



0 Misty Way
Dahlonega, GA 30533



Nicely Wooded Across The Property

PROPERTY INFORMATION SHEET

PRICE: \$23,000 ACREAGE: 1.9+/- Acres COUNTY: Lumpkin AREA OF COUNTY: Central
DISTRICT: 12th SECTION: 1st LANDLOT: 979, 980
TERMS: Cash TOPOGRAPHY: Downward sloping, below street level
STREAMS ON PROPERTY: Noisy branch along boundary, joins Lake Zwerner MINERAL RIGHTS: Included
DESCRIPTION: Misty Way, Lots 136 and 137, Sky Country Subdivision, Phase 5

SCHOOL-ELEM: Lumpkin MIDDLE: Lumpkin HIGH: Lumpkin

SETTING/LAND: ON A QUIET PAVED SIDE STREET at the end of the cul-de-sac is where you'll find this 1.94 acre building lot. Actually, there are two lots together, located with the City Limits of Dahlonega, downward sloping and below street level. The neighborhood is very appealing and attractive with upscale homes. Nicely wooded with tall timber, the lot slopes off quickly and then drops down to adjoin the upper reaches of Lake Zwerner on the Yahoola River. A short hike down a steep hill for the intrepid and you can slide your kayak off into the water and paddle quite a distance across the Lake. A very reasonable price and access to underground utilities and City water make for desirable attributes.

BUILDINGS ON PROPERTY: None RESTRICTIONS: In file POWER/TELEPHONE: Underground

STREET/ACCESS: Misty Way, a paved City street PLAT/SURVEY AVAILABLE: Yes, At Office

DIRECTIONS: From Downtown Dahlonega: Take Business Hwy. 19/60N two blocks turn Right onto Wimpy Mill Road, go 0.9 miles turn Left onto Sky Country Road, go 0.6 miles turn Left onto Hyalite Road W, then Left onto Misty Way to the end.

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