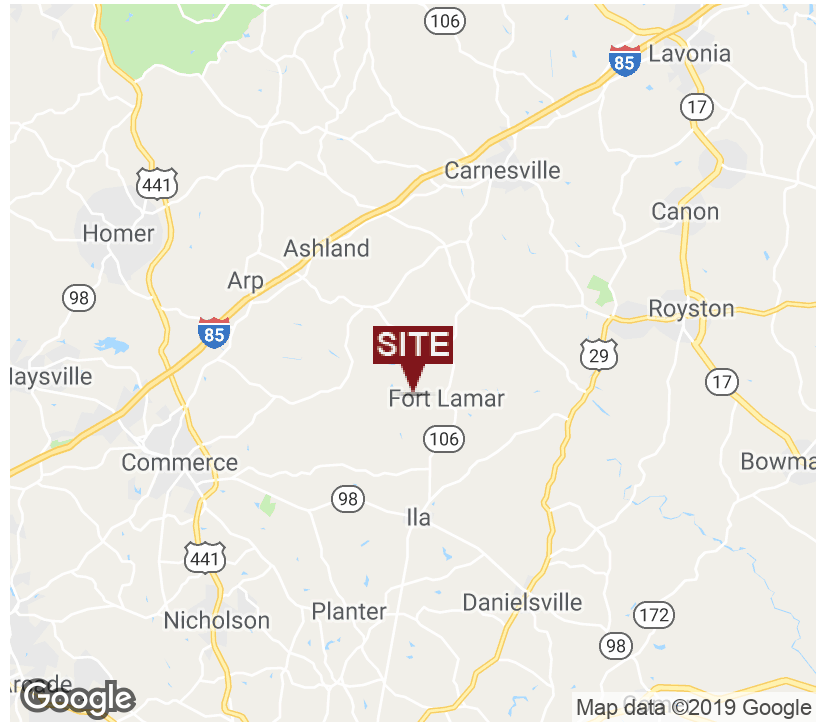


JOT EM DOWN RD TRACT

JOT EM DOWN ROAD, DANIELSVILLE, GA 30633



EXECUTIVE SUMMARY



OFFERING SUMMARY

Sale Price: \$1,675,822

Price / Acre \$4,950

Lot Size: 338.55 Acres

Lot Frontage: 2,916 ft Jot Em Down Rd
7,148 ft Young Harris Rd
2,883 ft A C Carey Rd

Zoning: A1

Market: NW Madison County

PROPERTY OVERVIEW

The property is great investment tract. It is well suited for a recreational hunting tract or a cattle/equestrian/agricultural user. It is mostly wooded with mature hardwoods and approximately 25 acres of planted pine. The remaining balance has roughly 145 ± acres of excellent open pasture land fenced and cross fenced. There are two creeks running through the property and a small pond. There is a large potential lake site in the middle of the property where the two creeks come together. There is a poll barn used for hay storage. The property has roughly 2.3 miles of paved road frontage on three different roads which makes it easy to subdivided into smaller tracts. It is located within close proximity to Commerce and I-85 where the recently announced SK Innovations battery plant is under construction which will add 2,000 jobs to the area.

LOCATION OVERVIEW

The property is located on Jot Em Down Road roughly .4 miles west of Hwy 106 in North West Madison County. It's roughly 20 miles north of Athens, less than 10 miles to Commerce and roughly 11 miles to I-85.

PROPERTY HIGHLIGHTS

- Great investment and hunting tract, ideal for an equestrian/cattle/agricultural user
- Roughly 145 acres of open pasture land
- Close proximity to Commerce and I-85
- 20 miles north of Athens

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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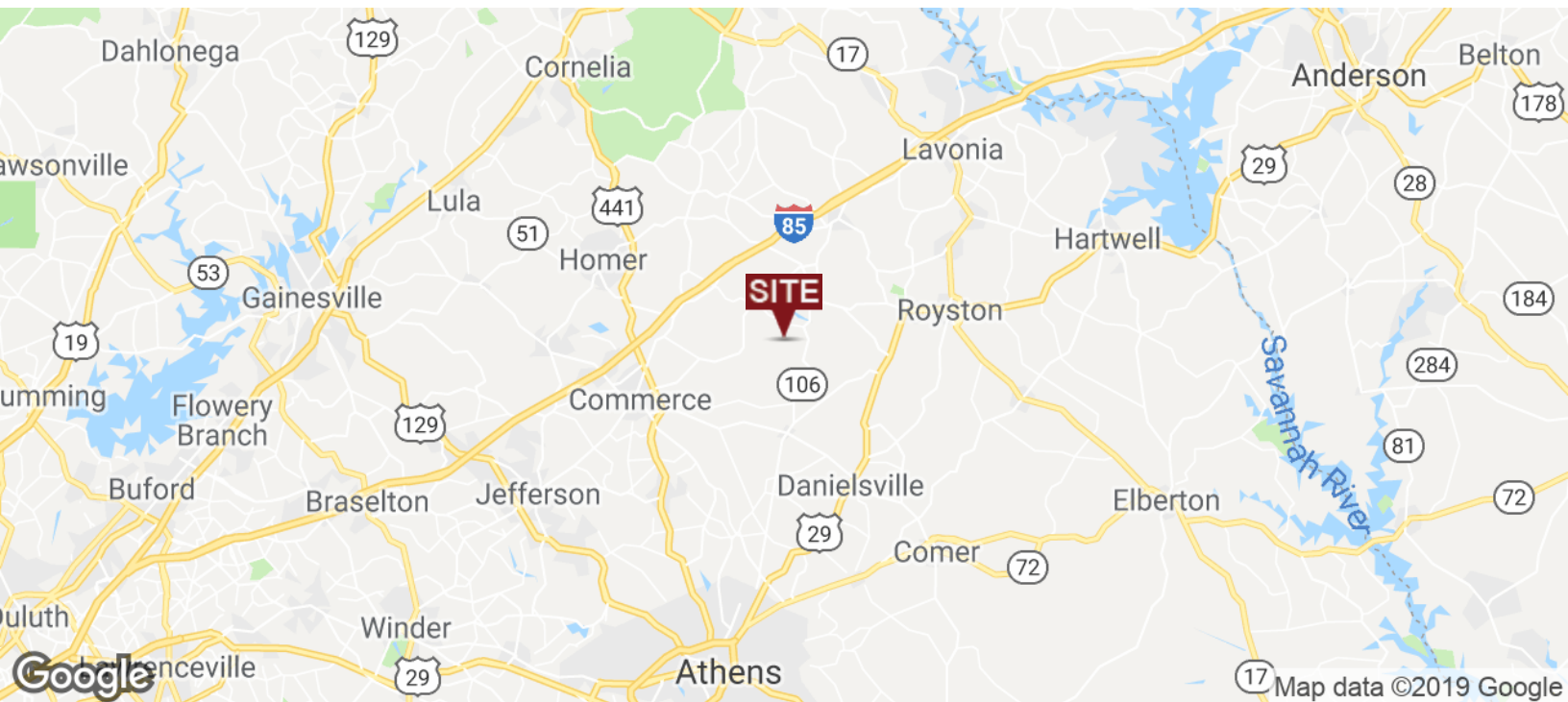
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JOT EM DOWN RD TRACT

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LOCATION MAPS



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JOT EM DOWN RD TRACT

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ADDITIONAL PHOTOS



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AERIAL MAP



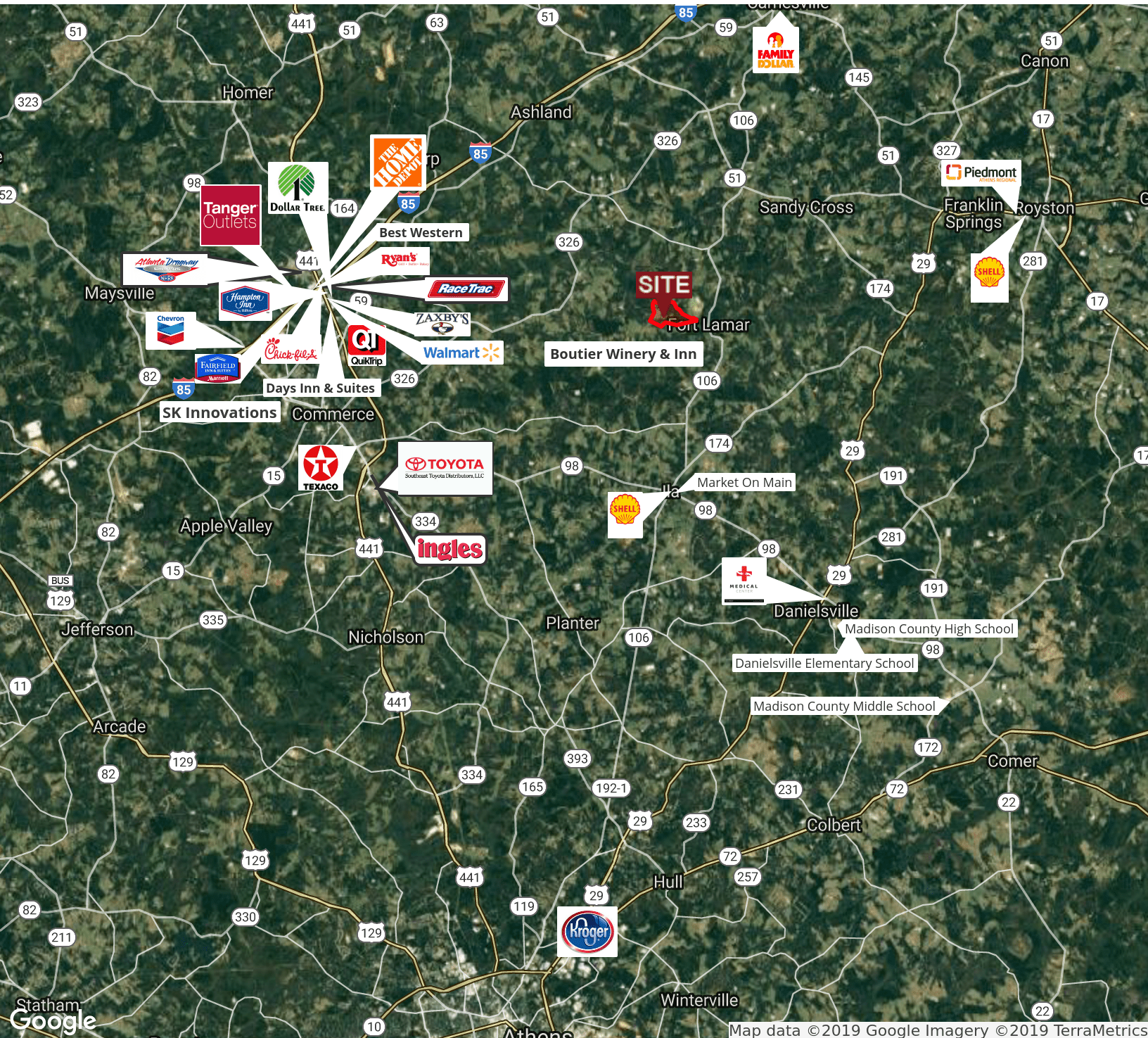
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RETAILER MAP



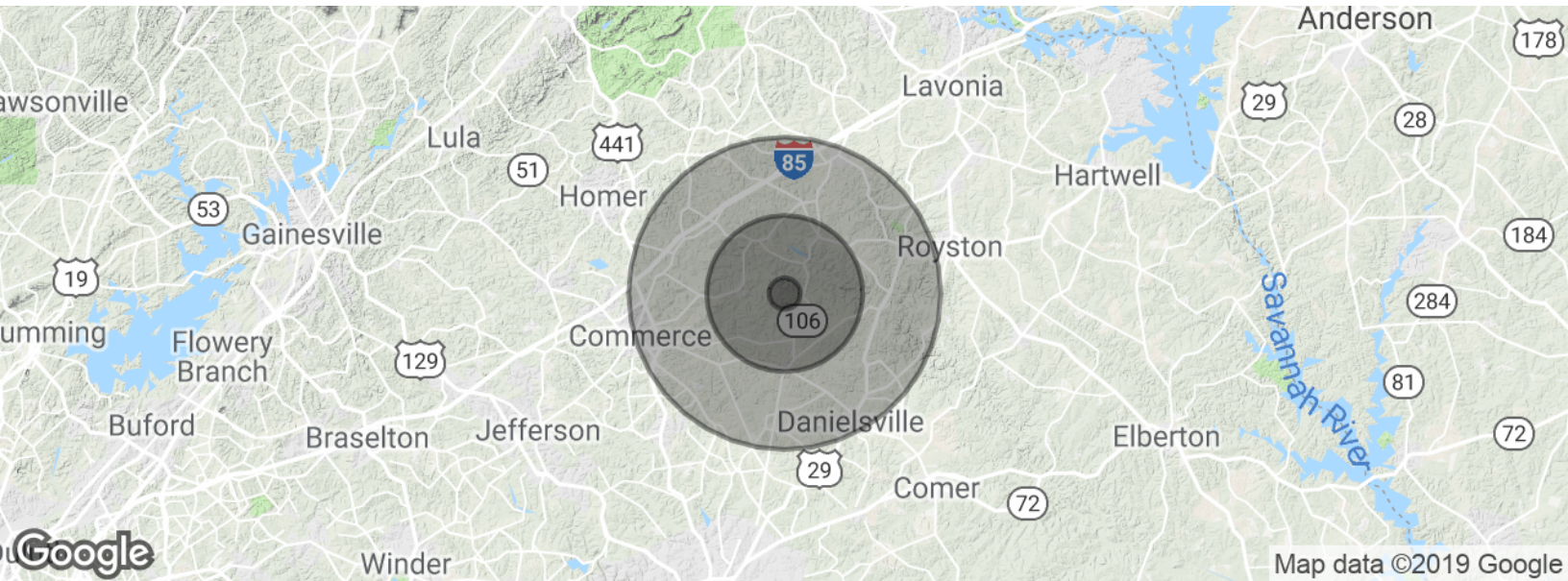
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JOT EM DOWN RD TRACT

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DEMOGRAPHICS MAP & REPORT



POPULATION	1 MILE	5 MILES	10 MILES
Total population	281	5,412	23,573
Median age	36.5	39.2	39.5
Median age (Male)	35.8	37.4	37.9
Median age (Female)	38.3	41.5	41.6
HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total households	97	1,975	8,789
# of persons per HH	2.9	2.7	2.7
Average HH income	\$49,210	\$51,340	\$51,322
Average house value		\$157,547	\$149,784

* Demographic data derived from 2010 US Census

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