

## 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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# BIG CREEK FARMS

305 MORTON RD, ATHENS, GA 30605



## AERIAL MAP



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

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## ADDITIONAL PHOTOS



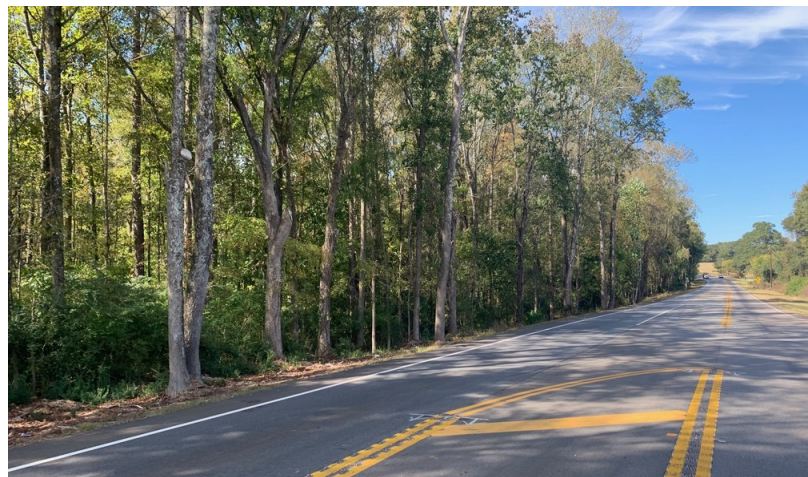
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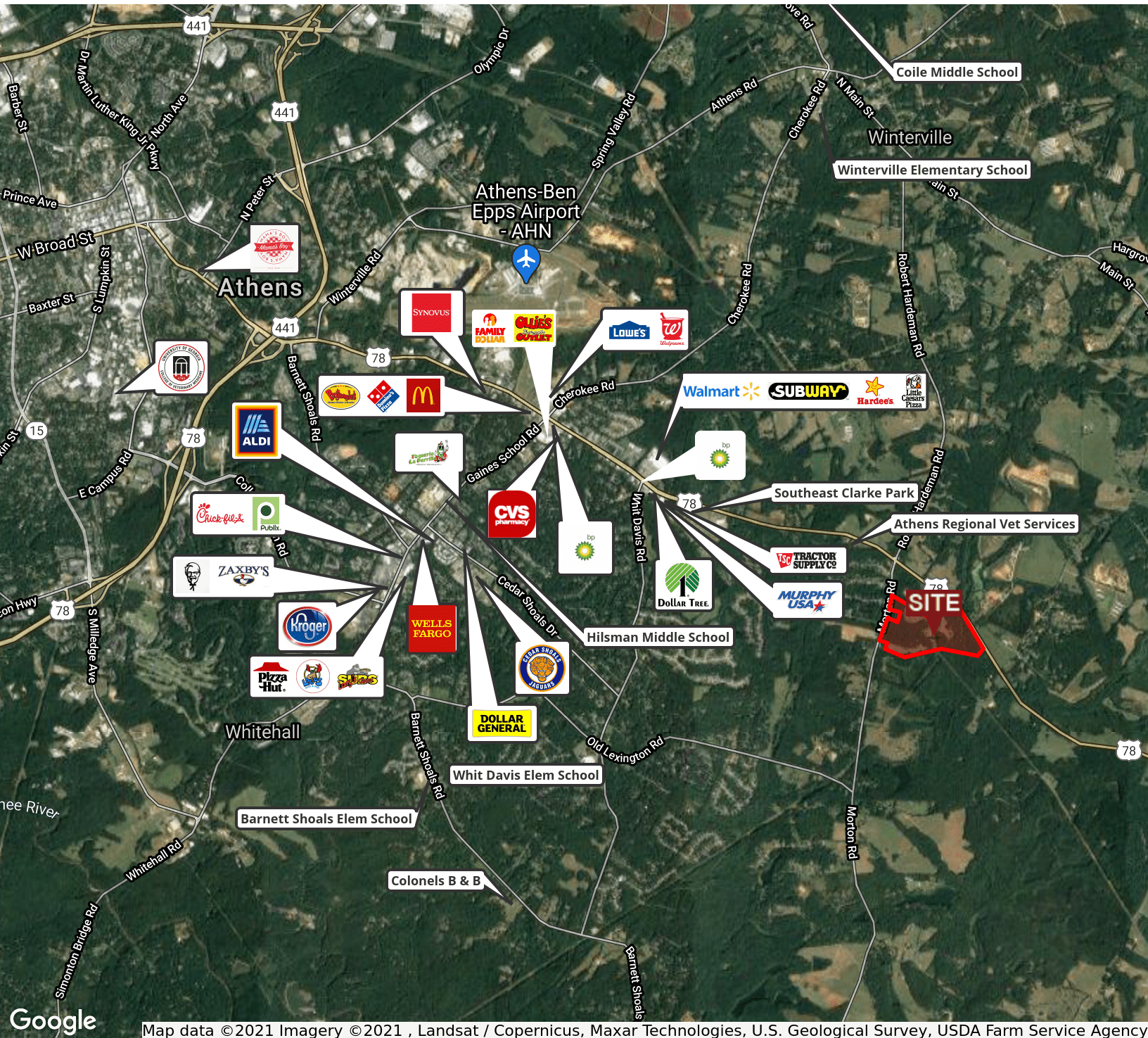
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# BIG CREEK FARMS

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## RETAILER MAP



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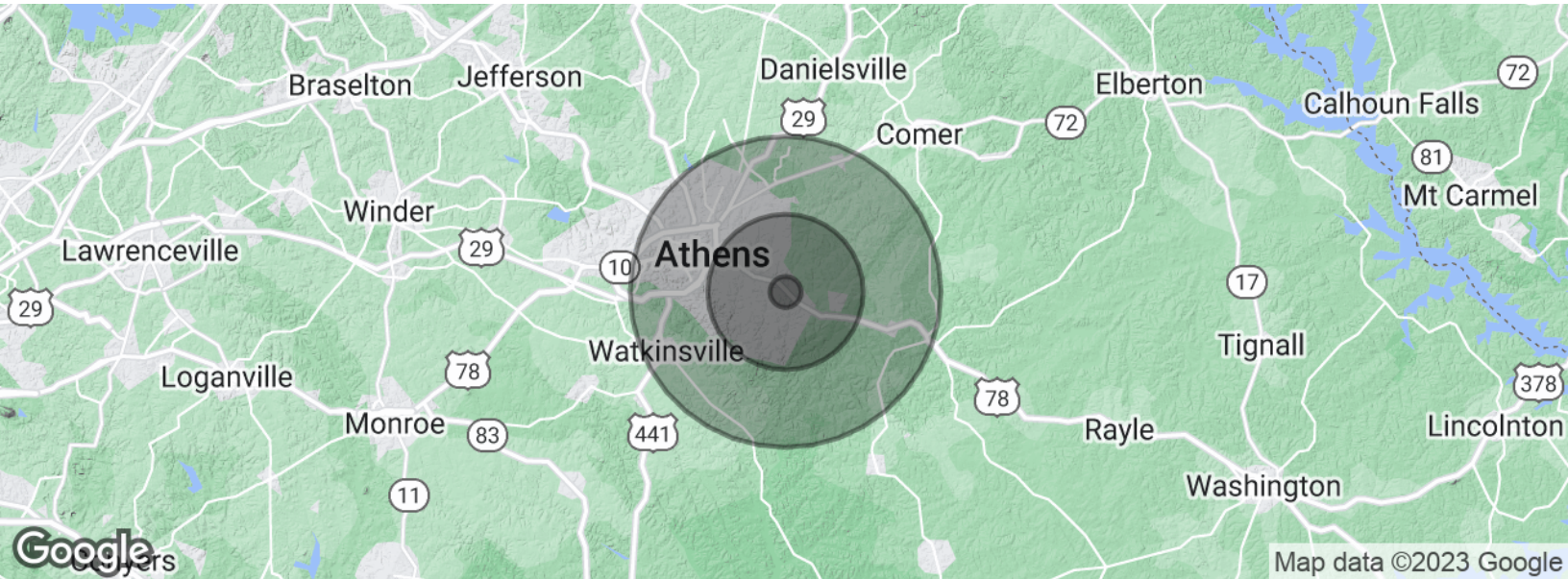


PLANNING  
GROUP



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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 2020 ACS - US Census