



1.69+/- Acres in the Nimblewill Creek Subdivision



Pretty lot that borders U.S. National Forest

PROPERTY INFORMATION SHEET

PRICE: \$35,900 **ACREAGE:** 1.69+/- Acres **COUNTY:** Lumpkin **AREA OF COUNTY:** South
DISTRICT: 5th **SECTION:** N/A **LANDLOT:** 305 **LOT:** 17
TERMS: Cash **TOPOGRAPHY:** Rolling to sloping with good building site
STREAMS ON PROPERTY: None **MINERAL RIGHTS:** Included

DESCRIPTION: A **PRETTY SITE ON THE NATIONAL FOREST** - Just cleared and mulched beneath the canopy and ready for your home or cabin. A mighty fine trout stream is within casting distance on the adjoining National Forest and you can hear it plainly from the building site, walk down into the Forest and you're there. Huge fragrant white pines tower over the property, mountain laurel and rhododendron bloom eagerly in the spring and delicate wildflowers of all kinds scatter across the area. This tract has one of the most appealing forestland settings you will find, mild covenants keep the area beautifully scenic and you are only ten minutes from town. And the very reasonable price includes access to underground power and telephone.

SCHOOL-ELEM: Blackburn **MIDDLE:** Lumpkin County **HIGH:** Lumpkin County
SETTING/LAND: Wooded with pretty understory and borders lands of the U.S. National Forest
BUILDINGS ON PROPERTY: None **RESTRICTIONS:** Yes **POWER/TELEPHONE:** At property
STREET/ACCESS: Nimblewill Creek Road, gravel **PLAT/SURVEY AVAILABLE:** Yes

DIRECTIONS: From Dahlonega: Highway 9 South, right on Highway 52 West, right on Nimblewill Creek Church Road, right on Nimblewill Creek Road for approximately 1 mile, right of Avery Trail to end of cul-de-sac on the right at Dover Realty sign.

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