



0 Lawrence Road, Dawsonville, GA 30534



Gentle Terrain Down Along The Creek

PROPERTY INFORMATION SHEET

PRICE: \$6,490 per acre ACREAGE: 68+/- acres COUNTY: Lumpkin AREA OF COUNTY: South

DISTRICT: 13th SECTION: 1st LANDLOT: 119+

TERMS: Cash TOPOGRAPHY: Several flat acres along on the Creek to rugged and rolling hills.

STREAMS ON PROPERTY: A long stretch of Calhoun Creek flows across plus a small branch flows through.

DESCRIPTION: **THE FLATS OF CALHOUN CREEK** wind across this scenic and private tract within the gold band of southern Lumpkin County. Very secluded with several acres of flat terrain along the creek and nicely canopied all across. A very pretty creek - clear tumbling waters flowing some one-third of a mile through the property and roughly double a car's width in size. Much of the land above the creek is reflective of the rugged hill country it lies in along this area of the County, with granite outcroppings and an old gold mining ditch carving around the slopes. Frontage on a gravel County-maintained roadway (power & telephone) gives access to the property; much interior ingress will be via foot or 4-wheeler. Secluded but convenient, rugged and beautiful, here you can feel time slowing down

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

SETTING/LAND: Beautiful and secluded, quiet and serene but only minutes from N GA Premium Outlets.

BUILDINGS ON PROPERTY: No. RESTRICTIONS: No. POWER/TELEPHONE: At Property.

STREET/ACCESS: County gravel roadway, shared driveway into the property. PLAT/SURVEY COMPLETE: No.

DIRECTIONS: From Hwy. 400 at the intersection of Burnt Stand Road (across from Ford Dealership), take Burnt Stand Road to end turn right onto Auraria Road, go 0.6 miles turn left onto Castleberry Bridge Road, go 2.6 miles turn left onto Lawrence Road, go 1.5 miles to property on the right at driveway.

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