

# FOR SALE

**+/- 160.15 Acres - Recreational/Estate Tract**

**Beautiful Long Range Views**

0 Highway 60 N, Dahlonega, GA 30533

**For More Information: Stephen Lovett**

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**Norton Commercial**  
434 Green Street  
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# NORTON

EXECUTIVE SUMMARY

# +/- 160.15 Acre Recreational Estate/Family Compound

0 HIGHWAY 60 N, DAHLONEGA, GA 30533



### OFFERING SUMMARY

<b>Sale Price:</b>	\$1,425,000
<b>Price / Acre:</b>	\$8,898
<b>Lot Size:</b>	160.15 Acres
<b>Future Land Use:</b>	Rural Places
<b>Best Use:</b>	Low Density Residential/Acreage
<b>Utilities:</b>	Power, Cable/Internet – No Public water or Sewer
<b>Road Frontage:</b>	+/- 4,200 Feet on Highway 60 N
<b>School Districts:</b>	Lumpkin County ES, Lumpkin County MS, Lumpkin County HS

### PROPERTY OVERVIEW

Norton Commercial Acreage Group is proud to present this beautiful North Georgia property in the foothills of the Blue Ridge Mountains, Lumpkin County. Topography is mostly sloping, however, there are sections of the property that will make quality home sites with long-range mountain views and potential 360-degree views making it perfect for a recreational/family estate. Site is wooded with mostly hardwoods throughout.

**Site backs up to 58,000 acres of National Forest land.**

### LOCATION OVERVIEW

Located adjacent to Chattahoochee-Oconee National Forests and boasts a fantastic 4,200 ft of road frontage on Highway 60N. The subject property is just a 20-minute drive to the Historic Dahlonega Square and the University of North Georgia. The new North Georgia Medical Center near the intersection of Highway 60 and GA 400 opened in late 2023 and represents a \$6.8 million investment that will create +150 jobs. One of the fastest growing counties in the country, Lumpkin County's population has grown by +13.7% since 2010 and is projected to increase by an additional +22% over the next 10 years. Within the Lumpkin County ES, Lumpkin County MS and Lumpkin County HS districts. Located roughly 60 minutes north of Atlanta, Dahlonega's quaint downtown and diverse outdoor recreation amenities have historically relied on tourism-related activities. In recent years, the area has attracted more permanent residents.

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ADDITIONAL PHOTOS

# +/- 160.15 Acre Recreational Estate/Family Compound

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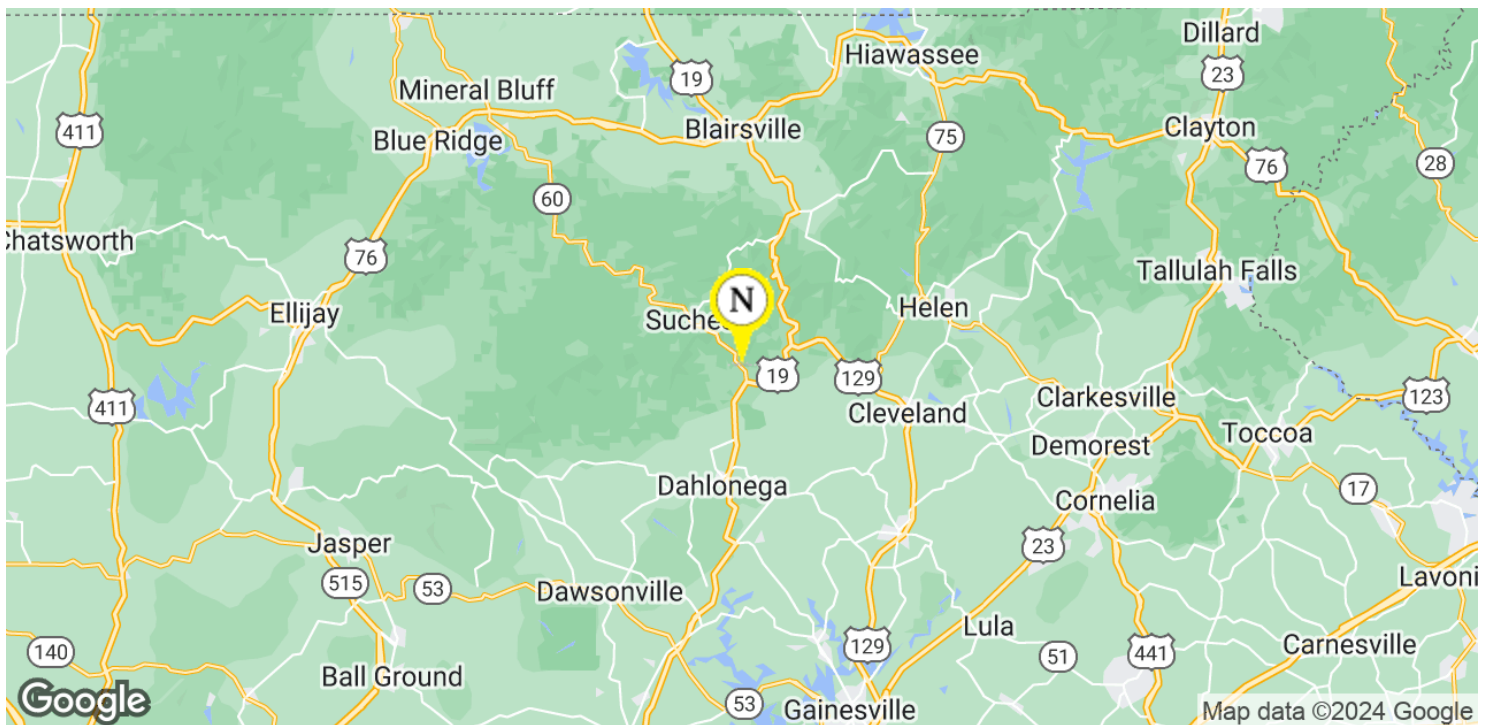
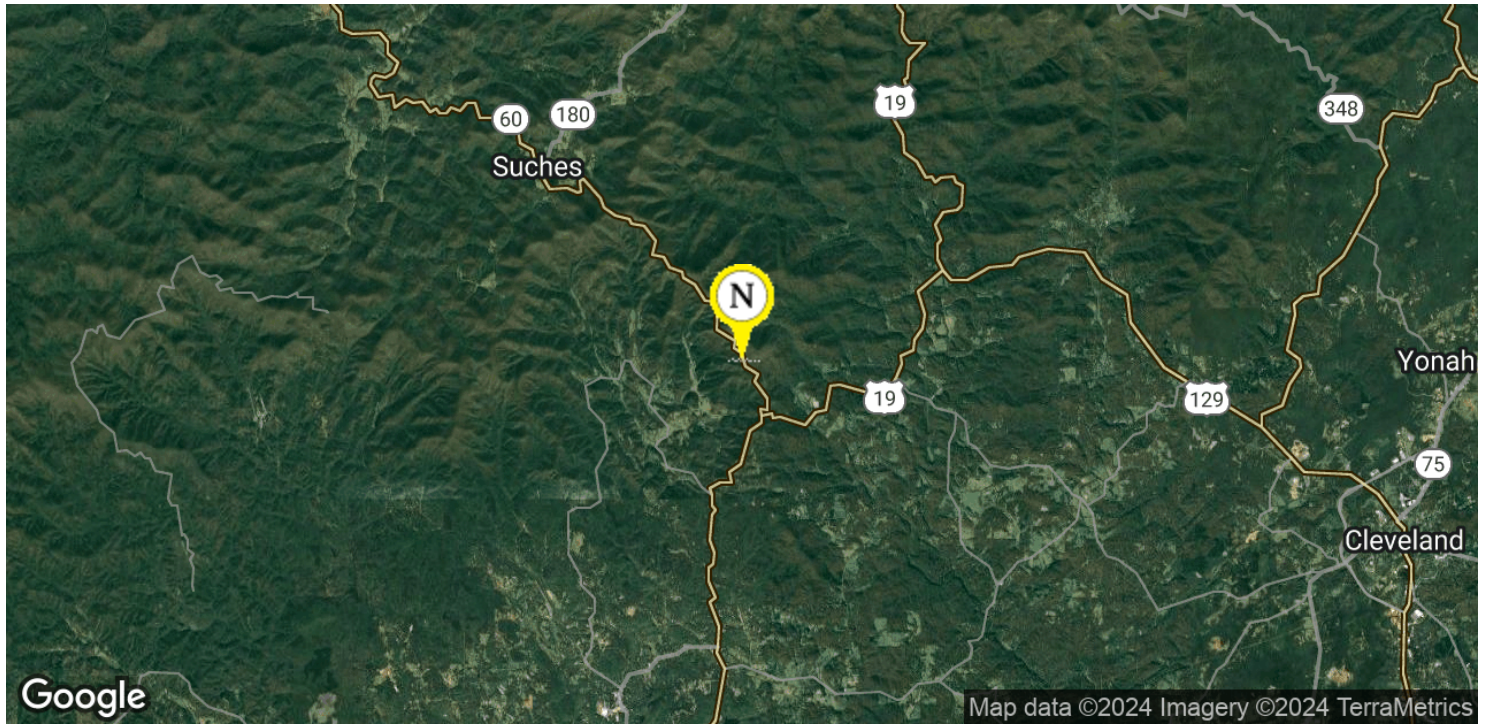
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LOCATION MAP

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