



**\$ 199,900**

## **13 TWIGG LN, MINERAL BLUFF, GA 30559, USA**

<https://mtsunriserealty.com>

Unrestricted acreage with Cutcane creek frontage just outside of Blue Ridge. Paved country road frontage with public water and power at street. Upper portion of property has been perked for 4 lots. Approximately 1000 feet of year around rushing water frontage just above the confluence of Cutcane and Hemptown creek....

13 Twigg Ln, Mineral Bluff, GA  
30559, USA

- Land
- Acreage
- Active



**BASIC FACTS**

**Property ID:** 267911

**Date added:** 12/15/23

**Status:** Active

**Acres:** 10

**MLS #:** 330398

**Type:** Land

**Lot size:** 435600 sq ft

**PROPERTY DETAILS**

**New Construction:** No

**Frontage:** Road

**PROPERTY FEATURES**

**Electric Available:** No

**Heating:** No

**Carport:** No

**Pool:** No

**View:** Year Round, Creek/Stream, Forest

**Water Source:** Public Util Avail

**Cooling:** No

**Fireplace:** No

**Garage:** No

**Sewer:** None, Perc Test On File

**Waterfront:** Yes

**LOCATION DETAILS**

**City:** Mineral Bluff

**State:** GA

**County/Parish:** Fannin

**County:** Fannin

**Postcode:** 30555

**Township:** Fannin

