



0 Bartram Trail, Dahlonega, GA 30533



Nimblewill Creek In Your Backyard!

PROPERTY INFORMATION SHEET

PRICE: \$64,900 ACREAGE: 1.35+/- acres COUNTY: Lumpkin AREA OF COUNTY: West

DISTRICT: 5th SECTION: 1st LANDLOT: 304

TERMS: Cash TOPOGRAPHY: Rounded/gentle ridgeline to sloping on the side.

STREAMS ON PROPERTY: Nimblewill Creek.

DESCRIPTION: A CREEK OF DREAMS – Along this 1.35 acres and on the adjoining U.S. National Forest. This very pretty ridgeline property is at the end of the road and adjoins hundreds of square miles of U.S. National Forest. Good access, underground utilities, and a generous smattering of huge timber and scenic understory. A trail leads down to Nimblewill Creek and gentle terrain alongside on the National Forest. Nimblewill is a bona-fide trout stream, beautiful, pure, & soulful. Jones Creek, another trout stream, is about a ¼ mile hike across the Nimblewill into the Forest. Come enjoy the beauty of the N GA Mountains!

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

SETTING/LAND: Forest-y and Appalachian beautiful with Creek frontage and National Forest boundary.

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

STREET/ACCESS: Community maintained gravel roadway, good condition. PLAT/SURVEY AVAILABLE: Yes.

DIRECTIONS: From Dahlonega: Take GA Hwy 52 West 7+/- miles turn right onto Nimblewill Church Road, go 0.2 miles turn right onto Nimblewill Creek Road, go 1+/- mile turn right onto Bartram Trail to property at cul-de-sac, follow trail up to the hilltop.

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