

EXECUTIVE SUMMARY



OFFERING SUMMARY

| | |
|----------------|---------------------------------------|
| Sale Price: | \$964,800 |
| Price / Acre | \$7,500 |
| Lot Size: | 128.64 Acres |
| Lot Frontage: | 1,793 ft Hwy 78 1,343 ft Morton Rd |
| Zoning: | AR |
| Market: | Athens-Clarke County |
| Traffic Count: | 22,800 Hwy 78 |

PROPERTY OVERVIEW

The property is being offered as whole tract or can be subdivided. Subdivided lots will be priced separately depending on the size and configuration. It's well suited for an equestrian or recreational user or someone who wants to build their dream home on property close to Athens. The topography is rolling and there is roughly 30 acres open pasture, the balance is mostly wooded with a mix of hard woods and pines. Big Creek runs through the property near Hwy 78. There is an extensive network of trails through the property with two wooden bridges crossing Big Creek and a large tree house is located in a beautiful 100 year old oak.

LOCATION OVERVIEW

The property is located on the East side of Athens-Clarke County off of Morton Road just south of Hwy 78. It has frontage in two locations on Morton Road and roughly 1800 ft of frontage on Hwy 78. Approximately 6 miles from downtown Athens.

PROPERTY HIGHLIGHTS

- Approx 6 miles from downtown Athens
- Roughly 30 acres of open pasture land
- Extensive network of trails with two wooden bridges crossing Big Creek and a large tree house
- Can be subdivided.

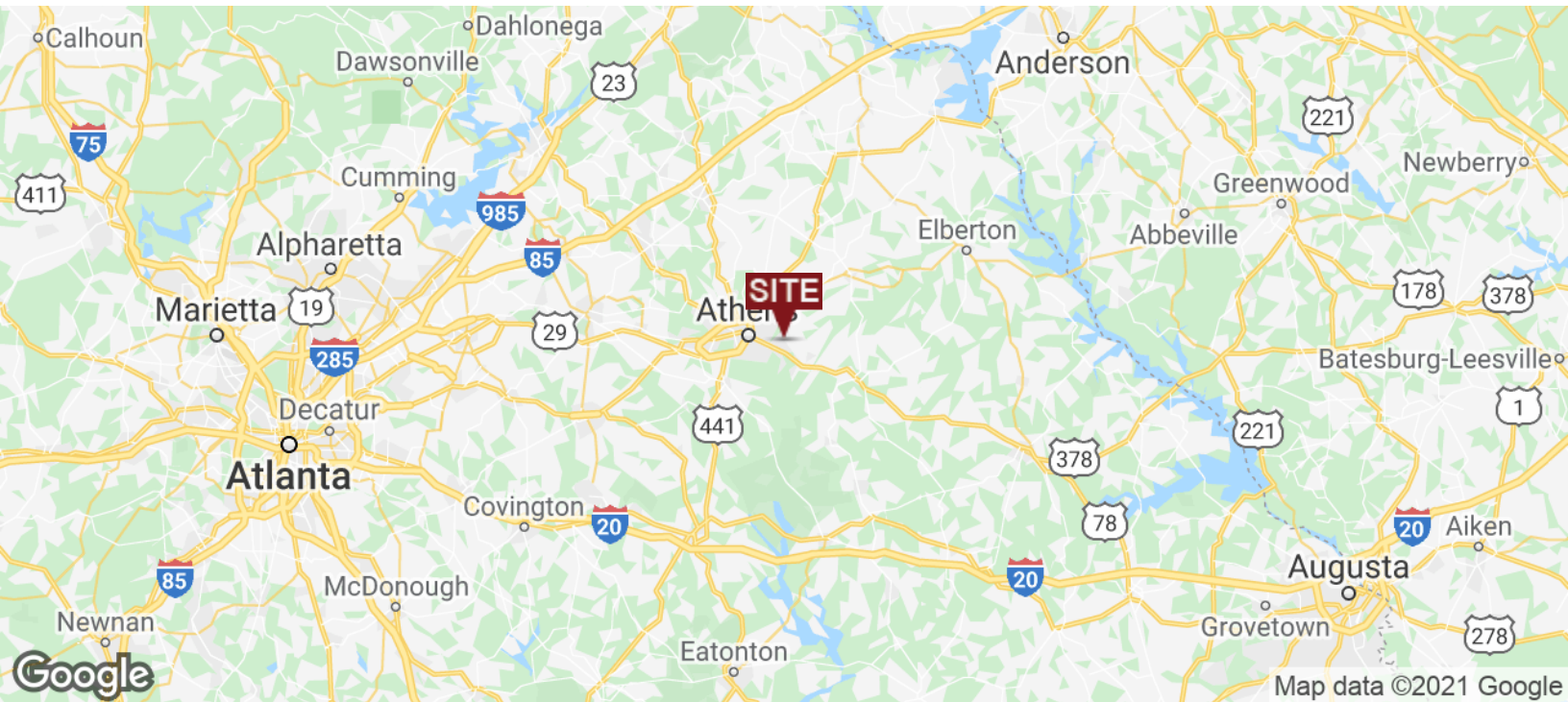
The information contained herein is derived from a variety of sources including the owner, public records and other source Whitworth Land Corporation deems to be reliable. Whitworth Land Corporation has no reason to doubt, but does not guarantee the accuracy of this information.

BIG CREEK FARMS

305 MORTON RD, ATHENS, GA 30605



LOCATION MAPS



GRANT WHITWORTH
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AERIAL MAP



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ADDITIONAL PHOTOS



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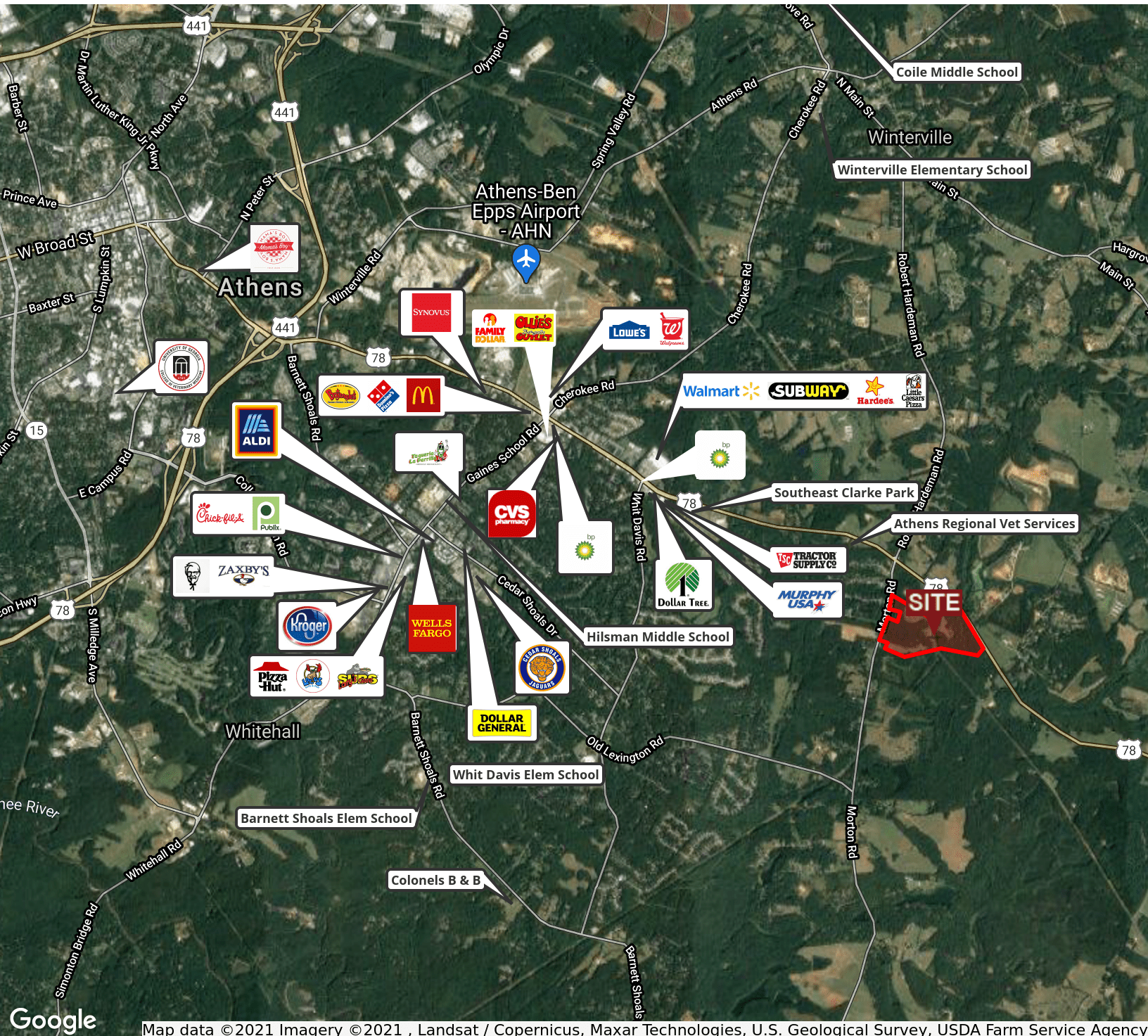
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305 MORTON RD, ATHENS, GA 30605



RETAILER MAP



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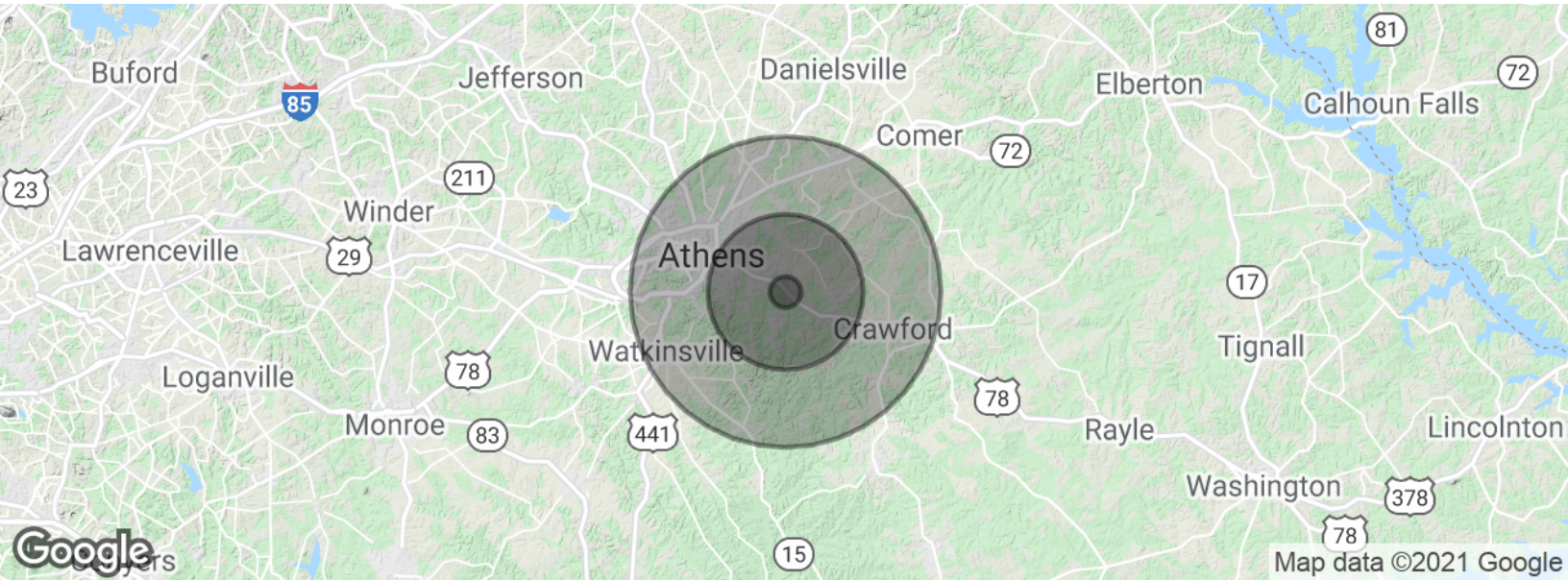


PLANNING
GROUP



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DEMOGRAPHICS MAP & REPORT



| POPULATION | 1 MILE | 5 MILES | 10 MILES |
|--------------------------------|---------------|----------------|-----------------|
| Total population | 623 | 29,594 | 126,437 |
| Median age | 35.5 | 33.3 | 29.6 |
| Median age (Male) | 32.5 | 31.8 | 29.0 |
| Median age (Female) | 38.0 | 34.6 | 30.2 |
| HOUSEHOLDS & INCOME | 1 MILE | 5 MILES | 10 MILES |
| Total households | 259 | 11,754 | 44,665 |
| # of persons per HH | 2.4 | 2.5 | 2.8 |
| Average HH income | \$71,478 | \$59,492 | \$49,814 |
| Average house value | \$198,234 | \$180,605 | \$189,026 |

* Demographic data derived from 2010 US Census