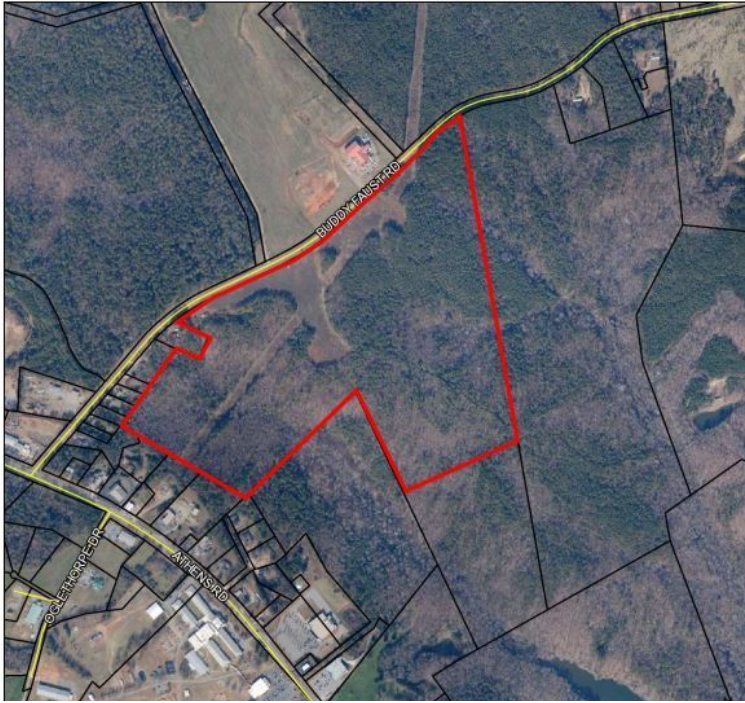


BUDDY FAUST ROAD TRACT

0 BUDDY FAUST ROAD, CRAWFORD, GA 30630



EXECUTIVE SUMMARY



OFFERING SUMMARY

Sale Price:	\$307,980
Price / Acre	\$3,000
Lot Size:	102.66 Acres
Lot Frontage:	2837 ft Buddy Faust Rd
Zoning:	A-2 - Agricultural
Market:	Oglethorpe County
Traffic Count:	10,700 Hwy 78

PROPERTY OVERVIEW

This large tract is zoned agricultural and would also be well suited as a home site or for recreational purposes. The terrain is gentle and approximate 10 acres of open land but mostly wooded with a mix of hardwoods & pines with good timber value. The property has county water and forced main sewer running along Buddy Faust Road. Subject tract is walking distance to elementary, junior and high schools. Located midway between Crawford and Lexington, GA. Approximately 15 minutes to Athens and University of Georgia. Excellent investment tract.

LOCATION OVERVIEW

From Athens take Hwy 78 to Crawford. Turn left off of Hwy 78 onto Buddy Faust Rd. Property will be on the right approximately .3 of a mile.

PROPERTY HIGHLIGHTS

- Wonderful location.
- Midway between Crawford and Lexington, GA.
- Terrain is gentle.
- Good timber value.
- Served by Oglethorpe County public water system.
- Approximately 15 minutes to Athens & 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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grantwhitworth@gmail.com

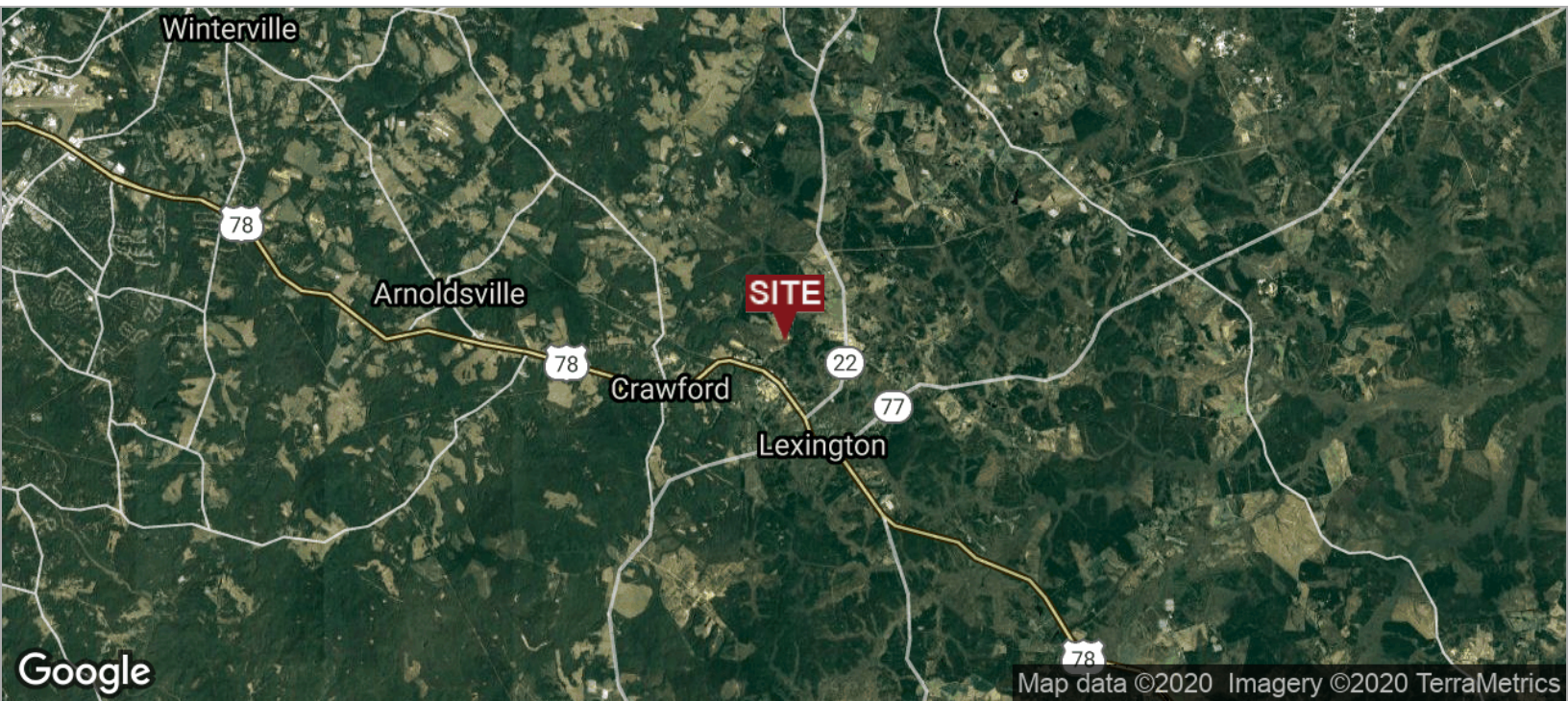
Revised: 7-22-2020

BUDDY FAUST ROAD TRACT

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LOCATION MAPS



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BUDDY FAUST ROAD TRACT

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AERIAL MAPS



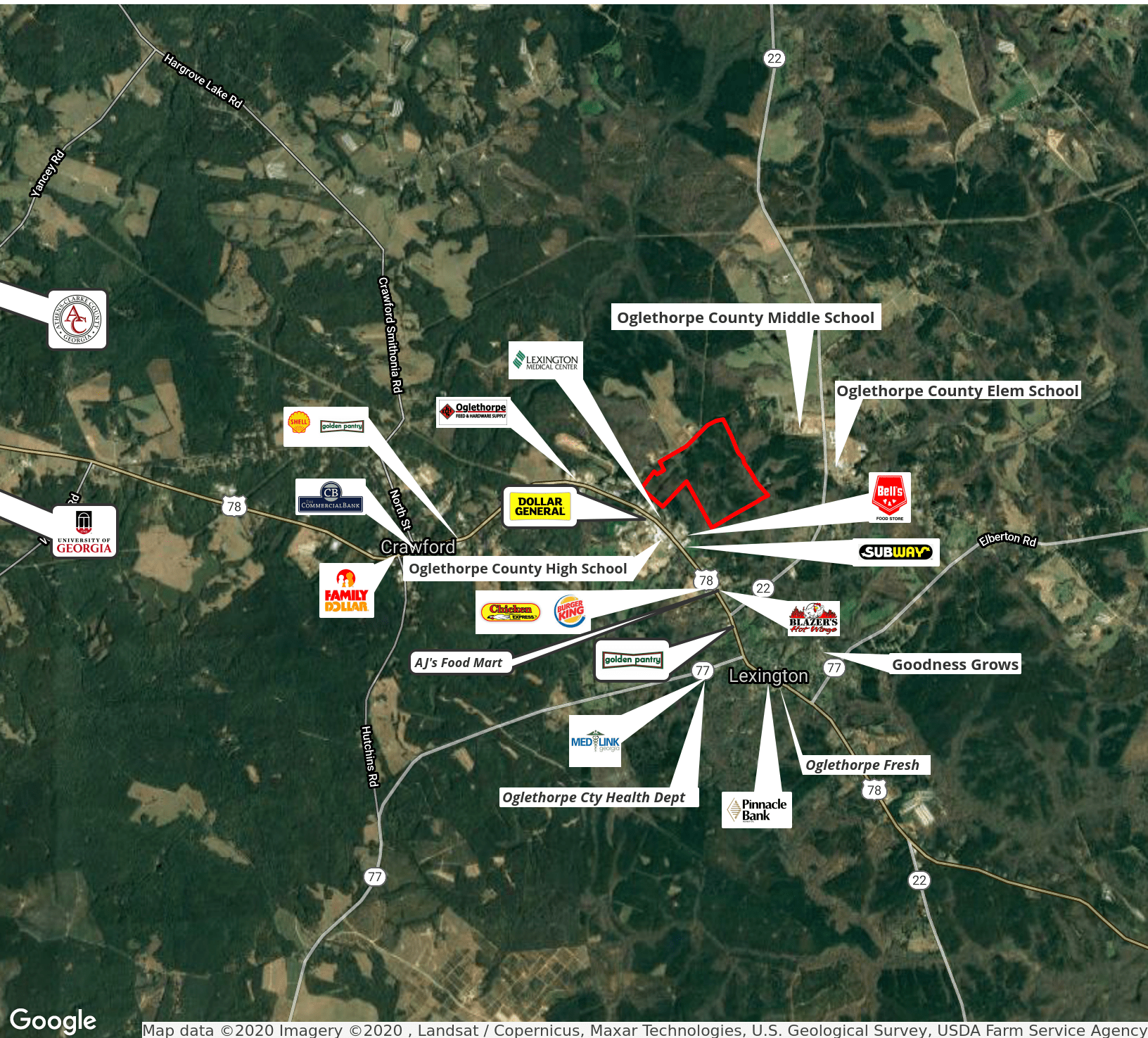
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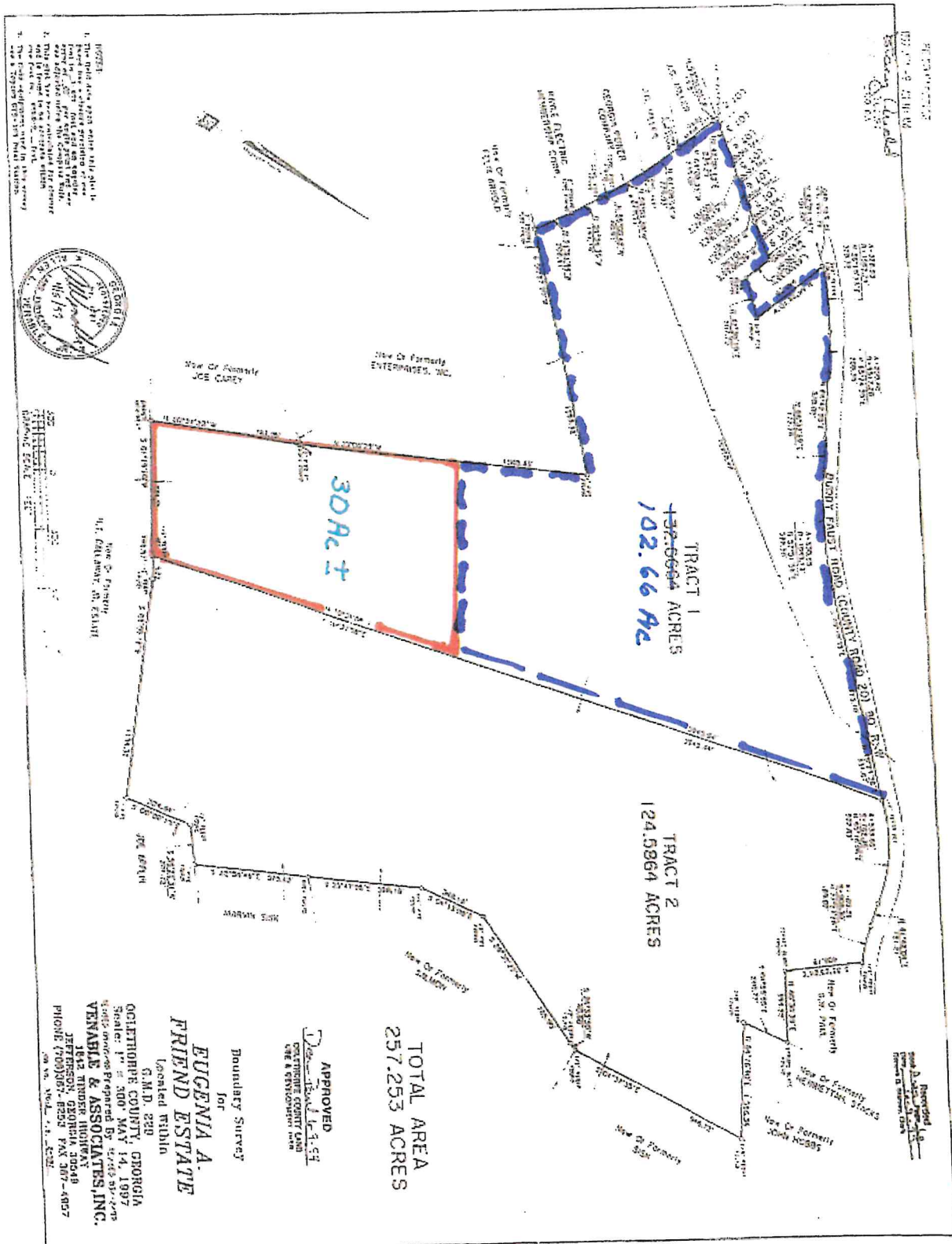
RETAILER MAP



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(7)

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Buddy Faust Road Tract

0 Buddy Faust Road, Crawford, GA 30630



PROPERTY DETAILS

Sale Price	\$3,000 / ACRE
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LOCATION INFORMATION

Building Name	Buddy Faust Road Tract
Street Address	0 Buddy Faust Road
City, State, Zip	Crawford, GA 30630
County	Oglethorpe
Market	Oglethorpe County
Road Type	Paved
Market Type	Medium
Nearest Highway	Hwy 78
Nearest Airport	Athens Ben Epps Airport

BUILDING INFORMATION

Number of Lots	1
Best Use	Agricultural, Residential, Investment
Free Standing	No

PROPERTY INFORMATION

Property Type	Land
Property Subtype	Residential
APN #	075 022A & 093 031
Lot Frontage	2,837 ft
Traffic Count	10700
Traffic Count Street	Hwy 78
Power	Yes
Topography	Terrain is Gentle.

UTILITIES & AMENITIES

Water	Yes
Sewer	Yes