



**0 Damascus Road
Ball Ground, GA 30107**



Choice Homesites Across the Property

PROPERTY INFORMATION SHEET

PRICE: \$2,375,000 ACREAGE: 80+/- Acres COUNTY: Cherokee AREA OF COUNTY: North

DISTRICT: 15th SECTION: 1st LANDLOT: 238

TERMS: Cash TOPOGRAPHY: Rolling and Gentle

STREAMS ON PROPERTY: 2,500 feet+/- of Soap Creek Along and Thru Property MINERAL RIGHTS: Included

DESCRIPTION ALONG SOAP CREEK - on this choice 80.6+/- acres in a quiet and pretty part of north Cherokee County. Enjoy a secluded rural lifestyle and still be convenient to urban amenities! Soap Creek is a clean and brisk-flowing stream that meanders beneath the forested canopy and there's lots of it, approximately 2500 feet flowing through and along this property. The terrain gives interesting contrast to the property but is never intimidating, many choice homesites make themselves available. And it's quiet enough here that the wildlife will be your neighbors. In your wanderings you'll see the ancient relics of the old Georgia homesteaders - an old mill wall and stacked stone terracing remain as reminders of simpler times. Take the young'uns to play beside the Falls and splash in the tumbling spring fed waters of the Creek itself. You are only minutes from Highway 515 and just a few minutes more to shopping and major amenities in Canton and Jasper - combine the best of the rural and urban worlds! Paved County, two separate access points of the property that adjoin the County Road and some 350 feet of frontage. Underground utilities at the property include electricity, landline, cable, and internet. Perfect for a private family retreat, choice for development, scenic and private yet oh-so-convenient.

SETTING/LAND: Beautiful Rural and Private Tract with Accessible Urban Amenities

BUILDINGS ON PROPERTY: None RESTRICTIONS: None POWER/TELEPHONE: Underground

STREET/ACCESS: County Maintained Paved Road PLAT/SURVEY AVAILABLE: Yes

DIRECTIONS: From the Intersection of GA Hwy 515 and GA Hwy 143/108: 3.3 miles turn Left onto Upper Bethany Road, go 1 mile turn Left onto Damascus Road, go 0.2 miles turn Right to stay on Damascus Road, go 1.0+/- mile to the Dover Realty Sign on the Right.

Vic Dover: 706-265-5855
www.vinsondoverrealty.com

**THE INFORMATION CONTAINED HEREIN IS DERIVED FROM SOURCES BELIEVED TO BE CORRECT, BUT IT IS NOT GUARANTEED.
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