

DOVER REALTY

PUBLIC SQUARE
PO BOX 731
DAHLONEGA, GA 30533

706/864-2600

Sales & Investments – Since 1961



A Second Generation Family Business

www.vinsondoverrealty.com



LOCATION: 1768 John Crow Rd
Cleveland, GA 30528

PROPERTY INFORMATION SHEET

ACREAGE: 26.2+/- acres

PRICE: \$999,900

COUNTY: Lumpkin LAND LOT: 100 DISTRICT: 4th SECTION: TAX ID#: 103-024, etc

AREA OF COUNTY: Northern SUBDIVISION: None LOT#: N/A

DESCRIPTION: A SCENIC BEAUTY - 26.2+/- acres of North Georgia's finest land with custom-renovated 2 B/R 2 BA log-sided home, acres of rolling grasslands with four board fencing, crystalline flowing waters, postcard mountain views, a small pond, and elegant forestlands. The home has a rocking chair front porch, a spacious deck, gazebo, and firepit. Inside is a lacquered white pine interior, real masonry stacked stone fireplace and chimney, solid surface concrete countertops, white pine cabinetry, a built in wine rack, and hand-hewn center island. There's a small guest cottage and a commercial-sized garage/shop building along with a very spacious (3000+/- sq ft) event/retail building on the property; the interior is fully finished and has central HVAC. This property would serve well for a primary home with elbow room and space, as a working farm, a recreational retreat; or for weddings and receptions and other events that Dahlonega is becoming known for. All who come here will appreciate the scenic appeal and surroundings. \$999,900.

SQUARE FT: 1512+/- (public records) TAXES: \$ HOA DUES: None

YEAR CONSTRUCTED: Total renovation and rebuild 2000.

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

SETTING/LAND: Rolling and manicured pasture land, hilltop building site with excellent views, and majestic standing timber. Rural, scenic, and uncluttered area above Dahlonega in Lumpkin County.

WATER SOURCE: Drilled well. OTHER BUILDINGS ON PROPERTY: Shop, cottage, event/retail building.

STREET/ACCESS: John Crow Road, a gravel county roadway. DRIVEWAY: Gravel.

DIRECTIONS: From Dahlonega: Take Hwy. 19 North 11+/- miles turn right onto Damascus Church Road, go 1.5+/- miles turn left onto John Crow Road, go 2.5+/- miles to property on the right. Via appointment.

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

