

BOB GODFREY RD 23 ACRES

4555 BOB GODFREY RD, ATHENS, GA 30605



EXECUTIVE SUMMARY



OFFERING SUMMARY

Sale Price: \$203,700

Price / Acre \$8,750

Lot Size: 23.28 Acres

Lot Frontage: 682.4 ft Bob Godfrey Rd

Zoning: AR

Market: Athens-Clarke County

PROPERTY OVERVIEW

The property consists of 23.28 acres which is mostly wooded with a mix of hard woods and pines. A creek runs through the rear portion of the property. There is roughly 535 ft. of frontage on Bob Godfrey Rd, and there is county water located in Bob Godfrey Rd as well. The property is well suited to build a home within close proximity to Athens and Watkinsville with plenty of land and privacy.

LOCATION OVERVIEW

The property is located on the north side of Bob Godfrey Road in the southeastern corner of Clarke County. Barnett Shoals Road turns into Bob Godfrey Road which runs east to west along the southern border of Clarke County from Oconee to Oglethorpe County. It is located roughly 10 minutes from downtown Watkinsville or 15 minutes from downtown Athens.

PROPERTY HIGHLIGHTS

- Great tract to build a home within close proximity to Athens and Watkinsville.
- Approx. 10 minutes to Downtown Watkinsville.
- Approx. 15 minutes to Downtown Athens.
- County water is located in Bob Godfrey Rd.

The information contained herein is derived from a variety of sources including the owner, public records and other source Whitworth land Corporation deems to be reliable. Whitworth Land Corporation has no reason to doubt, but does not guarantee the accuracy of this information.

GRANT WHITWORTH
706.548.9300
grantwhitworth@gmail.com

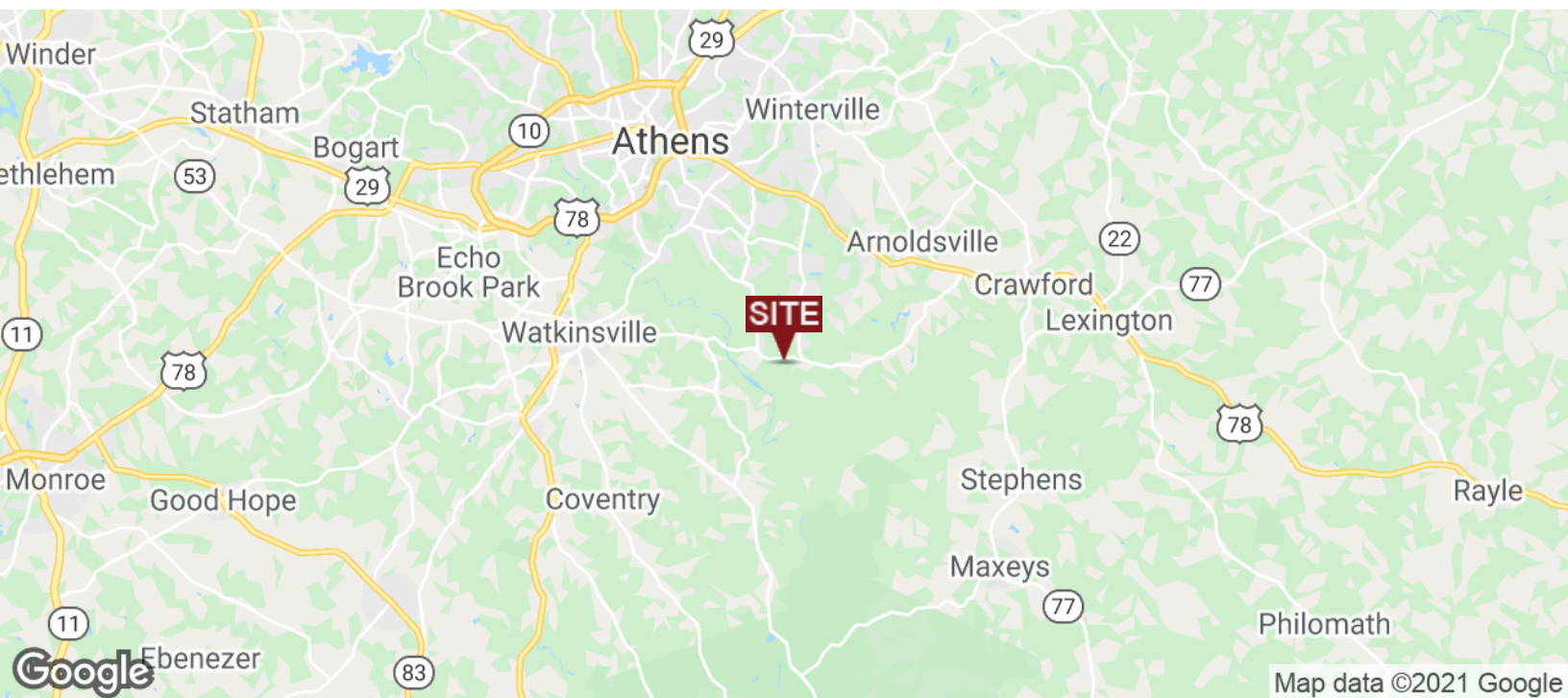
Revised: 2-19-2021

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LOCATION MAPS



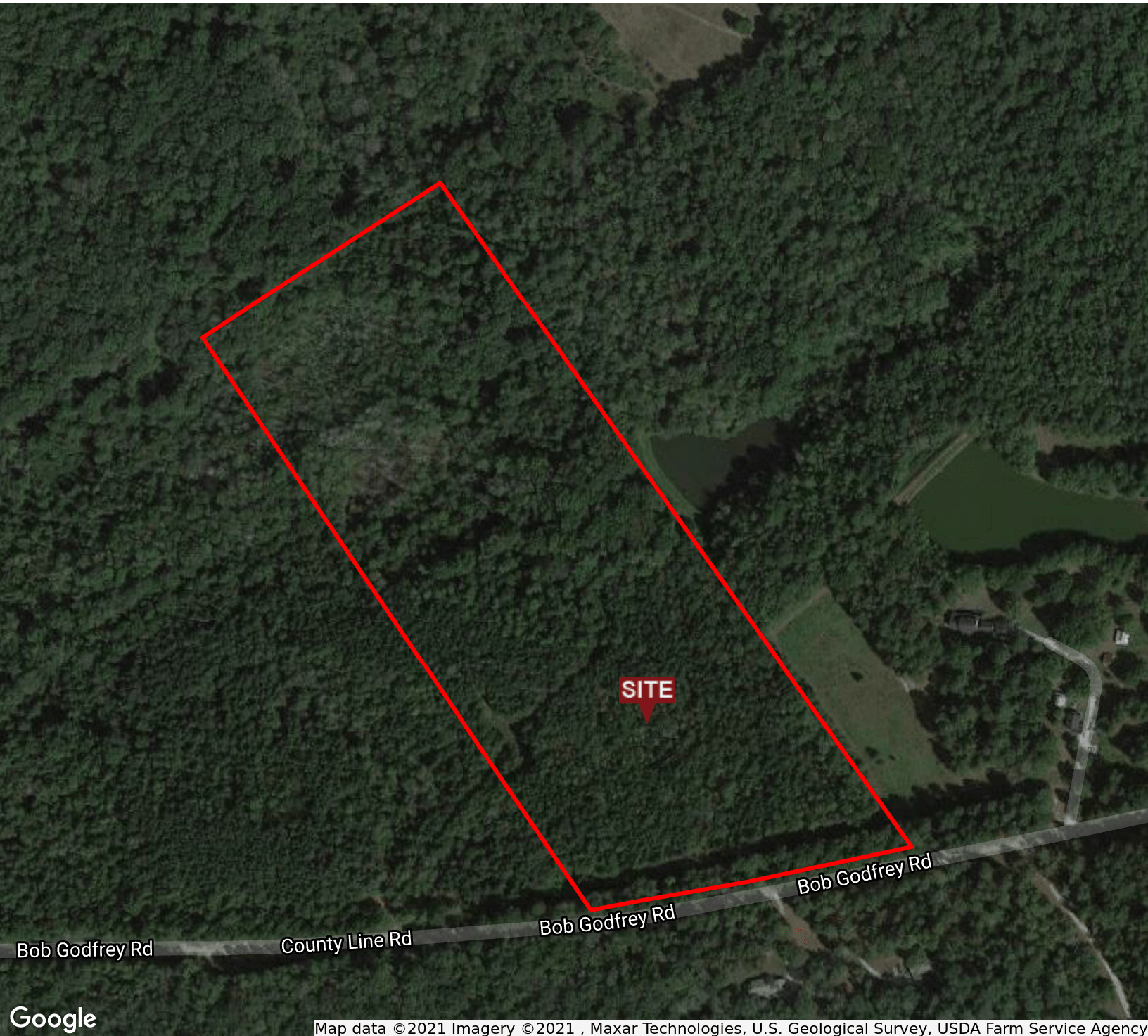
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AERIAL MAPS



Map data ©2021 Imagery ©2021, Maxar Technologies, U.S. Geological Survey, USDA Farm Service Agency

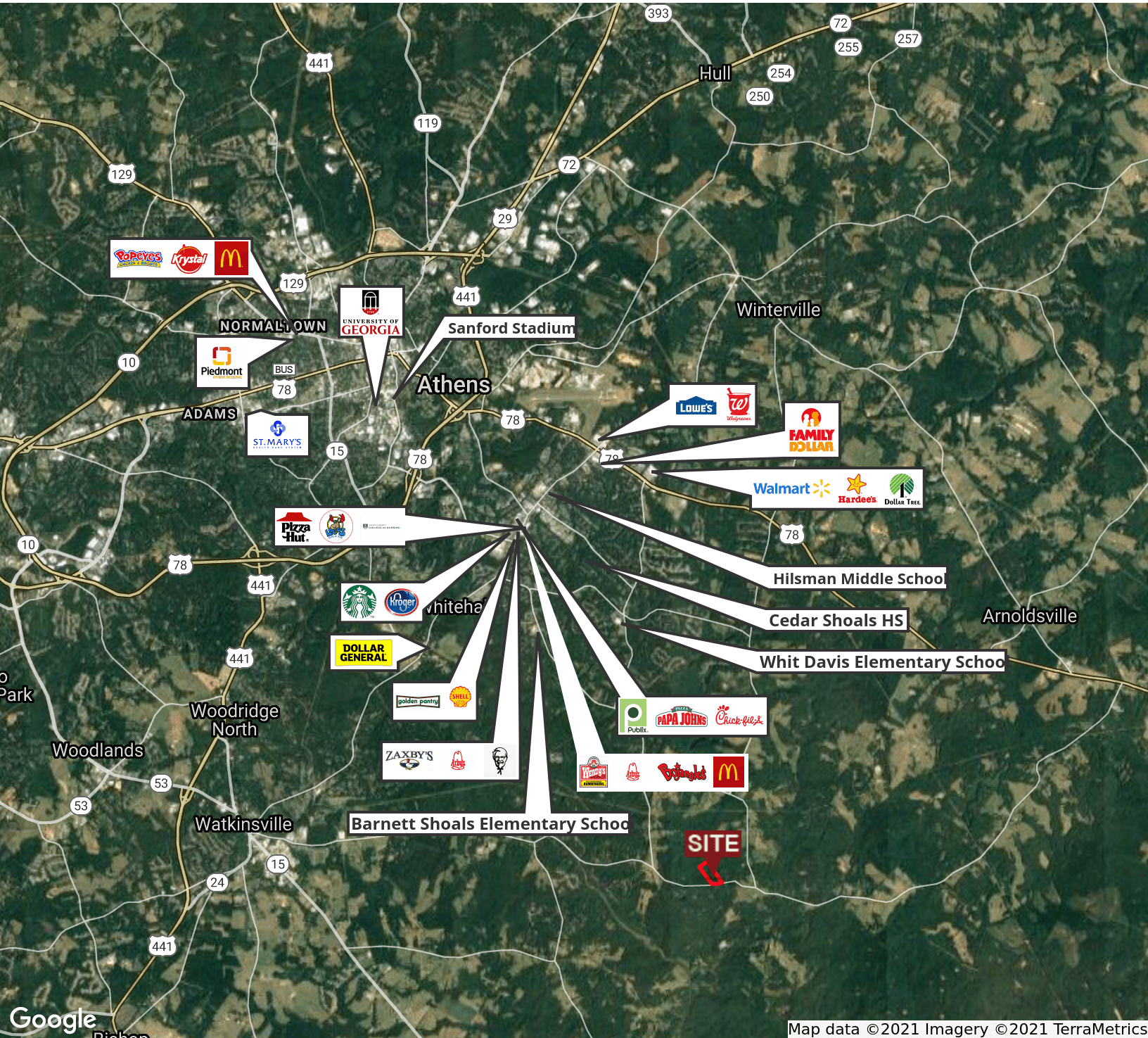
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RETAILER MAP

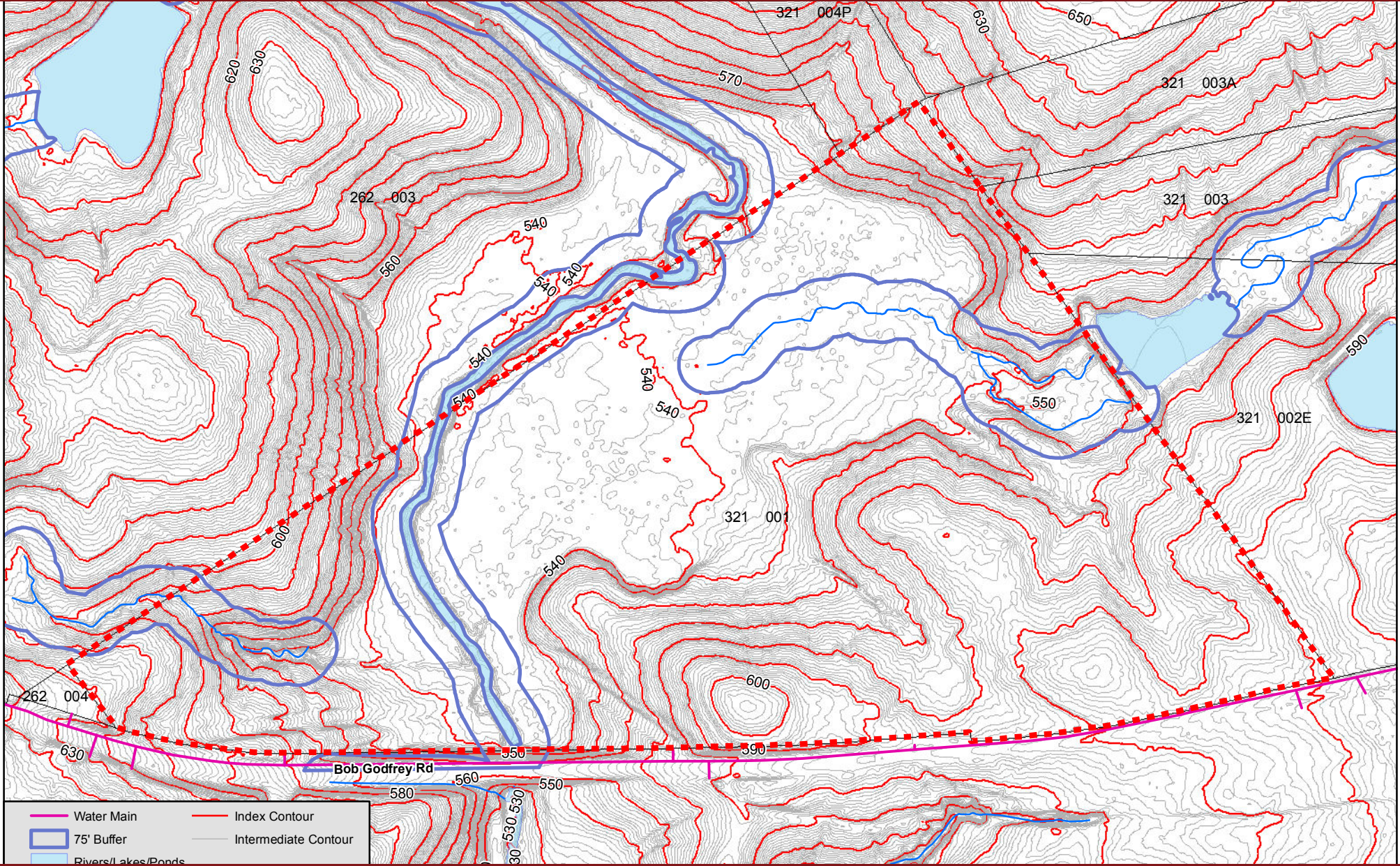


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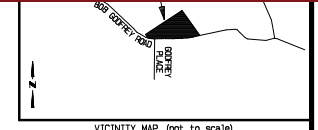
**PRELIMINARY REVIEW
NOT FOR RECORDING II**

WATER SERVICE EASEMENT NOTE:
Athens-Clarke County Water and Sewer Connection and Service to a purchaser of a lot from owner are subject to receipt of proof by the Director of Public Utilities from such purchaser that the private water line easement serving purchaser's property has been executed and recorded in the office of the Superior court.

satisfactorily completed or have been adequately guaranteed in an amount sufficient to secure satisfactory installation. All drainage and access easements shown are the maintenance responsibility of the property owner per ACC policy.

Director of Public utilities _____ Date _____ Public Works Director _____ Date _____

Reserved for Clerk of Court



**PRELIMINARY REVIEW
NOT FOR RECORDING II**

FINAL PLAT APPROVAL:
This plat has been approved in accordance with the Athens-Clarke County Subdivision Regulations.

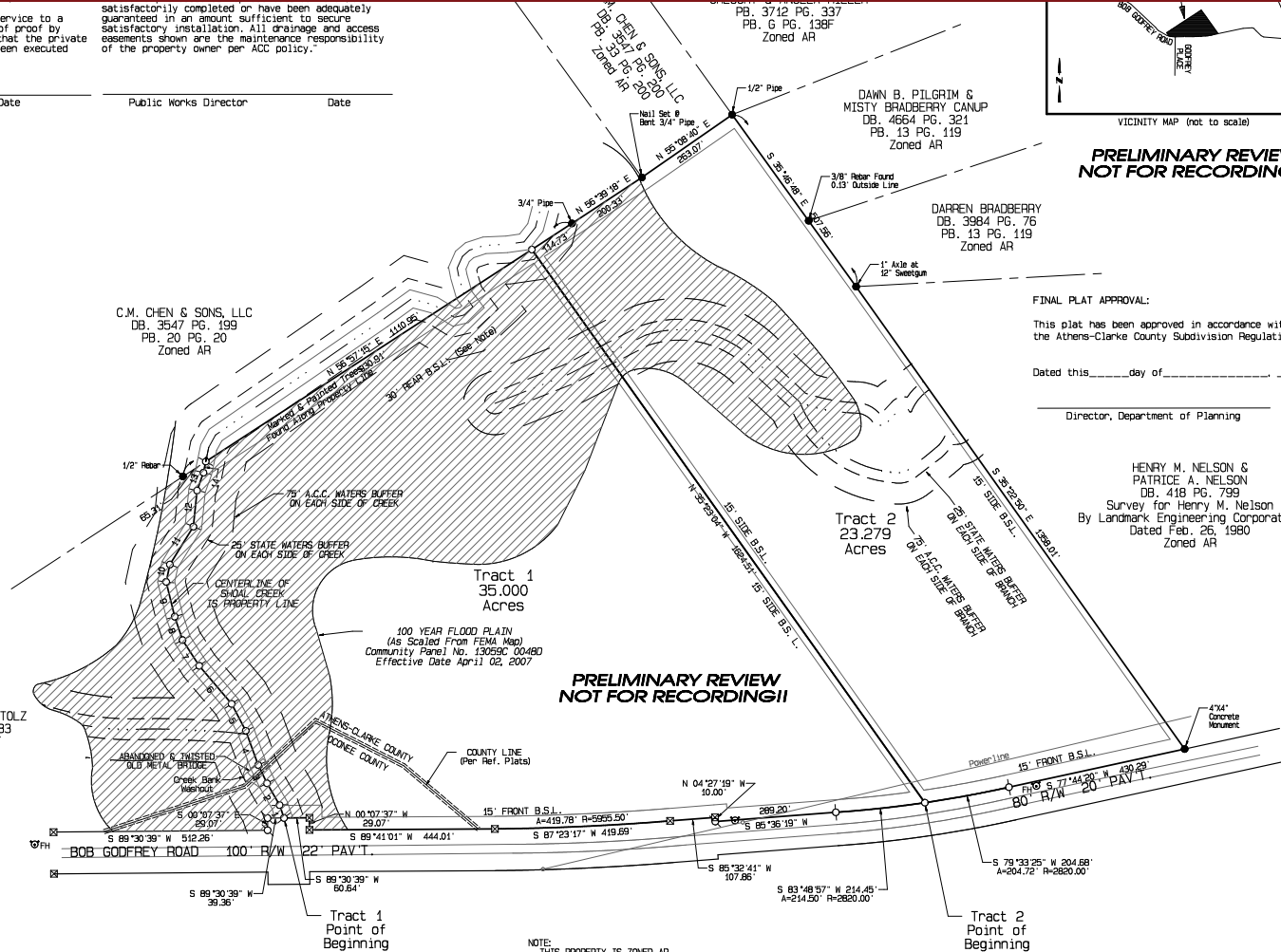
Dated this _____ day of _____

Director, Department of Planning

HENRY M. NELSON & PATRICE A. NELSON
DB. 418 PG. 799
Survey for Henry M. Nelson
By Landmark Engineering Corporation
Dated Feb. 26, 1990
Zoned AR

CENTERLINE OF SHOAL CREEK

LINE	BEARING	DISTANCE
1	N18°59'49"W	32.70
2	N29°56'18"W	60.17
3	N25°34'06"W	48.72
4	N19°59'58"W	87.08
5	N27°49'06"W	72.75
6	N40°20'54"W	119.53
7	N32°52'16"W	73.60
8	N18°40'03"W	59.15
9	N13°43'27"W	65.72
10	N12°08'09"E	62.51
11	N31°47'18"E	106.66
12	N05°50'49"E	86.90
13	N19°40'21"E	45.41
14	N11°49'01"E	27.24



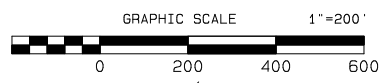
**PRELIMINARY REVIEW
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NOTE:
THIS PROPERTY IS ZONED AR
THIS PLAT REPRESENTS A SUBDIVISION OF TAX MAP 324, PARCEL 001.
THIS PROPERTY HAS ACCESS TO ACC PUBLIC WATER SERVICE.
THIS PROPERTY DOES NOT HAVE ACCESS TO ACC PUBLIC SEWER SERVICE.
THERE ARE NO SIGNIFICANT TREES ALONG THE RIGHT OF WAY.
ADJACENT TO SUBJECT PROPERTIES.

- REFERENCES:
1) PLAT BOOK H PAGE 457
2) PLAT BOOK H PAGE 121H
3) PLAT BOOK 28 PAGE 116
4) PLAT BOOK 4 PAGE 203

PROPERTY ADDRESS:
4555 BOB GODFREY ROAD



ADMINISTRATIVE SUBDIVISION PLAT FOR
GERRY WHITWORTH & GRANT WHITWORTH

OWNER'S ACKNOWLEDGEMENT AND DECLARATION:

I (we) hereby certify that I am (we and the owner(s) of the property shown and described hereon and that I (we) adopt this plan of subdivision with my (our) free consent, having established the minimum building restriction lines, adequate all right-of-ways, water and sewer easements, drainage easements, alleys, walks, parks, and other open spaces to public or private use as noted, and agree to provide either directly or indirectly for the maintenance of all common areas and outlots. I (we) further acknowledge that possession of the right-of-ways remains solely with the subdivisor until such time as all bonds are released by Athens-Clarke County.

Owner _____ Date _____
Owner _____ Date _____

PROPERTY CONTACT:
GERRY WHITWORTH
398 DEARING STREET
ATHENS, GA 30605
(706)-548-9300
gwhit398@gmail.com

As required by subsection (c) of O.C.G.A. Section 15-6-67, the Registered Land Surveyor hereby certifies that this map, plat, or plan has been approved for filing in writing by any and all applicable municipal, county, or municipal-county planning commissions or municipal or county governing authorities or that such governmental bodies have affirmed in writing that approval is not required.
The following governmental bodies have approved this map, plat, or plan for filing:

**PRELIMINARY REVIEW
NOT FOR RECORDING II**

Public Works Department	Date
Public Utilities Department	Date
Planning Department	Date

PER F.E.M.A. MAP 13059C 00480 EFFECTIVE DATE, APRIL 2 2007
A PORTION OF THIS PROPERTY IS LOCATED IN A 100 YEAR FLOOD PLAIN.
ENVIRONMENTAL AREAS, ARE AS SHOWN HEREON.

A.C.C. MINIMUM BUILDING SETBACK REQUIREMENTS:
Front Yard - 30 Foot
Rear Yard - 30 Foot, plus 1 Foot for every foot of building height above 20 feet
Side Yard - 15 Foot adjacent to a residential property, 20 Foot adjacent to a street

As required by subsection (d) of O.C.G.A. Section 15-6-67, this plat has been prepared by a land surveyor and approved by all applicable local jurisdictions for recording as evidenced by approval, certificates, signatures, stamps, or statements hereon. Such approvals or affirmations should be confirmed with the appropriate governmental bodies by any purchaser or user of this plat as to intended use of any parcel. Furthermore, the

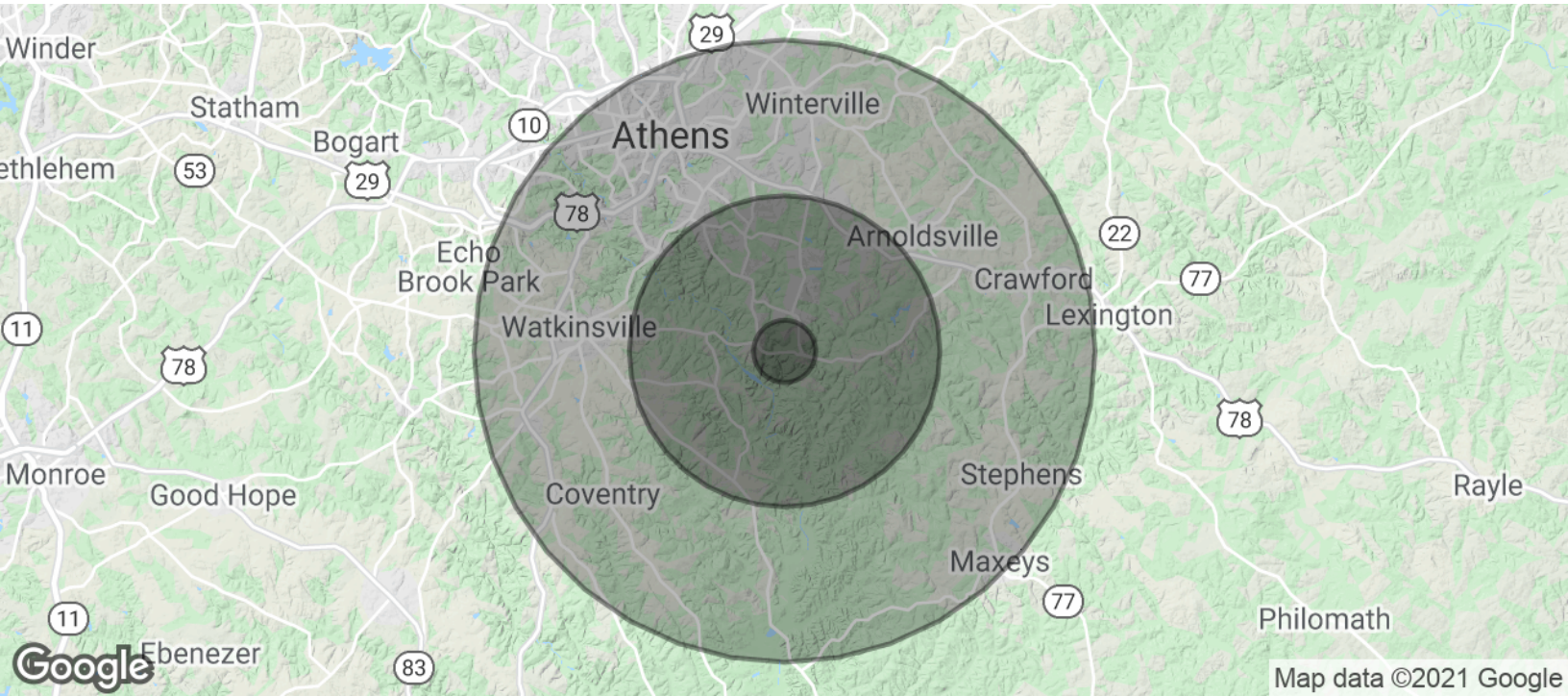
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DEMOGRAPHICS MAP & REPORT



POPULATION	1 MILE	5 MILES	10 MILES
Total Population	329	19,105	110,245
Average age	36.5	33.7	29.6
Average age (Male)	34.7	31.9	28.8
Average age (Female)	38.3	35.1	30.4
HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total households	136	7,306	38,496
# of persons per HH	2.4	2.6	2.9
Average HH income	\$73,026	\$68,678	\$53,878
Average house value	\$213,731	\$200,186	\$206,469

* Demographic data derived from 2010 US Census

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