



*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.

**Vic Dover: 706-265-5855**  
**Melissa Dover: 706-344-8850**  
www.vinsondoverrealty.com

\*\*THE INFORMATION CONTAINED HEREIN IS DERIVED FROM SOURCES BELIEVED TO BE CORRECT, BUT IT IS NOT GUARANTEED.  
Complete info at <http://www.vinsondoverrealty.com>