

FOR SALE

145.76 +/- AC - 0 Deadwyler Road, Maysville - Jackson County

0 Deadwyler Road, Maysville, GA 30558

For More Information: Stephen Lovett

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Zach Tibbs

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Norton Commercial
434 Green Street
Gainesville, GA 30501
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NORTON

EXECUTIVE SUMMARY

145.76 +/- AC - 0 Deadwyler Road, Maysville - Jackson County

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OFFERING SUMMARY

Sale Price: \$1,311,840

Price / Acre: \$9,000

Lot Size: 145.76 Acres

**North Oconee River
Frontage:** +/- 5,000 feet

PROPERTY OVERVIEW

The Norton Commercial Acreage Group is proud to present this 145.76 AC site in rural and beautiful Jackson County boasting over 5000 ft of river frontage on the North Oconee River. The property has two access points off Deadwyler Road with approximately 2500 ft of county road frontage on the northern side of the road and 1600 ft on the southern side. The site is mostly wooded with pastures on both portions of the property giving a very private feel to the site. The topography is gently rolling to level throughout. The total river frontage on the southern side of the site is about 3350 ft, with roughly 1700 ft of river frontage on the northern portion. Due to the proximity of the river, some portions of the subject property are affected by floodplain but, this makes for great hunting of deer, turkey, small game, fishing and/or crop cultivation. The site is currently leased for hunting and the tenant maintains the property. This is site is perfect for a family compound or long-term hold with development potential in the future. Make an offer!

LOCATION OVERVIEW

Just over 5 miles from I-85, convenient to both Atlanta and Greenville SC, the subject property is highly desirable from an estate and recreation standpoint. Gainesville and Jefferson are both only a short drive away: within 25 minutes one has easy access to all of Gainesville's retail and dining options; and 15 minutes in the other direction brings one to the picturesque community of Jefferson. The site is located within the Maysville Elementary, East Jackson Middle and East Jackson High School Districts.

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ADDITIONAL PHOTOS

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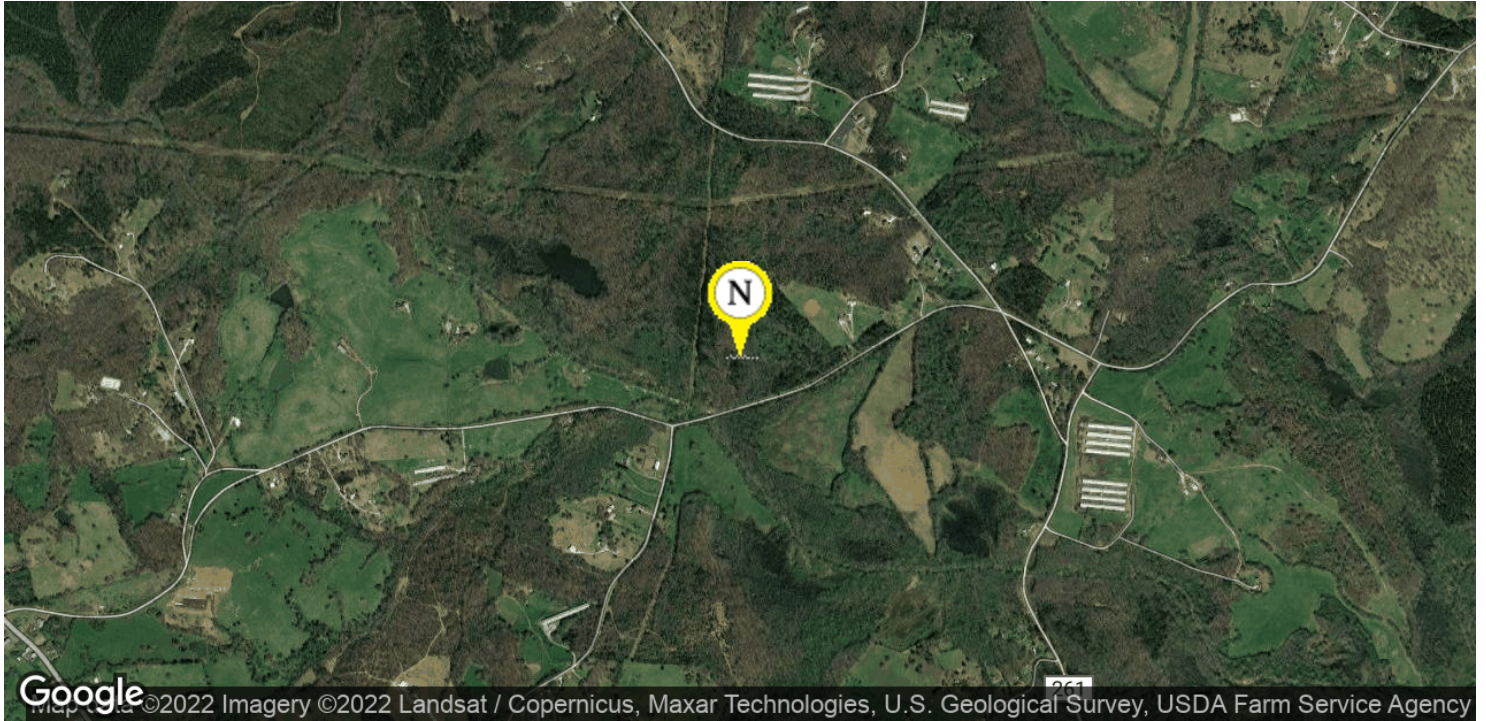
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LOCATION MAP

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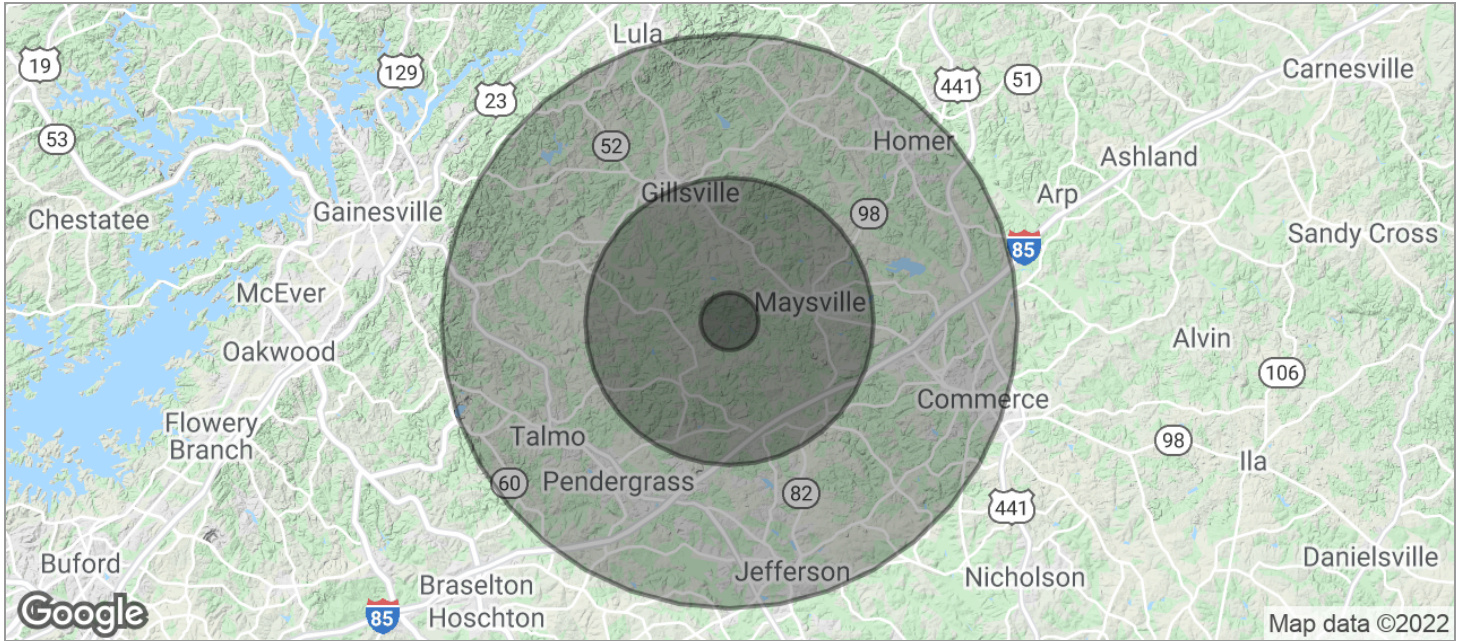
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DEMOGRAPHICS MAP

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POPULATION	1 MILE	5 MILES	10 MILES
TOTAL POPULATION	295	8,469	51,818
MEDIAN AGE	36.0	36.5	35.0
MEDIAN AGE (MALE)	33.1	34.6	34.2
MEDIAN AGE (FEMALE)	40.3	39.0	36.4
HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
TOTAL HOUSEHOLDS	102	2,943	17,709
# OF PERSONS PER HH	2.9	2.9	2.9
AVERAGE HH INCOME	\$56,075	\$56,496	\$58,800
AVERAGE HOUSE VALUE	\$184,017	\$183,131	\$189,089

* Demographic data derived from 2010 US Census

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