



0 Wildwood Parkway, Dahlonega, GA 30533



Paved Street And A Country Neighborhood

PROPERTY INFORMATION SHEET

PRICE: \$45,000 ACREAGE: 4.13+/- acres COUNTY: Lumpkin AREA OF COUNTY: Central

DISTRICT: 15th SECTION: 1st LANDLOT: 458

TERMS: Cash TOPOGRAPHY: Flat along the creek to sloping up the hill.

STREAMS ON PROPERTY: None.

DESCRIPTION: ON THE CREEK WITH 4.1+/- ACRES (two lots)– In a very nice, quiet, & protected (gated) woody neighborhood. If you like a paved road to your property, good neighbors but not many of them, and a scenic forest-y setting on a tumbling creek then this property is choice. Large hardwoods canopy the property and flat terrain along the creek would allow for a grassy lawn and pavilion area alongside, with a building site up above where you can see and hear the waters. Come sit and listen! Four acres with fine amenities = a top value!!

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

SETTING/LAND: Pretty woody & protected neighborhood.

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

STREET/ACCESS: Community maintained paved roadway. PLAT/SURVEY AVAILABLE: Yes.

DIRECTIONS: FROM DAHLONEGA - Take Hwy. 52E 1 mile turn left onto Rock House Road, go 1.75 miles to entrance of Wildwood on the right. Area is gated, give us a call and we'd be glad to meet you to get you in and show the property. Thanks!

Vic Dover: 706-265-5855
Melissa Dover: 706-344-8850
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>