DOVER REALTY
SALES & INVESTMENTS - SINCE 1961

PUBLIC SQUARE
12 PARK STREET NORTH
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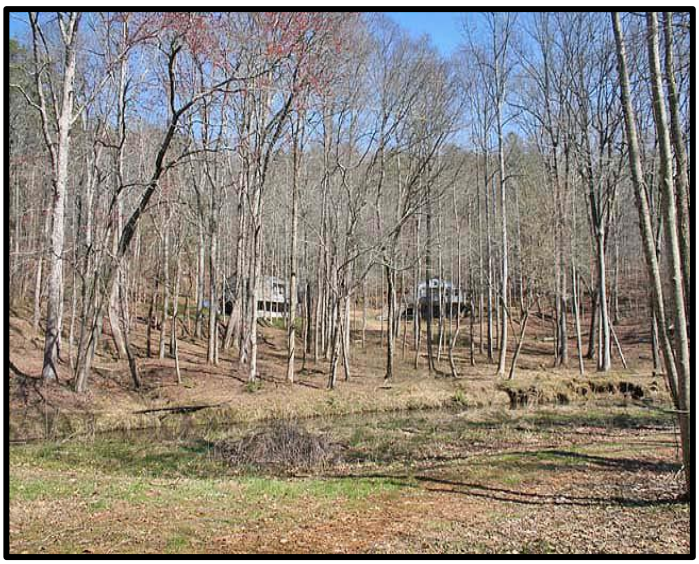
A Second Generation Family Business

The Falls Of Clay Creek



Head Of The Cove And Cabins

PROPERTY INFORMATION SHEET

PRICE: ***$7,500 per acre*** ACREAGE: ***117+/- acres*** COUNTY: ***Lumpkin*** AREA OF COUNTY: ***Central***

DISTRICT: ***12th*** SECTION: LANDLOT: ***684/685***

TERMS: ***Cash*** TOPOGRAPHY: ***Varied from flat to mountainous to rolling.***

STREAMS ON PROPERTY: ***Yes.*** MINERAL RIGHTS: ***Included.***

DESCRIPTION: ***CLAY CREEK FALLS- One of Dahlonega's natural wonders. A long stretch of prime waters flow through the edge of the property; an excellent home/lodge site lies above the Falls overlooking. In a canopied and rounded cove sit two cabins; flat ridgelines offer long range mountain panoramas. Interesting terrain and a pretty setting– fine timber, little branches, granite outcroppings, native understory- beg for the addition of hiking trails to wind around the scenic features. Five minutes from Downtown Dahlonega, convenient to Hwy. 400; and maybe 20 minutes away from major shopping/dining/theatres. For a group endeavor seeking an inspirational setting or as a personal property, this tract offers strong appeal and a blend of unique features rare on private holdings.***

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

SETTING/LAND: ***The Falls of Clay Creek and Mountain views in a natural setting.***

BUILDINGS ON PROPERTY: ***Two cabins.*** RESTRICTIONS: ***No.*** POWER/TELEPHONE/DSL: ***At Property.***

STREET/ACCESS: ***Public maintained, paved.*** PLAT/SURVEY AVAILABLE: ***No.***

DIRECTIONS: ***From Dahlonega: Take Highway 9 South, 2 +/- miles, turn right onto Clay Creek Falls Road to property on the right. Note: Property viewed by appointment only.***

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**THE INFORMATION CONTAINED HEREIN IS DERIVED FROM SOURCES BELIEVED TO BE CORRECT, BUT IT IS NOT GUARANTEED.
Complete info at ***http://www.vinsondoverrealty.com***