



**0 Yahoola Indian Road
Dahlonega, GA 30533**



Looking Way Down Onto the Yahoola

PROPERTY INFORMATION SHEET

PRICE: \$89,000 ACREAGE: 2.35 +/- Acres COUNTY: Lumpkin AREA OF COUNTY: Central

DISTRICT: 12 SECTION: 1 LANDLOT: 921 & 957

TERMS: Cash TOPOGRAPHY: Drops swiftly down to the Yahoola.

STREAMS ON PROPERTY: Frontage along the Yahoola ("River" says old maps) MINERAL RIGHTS: Included.

DESCRIPTION: A PLACE FOR A TINY HOME to overlook the Yahoola ("River" says the old maps) on this 2.35 acres near Dahlonega. You'll be able to look up and downstream and hear the waters, all below you off the bluff line. The area is very attractive and quiet and access to the property via a gravel roadway is amenable to any family vehicle. Underground utilities go past the property and nearby City water is a possibility. Big, scenic timber towers over the land, the terrain drops sharply but there's a graded driveway down into the property.

SCHOOL-ELEM: Lumpkin MIDDLE: Lumpkin HIGH: Lumpkin

SETTING/LAND: Very pretty area with huge timber and challenging terrain

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

STREET/ACCESS: Yahoola Indian Road, gravel, excellent condition PLAT/SURVEY AVAILABLE: Yes

DIRECTIONS: From Downtown Dahlonega: Take E Main Street 2 blocks turn Left onto N Grove Street, go 2 blocks turn Right onto Wimpy Mill Road, go 0.9 miles turn Left onto Sky County Road, Right onto Hyalite Road E, Left onto Cloudland Road N, Left onto Highland Road S, Right onto Old River Road, Left onto Yahoola Indian Road to property on the Right. Give us a call and we'd be glad to meet you and show boundaries.

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.
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