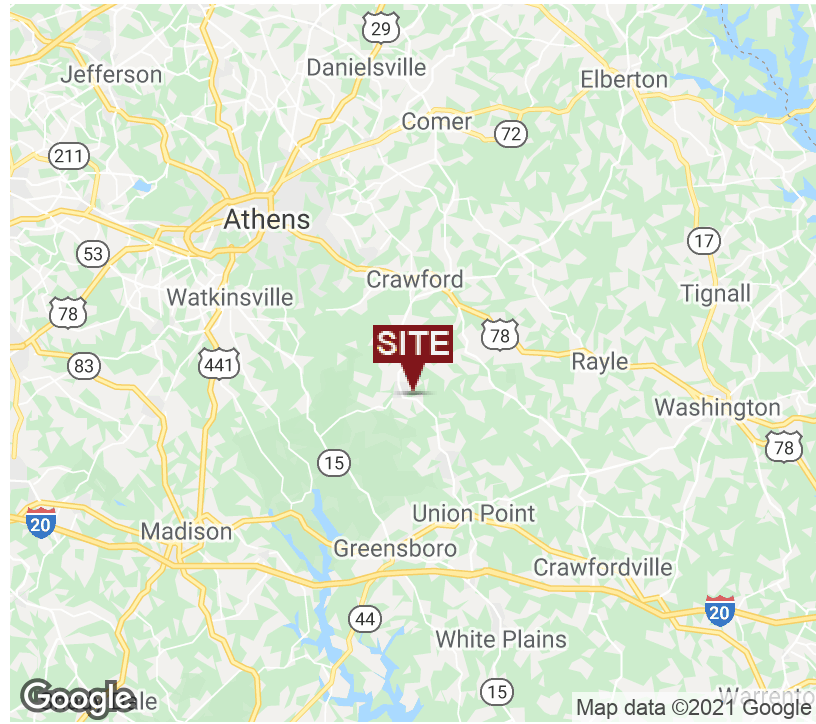
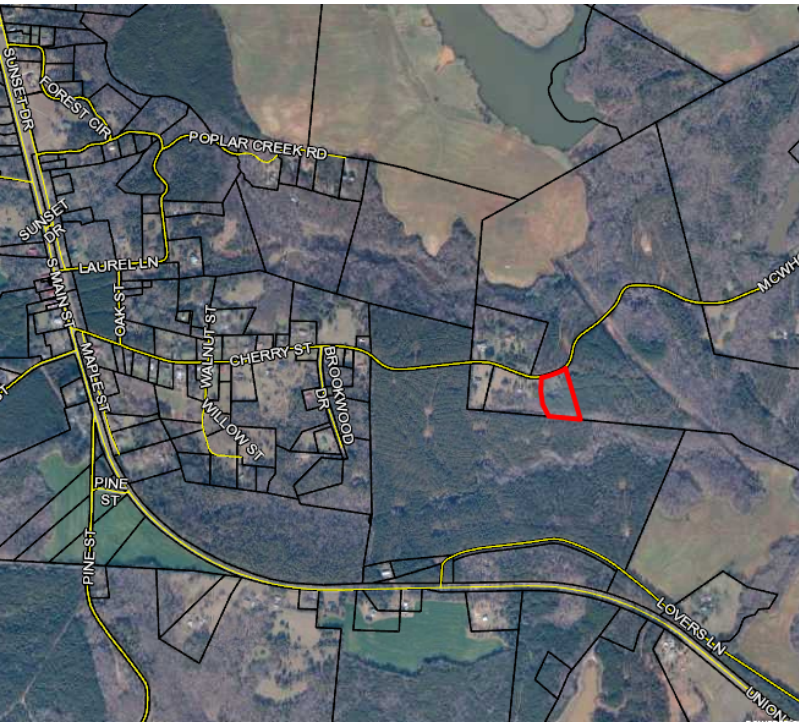


McWHORTER RD TRACT

MCWHORTER RD, MAXEYS, GA 30667



EXECUTIVE SUMMARY



OFFERING SUMMARY

Sale Price:	\$20,100
Price / Acre	\$5,000
Lot Size:	4.02 ± acre
Lot Frontage:	277.7 ft McWhorter Rd
Zoning:	A-2 General Agricultural
Market:	Oglethorpe County
Traffic Count:	20 McWhorter Rd 1,600 Union Pt Rd

PROPERTY OVERVIEW

The property is mostly wooded with a mix of hardwoods and pines. It would be a beautiful homesite with trees and cleared area. The topography is slightly rolling.

LOCATION OVERVIEW

The property is located on the south side of McWhorter Rd roughly one mile east of Hwy 77 east of Maxeys, GA.

PROPERTY HIGHLIGHTS

- Beautiful Homesite
- Slightly rolling topography
- Wooded

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: 4-20-2021

McWHORTER RD TRACT

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LOCATION MAP



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McWHORTER RD TRACT

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ADDITIONAL PHOTOS



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McWHORTER RD TRACT

MCWHORTER RD, MAXEYS, GA 30667



MAGNETIC NORTH

FILED

2005 FEB - 4 PM 1: 50

Amanda Young
CLERK, SUPERVISOR OF LAND

C/L CO. RD. 110
IS P/L (30' R/W)

LINE	BEARING	DISTANCE
1	N 77°56'40" E	39.29
2	N 73°10'00" E	85.30
3	N 68°53'30" E	88.83
4	N 57°13'10" E	67.00
5	N 42°03'15" E	6.90

1.02 MI. TO
GA. HWY. 77

IPF 3/4" REBAR O/S
20.00
N 02°02'10" E
167.10

IPF 1/2" PIPE
N 09°00'20" W
150.13

IPF 3/4" PIPE
N 28°06'05" W
150.39

PRICE

4.02
ACS.

EAST ATLANTA
TIMBER GROUP, LLC.

RECORDED
BOOK 19 PAGE 529
DATE 02/04/05
GENEVA S. STAMEY CLERK
OGLETHORPE COUNTY, GA

S 17°17'45" E 612.37
584.66

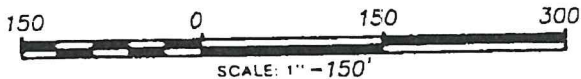
IPF 3/4" PIPE N 85°08'05" W 358.84 IPS

SALLY D.
TRAPNELL

APPROVED

Jarell S. Mathews 2-4-05
OGLETHORPE COUNTY LAND
USE & DEVELOPMENT DEPT.

NOTE: THIS PROPERTY IS NOT
LOCATED IN A FEDERAL FLOOD
AREA AS INDICATED BY FIRM
OFFICIAL FLOOD HAZARD MAPS.



I HEREBY CERTIFY THAT THIS PLAT IS A TRUE AND CORRECT REPRESENTATION OF THE LAND PLATTED AND HAS BEEN PREPARED IN CONFORMITY WITH THE MINIMUM STANDARDS AND REQUIREMENTS OF LAW.

SURVEY FOR

EAST ATLANTA TIMBER GROUP, LLC.

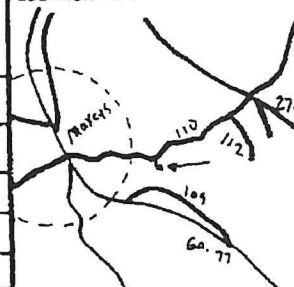
GMD 234	COUNTY OGLETHORPE	STATE GEORGIA	DATE 11-01-04
THEODOLITE NIKON DTM	DISTANCE EQUIP NIKON DTM	CLOSURE 1/40,000	ANGLE CLOSURE 1"/ANGLE

SURVEYED BY:

JAMES M. PAUL

ENGINEERING & SURVEYING
CRAWFORD, GEORGIA 30630

LOCATION MAP:



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706.548.9300
grantwhitworth@gmail.com

McWHORTER RD TRACT

MCWHORTER RD, MAXEYS, GA 30667



AERIAL MAP



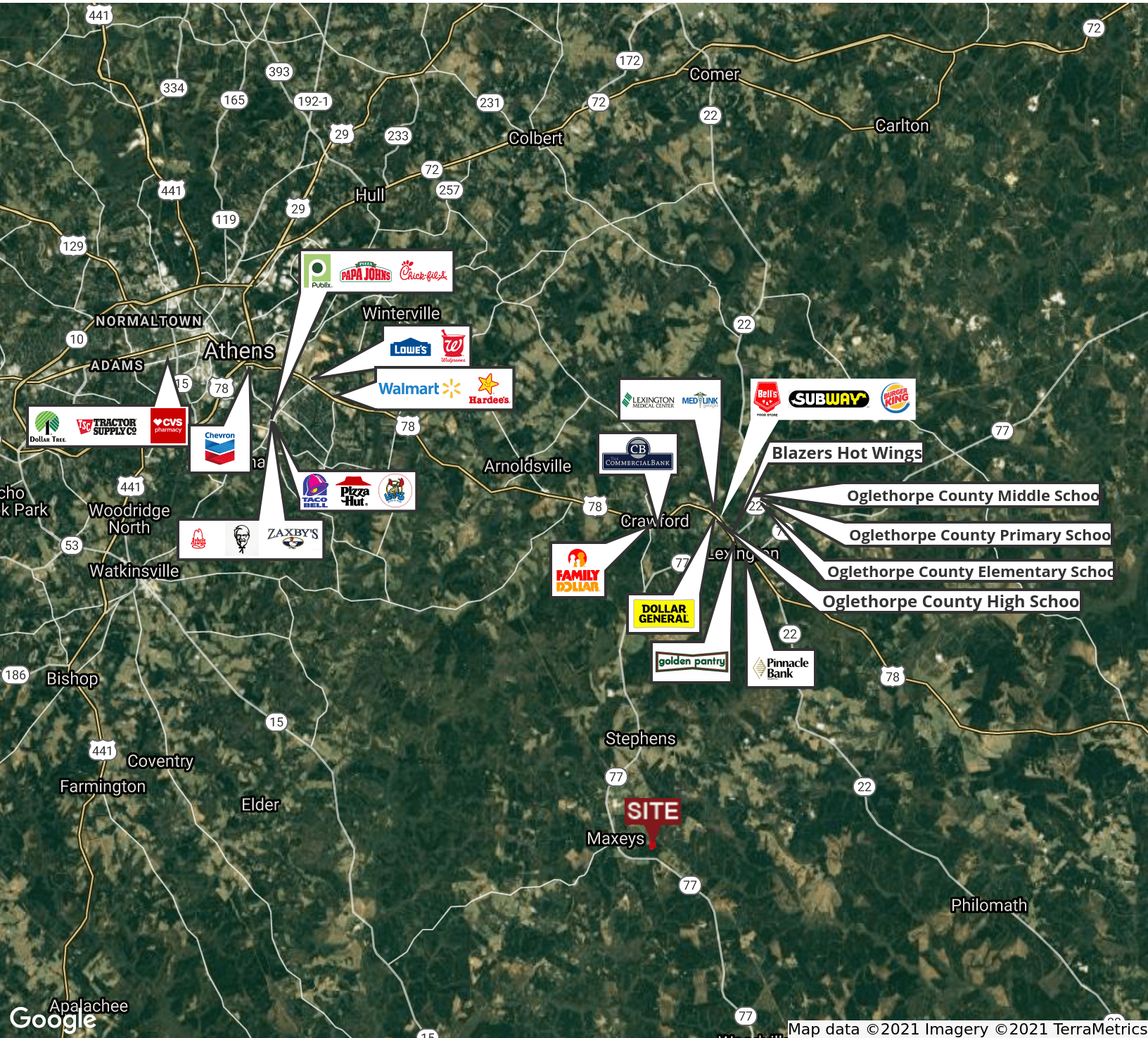
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McWHORTER RD TRACT

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RETAILER MAP



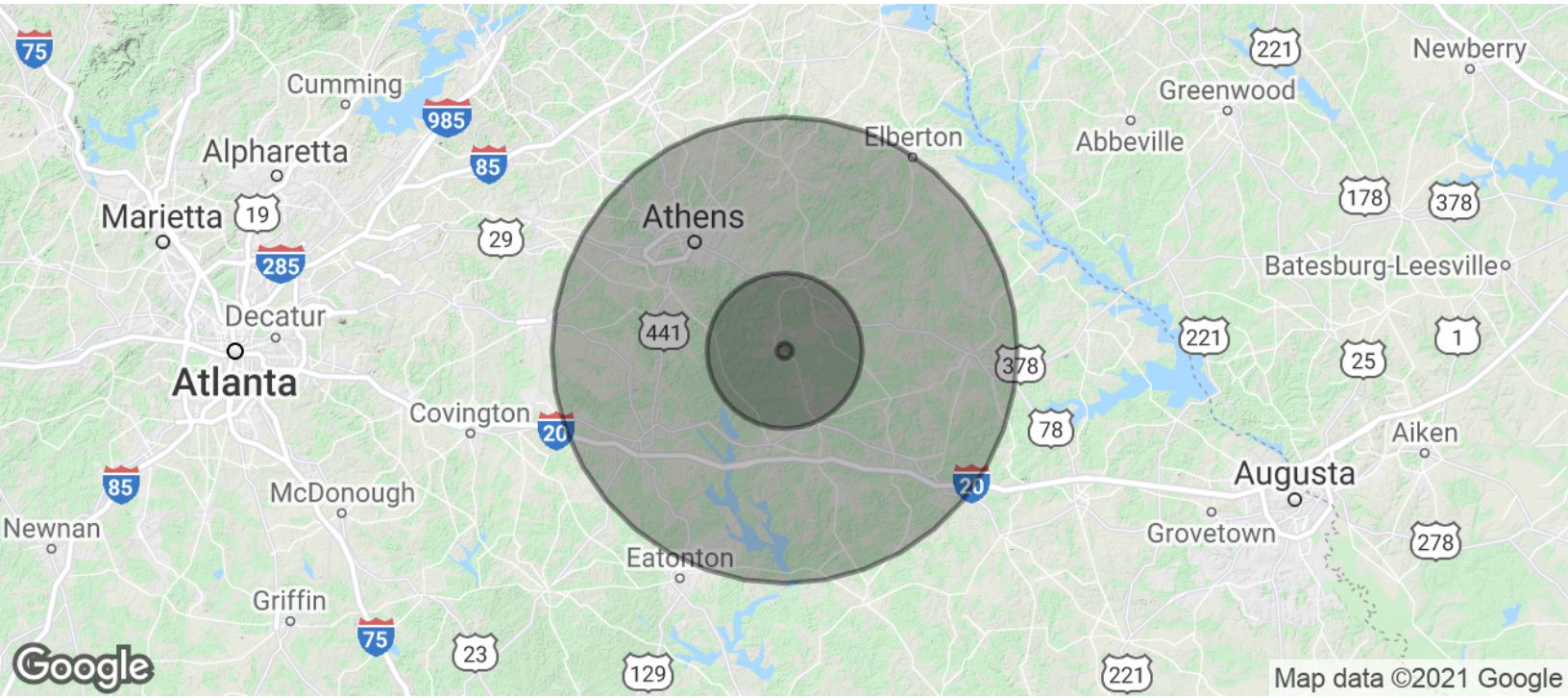
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McWHORTER RD TRACT

MCWHORTER RD, MAXEYS, GA 30667



DEMOGRAPHICS MAP & REPORT



POPULATION	1 MILE	10 MILES	30 MILES
Total Population	30	8,155	278,367
Average age	33.5	40.0	34.4
Average age (Male)	26.9	37.5	33.5
Average age (Female)	35.5	40.9	35.1

HOUSEHOLDS & INCOME	1 MILE	10 MILES	30 MILES
Total households	8	2,705	100,794
# of persons per HH	3.8	3.0	2.8
Average HH income	\$56,194	\$48,303	\$58,435
Average house value	\$169,174	\$174,578	\$222,339

* Demographic data derived from 2010 US Census

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