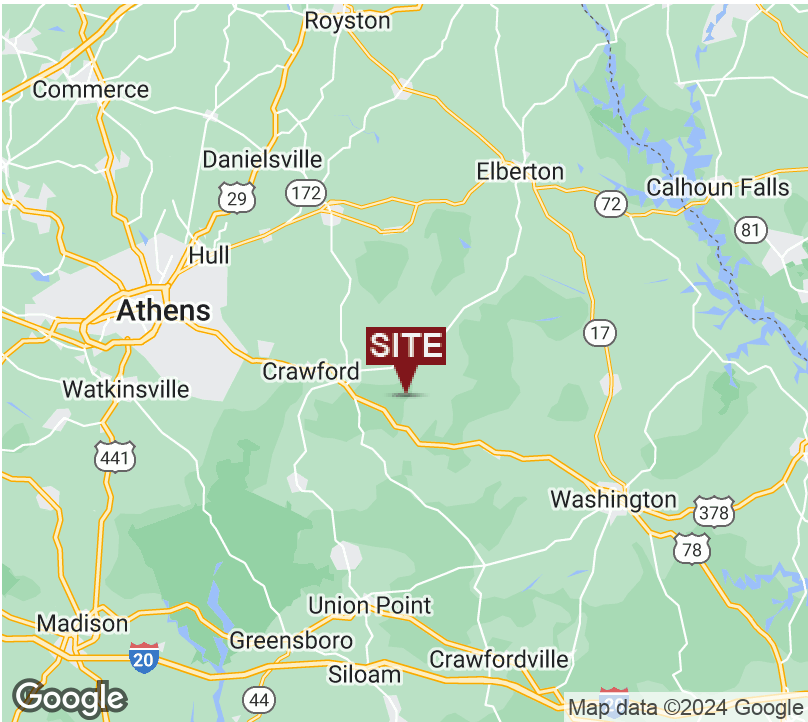


# STRIBLING TRACT 51.8 ACRES

STEVENS GROVE CHURCH ROAD, LEXINGTON, GA 30648



## EXECUTIVE SUMMARY



### OFFERING SUMMARY

Sale Price: \$233,100

Price / Acre \$4,500

Lot Size: 51.8± Acres

Zoning: A2

Market: Lexington, Oglethorpe County

### PROPERTY OVERVIEW

The property is located in Oglethorpe County surrounded by large timber tracts. It's an excellent recreational or hunting tract with rolling topography and a creek running through the middle of it. It's all wooded with mostly hardwoods and some pines. The access is off of an easement which runs adjacent to two houses located at 475 Stevens Grove Church Rd.

### LOCATION OVERVIEW

The property is located off of Stevens Grove Church Rd roughly 2 miles north of Hwy 78. The access to the property is off of an easement which runs to the right of two houses located at 475 Stevens Grove Church Rd. It's located less than 10 minutes from Lexington and approximately 30 minutes from Athens.

### PROPERTY HIGHLIGHTS

- Great hunting tract!
- Rolling topography with a creek running through the middle.
- Located 6± miles from historic Lexington GA and 20± miles from Athens GA with shopping, restaurants, and UGA

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: 2-5-2024

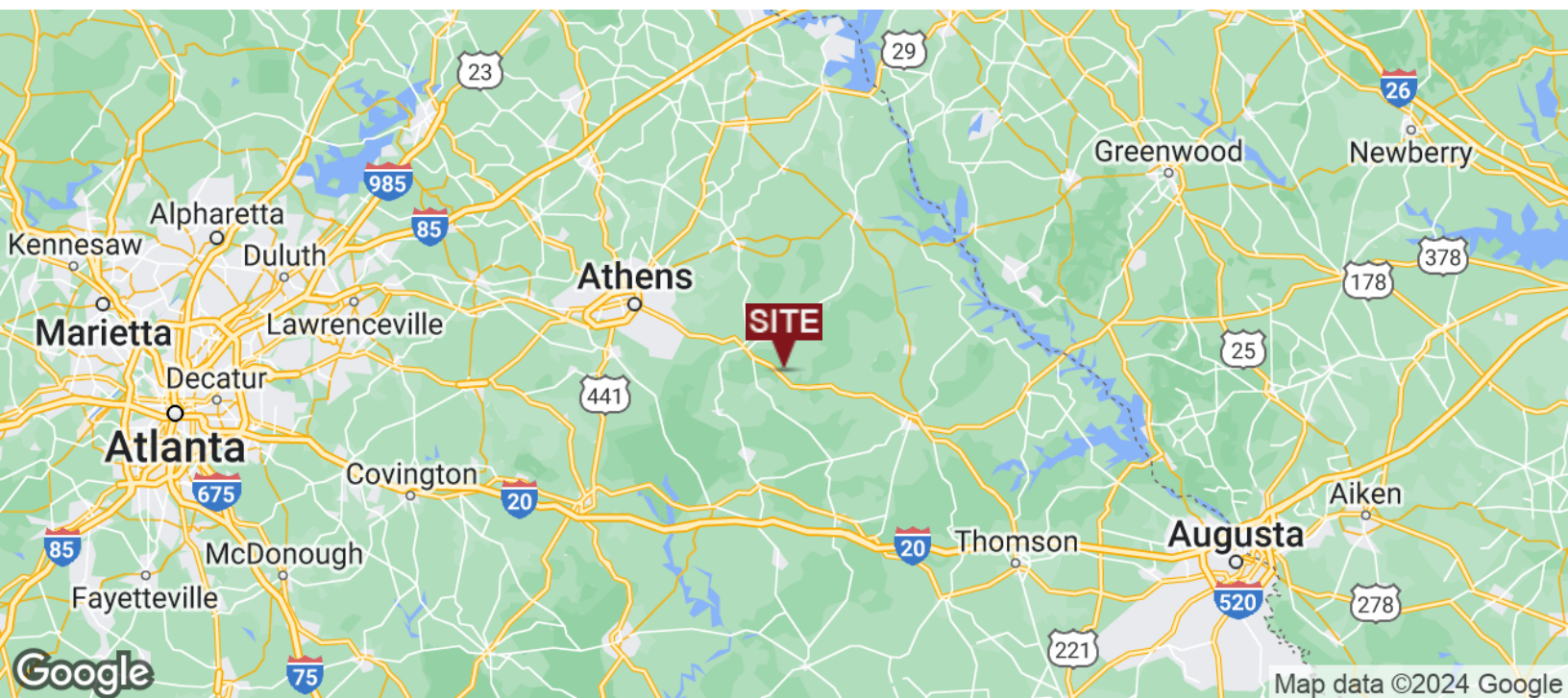


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## LOCATION MAP



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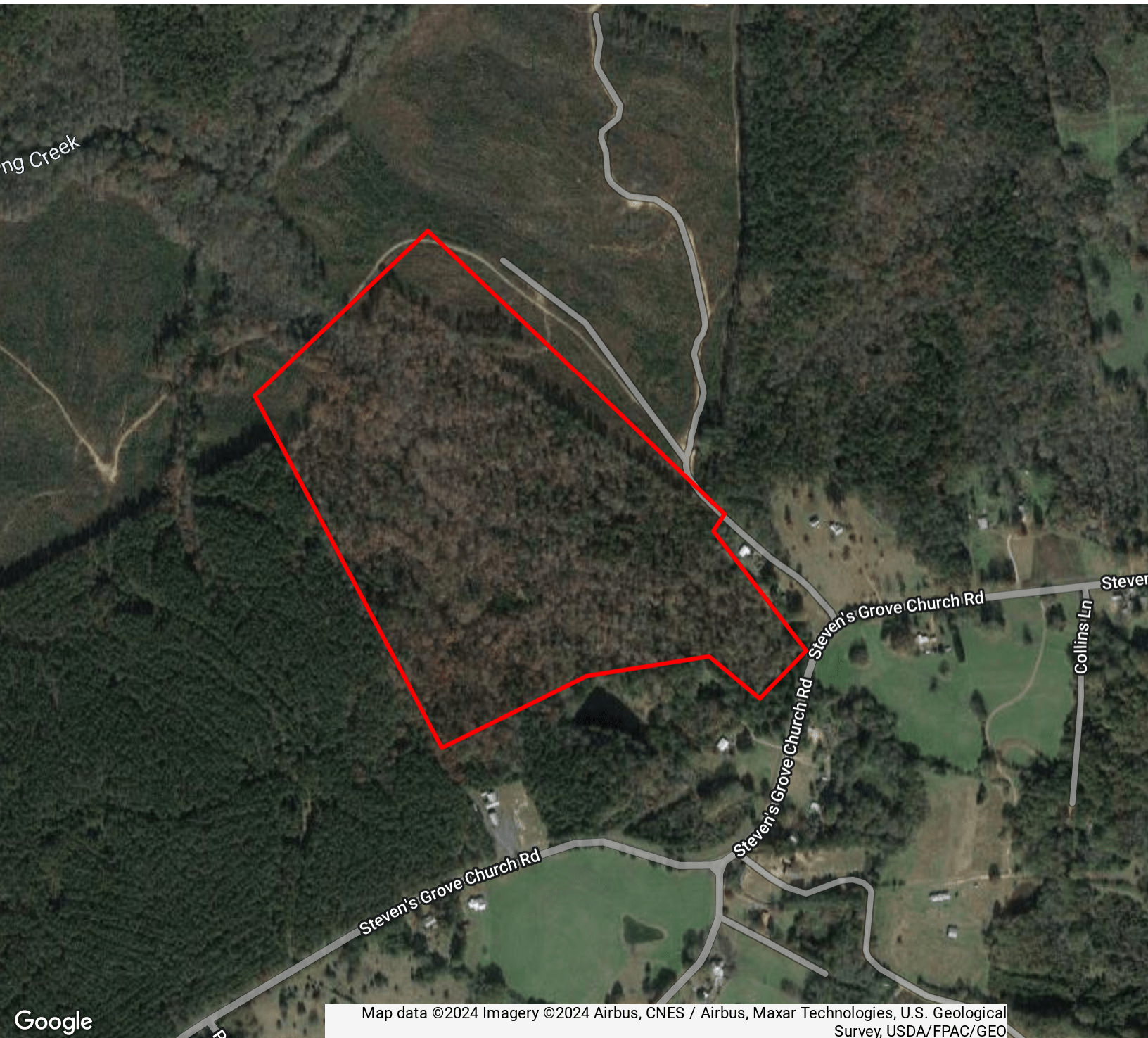


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## AERIAL MAP



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AERIAL MAP **P3**

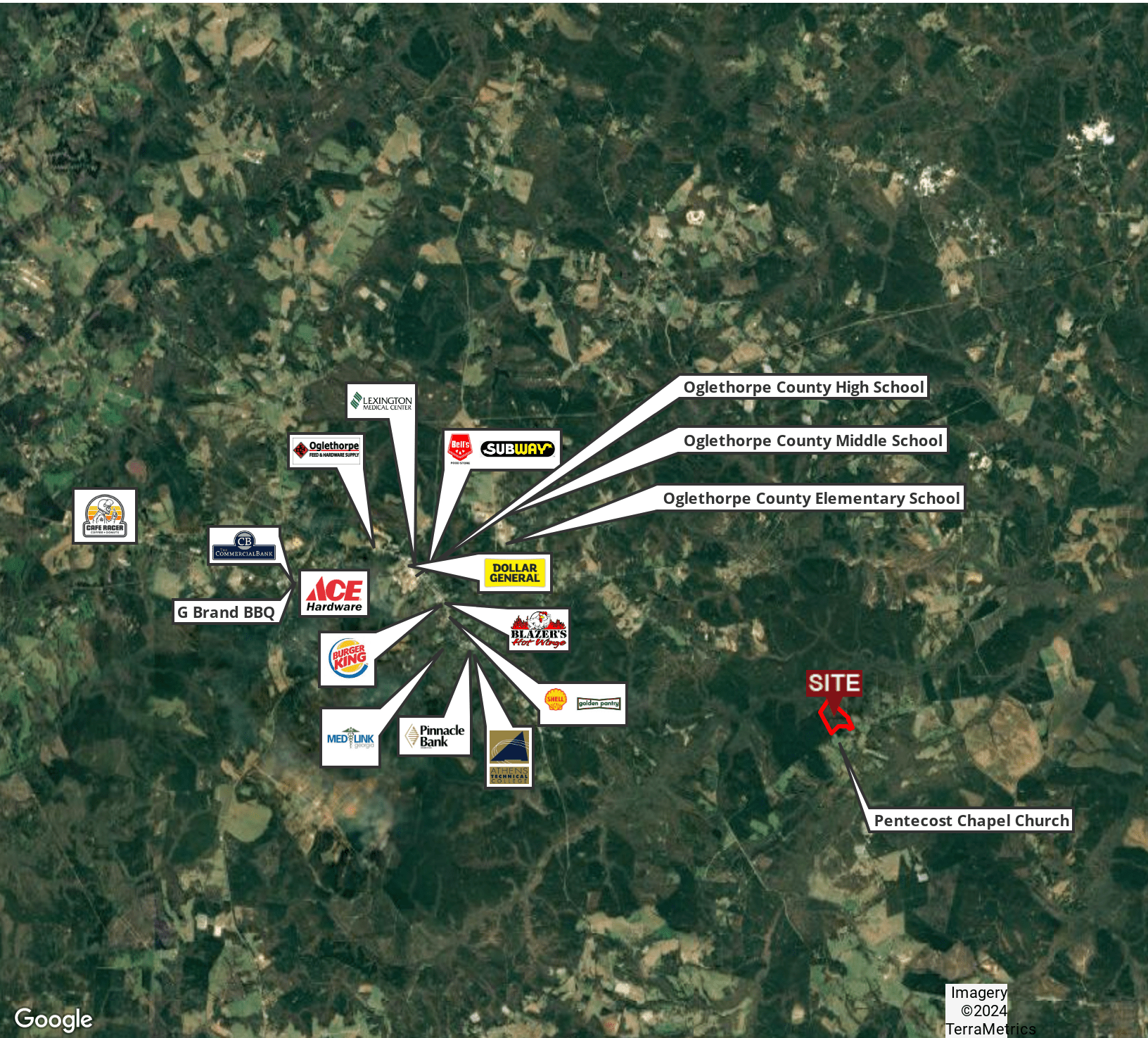


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## RETAILER MAP



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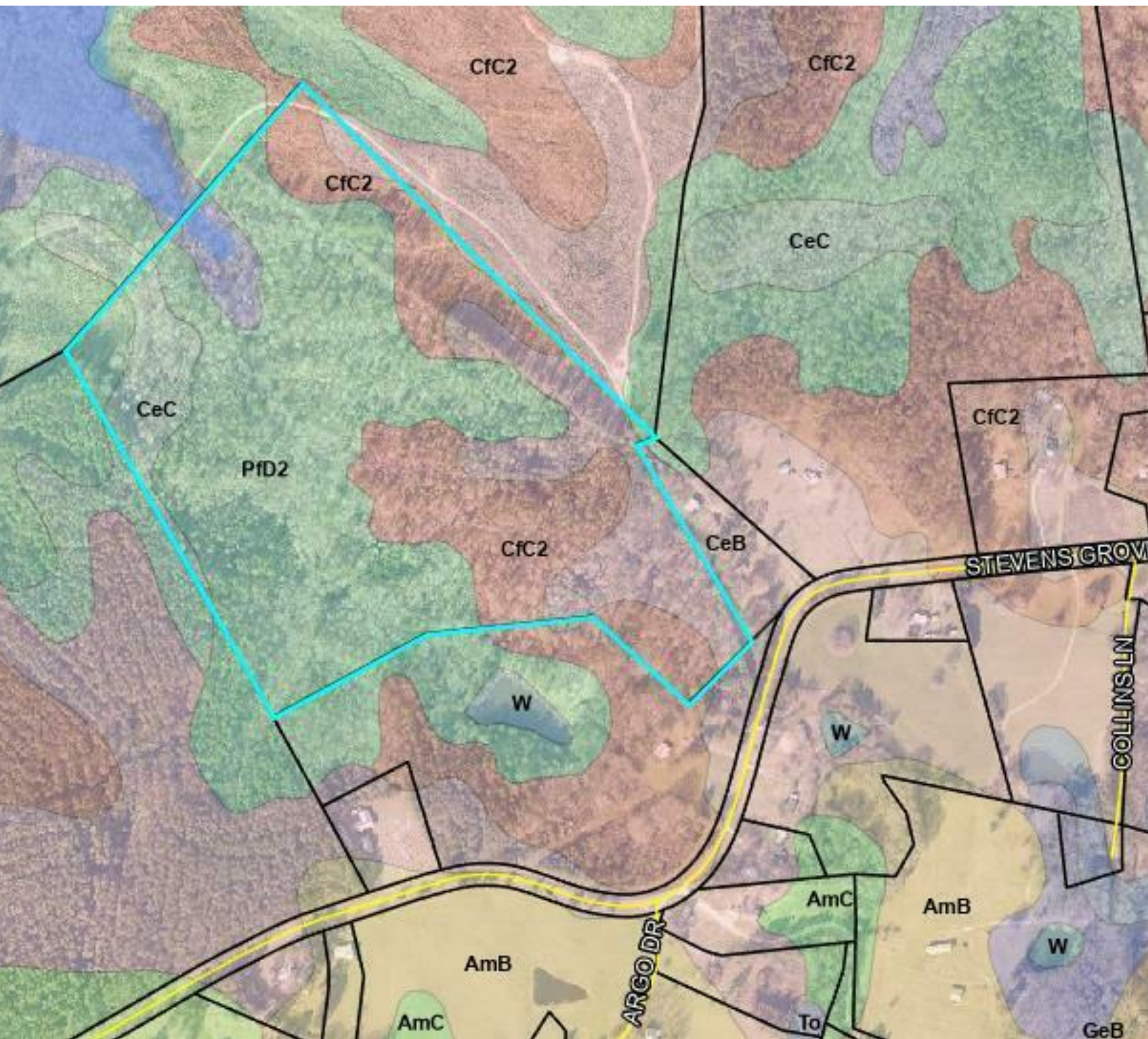


# STRIBLING TRACT 51.8 ACRES

STEVENS GROVE CHURCH ROAD, LEXINGTON, GA 30648



## SOILS MAP



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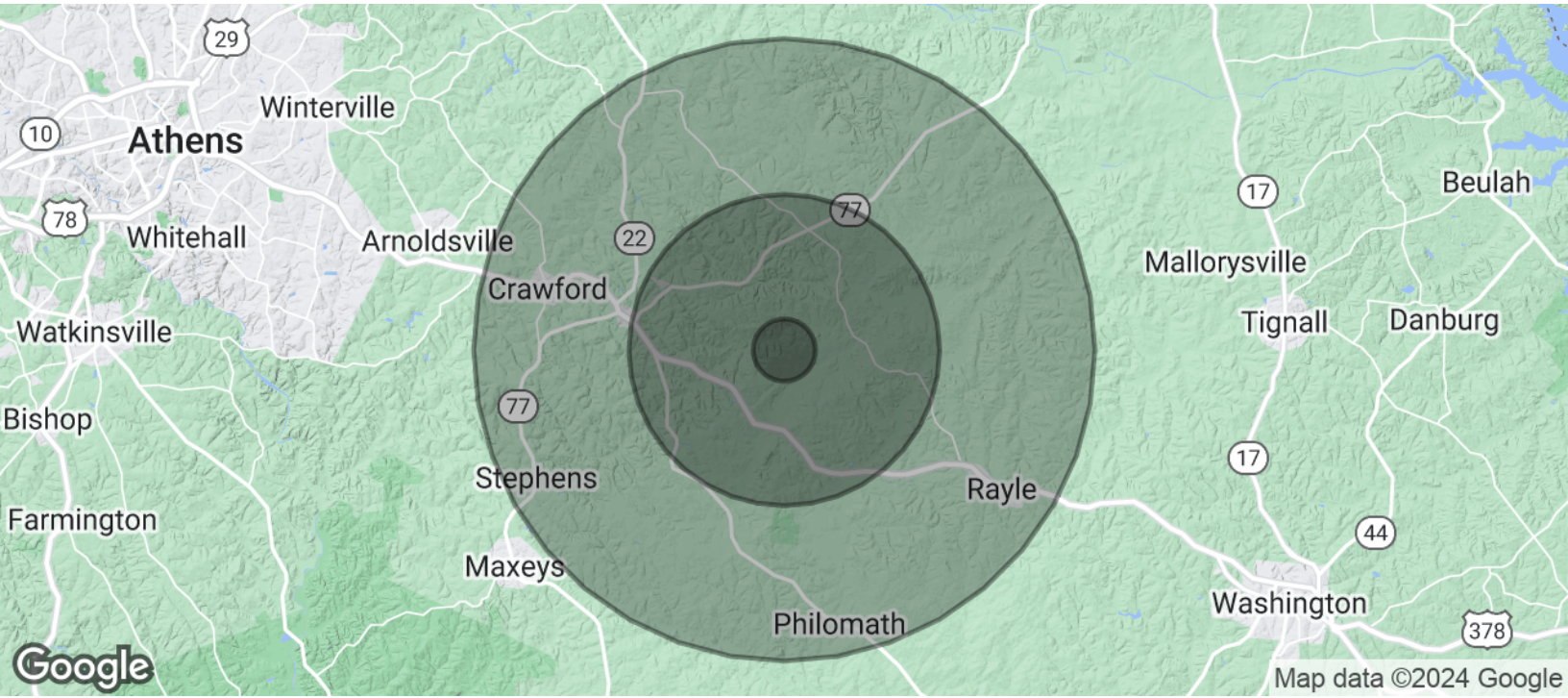


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STEVENS GROVE CHURCH ROAD, LEXINGTON, GA 30648



## DEMOGRAPHICS MAP & REPORT



POPULATION	1 MILE	5 MILES	10 MILES
Total Population	569	3,939	12,479
Average Age	30.8	40.4	42.0
Average Age (Male)	25.2	37.6	36.8
Average Age (Female)	44.3	46.3	45.5

HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total Households	188	1,648	5,523
# of Persons per HH	3.0	2.4	2.3
Average HH Income	\$45,191	\$54,771	\$58,553
Average House Value	\$99,656	\$125,143	\$142,571

\* Demographic data derived from 2020 ACS - US Census

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