PRICE REDUCED





Ideal for a variety of uses, this unrestricted property offers a wealth of features that make it a standout opportunity.13.92 acres of gently rolling land, zoned ARIII, providing flexibility for agricultural, residential, hunting, home business or other uses. A 30x50 building/shop is already in place, plumbed for a bathroom and equipped with power, offering immediate utility for your needs. The homesite has been meticulously mulched and thinned, ready for your dream home near the creek. A freshly installed driveway ensures easy access to the property. A comprehensive soil survey has been completed at the homesite, providing valuable information for future construction while a septic system has already been installed at the building/shop. The property does not have deed restrictions, offering you the freedom to utilize it as you see fit within zoning limitations. This property is a rare find, combining the best of both convenience and natural beauty in Dahlonega. Whether you're looking to build a private retreat, set up a workshop, or explore agricultural possibilities, this land has everything you need.

\$589,900

13.92 Acres | 30x50 Shop Dahlonega, GA Zoned AR3 MLS® 7440806



DANIELLE EDMONDS

Real Estate Salesperson

Mobile (678) 602-8233 Office (706) 692-3533 danielle@c21jasper.com https://www.century21.com/real-estate-agent/profile/danielle-edmonds-p25413890 CENTURY 21.
Lindsey & Pauley

© 2024 Century 21 Real Estate LLC. All rights reserved. CENTURY 21°, the CENTURY 21 Logo and C21° are registered service marks owned by Century 21 Real Estate LLC. Century 21 Real Estate LLC fully supports the principles of the Fair Housing Act and the Equal Opportunity Act. Each office is independently owned and operated. If your property is not listed with a real estate broker affiliated with the CENTURY 21 Brand, please disregard. It is not our intention to solicit the offerings of other real estate brokers.