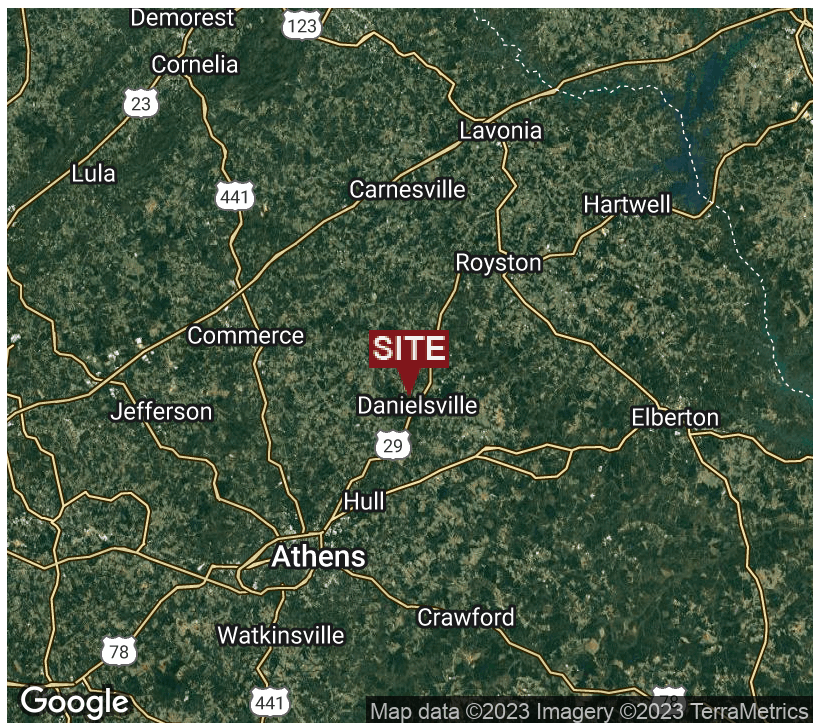
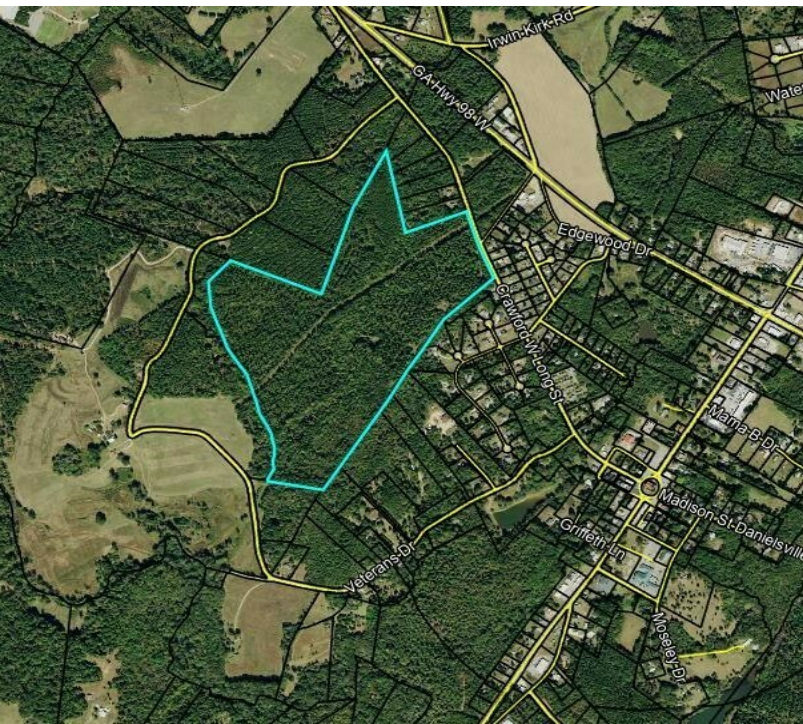


CRAWFORD W LONG TRACT

0 CRAWFORD W. LONG STREET, DANIELSVILLE, GA 30633



EXECUTIVE SUMMARY



OFFERING SUMMARY

Sale Price:	\$770,068
Price / Acre	\$5,900
Lot Size:	130.52 ± Acres
Lot Frontage:	761 ft Crawford W Long St
Zoning:	A2 - Agricultural
Market:	Danielsville
Submarket:	Madison County
Traffic Count:	1,660 Crawford W Long 4,320 US 29

PROPERTY OVERVIEW

Undeveloped land near City of Danielsville with frontage on Crawford W Long St. The land is moderate to rolling topography Property is mostly wooded. There is a creek running through the middle of the property. There is a gas easement which runs through the property. County water is located in the right of way.

LOCATION OVERVIEW

Property is located on Crawford W. Long Street which runs from Hwy 29 to Hwy 98 in Danielsville, GA.

PROPERTY HIGHLIGHTS

- Mostly wooded with moderate to rolling topography.
- County water & natural gas are available.
- A creek runs through the middle of the property.
- Highly rated school system in state of Georgia
- Approximately 1 mile to City of Danielsville and US 29

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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grantwhitworth@gmail.com

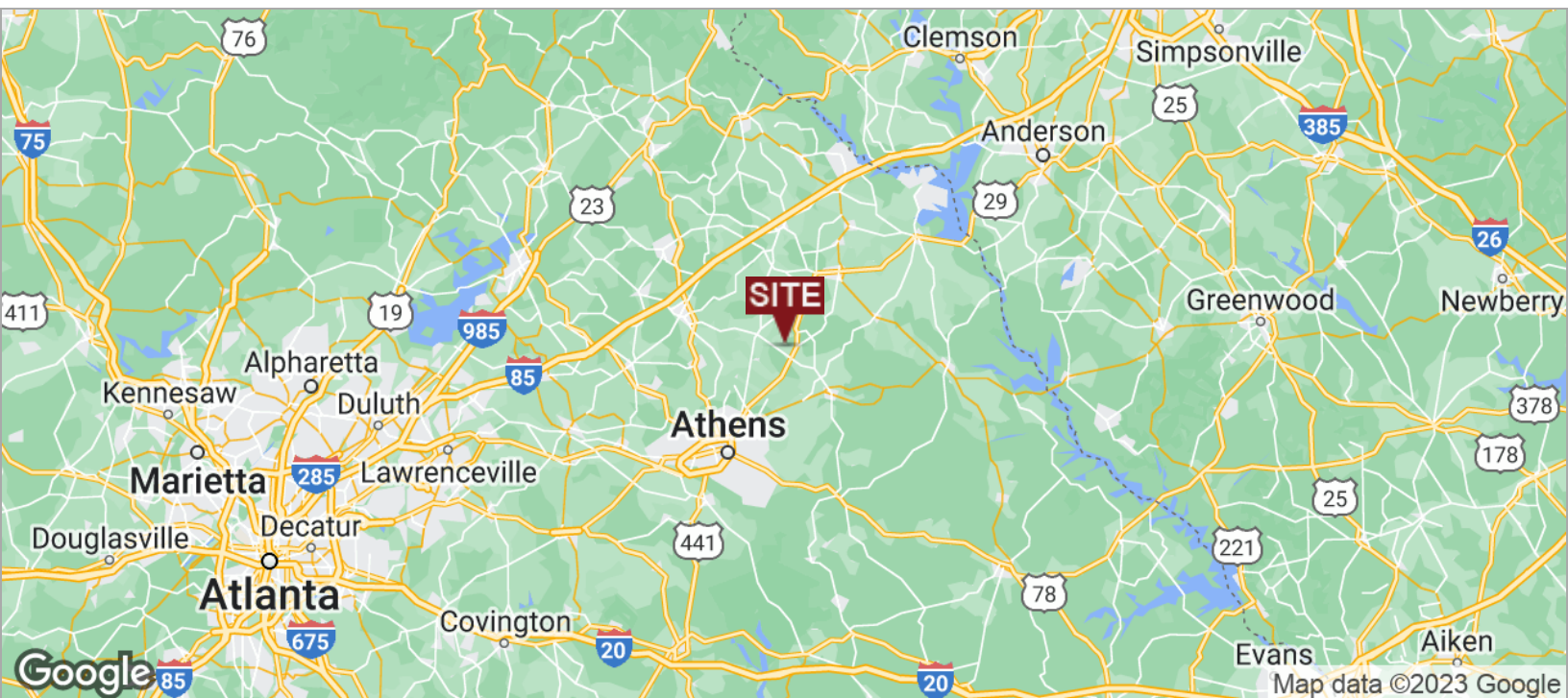
Revised: 12-6-2023

CRAWFORD W LONG TRACT

0 CRAWFORD W. LONG STREET, DANIELSVILLE, GA 30633



LOCATION MAPS



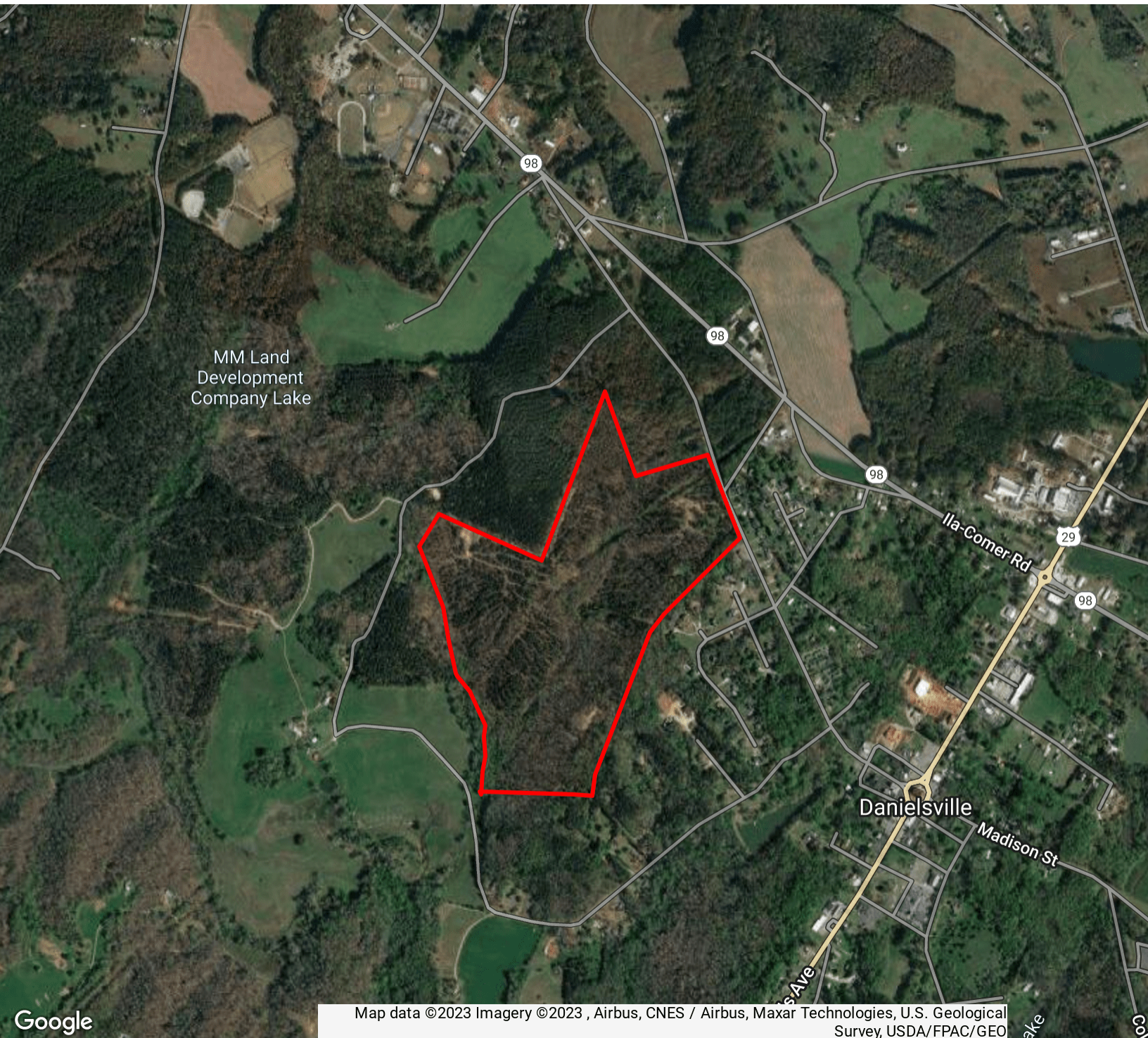
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CRAWFORD W LONG TRACT

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AERIAL MAP



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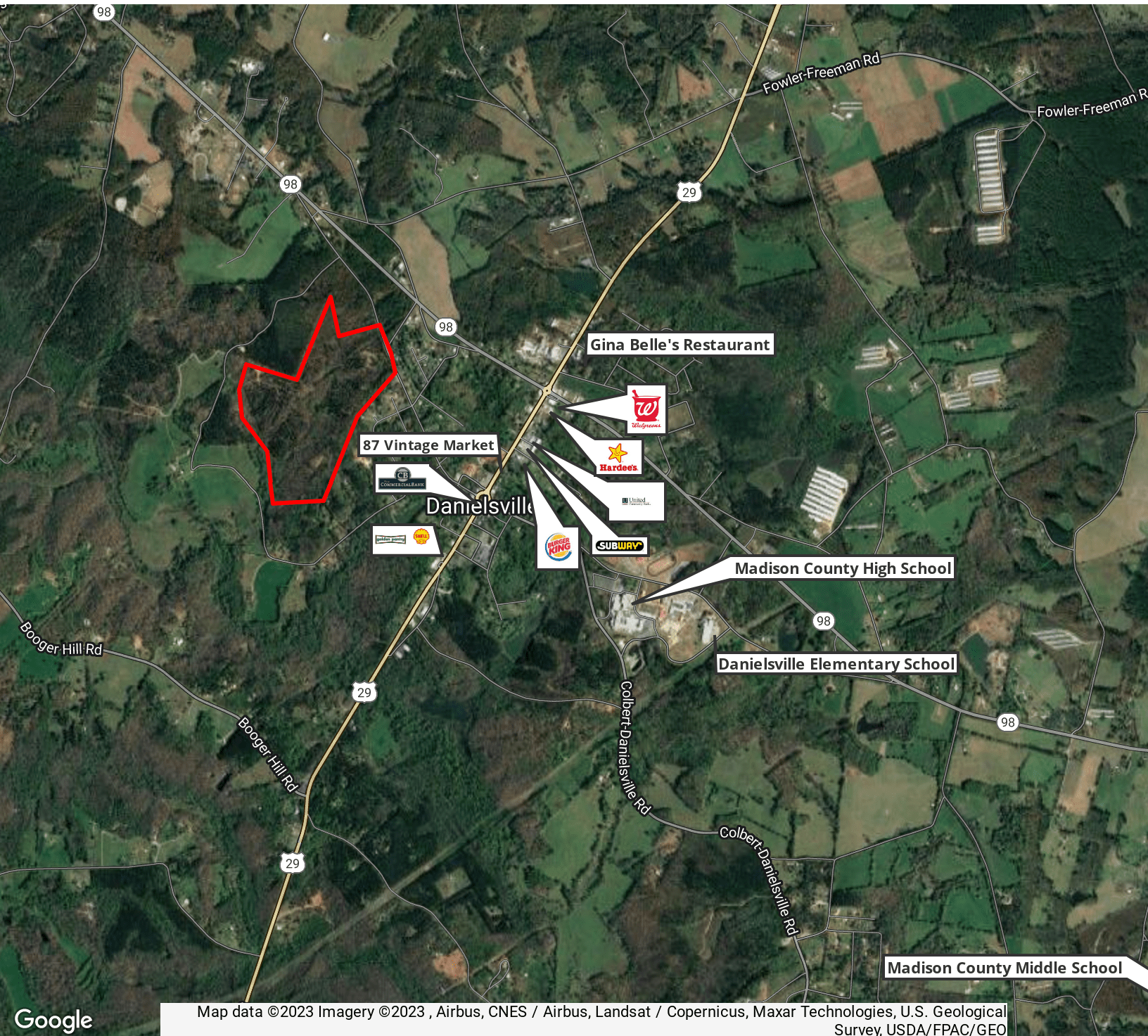
AERIAL MAP **P3**

CRAWFORD W LONG TRACT

0 CRAWFORD W. LONG STREET, DANIELSVILLE, GA 30633



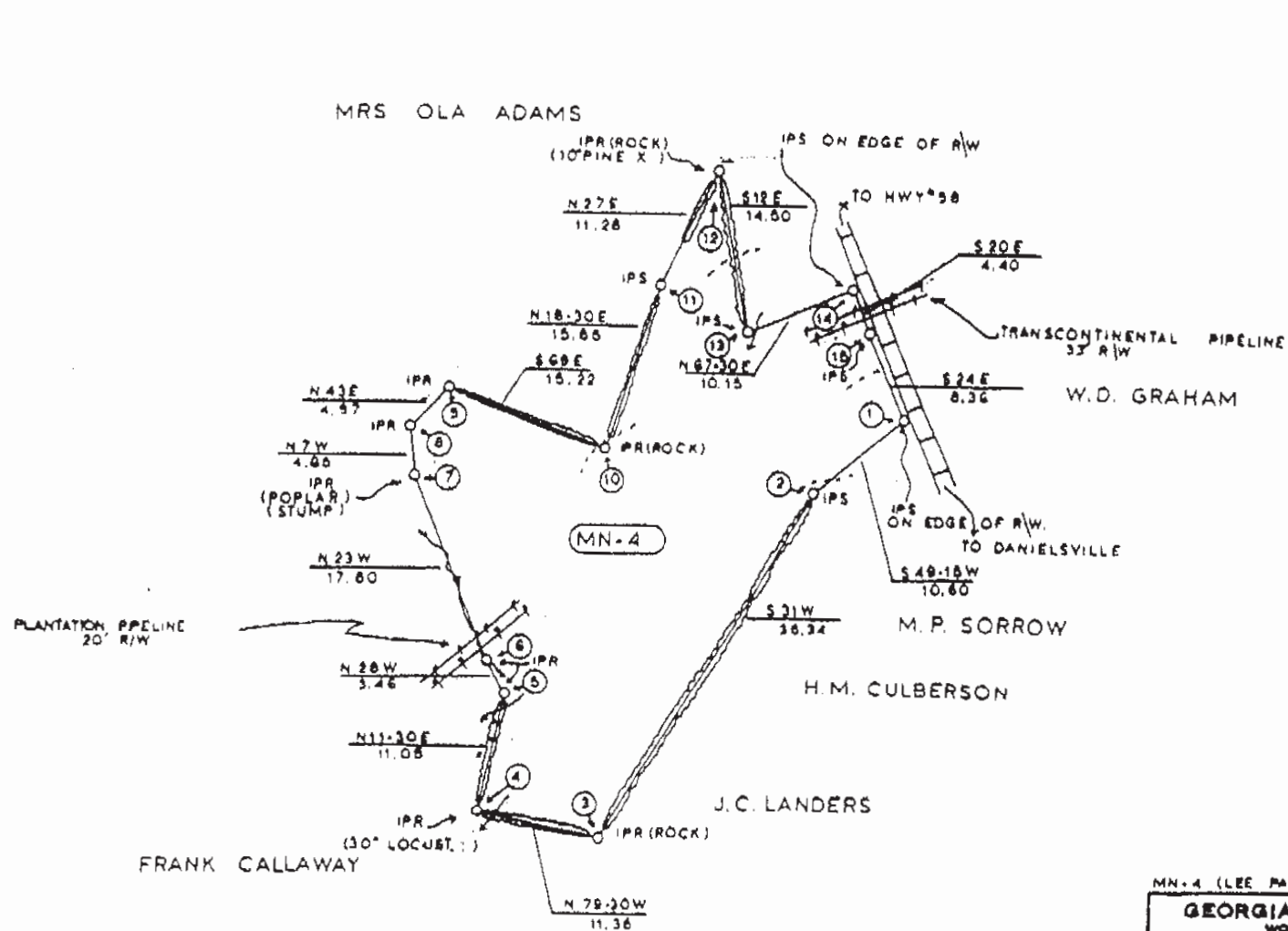
RETAILER MAP



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CRAWFORD W LONG TRACT

0 CRAWFORD W. LONG STREET, DANIELSVILLE, GA 30633



DEEDED ACRES 134.00
LESS GAS LINE R/W 348 130.52

CALC. ACRES 120.86
LESS GAS LINE R/W 348 117.38

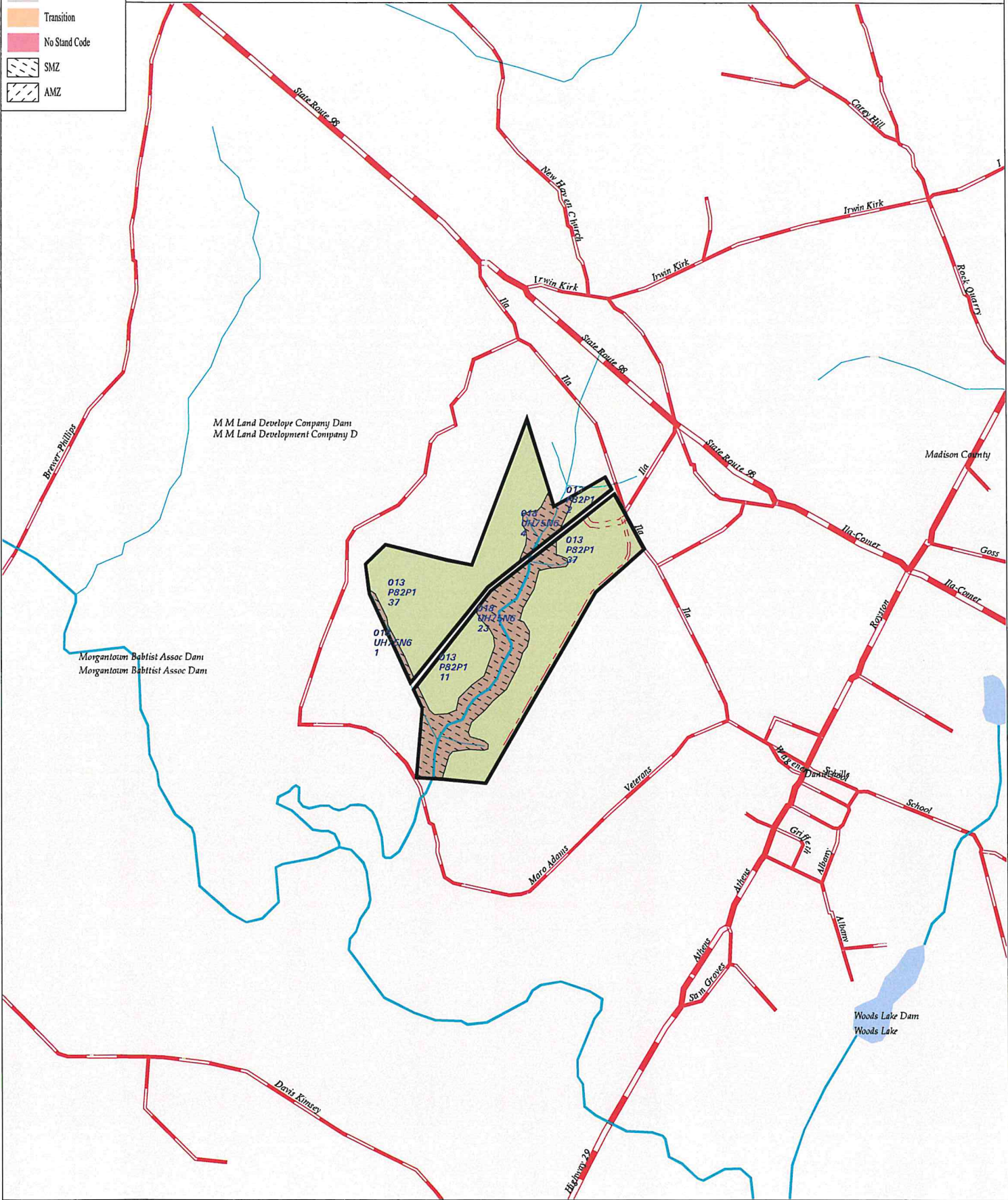
MN-4 (LEE PAYNE)
GEORGIA KRAFT COMPANY
WOODLANDS DIVISION
ROME, GEORGIA
TRACT. MN-4
GMD. 204 MADISON COUNTY
DEED AREA. 134.00
CALC. AREA. 120.86
DATE 7/2/11 BY J. H. HARRIS FOR M.A. HARRIS

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- Pine Plantation
- Pine/Hardwood
- Bottomland Hardwood
- Upland Hardwood
- Hardwood Regeneration
- Transition
- No Stand Code
- SMZ
- AMZ

EXHIBIT "A-1"
Page 8 of 8

COMP : 15099
DISTRICT _31_ DATE 01/28/05
COUNTY _10195_ SCALE 13.4 in = 1 mi

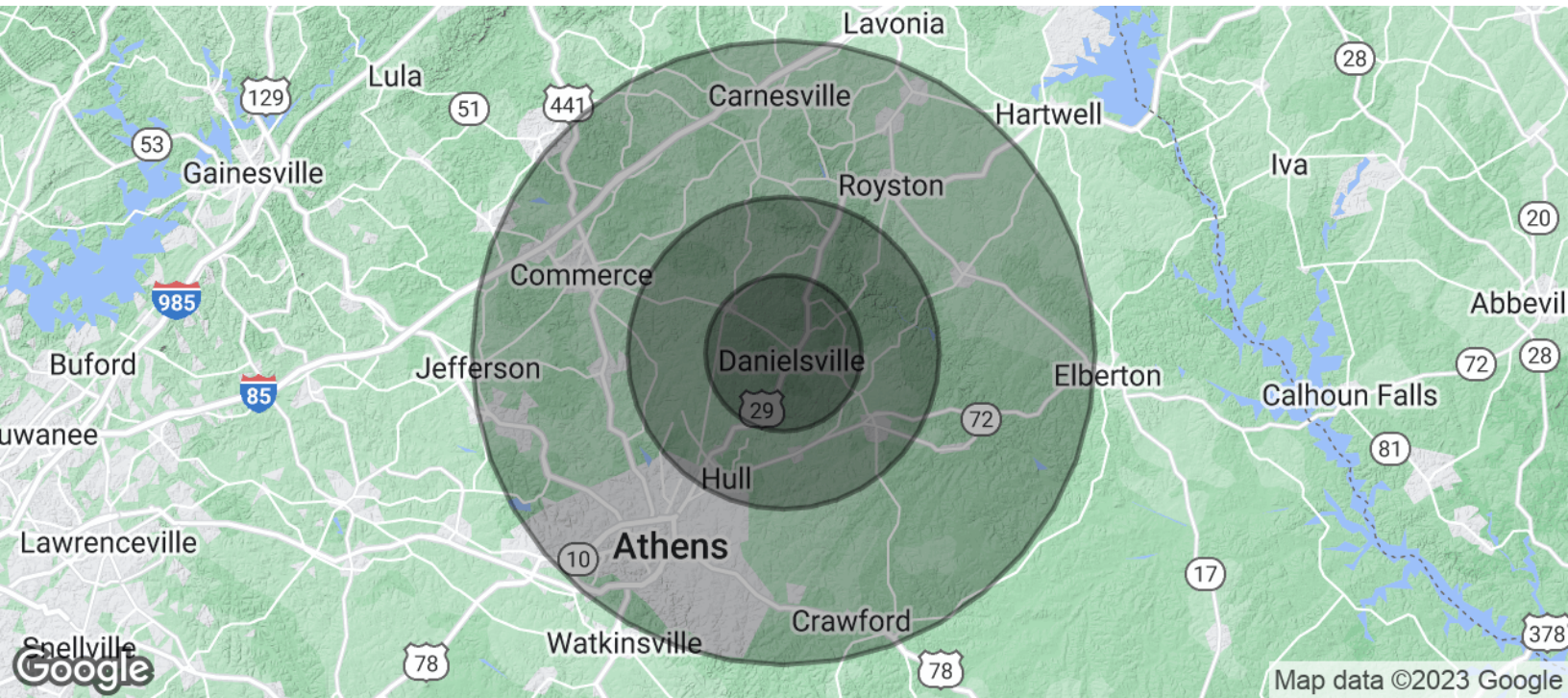


CRAWFORD W LONG TRACT

0 CRAWFORD W. LONG STREET, DANIELSVILLE, GA 30633



DEMOGRAPHICS MAP & REPORT



POPULATION	5 MILES	10 MILES	20 MILES
Total Population	8,048	32,361	232,451
Average Age	38.5	37.9	33.1
Average Age (Male)	38.5	37.7	32.0
Average Age (Female)	38.2	38.0	34.2

HOUSEHOLDS & INCOME	5 MILES	10 MILES	20 MILES
Total Households	2,766	11,110	84,128
# of Persons per HH	2.9	2.9	2.8
Average HH Income	\$51,591	\$51,617	\$50,286
Average House Value	\$138,117	\$154,251	\$169,362

* Demographic data derived from 2020 ACS - US Census

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