



In-Town Dahlonega on State Highway



Lake Zwerner Behind The Trees

PROPERTY INFORMATION SHEET

PRICE: \$600,000 ACREAGE: 14.6+/- acres COUNTY: Lumpkin AREA OF COUNTY: City Limits
DISTRICT: 12th SECTION: 1st LANDLOT: 1000, 1003, 1032, 1052
TERMS: Cash TOPOGRAPHY: Gentle ridgeline overlooking Lake Zwerner.

DESCRIPTION: DAHLONEGA GOLD – with State Highway frontage & beautiful views of Lake Zwerner on 14.6 acres in the City. Excellent for development into some type of hi-density residential – or? There's a turn-in to the property from the Hwy, sewer is just up the street. Outstanding scenic potential – grading on top will prepare a flat plateau overlook of the blue-green waters of Lake Zwerner and will show off scenic vistas of the Blue Ridge Mountains; the only tract in Dahlonega with these attributes. Plus 600' of rip-roaring & tumbling waters along the Yahoola River as a boundary.

SETTING/LAND: State Highway frontage within City Limits, gentle ridgeline well suited for development.

BUILDINGS ON PROPERTY: None.

POWER/TELEPHONE: At Property.

STREET/ACCESS: Paved, Public Maintained.

PLAT/SURVEY AVAILABLE: Yes.

DIRECTIONS. From Dahlonega: Take GA Highway 52 East, property is directly across the street from Lake Zwerner.

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