



0 Arrow Ridge, Dahlonega, GA



Great Potential Building Sites

PROPERTY INFORMATION SHEET

PRICE: \$55,000 ACREAGE: 3.53 +/- acres COUNTY: Lumpkin AREA OF COUNTY: South
DISTRICT: 15 SECTION: 1st LANDLOT: 363
TERMS: Cash TOPOGRAPHY: Sloping STREAMS ON PROPERTY: None

DESCRIPTION: **PRIVATE AND WOODED HOME SITE** – This timbered 3.53 acres offers plenty of privacy and is located down a quaint country gravel road. The property is ideally situated only 12 minutes from Historic Downtown Dahlonega. This property offers multiple options for build sites and the mild slope would be great for a daylight basement. This lot could be ideal for your cabin-in-the-woods getaway or for a full-time residence. If you are looking for a place to build away from the crowds but is still convenient to town then this lot is for you.

SCHOOL-ELEM: Lumpkin County MIDDLE: Lumpkin County HIGH: Lumpkin County
SETTING/LAND: Sloping lot with mature and young hardwood
BUILDINGS ON PROPERTY: None RESTRICTIONS: Yes POWER/TELEPHONE: At Property
STREET/ACCESS: Gravel / Dirt PLAT/SURVEY AVAILABLE: Yes

DIRECTIONS: From Dahlonega: Take Georgia 9 N/Morrison Moore Parkway for 2.9 miles, turn right onto Cavender Creek Road for 2.2 miles. Turn left onto Porter Springs Road for 1.5 miles then turn right onto Arrow Ridge for 0.2 miles. Property and Dover Realty sign will be on your right.

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