



*A Pretty Creek Runs Through the Property*



*Gentle Terrain along the Creek*

PROPERTY INFORMATION SHEET

PRICE: \$8,200/acre      ACREAGE: 21+/- acres      COUNTY: Lumpkin      AREA OF COUNTY: South

DISTRICT: 13th      SECTION: 1st      LANDLOT: 24

TERMS: Cash      TOPOGRAPHY: Varied from gentle along the creek to sloping on the sides.

STREAMS ON PROPERTY: Yes, close to a ¼ mile of creek runs through the property.

MINERAL RIGHTS: Included.

DESCRIPTION: A LONG STRETCH OF CREEK - Runs through this 21+/- acre tract located south of Town. Close to a quarter mile of creek goes through this scenic property and a walking path/driveway goes alongside. Pretty and quiet along the bottoms here, this would be a really nice spot for a getaway property or a permanent residence. Wooded and very secluded, you feel like you're in the wilderness but the location is only 5 minutes from Highway 400 and 10-12 minutes from the Outlet Mall, dining, and theaters.

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

SETTING/LAND: Very secluded, wooded, scenic, and private but close to civilization.

BUILDINGS ON PROPERTY: None.      RESTRICTIONS: None.      POWER/TELEPHONE: Nearby.

STREET/ACCESS: Private unimproved roadway.      PLAT/SURVEY AVAILABLE: To be surveyed.

DIRECTIONS: From south of Dahlonega on GA Hwy. 400 at the intersection with Burnt Stand Rd (across from the Ford dealership): Take Burnt Stand Road 1.6 miles turn right onto Robert Jones Road, go 0.2 miles to 2nd roadway on the right. Locked gate, contact Vic Dover to view.

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