



*151 Chelsey Drive
Dawsonville, GA 30534*



Cozy Space For Relaxing In The Mountains

PROPERTY INFORMATION SHEET

PRICE: \$255,000 ACREAGE: 19.84+/- acres COUNTY: Dawson AREA OF COUNTY: South
BEDROOMS: 1 BATHS: 1 ½ BATHS: 0 BASEMENT: Full Finished GARAGE: Covered shed
HVAC: Central, Electric LAUNDRY: Basement EXTERIOR: Log FIREPLACE: Wood stove
SUBDIVISION: None LOT#: N/A DUES/FEES: None

DESCRIPTION: 19.8+/- ACRES, CABIN, PASTURE, & TROUT STREAM all are part of this very scenic North Georgia property. There are several acres' worth of rolling prime grasslands, fenced and cross-fenced with sheds, a storage building, and electricity. A long length of Cochran's Creek runs along this portion of the property, a certified North Georgia trout stream. Across the paved road is a lovely forested portion of the property with a little branch, nice timber, and another small fenced open area and rolling terrain. An authentic small log cabin lies private and secluded with here with wood floors, a one loft bedroom, a covered and screened porch, and a full unfinished daylight basement. And there's plenty of acreage for additional construction or clearing if desired.

SQUARE FT: 793 +/- (public records) TAXES: \$ YEAR CONSTRUCTED: 1986
SCHOOL-ELEM: Dawson County MIDDLE: Dawson County HIGH: Dawson County
SETTING/LAND: Lovely farmland and forested setting with access to the National Forest.
WATER SOURCE: Private well. OTHER BUILDINGS ON PROPERTY: Several outbuildings & sheds.
STREET/ACCESS: Paved County Road and private drive. DRIVEWAY: Gravel.

DIRECTIONS: From Dahlonega: Take GA Highway 52 West 11+/- miles, turn right onto Wesley Chapel Road, go 1.5+/- miles, turn right onto Dan Fowler Road, go 0.7 miles to property.

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