

# Melton Mill Farm & Cabin

246 Melton Mill Rd, Dawson, Georgia 39842

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## PROPERTY OVERVIEW



### Sale Price

**\$740,000**

### Offering Summary

<b>Acreage:</b>	88.676 Acres
<b>Price / Acre:</b>	\$8,345
<b>State:</b>	Georgia
<b>City:</b>	Dawson
<b>County:</b>	Terrell
<b>Property Type:</b>	Farms and Cropland, Acreage and Estates, Hunting and Recreational

### Property Overview

The 88.676 acre Melton Mill Farm and Cabin tract is the hard-to-find kind of turnkey property that seldom comes around. The farm has been well developed and nurtured by a true land steward, and he is ready to hand it off to the next land steward. The property offers a craftsman style one bedroom cabin with a bonus room used as a 2nd bedroom, multi-level deck with sink and grilling area, a stocked pond, annual row crop lease, mature upland oaks and other hardwoods with some pines, young planted loblolly pines in two age classes, established food plots, planted wildlife trees of various species, open pasture area between the pond and cabin, fenced and cross-fenced small pasture currently used for goats and a donkey next to the cabin, blueberry bushes, bee boxes (hives), gated and fenced entrance, gravel drive, three wells, shooting range, paved road frontage, privacy, and more. Deer stands and feeders are included, and equipment such as tractor and implements can be purchased if desired.

Supporting outbuildings include an enclosed 600 square foot wired steel building on a concrete pad with a lean-to shelter for additional equipment storage, a large pole barn, a storage building, greenhouse, and animal shelters in the fenced pasture.

The property and cabin must be visited to fully appreciate, and all aspects of the farm will beckon you to stay. The well-appointed pine sided cabin is constructed with impeccable quality and was designed with upscale finishes and intentional simplicity for low maintenance living. The result is a cabin that's ideal as a full-time residence or a luxury weekend retreat.



## Property Overview Continued

The cabin interior looks perfect in our pictures, and somehow even better in person. Inside, the combination of knotty pine ceilings and floors with custom cedar counter tops in the open living area provide a warm and inviting setting. The roomy master bedroom is accented with herringbone Brazilian Rosewood flooring, and the spacious bathroom features tiled bath/shower and custom cedar countertops. The upstairs cubby bonus room has its own private entrance and upper level deck perfect for morning coffee and wildlife viewing. It currently serves as a perfect cozy bedroom and would also be a great home office. Speaking of views, the cabin is situated on a hill in the center of the property, providing spectacular property views from the well located and designed windows and the sprawling multilevel deck. Other features include a whole house water filter, tankless water heater, and a large brick fireplace. There is a termite bond.

For the sportsman, the pond is a true wildlife magnet. Melton Mill Farm is situated on a ridge between the famed Ichawaynotchaway Creek and Wolf Creek to the west, and Walk-Ikey Creek to the east. The only known reliable wildlife water source around this area of the ridge is the pond Melton Mill Farm. The reliable pond water source complimented by a mix of mature hardwoods, row crops, food plots, established wildlife trees, natural wildlife corridors, and a history of supplemental deer feeding and low hunting pressure makes Melton Mill Farm an excellent hunting property for deer and turkey. Wild quail are often seen and heard as well.

The ± 36.5 acre row crop field provides annual income via a farm lease to a quality farmer, and is a valuable wildlife food source. The field is planted this year in corn. The beautiful field with a gentle role and prime Tifton soils is a blank slate that is well used as is for row crops, and would make a nice CRP longleaf stand with food plots if that is more your style. Or, pasture or pecans or other specialty crops is a possibility.

The ± 0.5-acre pond was stocked in 2024 with several varieties of koi, which are regularly fed with koi food. Largemouth bass were stocked in 2025. The pond also features a dock and an aerator. The water is conveniently supplemented with well water as needed during dry weather periods. There is a shooting range with a dirt backstop. The small fenced and cross fenced pasture has two shelters for animals and perches for goats.

The attention to detail with landscaping is impressive. Established trees of various species are found along the gravel drive, around the pond, in food plot areas, around the cabin, and elsewhere. At the cabin there is an aesthetic mix of landscaping, brick walkways, and grass lawn with bench and fire pit. Plantings include 35 mature blueberry bushes, 6 peach trees, 4 pear trees, sawtooth oaks, cypress and maple trees around the pond, and more. Complementing those plantings is a ±1.9 acre mature pecan grove.

## COMPLETE HIGHLIGHTS



## Property Highlights

- Craftsman cabin
- Turnkey
- Cabin furnishings, deer stands, feeders included
- Equipment available for purchase if desired
- Pond
- Row Crop Field
- Mature Upland Oaks/Other Hardwoods/Pine
- Two age classes of young planted loblolly
- Food Plots & Shooting Range
- Established wildlife trees
- Small fenced and cross fenced pasture
- Small mature pecan grove
- Three wells and paved road frontage
- Storage buildings, pole barn, & greenhouse
- A true must see

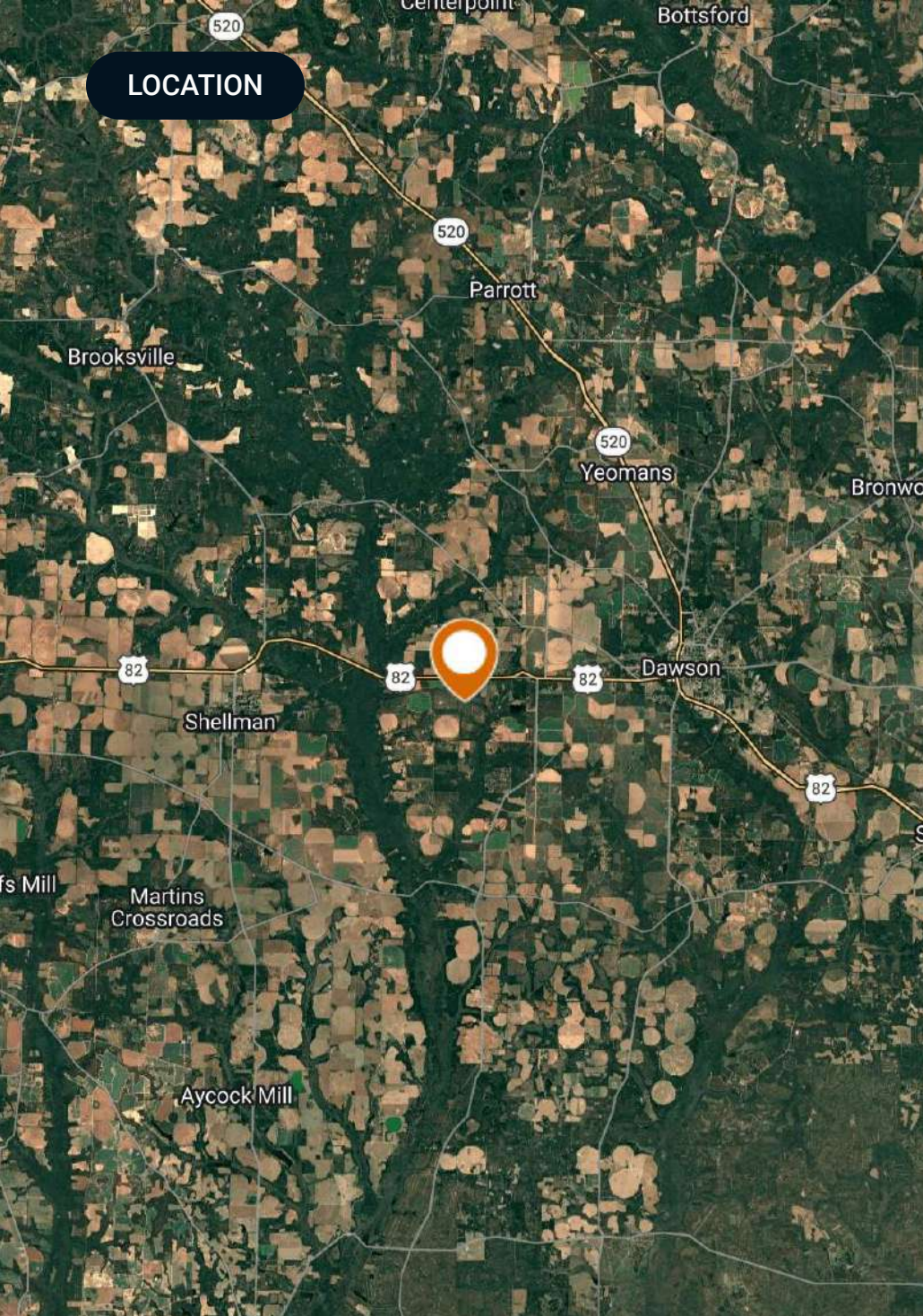
## SPECIFICATIONS & FEATURES



## Specifications & Features

<b>Uplands / Wetlands:</b>	100% Uplands (Source: NWI)
<b>Soil Types:</b>	Primary soil is Tifton sandy loam with 2% to 5% slope ± \$1,900/year. Property is in Conservation Use Value Assessment (CUVA) through 12/31/2031 according to public records
<b>Taxes &amp; Tax Year:</b>	
<b>Zoning / FLU:</b>	Ag
<b>Lake Frontage / Water Features:</b>	0.5 acre private pond
<b>Water Source &amp; Utilities:</b>	Pond & 3 wells (two 6" wells, one 4" well)
<b>Road Frontage:</b>	1007' on US 82 (Graves Hwy/GA 50) & 2,622' Melton Mill Rd (paved)
<b>Nearest Point of Interest:</b>	4.7 miles to Dawson, GA 29 miles to Albany, GA 45 miles to Lake Eufaula
<b>Current Use:</b>	Cabin, Pond, Hunting, Row Crop Farm Lease, Timber
<b>Survey or Site Testing Reports:</b>	88.676 surveyed acres. 2012 Survey Plat is available





## Location & Driving Directions

Parcel: 010 039A

GPS: 31.7754875, -84.52757059999999

**Driving Directions:**

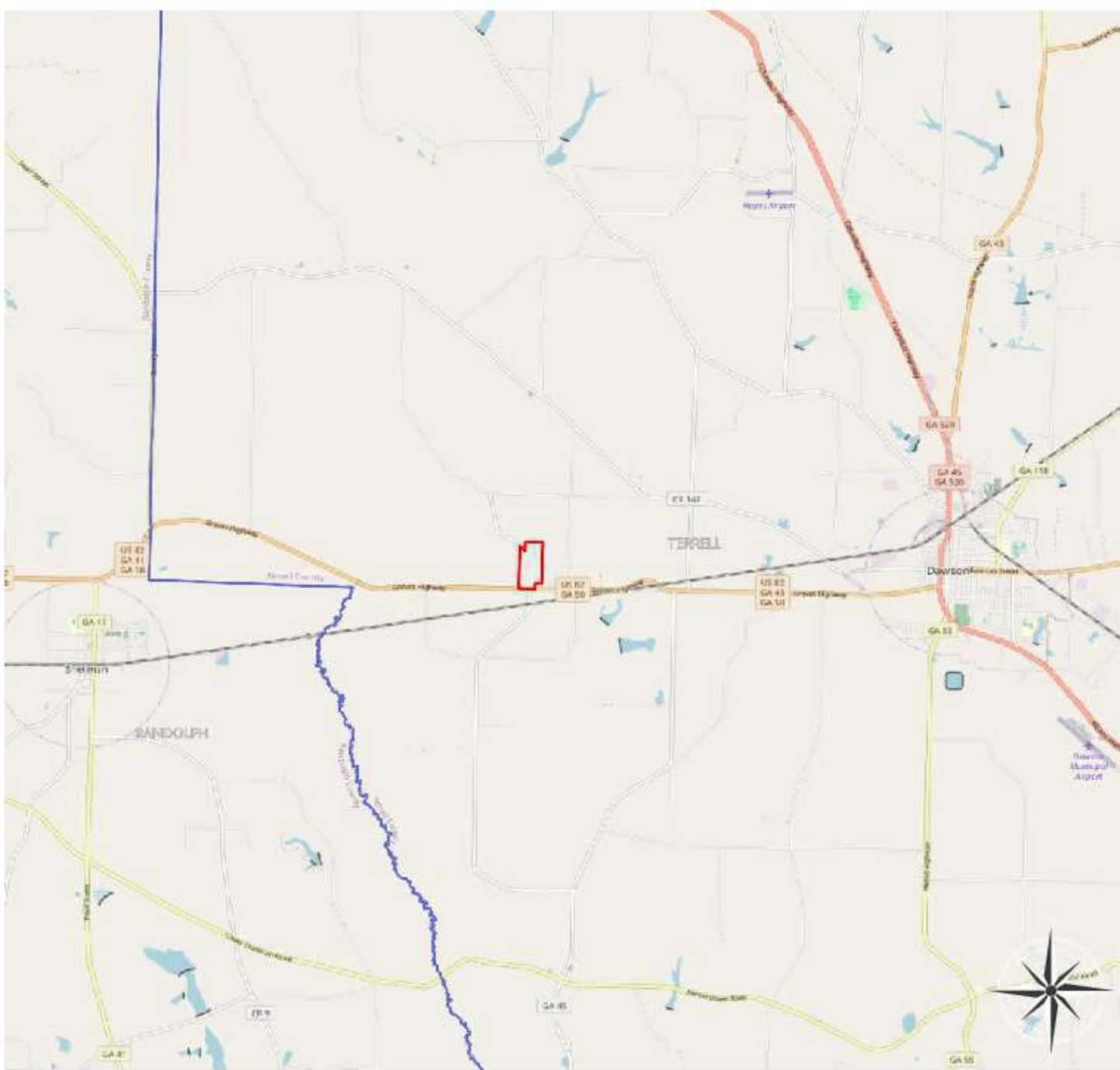
- From Dawson, GA, head west on US 82 (Graves Hwy/GA 50) 4.7 miles
- Property is on north side of US 82 and east side of Melton Mill Rd.

**Showing Instructions:**

Contact the Listing Broker Mike Matre.

### Melton Mill Farm & Cabin

- County
- Melton Mill Farm, Terrell Co GA, 88.676 Surveyed Acres

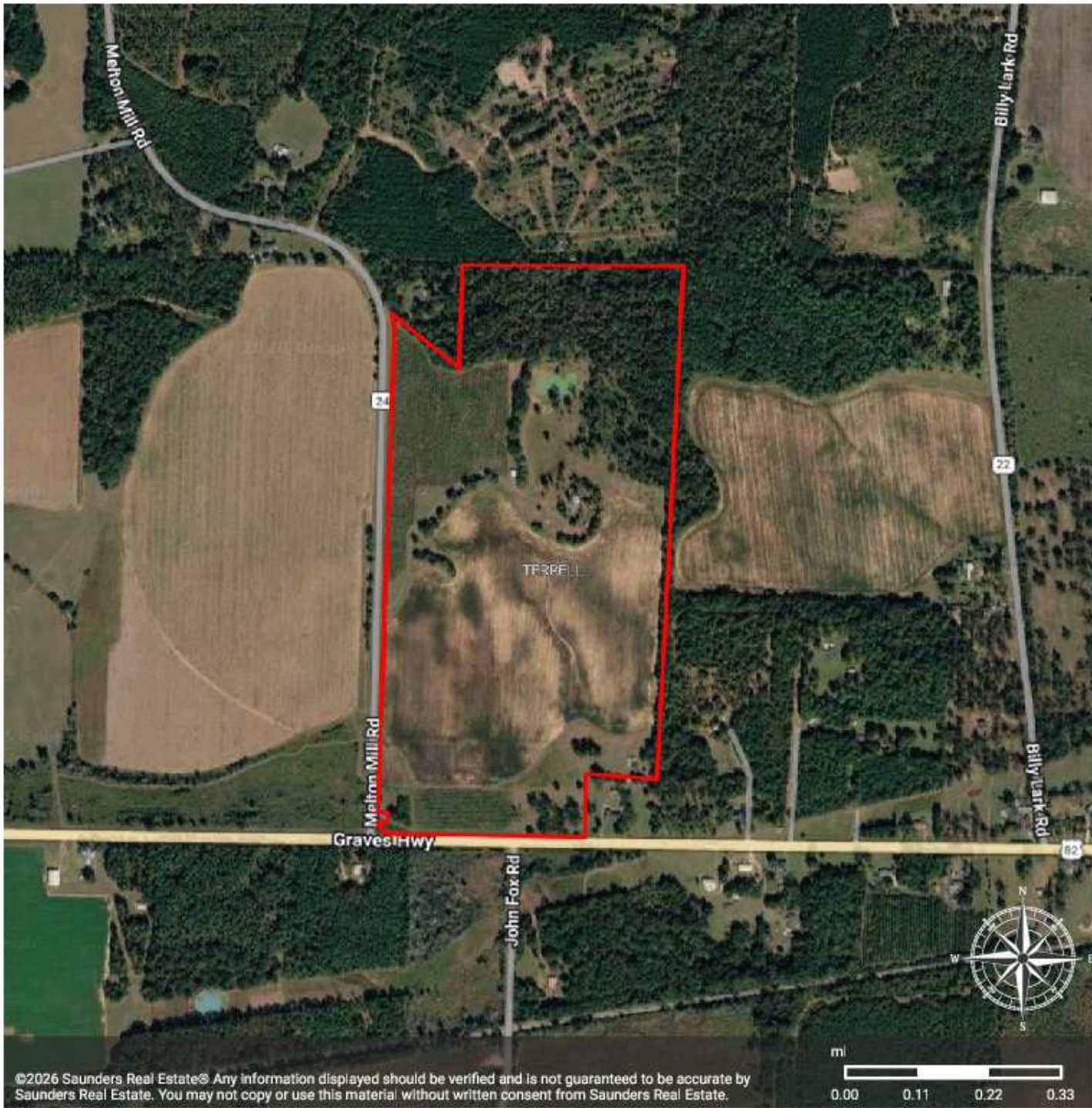


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## Melton Mill Farm & Cabin

- County
- Melton Mill Farm, Terrell Co GA, 88.676 Surveyed Acres

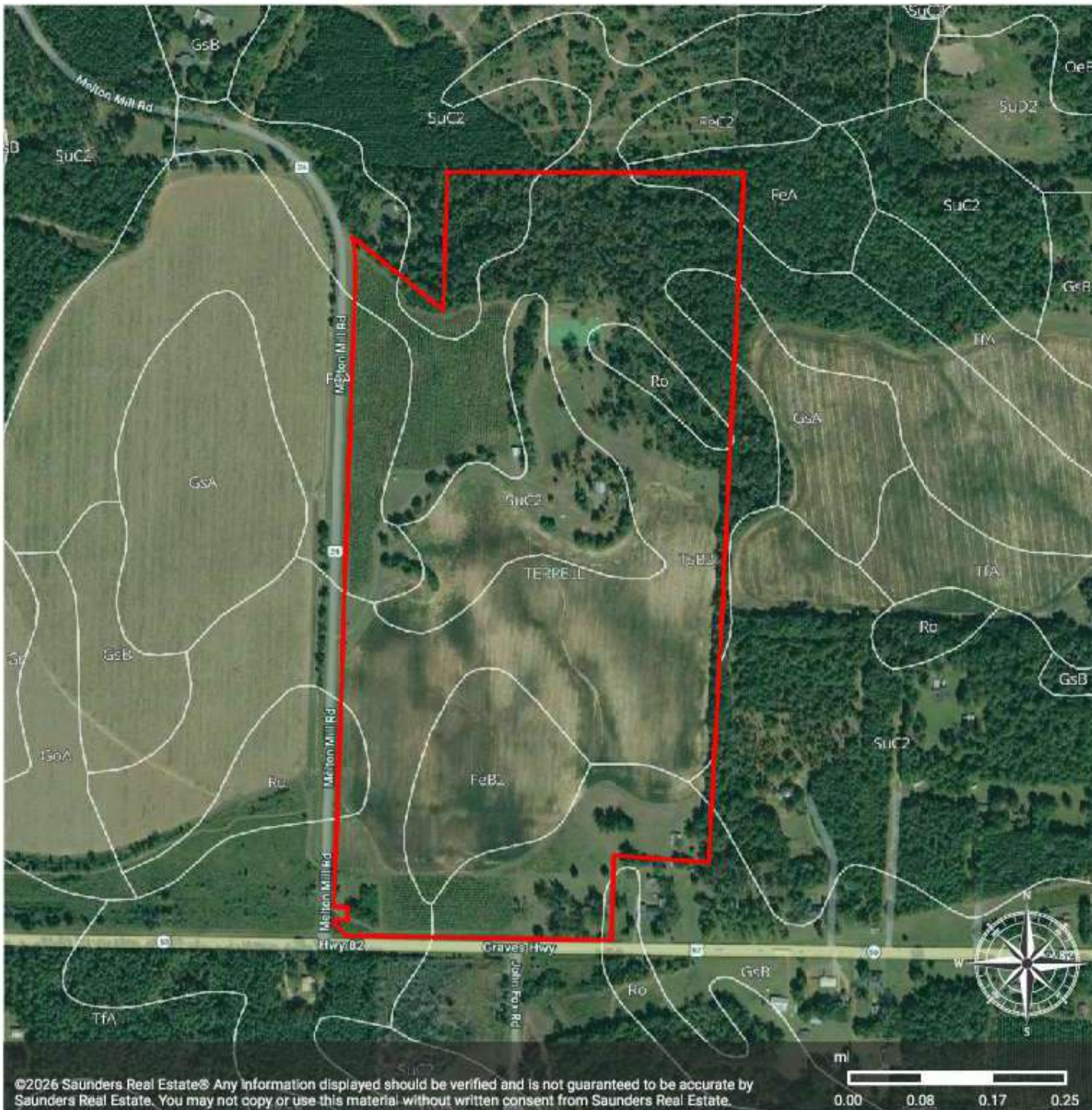


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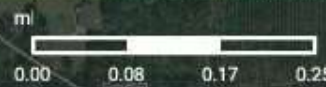
## Melton Mill Farm & Cabin : Soils

- County
- Melton Mill Farm, Terrell Co GA, 88.676 Surveyed Acres
- Melton Mill Farm & Cabin : Soils

MUID	COMPONENT NAME	ACRES
TsB2	Tifton	46.45
SuC2	Sunsweet	15.03
GsB	Greenville	8.64
FeB2	Faceville	8.39
FeA	Faceville	5.67
Ro	Riverview	3.12
GsA	Greenville	1.30
<b>TOTAL</b>		<b>88.59</b>



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# Melton Mill Farm & Cabin

## Terrell County GA

### Parcel 010-039A

### 88.676 Surveyed Acres

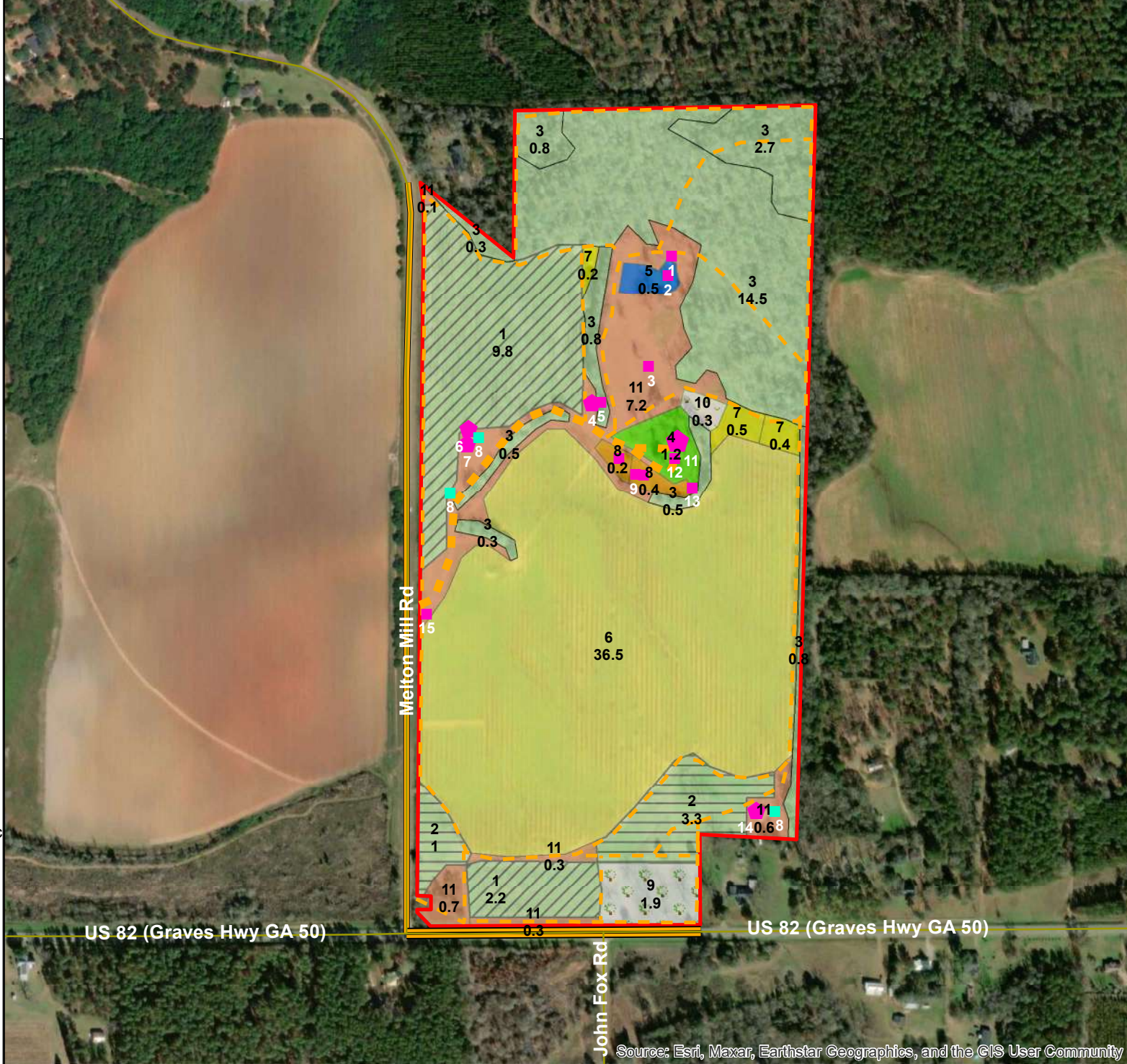
**Legend**

- tr\_roads
- ID#, Descrip**
- 1, Dock
- 2, Aerator
- 3, Shooting Range
- 4, Steel Building
- 5, Lean-to Shelter
- 6, Storage Building
- 7, Greenhouse
- 8, Well (3)
- 9, Goat Perch
- 10, Animal Shelter
- 11, Cabin
- 12, Parking
- 13, Animal Barn
- 14, Pole Barn
- 15, Gate

- Descrip**
- Paved US Hwy (± 1,007 feet)
  - Paved County Rd (± 2,622 feet)
  - Gravel Drive
  - Roads/Trails
  - Tracts

- Stand Number, Stand, ± Acres**
- 1, Planted ± 2021 OldField Lob, 12.1 ac
  - 2, Planted ± 2021 OldField Lob, 4.3 ac
  - 3, Natural Mature Hardwood/Pine, 21.1 ac

- Stand Number, Land Use, ± Acres**
- 4, Cabin Site/Yard, 1.2 ac
  - 5, Pond, 0.5 ac
  - 6, Ag Dry, 36.5 ac
  - 7, Food Plot, 1.0 ac
  - 8, Fenced Pasture, 0.6 ac
  - 9, Mature Pecans, 1.9 ac
  - 10, 2020 Leyland Cypress, 0.3 ac
  - 11, Open/Misc Non-Timber, 9.2 ac



Source: Esri, Maxar, Earthstar Geographics, and the GIS User Community

ADDITIONAL CABIN PHOTOS



ADDITIONAL CABIN PHOTOS



ADDITIONAL PHOTOS



ADDITIONAL PHOTOS



## ADVISOR BIOGRAPHY



### Mike Matre, ALC, RF, ACF

Senior Advisor

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## Professional Background

Mike Matre, ALC, RF, ACF is a Senior Advisor at Saunders Real Estate.

Mike currently lives in Leesburg, Georgia with his wife, Joy, and their daughters. Leesburg is located in the heart of Southwest Georgia where land is always in high demand thanks to great wildlife, wildlife habitat, outdoor recreation opportunities, location near the Gulf & Atlantic coasts, soils, water, and markets for timber and agriculture products. Mike grew up in Southwest Georgia in the city of Albany.

Mike specializes in land sales, land acquisitions, land management, land development, land investment analysis, timber sales and appraisal, and complete forestry services. He also runs his own forestry business through Matre Forestry Consulting, Inc., which he founded in 1999.

Mike holds a real estate broker license and a forestry license in Georgia and Alabama. He is also an Accredited Land Consultant, a member of the Association of Consulting Foresters, and a member of the Society of American Foresters. Throughout his career, Mike has become a recipient of the REALTORS® Land Institute APEX Award, a recipient of the UGA Bulldog 100 Award, and a recipient of the Society of American Foresters Award of Excellence in Forestry. He has a Bachelor of Science in Forest Resources and a Minor equivalent in Real Estate/Business from the University of Georgia. Mike is also an officer at Cedar & Vine Church.

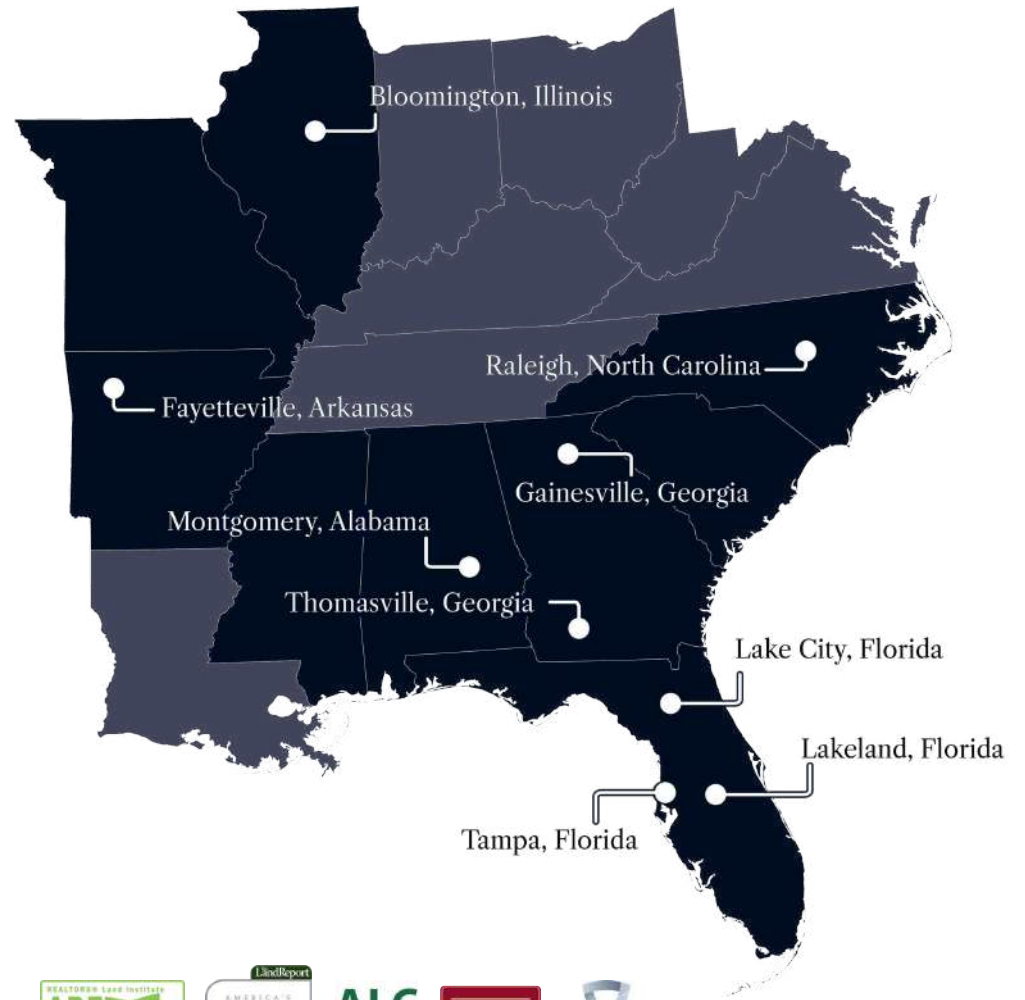
Mike is passionate about helping his clients achieve their land investment goals. On behalf of his clients, Mike has sold over 100 land transactions representing over \$80,000,000 in sales volume. He also actively manages clients' land properties in Georgia and Alabama.

Mike specializes in:

- Acreage and Estates
- Farms and Cropland
- Hunting and Recreational Land
- Timberland



At Saunders Real Estate, we deliver full-service real estate solutions, built on more than 30 years of trusted experience. Our dedicated teams offer tailored guidance backed by deep regional insight and a proven track record. We believe that successful outcomes start with strong relationships built on trust and a shared commitment to your goals.



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