring Grindle Shoals of the broad-width Chestatee River. House-sized boulders, rocky projections, and waterfalls shower all along a broken stretch of cascades where the water furiously boils and tumbles down the river. The homesite looks directly down on this extravaganza and a little projection of the land goes right to the middle of the river and all of the waterfall action. There is plenty of room on the property for more than one structure; easy access and paved road frontage combine with gentle terrain up top to make for nice usability. A true rarity of Nature that you can partake in.

SCHOOL-ELEM: Long Branch Elementary MIDDLE: Lumpkin County HIGH: Lumpkin County

SETTING/LAND: Wooded, gentle terrain homesite with easy access overlooking a truly amazing vista.

BUILDINGS ON PROPERTY: None. RESTRICTIONS: None known. POWER/TELEPHONE: At property.

STREET/ACCESS: Paved, County maintained. PLAT/SURVEY AVAILABLE: Yes.

DIRECTIONS: From Dahlonega: Take Highway 19 North 3 miles, turn Right onto Cavender's Creek Road, go 5.8 miles to Hollybrook Lane on the right.

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