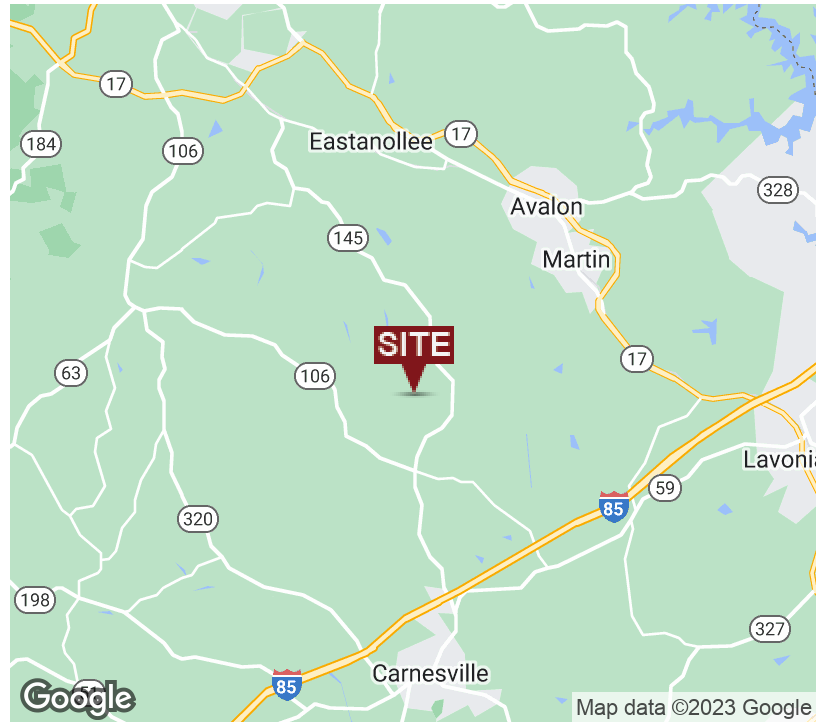
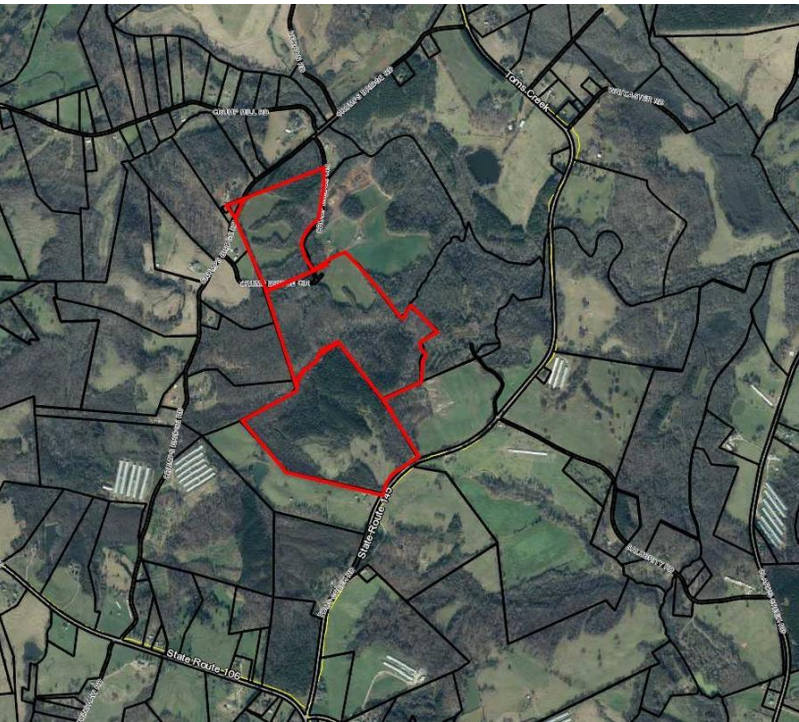


HWY 145 - CRUMPS BRIDGE RD TRACT

CRUMPS BRIDGE RD, MARTIN, GA 30557



EXECUTIVE SUMMARY



OFFERING SUMMARY

Sale Price:	\$965,006
Price / Acre	\$4,900
Lot Size:	196.94 ± Acres
Lot Frontage:	810.9 ft Hwy 145 209.3 ft Crumps Bdg Rd 2,641 ft Crumps Bdg Cir
Zoning:	Agriculture
Market:	Carnesville
Submarket:	Toccoa
Traffic Count:	1,210 Hwy 1435 1,490 Hwy 106

PROPERTY OVERVIEW

Open and wooded farm consisting of 196.94 acres available in Franklin County, GA. Three properties, 0.31, 122.58, and 74.05 acres, separated by a road. The property has excellent timber. There are several streams flowing through and a fresh water spring rising on property. The property may be subdivided. The property is approximately 3.25 miles from I-85., 10 minutes from Lake Hartwell and a 1.5 hour drive to Atlanta.

LOCATION OVERVIEW

Property located on State RT 145 Crumps Bridge Rd near Hwy 106.

PROPERTY HIGHLIGHTS

- Farm with open and wooded land
- Fronting State RT 145 near Hwy 106
- Excellent timber
- Several streams flowing through property
- Significant fresh water spring rising on property
- May be subdivided (price to be determined)
- Close proximity to I-85 (3.25 miles), 10 minutes from Lake Hartwell and a 1.5 hour drive to Atlanta.

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: 2-2-22

HWY 145 - CRUMPS BRIDGE RD TRACT

CRUMPS BRIDGE RD, MARTIN, GA 30557



LOCATION MAPS



GRANT WHITWORTH
706.548.9300
grantwhitworth@gmail.com

HWY 145 - CRUMPS BRIDGE RD TRACT

CRUMPS BRIDGE RD, MARTIN, GA 30557



AERIAL MAPS



GRANT WHITWORTH
706.548.9300
grantwhitworth@gmail.com

Whitworth Land Corporation • 126 S Milledge Ave • Athens, GA • 706.548.9300 • whitworthland.com

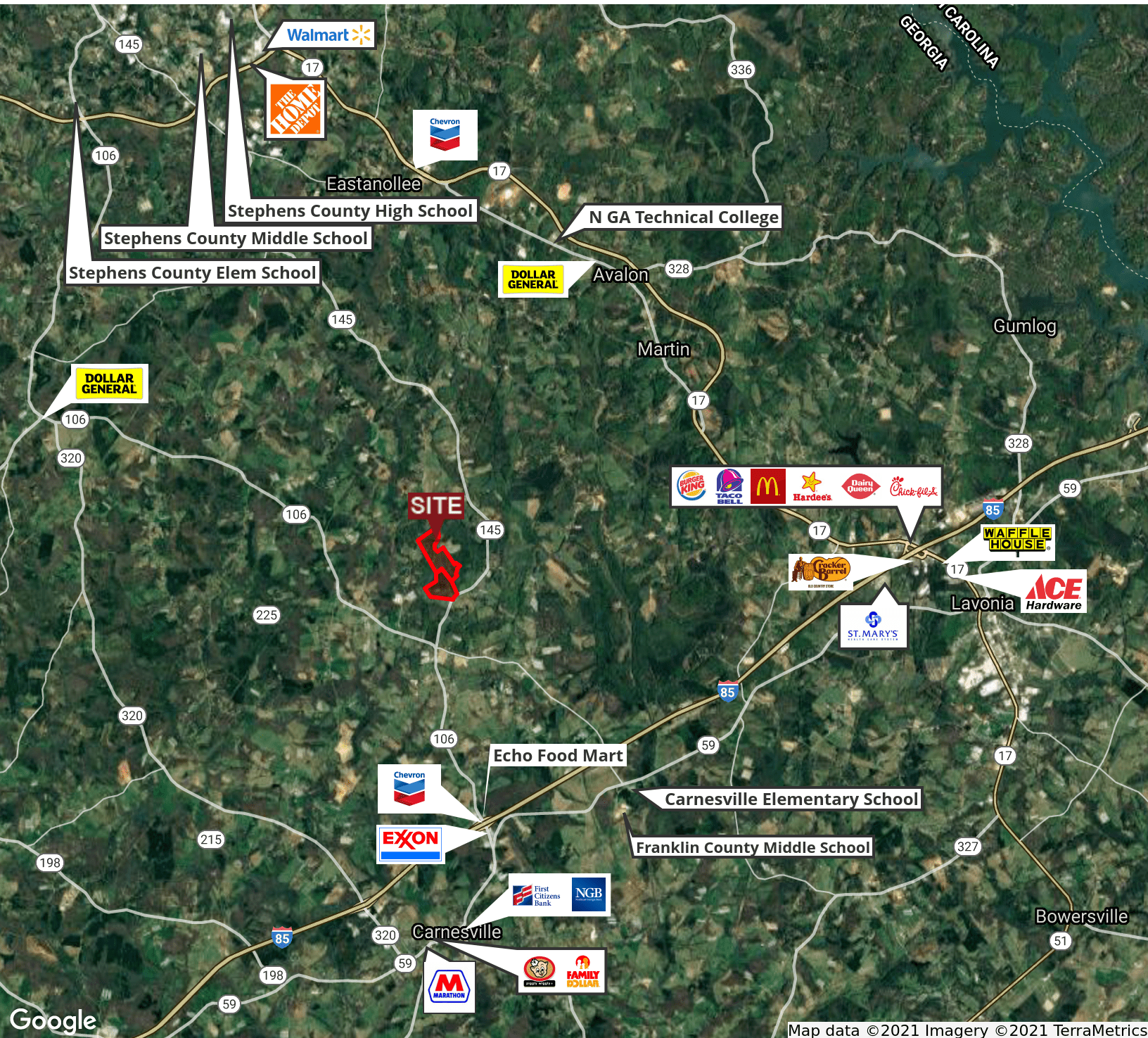
AERIAL MAPS **P3**

HWY 145 - CRUMPS BRIDGE RD TRACT

CRUMPS BRIDGE RD, MARTIN, GA 30557



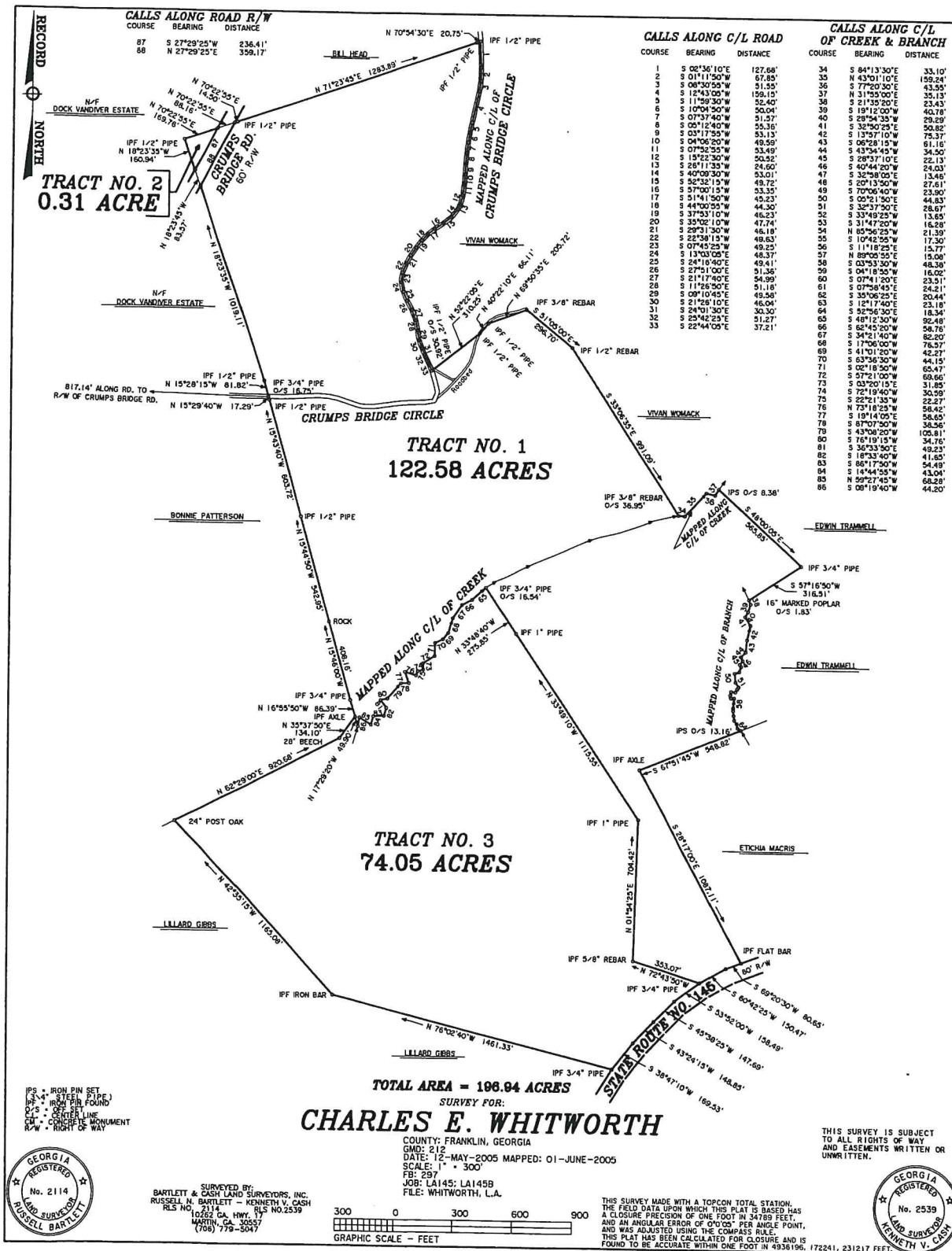
RETAILER MAP



GRANT WHITWORTH
706.548.9300
grantwhitworth@gmail.com

HWY 145 - CRUMPS BRIDGE RD TRACT

CRUMPS BRIDGE RD, MARTIN, GA 30557



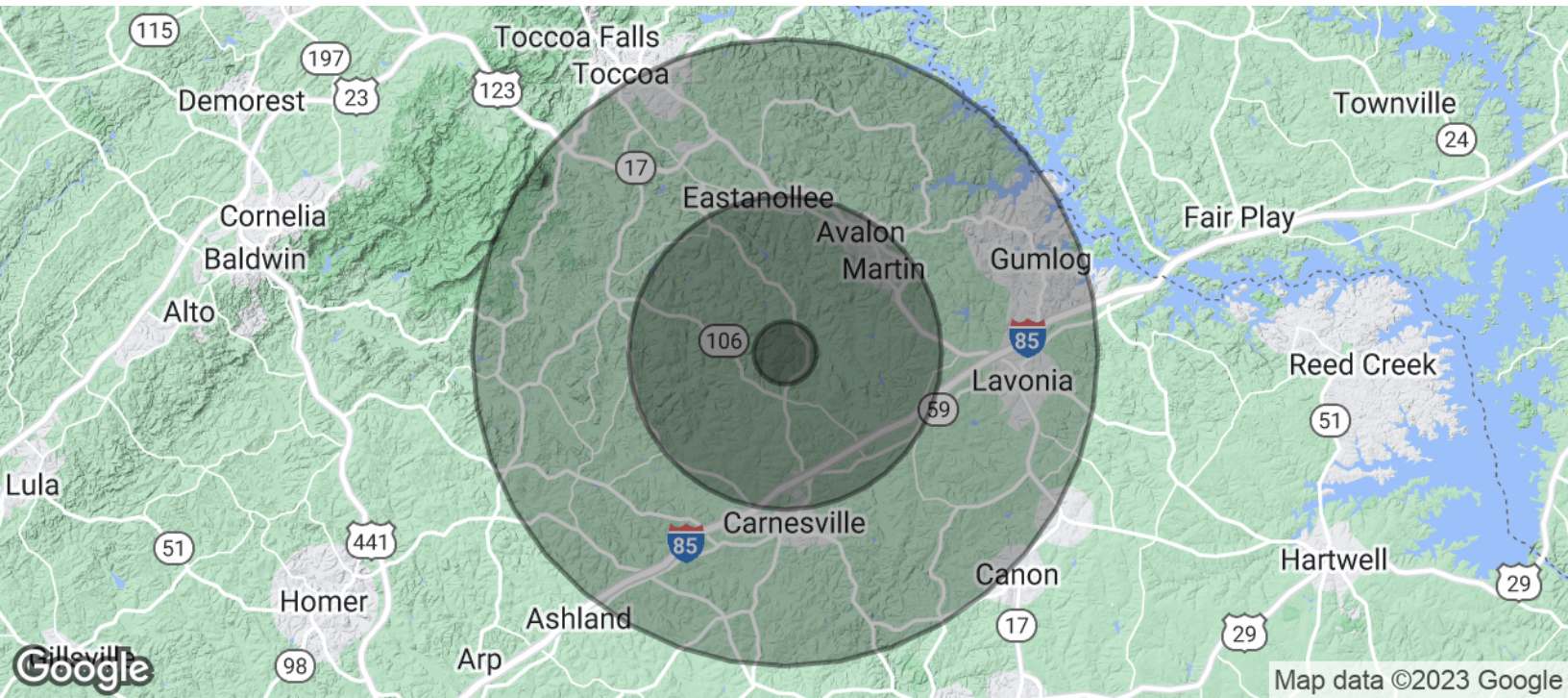
1903

HWY 145 - CRUMPS BRIDGE RD TRACT

CRUMPS BRIDGE RD, MARTIN, GA 30557



DEMOGRAPHICS MAP & REPORT



POPULATION	1 MILE	5 MILES	10 MILES
Total Population	163	5,176	29,606
Average age	43.0	42.5	41.3
Average age (Male)	42.2	42.2	40.0
Average age (Female)	44.0	42.5	42.4
HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total households	67	1,998	11,610
# of persons per HH	2.4	2.6	2.6
Average HH income	\$52,409	\$51,677	\$47,018
Average house value		\$183,417	\$154,519

* Demographic data derived from 2020 ACS - US Census

GRANT WHITWORTH
706.548.9300
grantwhitworth@gmail.com