

# 4318 Camp Wahsega Rd

Dahlonega, GA 30533

## PROPERTY SUMMARY



### PROPERTY DESCRIPTION

Norton Commercial & Acreage Group is proud to present a  $\pm 11.78$ -acre estate lot offering a rare opportunity to acquire a private mountain retreat with approximately  $\pm 725$  feet of road frontage along Camp Wahsega Road in Lumpkin County, Georgia. The property features rolling to mountainous terrain with mature hardwoods, creating an ideal setting for a private estate, mountain cabin, or legacy holding.

Zoned Agricultural, the property provides flexibility for residential use, recreational enjoyment, or a thoughtfully designed retreat property. The natural topography and wooded landscape contribute to a strong sense of privacy while still allowing for convenient access from a publicly maintained roadway.

In addition to its suitability for a personal retreat, the property presents strong potential for short-term rental use, capitalizing on North Georgia's growing agritourism and outdoor recreation demand. The site is well positioned for a cabin, experiential lodging, or nature-based stay, particularly given its adjacency to protected lands and proximity to popular regional attractions, subject to local regulations.

### LOCATION DESCRIPTION

The property is located approximately 7 miles from downtown Dahlonega and within 10 minutes of GA-400, offering an attractive balance of seclusion and accessibility. The tract borders the Chattahoochee National Forest, providing immediate access to hiking, fishing, and outdoor recreation, along with long-term protection of the surrounding landscape.

Dahlonega's historic square, regional wineries, waterfalls, and the broader North Georgia mountain destination market are all within close proximity. The location also allows for convenient access to Gainesville and the greater North Georgia region, reinforcing the property's appeal for both personal use and investment purposes.

### OFFERING SUMMARY

Sale Price:	\$341,620
Lot Size:	11.78 Acres



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## AERIAL PHOTOS





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TOPOGRAPHY MAP

