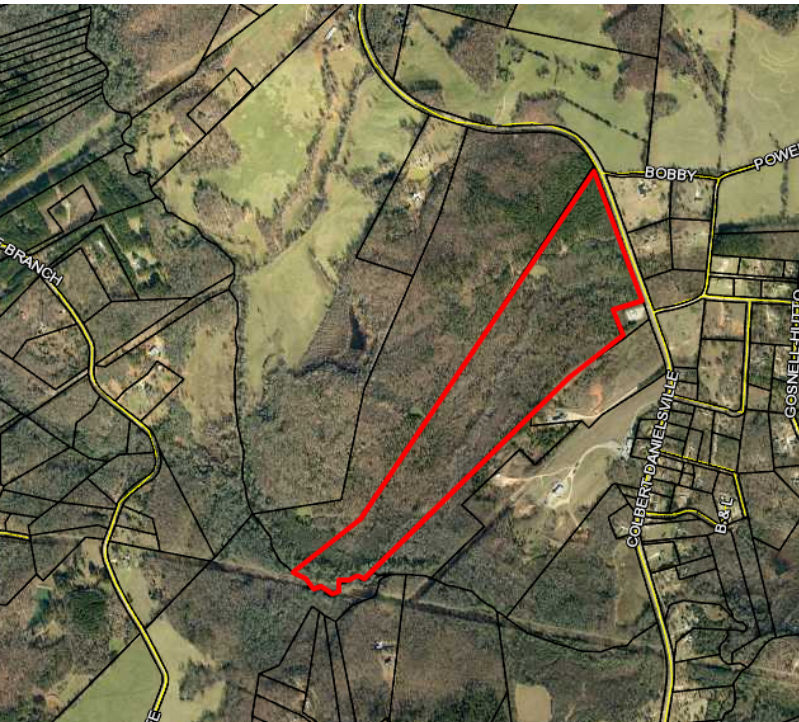


SCOGGINS TRACT

0 COLBERT DANIELSVILLE RD, DANIELSVILLE, GA 30633



EXECUTIVE SUMMARY



OFFERING SUMMARY

Sale Price:	\$430,425
Price / Acre	\$4,500
Lot Size:	95.65 Acres
Lot Frontage:	1448 ft Colbert-Danielsville Rd
Zoning:	Agriculture
Market:	Madison County

PROPERTY OVERVIEW

Undeveloped land near city of Danielsville with 1,448 ft of frontage on the Colbert-Danielsville Rd. Tract borders south fork of Broad River. Property would be excellent for a subdivision development site or home site. The land is gently rolling terrain with open land for a pasture. The property is mostly wooded with a mix of hardwood and pine trees. County water and natural gas are available on the site.

LOCATION OVERVIEW

From Colbert, take Fourth Street which turns on to Colbert-Danielsville Rd. Go approximately 5 miles and the property is located on the left side.

PROPERTY HIGHLIGHTS

- Excellent subdivision development or home sites.
- Gently rolling terrain with some open land for pasture.
- Located between Colbert and Danielsville
- Tract is mostly wooded with a mix of pine and hardwood.
- County water & natural gas are available on site.

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

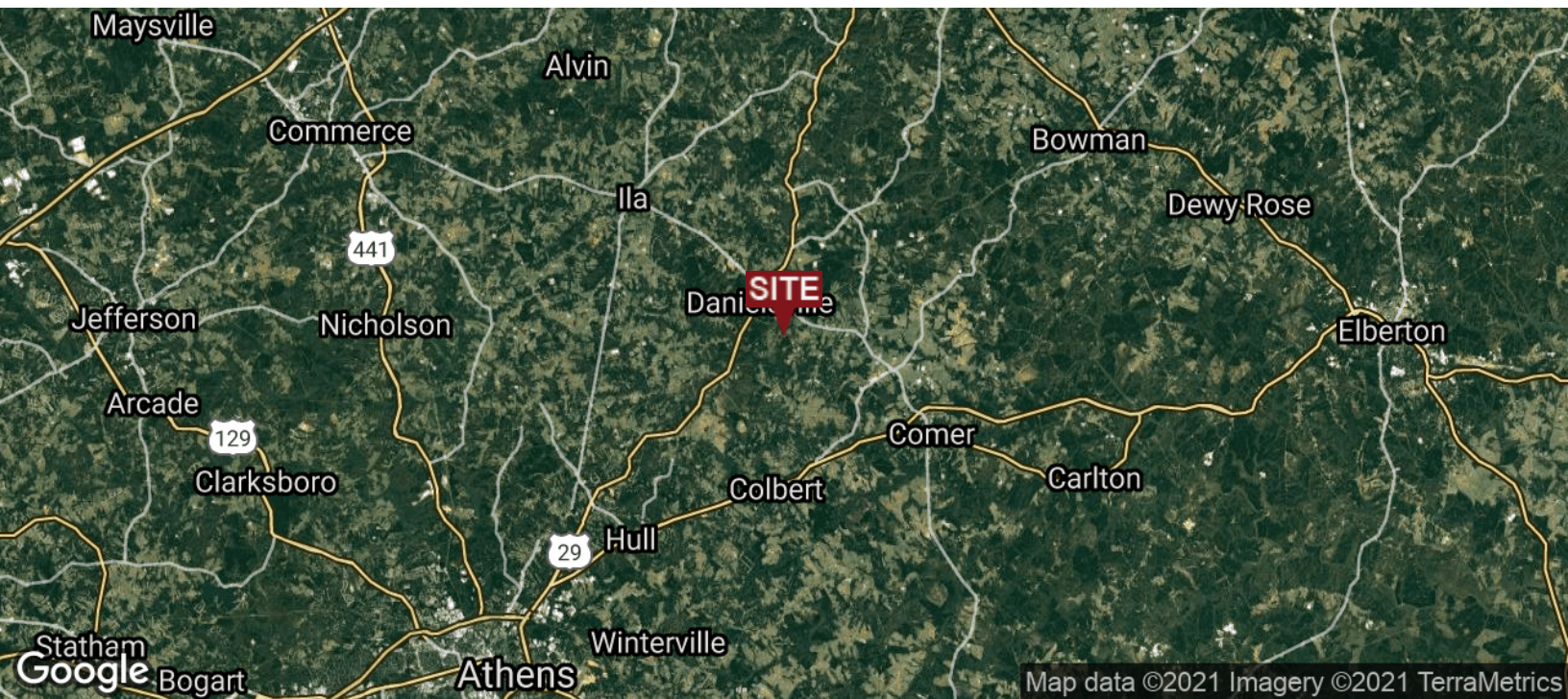
Revised: 5-25-2021

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LOCATION MAPS



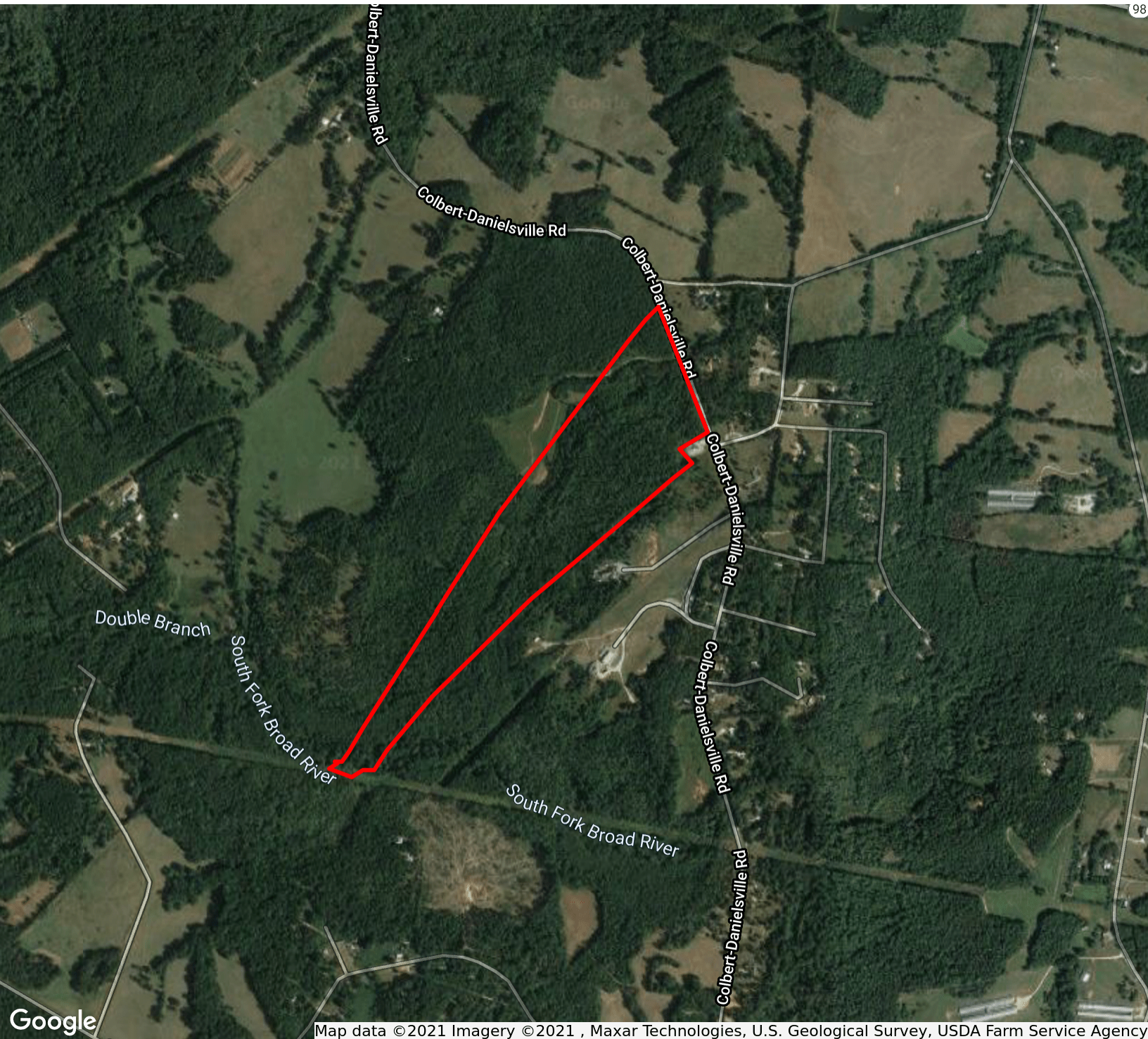
GRANT WHITWORTH
706.548.9300
grantwhitworth@gmail.com

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AERIAL MAP



GRANT WHITWORTH
706.548.9300
grantwhitworth@gmail.com

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

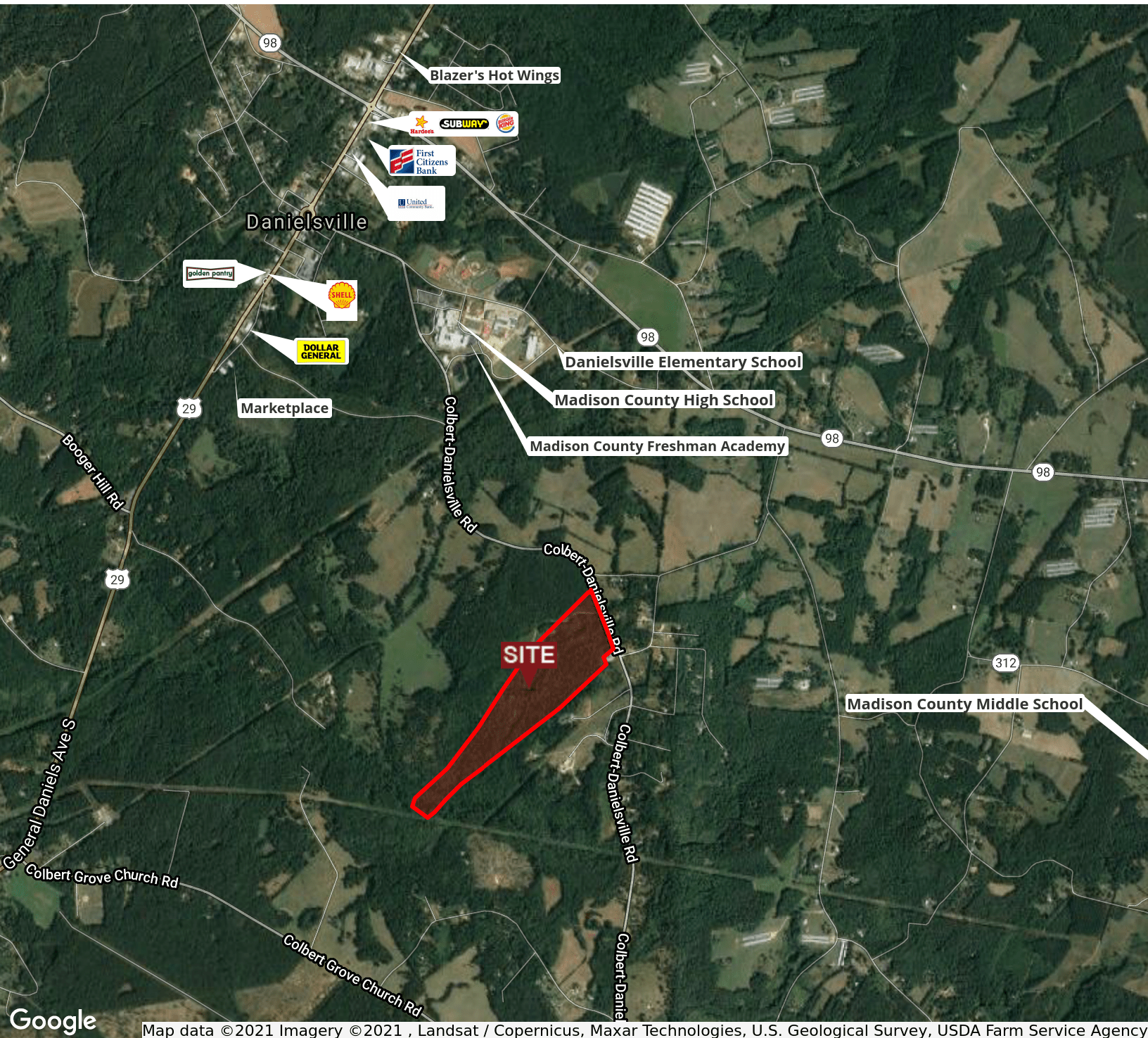
AERIAL MAP P3

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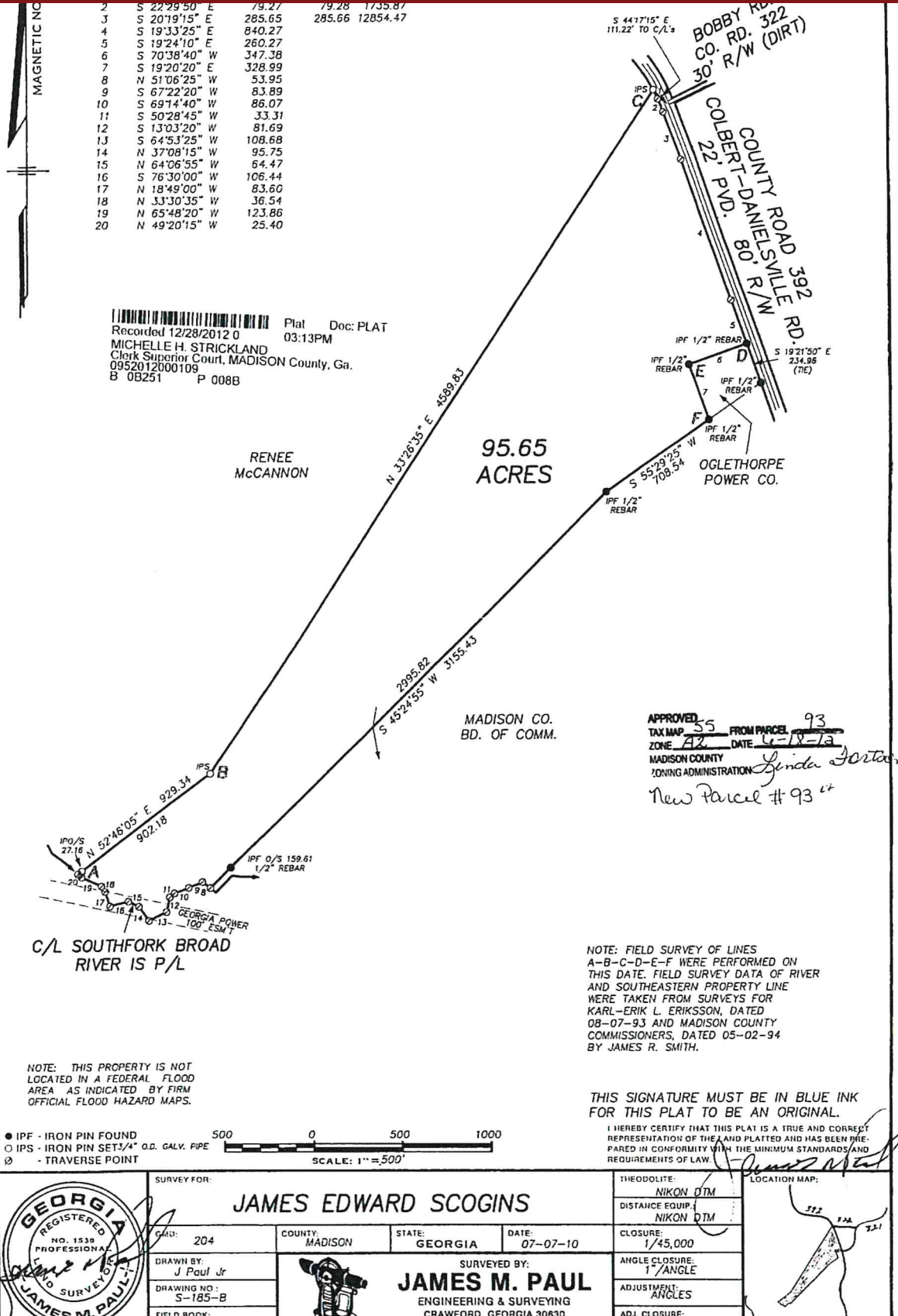
RETAILER MAP



GRANT WHITWORTH
706.548.9300
grantwhitworth@gmail.com

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0 COLBERT DANIELSVILLE RD, DANIELSVILLE, GA 30633



GRANT WHITWORTH
706.548.9300
grantwhitworth@gmail.com

