



Lot 63, Cloudland Rd N, Dahlonega, GA 30533



A Choice Lot in a Pretty Area!

PROPERTY INFORMATION SHEET

PRICE: \$59,900 ACREAGE: 1.26+/- acres COUNTY: Lumpkin AREA OF COUNTY: Central

DISTRICT: 12th SECTION: 1st LANDLOT: 1005

TERMS: Cash or Land Bank TOPOGRAPHY: Gentle and rolling up front to sloping in the back.

STREAMS ON PROPERTY: None. MINERAL RIGHTS: Included.

DESCRIPTION: A FINE BUILDING LOT in a really nice community of mountain views and open meadows. Located within the City with 1.26 acres and natural gas, cable, water, underground utilities, paved street, and about five minutes from Downtown. Partly grassy, partly wooded, and very nice; the terrain is excellent and the clearing is done. A very family-friendly location - whether retirement or young children - and the neighborhood's gentle terrain encourages outdoor activity. This is a place you'll enjoy living.

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

SETTING/LAND: Protected and scenic, family-friendly neighborhood near downtown.

BUILDINGS ON PROPERTY: None. POWER: Underground, at the homesite.

STREET/ACCESS: Cloudland Rd N, paved. PLAT/SURVEY AVAILABLE: Yes. COVENANTS: Yes, in file.

DIRECTIONS: From Downtown Dahlonega: Take E Main Street then left onto N Grove St (Business Hwy. 19/60) then right onto Wimpy Mill Road. Turn left onto Sky Country Road, right onto Hyalite Rd E, left onto Cloudland Rd N to property on the right.

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