

**HOME ON 0.81± ACRES**  
**1285 ARTESIAN WELL ROAD, CALHOUN**  
**GORDON COUNTY, GA**  
**\$227,000**



**SMALLTOWN**  
HUNTING PROPERTIES  
& REAL ESTATE<sup>SM</sup>

**OFFICE (769) 888-2522**

# 1285 ARTESIAN WELL ROAD

## PROPERTY PROFILE

### LOCATION:

- 1285 Artesian Well Road  
Calhoun, GA, 30701-8120
- Gordon County
- 8± Miles NW of Calhoun
- 20± Miles SW of Dalton
- 47± Miles S of Chattanooga, TN
- 82± Miles N of Atlanta

### COORDINATES:

- 34.54742, -85.03746

### PROPERTY USE:

- Single Family Residential
- Investment

### PROPERTY INFORMATION:

- 0.81± Acres
- 3 Bedrooms, 1 Bath Home
- One-Car Garage
- Fenced-In Backyard
- Peaceful Living
- Mountain View

### TAX INFORMATION:

- \$945.1
- 004-004A



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**JUSTIN HASTY, ALC**

ASSOCIATE BROKER

C: 706-671-4554

O: 478-382-2880

[justin@smalltownproperties.com](mailto:justin@smalltownproperties.com)

125 Pine Brook Drive - Rocky Face, GA 30740

[smalltownproperties.com](http://smalltownproperties.com)

Information is believed to be accurate but not guaranteed.



# WELCOME TO 1285 ARTESIAN WELL ROAD

IF YOU ARE LOOKING FOR A HOME IN THE PEACEFUL SUGAR VALLEY, GEORGIA AREA, TAKE A LOOK AT THIS ONE! Located at 1285 Artesian Well Road in Calhoun, this very affordable home offers three bedrooms and one bathroom. The Gordon County home is situated on .81+/- acres with the entire back yard being fenced-in and ready for your animals. The home features hardwood, LVT and ceramic flooring, a laundry room, one-car garage, spacious front porch and a back deck.

To schedule a visit of this well taken care of home, contact Justin Hasty today.



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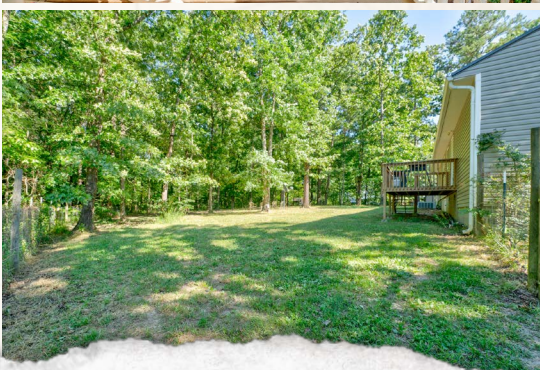
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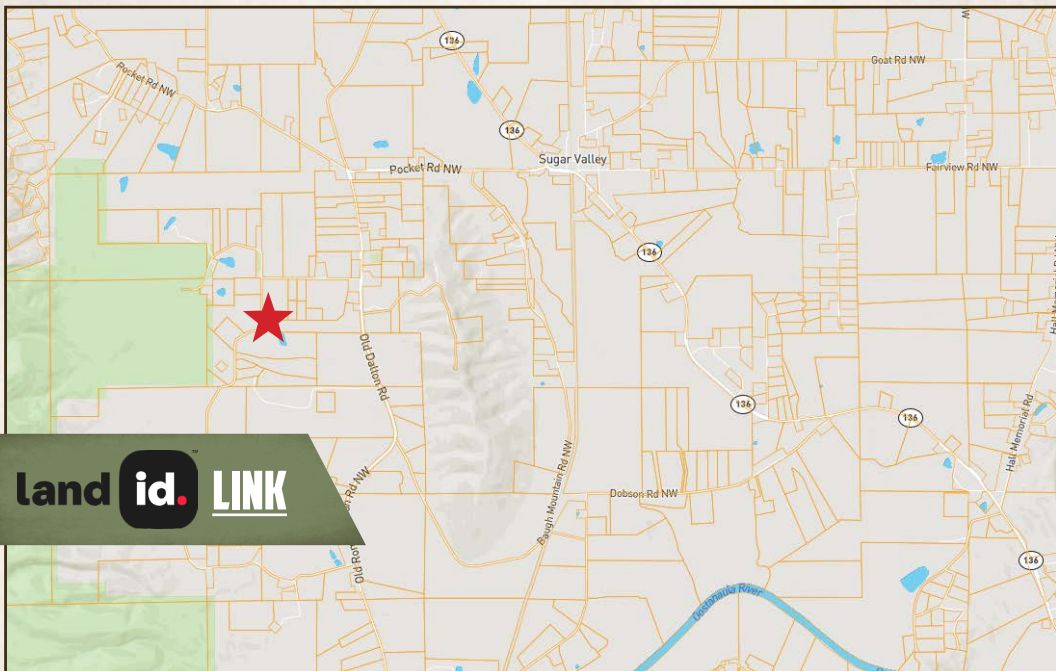
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From Dalton, GA: Travel I-75 south to the Resaca Exit 320. Turn right onto Hwy 136 and continue to the stop sign. Turn left on Hwy 136 and then turn right on Harbor Road NW. Turn right on Joyce Road NW and then left on Artesian Well Road NW. The home will be on the left. Physical Address: 1285 Artesian Well Road, Calhoun, GA 30701

**LINK TO GOOGLE MAP DIRECTIONS**



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