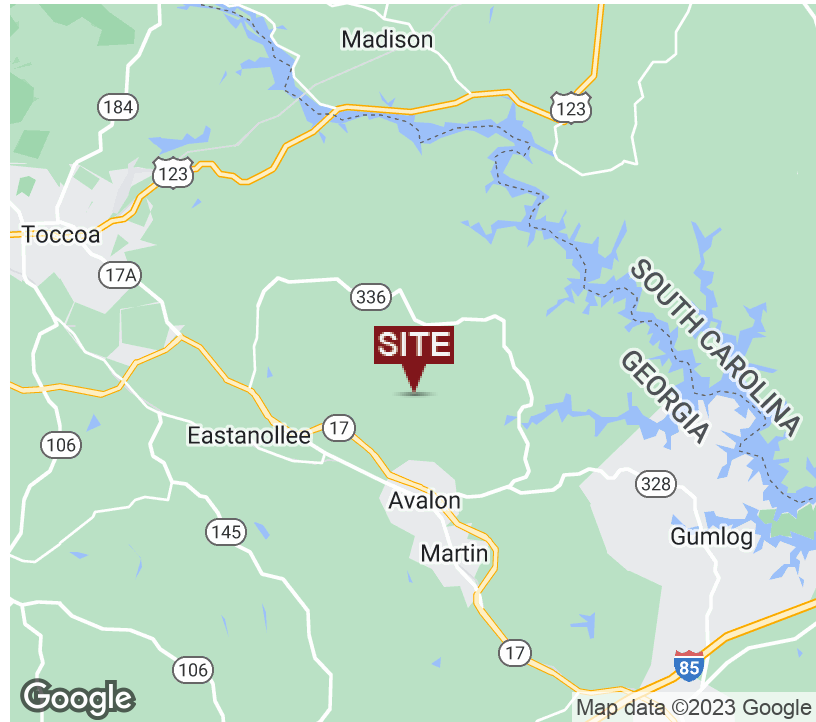
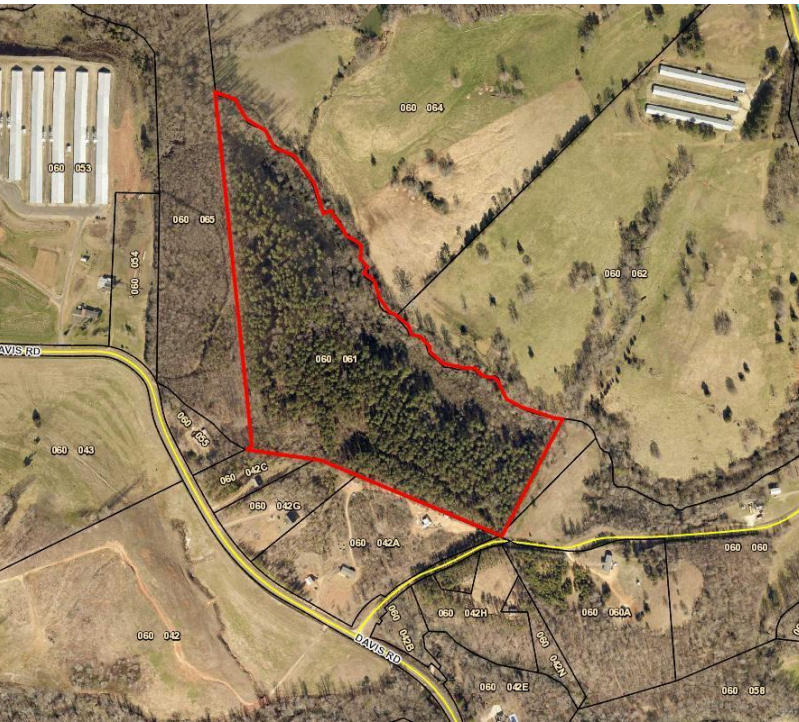


OLD YOW MILL RD TRACT

OLD YOW MILL RD, TOCCOA, GA 30577



EXECUTIVE SUMMARY



OFFERING SUMMARY

Sale Price: \$142,875

Price / Acre \$4,500

Lot Size: 31.75 ± Acres

Zoning: A-1

Market: Stephens County

Traffic Count: 13,200 Hwy 17

PROPERTY OVERVIEW

Heavily wooded land with significant timber value lying 800 ft from the intersection of Davis Rd on Old Yow Mill Rd. Property is less than 10 minutes to Lake Hartwell. The property would be an excellent building site viewing the Blue Ridge Mountains.

LOCATION OVERVIEW

Land located just off Davis Rd and fronting on Old Yow Mill Rd in Stephens County Georgia.

PROPERTY HIGHLIGHTS

- Approximately 2000 ft frontage along Little Eastonelle Creek.
- Less than 10 minutes to Lake Hartwell
- Property would be an excellent building site with a view of Blue Ridge Mountains
- Significant timber value just off Hwy 17 and less than 15 minutes to I-85

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.

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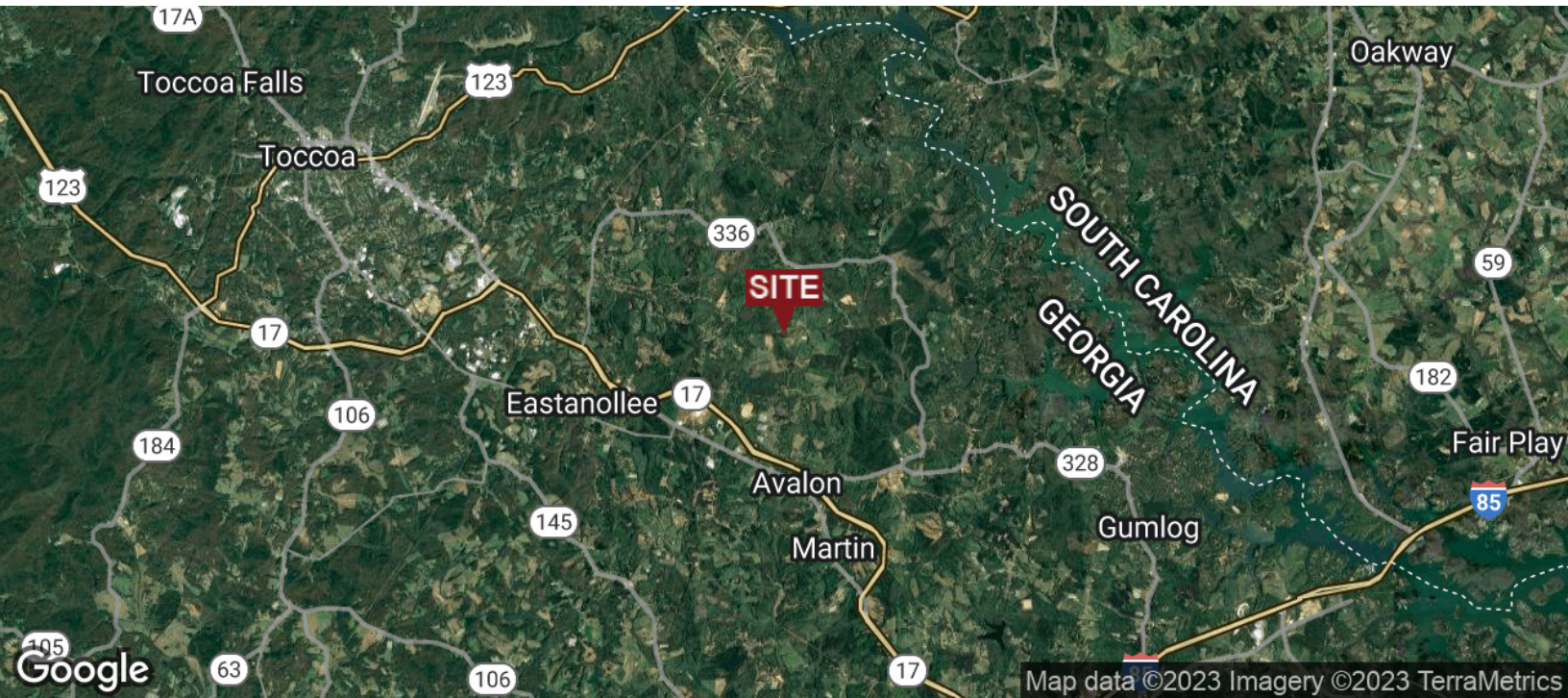
Revised: 6-15-2021

OLD YOW MILL RD TRACT

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LOCATION MAPS



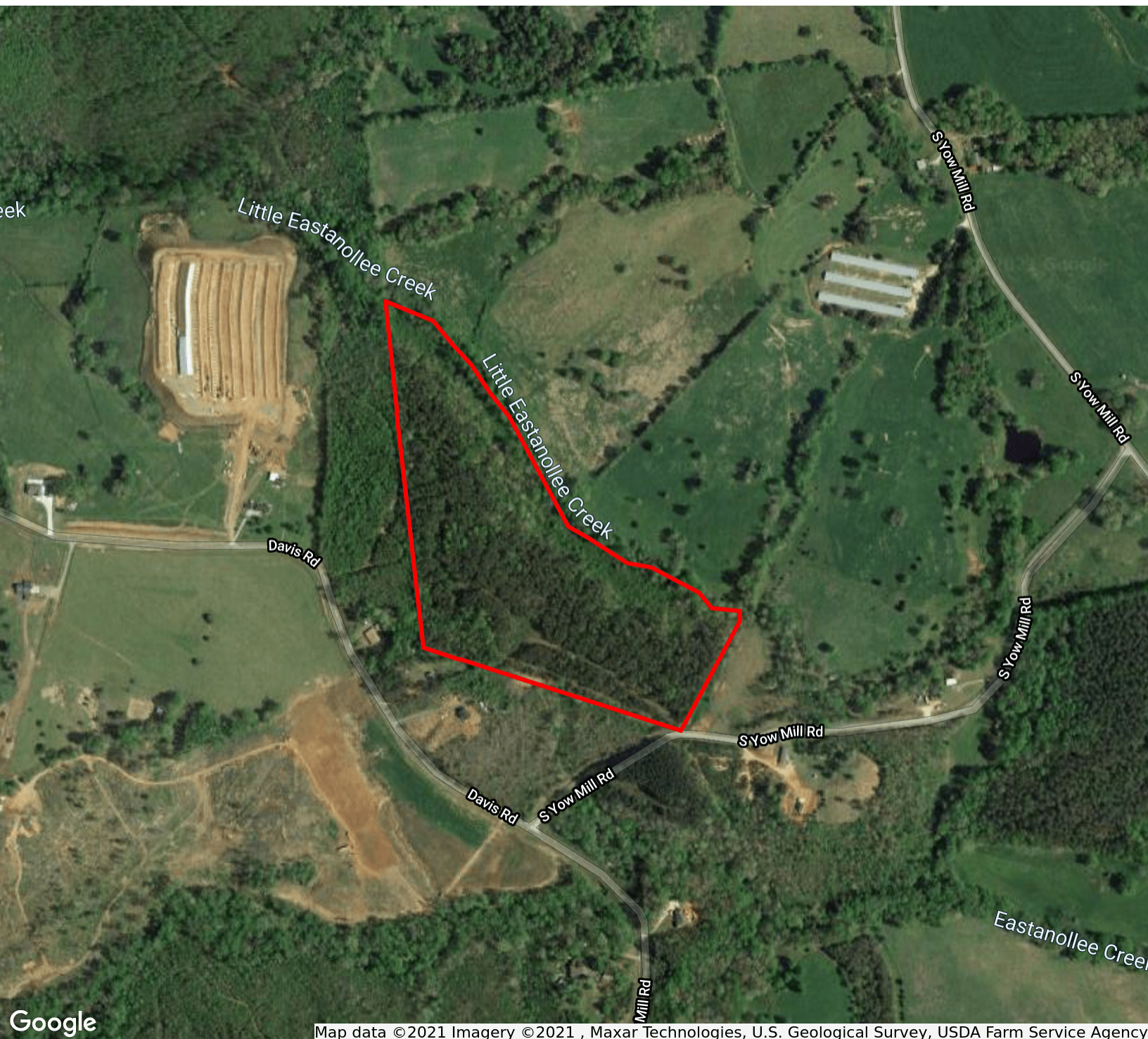
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AERIAL MAPS



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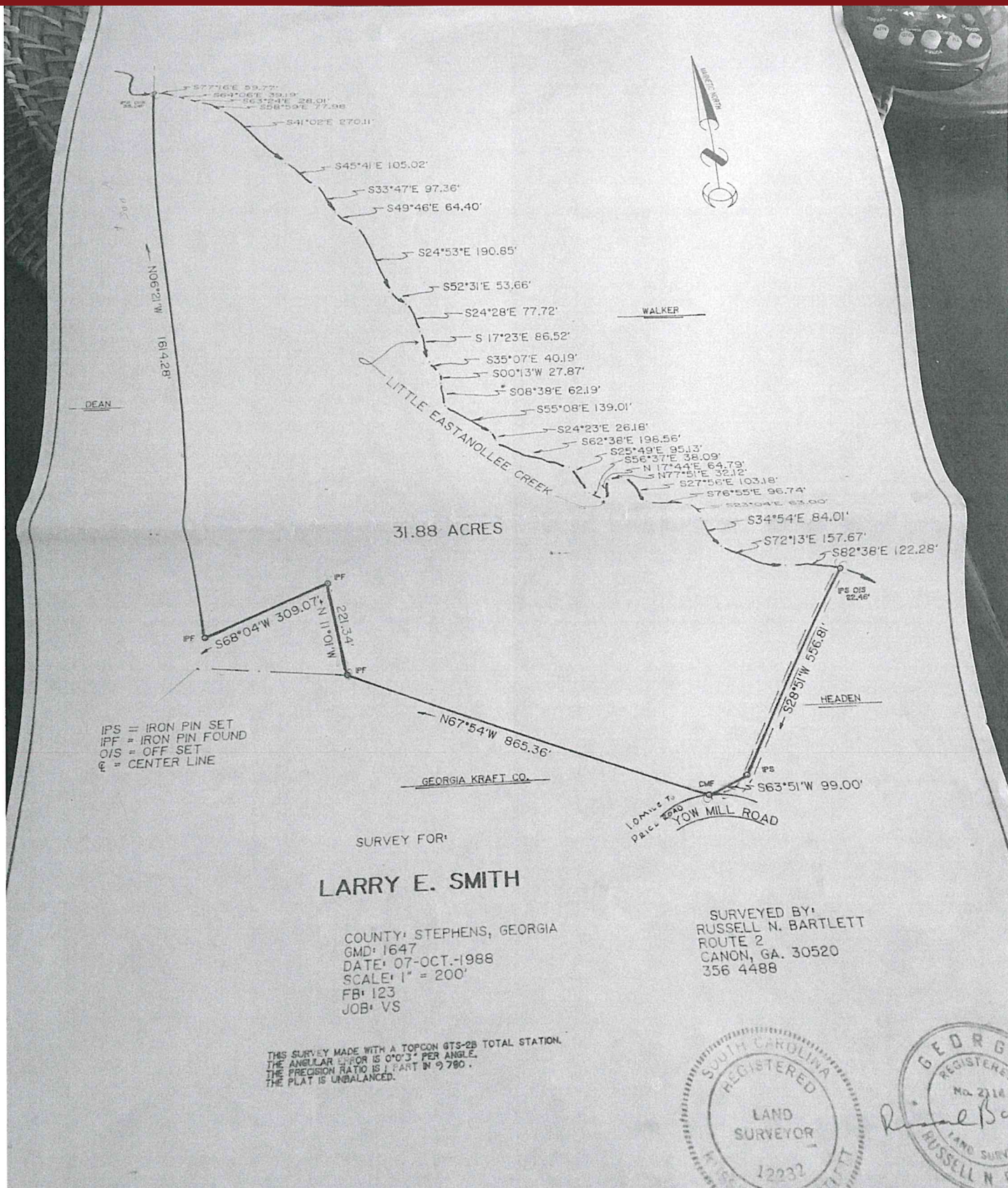


RETAILER MAP



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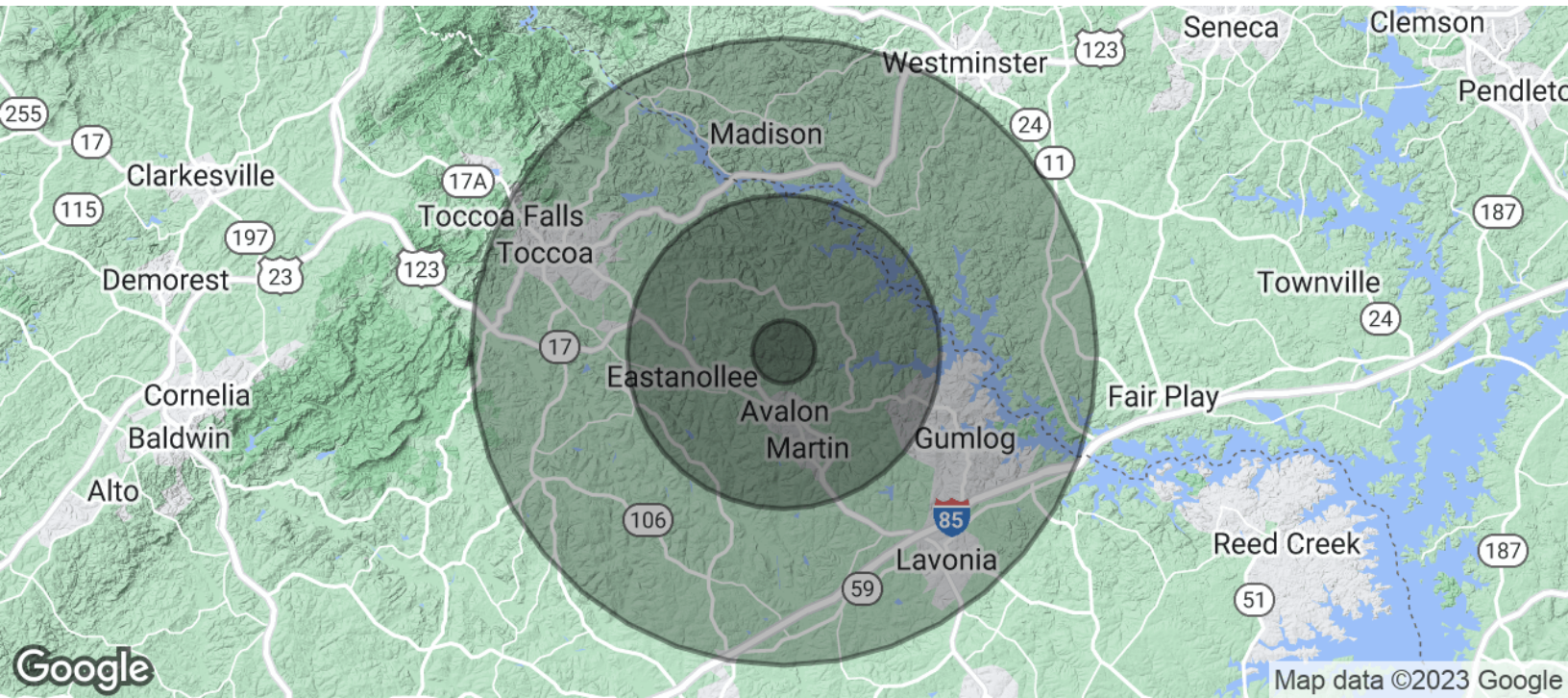


OLD YOW MILL RD TRACT

OLD YOW MILL RD, TOCCOA, GA 30577



DEMOGRAPHICS MAP & REPORT



POPULATION	1 MILE	5 MILES	10 MILES
Total Population	368	8,917	37,157
Average age	41.0	42.4	40.9
Average age (Male)	39.7	41.6	40.3
Average age (Female)	44.4	44.3	41.9
HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total households	147	3,497	14,086
# of persons per HH	2.5	2.5	2.6
Average HH income	\$43,843	\$45,068	\$47,650
Average house value	\$173,028	\$159,172	\$147,729

* Demographic data derived from 2020 ACS - US Census

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