

# DOVER REALTY

PUBLIC SQUARE  
PO BOX 731  
DAHLONEGA, GA 30533

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Sales & Investments - Since 1961



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A bit of a mountain view from the hilltop

LOCATION: Mt Zion Church Road  
Dahlonega, GA

## PROPERTY INFORMATION SHEET

ACREAGE: 12.39+/- Acres

PRICE: \$114,900

COUNTY: Lumpkin

DISTRICT: 1st

LAND LOT: 77

AREA OF COUNTY: Eastern

DESCRIPTION: BANK FORECLOSURE PROPERTY IN DAHLONEGA GA!! This tract is nicely wooded with hardwood timber and has both a small branch and a small creek as a boundary and a hilltop building site. The property is accessed via a deeded and title insured easement and you'll need to put your own driveway in. A new survey of the property has just been performed and the Bank is open to the possibility of loaning the money for purchase.

TERMS: Cash or Bank/"owner" financing PLAT/SURVEY AVAILABLE: Yes. BUILDINGS ON PROPERTY: No.

TOPOGRAPHY: From rolling to mountainous, gentle rounded hilltop.

STREAMS ON PROPERTY: Small branch and small creek serve as property boundary.

POWER/TELEPHONE: Nearby. MINERAL RIGHTS: Included.

STREET/ACCESS: Via deeded and title insured easement. RESTRICTIONS: None.

DIRECTIONS: From Dahlonega: Take Hwy 52 East, then Hwy 115 East (towards Cleveland), turn left onto Mt Zion Church Road, when the pavement changes to gravel drive about 200 yards, you'll see a "for sale" sign on the left at the beginning of the easement to the property.

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



Creek along the property line