187 Ricky Lane | ± 2.54 AC

DAHLONEGA — LUMPKIN COUNTY

For Sale — Residential Opportunity



ASKING PRICE: $110,000

OFFERING SUMMARY

Residential Acreage Opportunity:

±2.54-acre residential property located in Dahlonega, Lumpkin County, featuring two existing mobile homes. Zoned R-3 Residential with public water available and septic required.

Historic Downtown Dahlonega & UNG:

Located approximately 4 miles (9 minutes) from Historic Downtown Dahlonega, offering convenient access to local shopping, restaurants, entertainment, and the University of North Georgia's Dahlonega campus.

Regional Shopping & Dining:

Approximately 13 miles (20 minutes) from North Georgia Premium Outlets in Dawsonville, featuring over 140 designer and name-brand stores, with additional shopping and dining along the GA-400 corridor.

Convenient Healthcare Access:

Located near Northeast Georgia Medical Center Lumpkin, a modern hospital facility opened in 2024, offering expanded healthcare services including emergency care, inpatient services, and surgery.

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For More Information: Due Diligence Information. The information contained herein is from other sources believed to be reliable. No independent investigation of the property or the information contained herein has been made, and no representation is made as to the accuracy or completeness thereof. Properties are subject to sale, withdrawal and other sales or rental conditions. Terms are subject to errors and change without notice.

Lot Specifics

Tax Parcel #	047 021
Acreage	± 2.54 Acres
Utilities	All Available – Septic Required
Zoning	R3 – Residential
Mobile Homes	*1: Existing ($500/Mo)* *2: Existing* *3: Entitled Pad*

SCHOOL DISTRICT

Blackburn Elementary School

Lumpkin Middle School

Lumpkin County High School

NEARBY COLLEGE

University of North Georgia – Dahlonega Campus



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