

FOR SALE

45.06 +/- Acres - Dahlonge - Southern Lumpkin County, GA

3973 Old Dahlonge Highway, Dahlonge, GA 30533

For More Information: Zach Tibbs

770.297.4876 | ztibbs@nortoncommercial.com



Norton Commercial
434 Green Street
Gainesville, GA 30501
nortoncommercial.com

NORTON

EXECUTIVE SUMMARY

45.06 +/- Acres - Dahlonega - Southern Lumpkin County, GA

3973 OLD DAHLONEGA HIGHWAY, DAHLONEGA, GA 30533



OFFERING SUMMARY

Sale Price: \$360,480

Price / Acre: \$8,000

Lot Size: 45.06 Acres

Road Frontage: 265' on Old Dahlonega Highway

PROPERTY OVERVIEW

The Norton Commercial Group is proud to present this 45.06 +/- Acre estate tract for sale in rolling hills of southern Lumpkin County conveniently located between Gainesville and Dahlonega, GA. The property's access point is on Old Dahlonega Highway with about 265' of road frontage. The property is mostly wooded with minimal cleared land along the road frontage. Site drops off from the road on most of the frontage. Site has rolling to sloping topography throughout providing multiple serene homesites. This tract is very well suited as an estate lot with a heavily flowing creek making up its eastern border. There is a driveway cut in place for an existing barn that is in disrepair and would likely need to be removed. The area is highly desirable from an estate or recreation standpoint but could be a small residential development in the next 5-10 years.

LOCATION OVERVIEW

The subject property is located in a rural, yet beautiful area in southeastern Lumpkin County less than half a mile from the Hall County line. The site is just a short drive to both Gainesville (13 miles and 20 minutes) and Dahlonega (11 miles and 18 minutes). Site is within the Long Branch ES Lumpkin County MS and Lumpkin County HS districts.

For More Information:

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ADDITIONAL PHOTOS

45.06 +/- Acres - Dahlonega - Southern Lumpkin County, GA

3973 OLD DAHLONEGA HIGHWAY, DAHLONEGA, GA 30533



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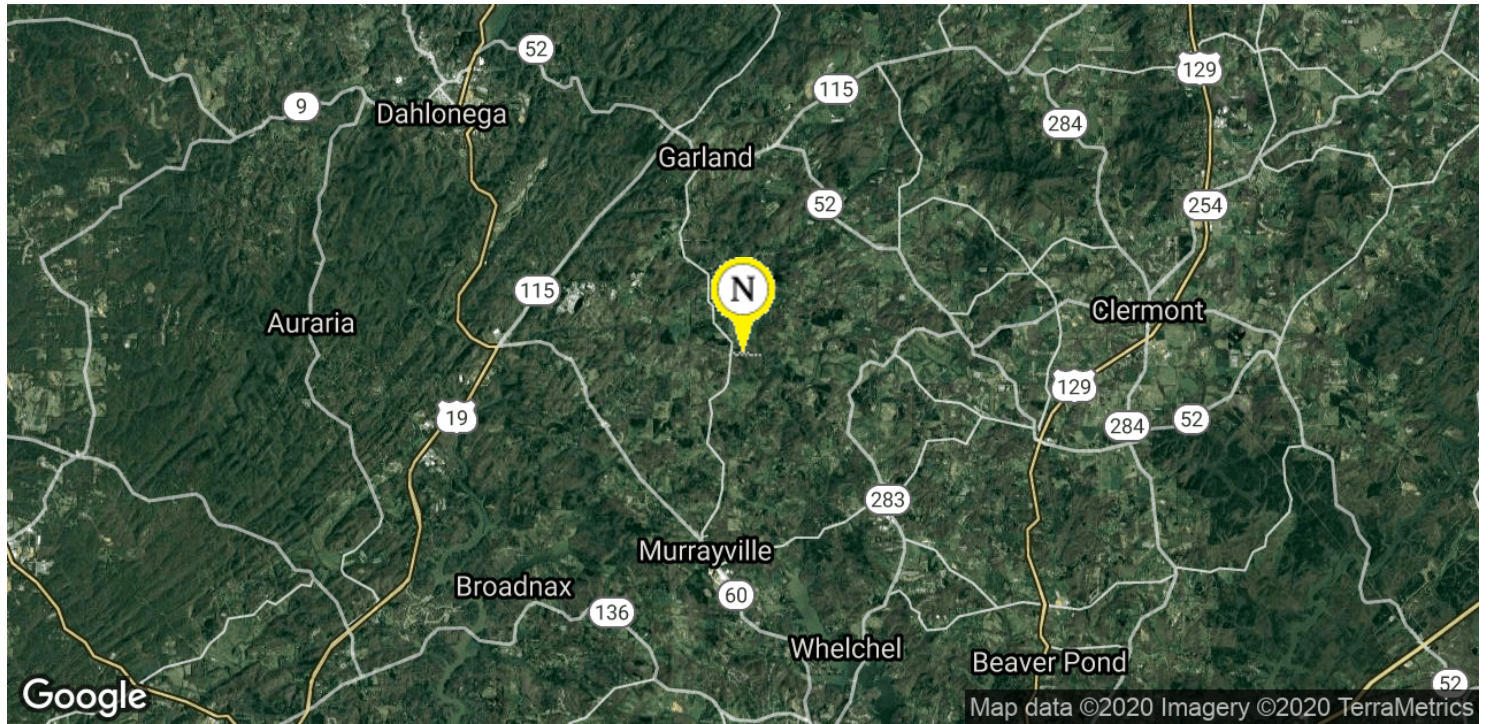
ztibbs@nortoncommercial.com

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LOCATION MAPS

45.06 +/- Acres - Dahlonega - Southern Lumpkin County, GA

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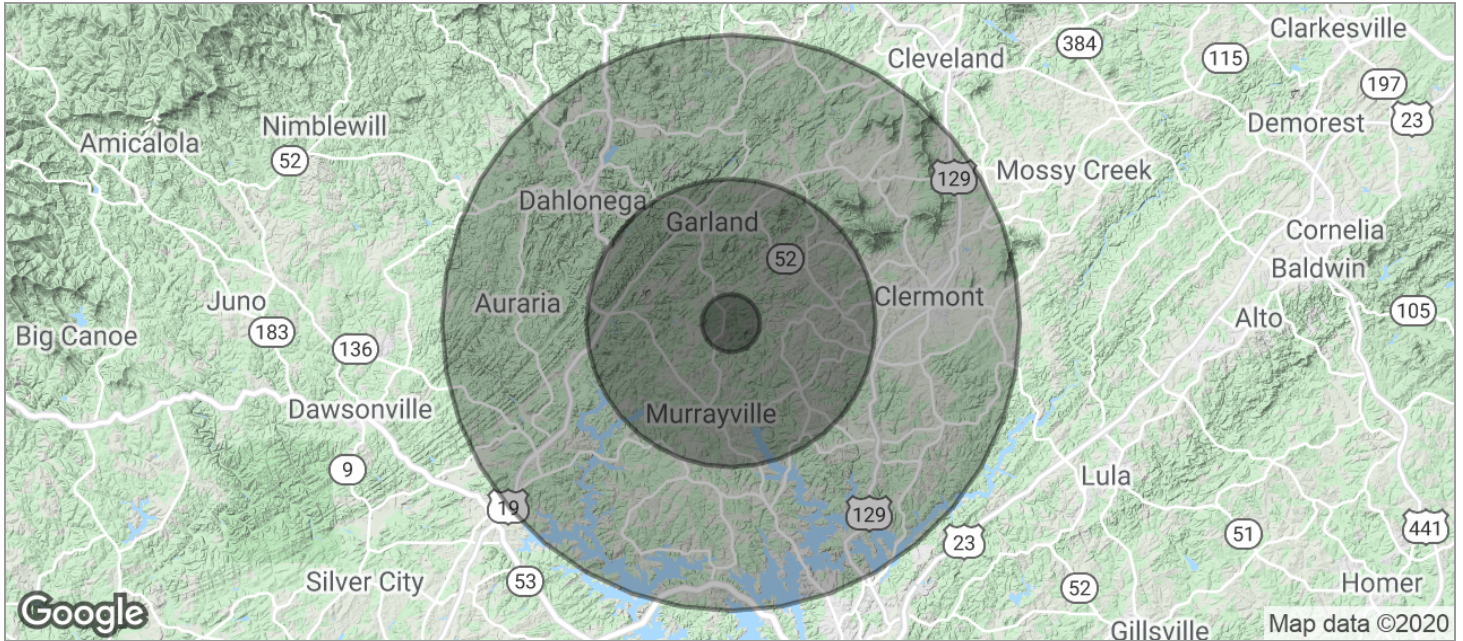
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POPULATION	1 MILE	5 MILES	10 MILES
TOTAL POPULATION	637	16,320	69,363
MEDIAN AGE	44.4	40.2	38.1
MEDIAN AGE (MALE)	44.1	38.8	36.8
MEDIAN AGE (FEMALE)	44.5	41.0	38.9
HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
TOTAL HOUSEHOLDS	251	6,161	26,256
# OF PERSONS PER HH	2.5	2.6	2.6
AVERAGE HH INCOME	\$69,674	\$68,771	\$71,342
AVERAGE HOUSE VALUE	\$317,193	\$257,558	\$271,880

* Demographic data derived from 2010 US Census

For More Information:**Norton Commercial** 434 Green Street Gainesville, GA 30501 nortoncommercial.com**Stephen Lovett**770.297.4807
slovett@nortoncommercial.com**NORTON**

FILED IN OFFICE
CLERK OF COURT
07/17/2019 09:07 AM
RITA HARKINS, CLERK
SUPERIOR COURT
LUMPKIN COUNTY, GA

6793028691
PARTICIPANT ID
RESERVED FOR CLERK'S FILING INFORMATION

LINE	CHORD BEARING	CHORD	RADIUS	ARC
C1	N09°28'48"E	265.26'	4533.82'	265.30'

LINE	CHORD BEARING	CHORD
L1	S25°30'05"E	169.48'
L2	S21°48'25"E	130.13'
L3	S45°33'04"E	96.17'
L4	S53°49'45"E	156.15'
L5	S72°05'14"E	71.14'
L6	S85°29'25"E	59.84'
L7	N57°51'45"E	59.05'
L8	N83°23'29"E	34.28'
L9	S73°48'03"E	40.92'
L10	S59°29'10"E	129.85'
L11	S82°14'54"E	164.81'
L12	S82°27'37"E	91.39'
L13	S86°00'46"E	182.86'
L14	S78°58'21"E	55.67'
L15	S83°14'10"E	76.43'
L16	N89°56'57"E	141.21'
L17	S34°21'13"W	19.89'
L18	S11°51'11"W	81.58'
L19	S03°34'06"W	68.73'
L20	S13°52'52"W	87.24'
L21	S19°19'54"W	97.28'
L22	S07°07'42"E	41.74'
L23	S30°24'17"E	50.77'
L24	S09°57'15"W	49.25'
L25	S18°34°20"W	61.04'
L26	S28°45'56"W	49.45'
L27	S56°48'34"W	50.01'
L28	S79°31'44"W	74.92'
L29	S69°00'14"W	49.26'
L30	S48°26'37"W	68.07'
L31	S70°55'58"W	96.25'

LINE	CHORD BEARING	CHORD
L32	S68 °00 '28 "W	95.75 '
L33	S74 °01 '57 "W	185.85 '
L34	S54 °04 '37 "W	100.55 '
L35	S53 °35 '05 "W	113.88 '
L36	S26 °27 '26 "W	39.77 '
L37	N89 °55 '11 "W	97.60 '
L38	N48 °12 °01 "W	20.79 '
L39	N88 °56 '39 "W	11.51 '
L40	N32 °29 '19 "W	17.43 '
L41	N10 °47 '43 "E	11.79 '
L42	N20 °45 '37 "E	15.65 '
L43	N54 °17 '50 "W	31.37 '
L44	N84 °47 '19 "W	16.69 '
L45	N33 °06 '12 "W	42.00 '
L46	N53 °17 '13 "W	28.29 '
L47	N74 °44 '37 "W	32.80 '
L48	N55 °44 '19 "W	26.91 '
L49	N17 °23 '10 "W	44.75 '
L50	N37 °13 '36 "W	29.17 '
L51	N84 °56 °00 "W	21.47 '
L52	N01 °06 '17 "E	21.90 '
L53	S77 °18 '08 "W	27.97 '
L54	S20 °11 '17 "W	21.03 '
L55	N58 °44 '15 "W	9.67 '
L56	N26 °50 '57 "E	165.30 '
L57	N01 °19 '57 "W	131.72 '
L58	N65 °26 °44 "W	133.09 '
L59	N30 °02 '42 "W	50.20 '
L60	N44 °36 '29 "W	58.40 '
L61	N31 °23 '48 "W	105.87 '
L62	N11 °09 °23 "E	90.02 '
L63	N00 °06 °05 "E	154.78 '

ADDITIONAL PLAT REFERENCE: PB 2018 PG 54 & 55

PLAT OF PARCEL RECONFIGURATION SURVEY FOR

KATHLEEN ANN WIMPY

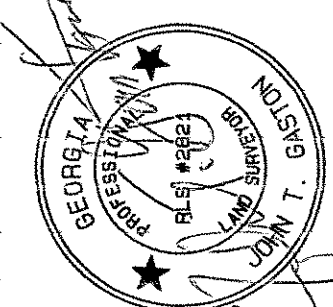
LAND LOT 68, 11TH DISTRICT ORIGINALLY HALL
LUMPKIN COUNTY, GEORGIA

PLAT DATE: 06/18/2019
FIELD DATES: 11/2017-02/2018
& 06/14/2019

FIELD CREW: JG/JH/PA
DRAWN BY: JG/JH/PA

DRWG FILE: 4150 45AC.

U08 #4150

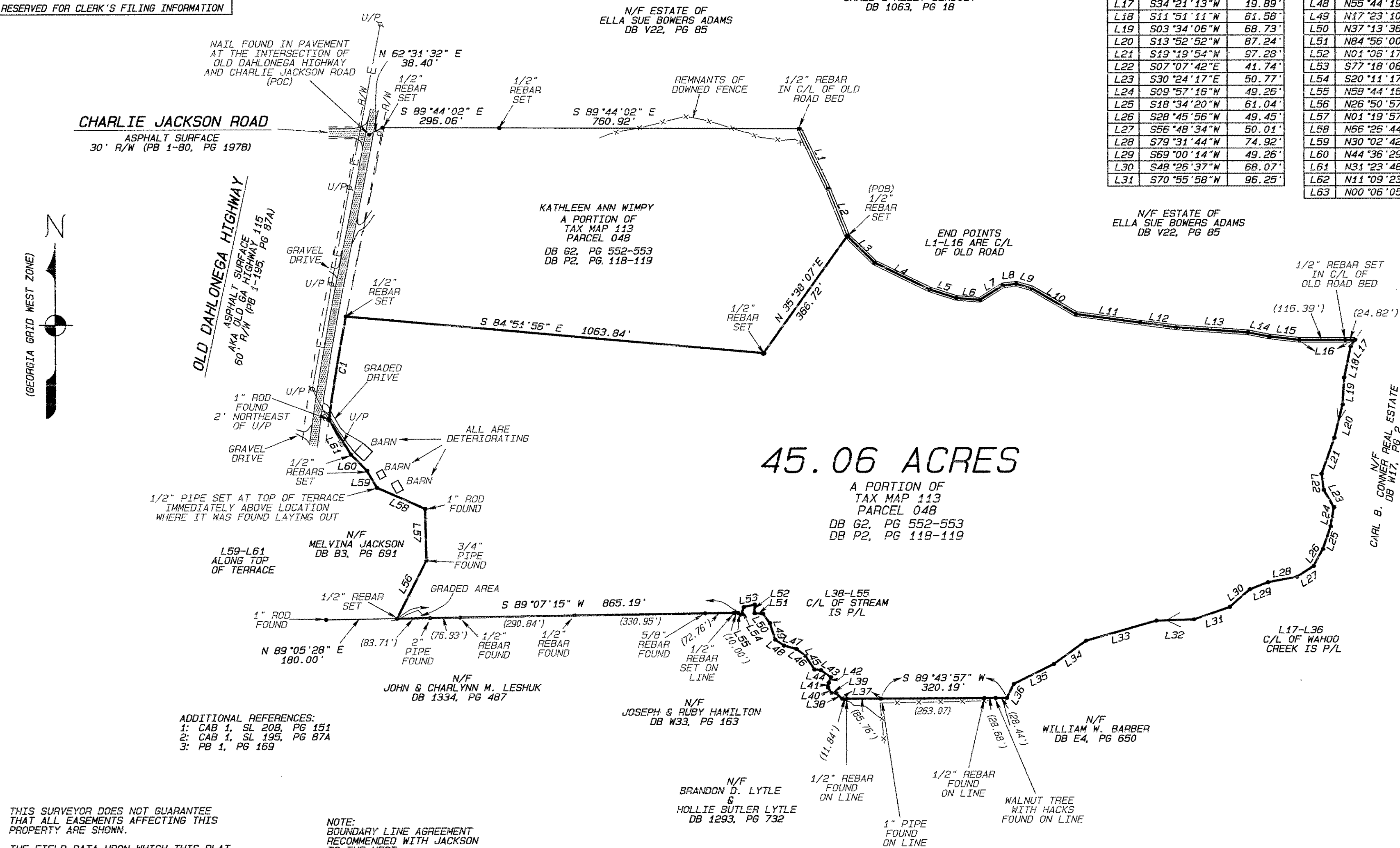


LSF # 1074: ALTASURV LLC dba

GEOIMAGE

LAND SURVEYING, LAND PLANNING & DESIGN

21 ENOTA STREET, DAHLONEGA, GA 30533, (706) 864-7298



THIS SURVEYOR DOES NOT GUARANTEE
THAT ALL EASEMENTS AFFECTING THIS
PROPERTY ARE SHOWN.

THE FIELD DATA UPON WHICH THIS PLAT
IS BASED HAS A CLOSURE PRECISION OF
ONE FOOT IN 12276 FEET, AND WAS
ADJUSTED USING THE LEAST SQ. RULE.
THIS PLAT HAS BEEN CALCULATED FOR
CLOSURE AND IS FOUND TO BE ACCURATE
WITHIN ONE FOOT IN 139991 FEET.

EQUIPMENT USED: TRIMBLE S6 ROBOTIC.

THIS SURVEY WAS PREPARED WITHOUT THE AID OF A TITLE SEARCH AND IS SUBJECT TO ANY AND ALL DISCLOSURES THAT A TITLE SEARCH MAY YIELD.

THIS SURVEY IS CERTIFIED SOLELY TO
THE PARTY OR PARTIES NAMED HEREON.

UNDERGROUND UTILITIES WERE NOT LOCATED
AS PART OF THE SCOPE OF THIS SURVEY.

NOTE:
BOUNDARY LINE AGREEMENT
RECOMMENDED WITH JACKSON
TO THE WEST.

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LL = LAND LOT
LLL = LAND LOT LINE
C/L = CENTER LINE
N/W = NOW OR FORMERLY
R/W = RIGHT OF WAY
P/L = PROPERTY LINE
U/P = UTILITY POLE
-E = OVERHEAD WIRES
-X = BARBED WIRE FENCE LINE
DB = DEED BOOK
PB = PLAT BOOK
PG = PAGE
CAB = PLAT CABINET
SL = SLIDE
POC = POINT OF COMMENCEMENT
POB = POINT OF BEGINNING

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The division of land as indicated on this Plat has been reviewed and determined to be in compliance with the Regulations of Lumpkin County and is approved for recording.

Bon 6/27/19
Planning Director Date

SCALE 1 INCH = 200 FEET



AS REQUIRED BY SUBSECTION (D) OF O.C.G.A. SECTION 15-6-57, THIS PLAT HAS BEEN PREPARED BY A LAND SURVEYOR AND APPROVED BY ALL APPLICABLE LOCAL JURISDICTIONS FOR RECORDING AS EVIDENCED BY APPROVAL CERTIFICATES, SIGNATURES, STAMPS, OR STATEMENTS HEREON. SUCH APPROVALS OR AFFIRMATIONS SHOULD BE CONFIRMED WITH THE APPROPRIATE GOVERNMENTAL BODIES BY ANY PURCHASER OR USER OF THIS PLAT AS TO INTENDED USE OF ANY PARCEL. FURTHERMORE, THE UNDERSIGNED LAND SURVEYOR CERTIFIES THAT THIS PLAT COMPLIES WITH THE MANUAL INSTRUCTIONS OF THE GEORGIA BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND SURVEYORS AND AS SET FORTH IN O.C.G.A. SECTION 15-6-67.

Robert. B. B. B.