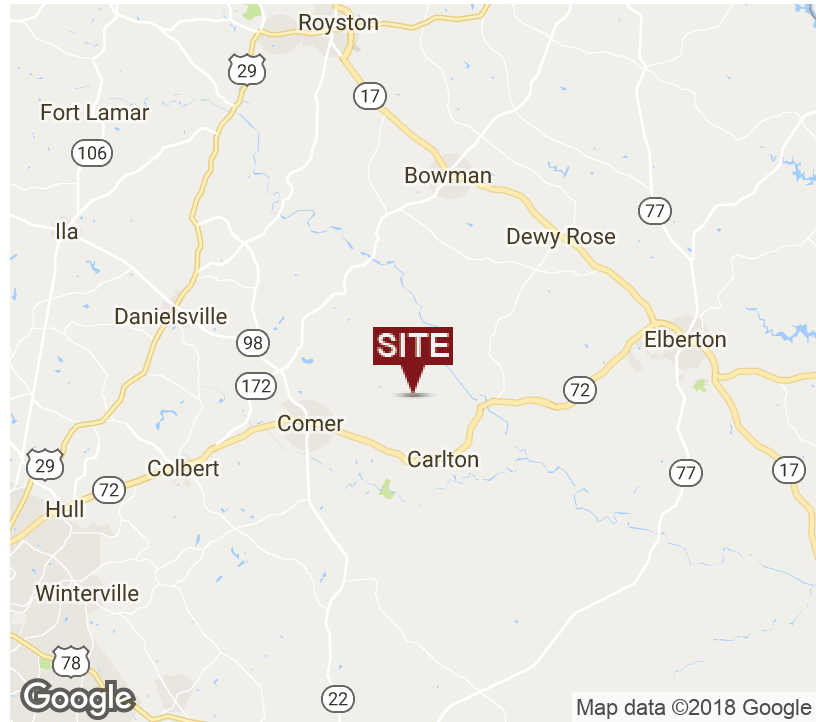


BOSWELL PAOLI RD TRACT

PAOLI ROAD AND OSLEY MILL ROAD, CARLTON, GA 30627



EXECUTIVE SUMMARY



OFFERING SUMMARY

Sale Price: \$836,030

Price / Acre \$2,950

Lot Size: 283.4 Acres

Zoning: A2 - Agricultural

Market: Madison County

PROPERTY OVERVIEW

Beautiful, heavily-wooded, gently rolling land fronting the newly-constructed four-lane Hwy 72 in Madison County, Georgia. Additionally, the tract has a long road frontage on Paoli Road (3000 feet) and Osley Mill Road (6500 feet). Also, centrally located on the tract is a 5-acre lake with a dock. Bordering the property is Osley Mill Creek, a stream with shoals and a unique ford crossing at Osley Mill. Truly a unique property with excellent timber.

LOCATION OVERVIEW

The property is located at the intersection of Paoli Road and Osley Mill Road at the new Hwy 72 bypass. Approximately 25 minutes to Athens, GA just northeast of Comer, GA.

PROPERTY HIGHLIGHTS

- Beautiful property heavily-wooded
- 5-acre lake with a dock
- Stream with shoals
- Unique property
- Great hunting tract.
- Excellent timber

GRANT WHITWORTH

706.548.9300

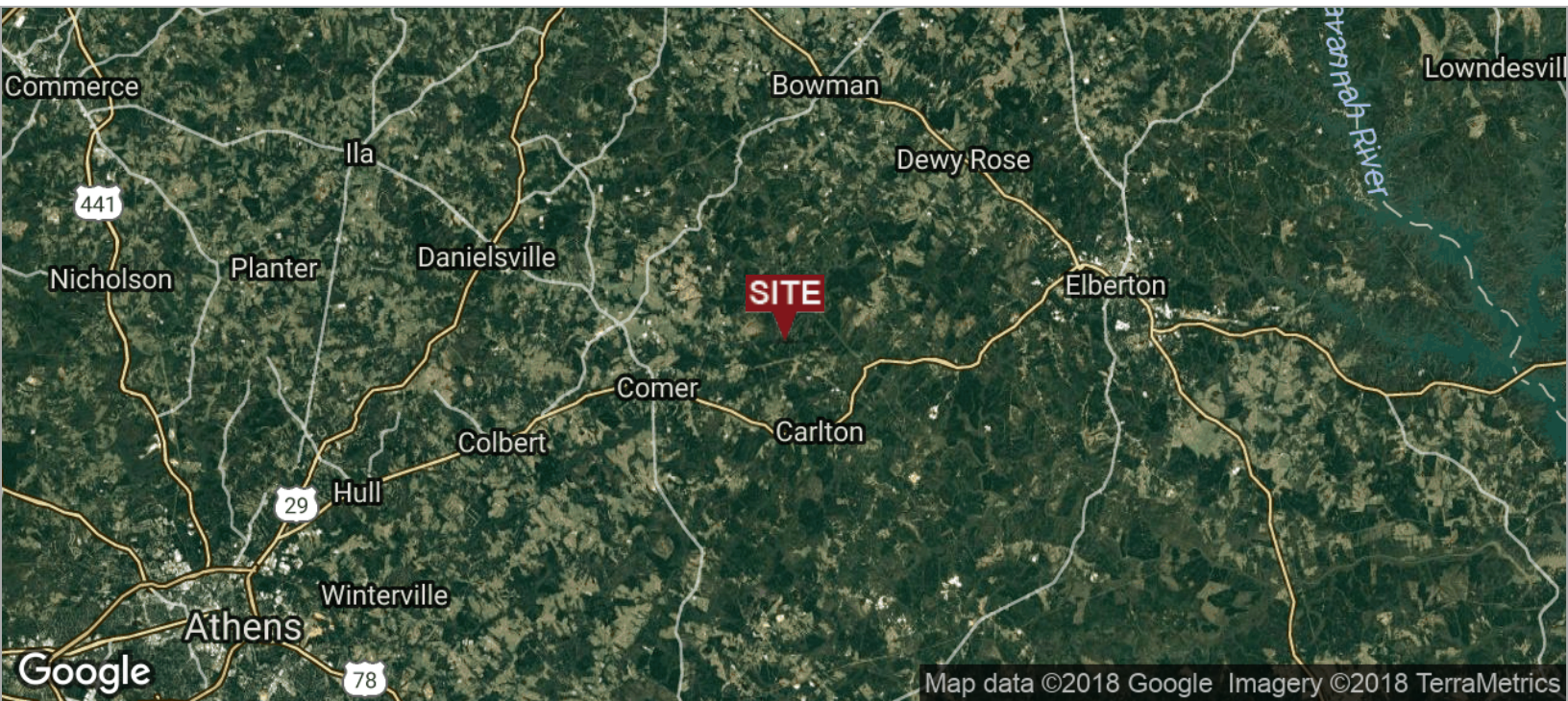
grantwhitworth@gmail.com

BOSWELL PAOLI RD TRACT

PAOLI ROAD AND OSLEY MILL ROAD, CARLTON, GA 30627



LOCATION MAPS



GRANT WHITWORTH
706.548.9300
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BOSWELL PAOLI RD TRACT

PAOLI ROAD AND OSLEY MILL ROAD, CARLTON, GA 30627



AERIAL MAP



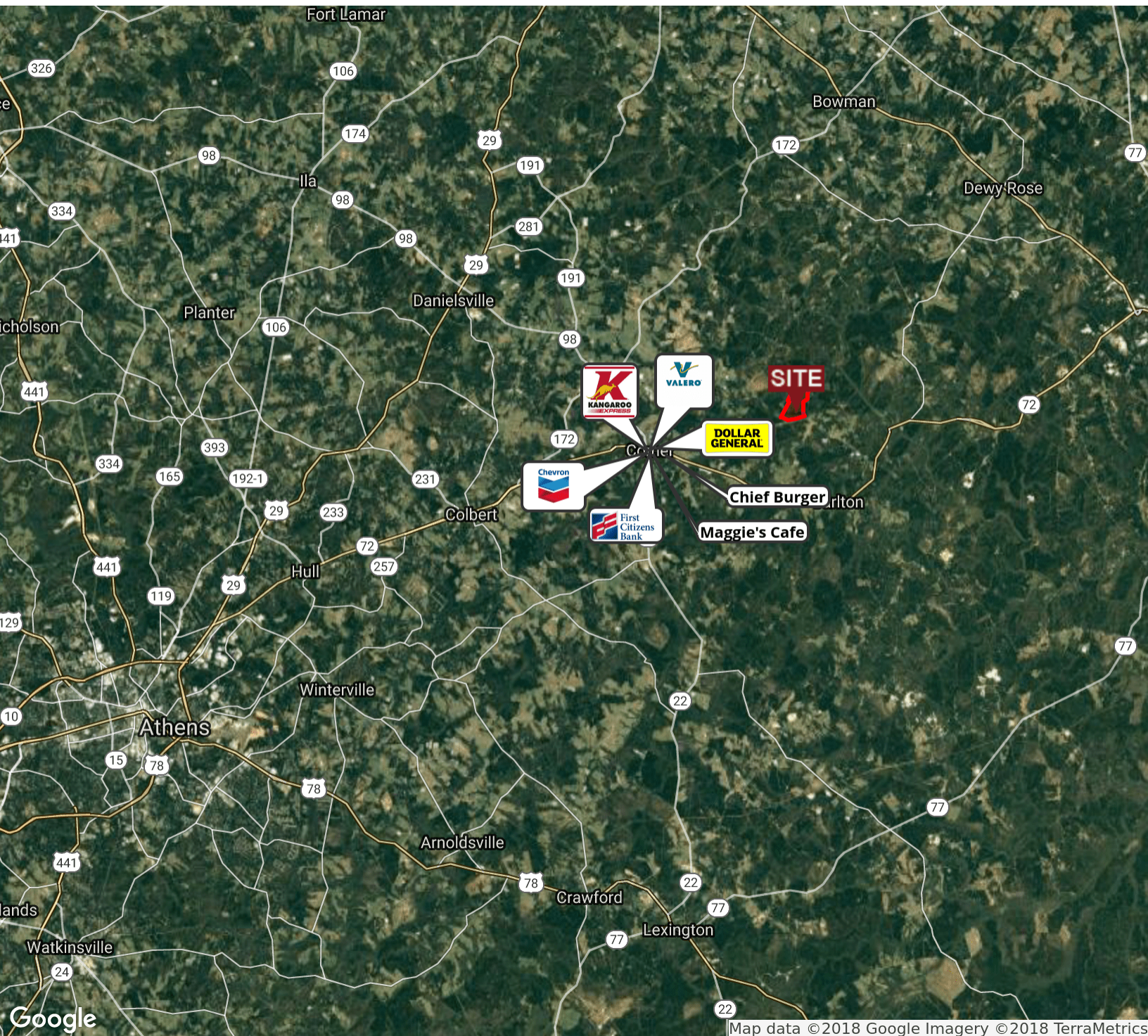
GRANT WHITWORTH
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BOSWELL PAOLI RD TRACT

PAOLI ROAD AND OSLEY MILL ROAD, CARLTON, GA 30627



RETAILER MAP



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BOSWELL PAOLI RD TRACT

PAOLI ROAD AND OSLEY MILL ROAD, CARLTON, GA 30627



ADDITIONAL PHOTOS



GRANT WHITWORTH
706.548.9300
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BOSWELL PAOLI RD TRACT

PAOLI ROAD AND OSLEY MILL ROAD, CARLTON, GA 30627



ADDITIONAL PHOTOS



GRANT WHITWORTH
706.548.9300
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2006-94



GAVIN GRIFFETH
D-123
COUNTY MADISON
STATE GEORGIA
DATE 12-19-2006
INSTRUMENT LEICA
PLAT CLOSE 1304.834
FIELD CLOSE 1228.403
ANGLE CLOSE 2" per Angle

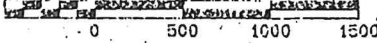
WOODS & CHASTAIN SURVEYORS, INC.
PROFESSIONAL LAND SURVEYORS
125 SHILOH ROAD
WINTERVILLE, GEORGIA 30693
(706) 42-8598



I hereby certify this plat is a correct representation of the land plotted and has been prepared in conformity with the statute standards and requirements of law.
R. D. Woods

SHEET No. **3**

GRAPHIC SCALE 1"=500'



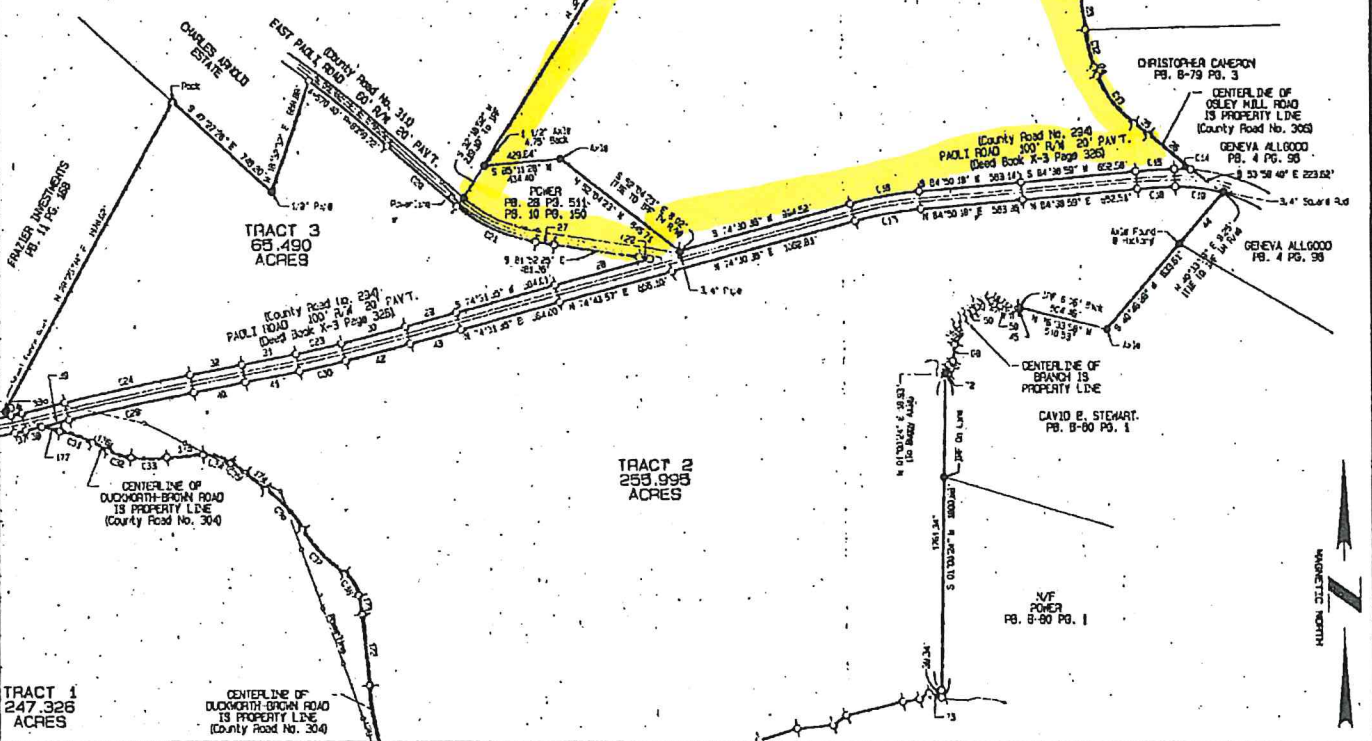
NOTE: SEE SHEET No. 2 FOR NOTES, REFERENCES, AND OTHER CALL TABLES.

Plat Doc: PLAT
Recorded 02/09/2007 09:00AM
MICHELLE H. STRICKLAND
Clerk Superior Court, Madison County, Ga.
0952007000028
B 081177 P 003A

OSLEY MILL ROAD AND PAOLI ROAD

LINE	BEARING	DISTANCE
1	S 89° 14' 08" E	112.52
2	S 61° 23' 41" E	113.64
3	S 65° 40' 11" E	112.64
4	S 68° 18' 10" E	87.28
5	S 86° 12' 51" E	66.49
6	S 82° 17' 58" E	160.89
7	N 81° 35' 54" E	60.63
8	N 72° 53' 20" E	68.78
9	N 67° 57' 08" E	78.83
10	S 87° 58' 33" E	63.29
11	S 81° 13' 51" E	53.58
12	S 88° 13' 51" E	58.20
13	S 40° 50' 43" E	107.35
14	S 23° 28' 58" E	158.72
15	S 14° 13' 57" E	138.19
16	S 15° 51' 59" E	108.25
17	S 41° 01' 18" E	71.80
18	S 60° 12' 07" E	259.18
19	S 61° 20' 08" E	248.11
20	S 52° 51' 47" E	428.28
21	S 52° 14' 54" E	132.48
22	S 51° 18' 57" E	80.27
23	S 51° 53' 51" E	138.19
24	S 51° 53' 51" E	50.58
25	S 51° 41' 15" E	123.61
26	S 50° 29' 38" E	365.54
27	S 41° 30' 17" E	138.19
28	S 14° 43' 53" E	726.08
29	S 24° 43' 21" E	258.43
30	S 37° 18' 49" E	318.50
31	S 18° 20' 14" E	202.86
32	S 18° 43' 28" E	281.32
33	S 15° 45' 01" E	217.79
34	S 17° 47' 44" E	68.50
35	N 87° 40' 46" E	152.34
36	S 18° 01' 21" E	231.58
37	N 77° 47' 44" E	64.28
38	N 75° 45' 01" E	20.58
39	N 75° 45' 01" E	158.80
40	N 78° 45' 01" E	287.83
41	N 78° 20' 14" E	303.74
42	N 75° 18' 49" E	377.70
43	N 74° 43' 21" E	288.13
44	S 40° 51' 58" E	379.38

LINE	APC	CHORD BEARING	RADIUS	CHORD
C1	288.34	S 31° 03' 53" E	550.02	283.32
C2	268.08	S 24° 04' 36" E	301.05	263.37
C3	240.48	S 24° 31' 17" E	529.34	238.73
C4	191.15	S 51° 38' 54" E	201.30	214.08
C5	251.10	S 63° 30' 15" E	375.84	248.45
C6	301.28	S 61° 20' 08" E	475.88	294.28
C7	138.42	S 87° 58' 33" E	421.86	252.20
C8	257.02	S 81° 35' 54" E	383.37	256.07
C9	301.47	S 80° 47' 18" E	368.18	283.17
C10	145.75	S 60° 12' 07" E	797.24	145.54
C11	152.38	S 59° 15' 18" E	797.24	145.54
C12	215.50	S 58° 28' 58" E	525.12	215.77
C13	215.50	S 58° 28' 58" E	525.12	215.77
C14	344.62	S 57° 57' 08" E	601.41	339.83
C15	30.89	S 40° 50' 43" E	98.21	30.80
C16	582.71	S 23° 28' 58" E	265.23	582.20
C17	62.75	S 14° 13' 57" E	338.78	62.55
C18	378.47	S 15° 51' 59" E	330.75	375.80
C19	214.51	S 41° 01' 18" E	755.23	214.58
C20	219.63	S 60° 12' 07" E	898.21	219.70
C21	520.33	S 61° 20' 08" E	1841.09	520.71
C22	498.30	S 61° 20' 08" E	927.27	498.14
C23	83.25	S 52° 14' 54" E	1480.00	83.24
C24	223.58	S 51° 18' 57" E	2450.20	223.47
C25	718.12	S 51° 53' 51" E	1298.66	718.13
C26	222.88	S 51° 41' 15" E	771.07	221.88
C27	38.18	S 50° 29' 38" E	1348.61	38.18
C28	154.80	S 41° 30' 17" E	258.61	154.79
C29	301.41	S 14° 43' 53" E	811.09	301.30
C30	710.83	S 24° 43' 21" E	1282.60	710.84
C31	263.41	S 37° 18' 49" E	850.20	263.40
C32	194.78	S 18° 20' 14" E	754.28	194.78
C33	134.11	S 18° 43' 28" E	348.78	134.10
C34	201.18	S 15° 45' 01" E	1102.90	200.88
C35	154.63	S 17° 47' 44" E	214.42	151.60
C36	161.47	S 87° 40' 46" E	228.54	161.38
C37	229.59	S 18° 01' 21" E	755.31	229.70
C38	344.66	S 77° 47' 44" E	751.38	341.20
C39	147.40	S 75° 45' 01" E	244.49	143.40
C40	444.58	S 75° 45' 01" E	1492.28	443.54
C41	717.15	S 78° 45' 01" E	1011.60	717.00
C42	240.31	S 78° 20' 14" E	746.20	237.30
C43	218.15	S 75° 18' 49" E	640.20	218.22



CENTERLINE OF BRANCH

LINE	BEARING	DISTANCE
1	S 24° 38' 23" E	8.60
2	S 42° 34' 37" E	21.71
3	S 22° 42' 31" E	18.59
4	S 41° 18' 11" E	11.22
5	S 28° 51' 37" E	22.55
6	S 41° 17' 56" E	18.60
7	S 43° 18' 07" E	23.15
8	S 43° 48' 30" E	24.73
9	S 58° 18' 49" E	12.43
10	S 40° 40' 40" E	21.53
11	S 38° 27' 18" E	34.10
12	S 40° 15' 35" E	18.73
13	S 24° 11' 58" E	44.37
14	S 52° 26' 09" E	30.43
15	S 43° 45' 15" E	28.53
16	S 51° 25' 15" E	35.80
17	S 44° 18' 33" E	35.54
18	S 47° 08' 49" E	30.73
19	S 57° 12' 23" E	41.73
20	S 58° 12' 51" E	19.30
21	S 52° 11' 28" E	21.14
22	S 49° 48' 41" E	20.15
23	S 50° 18' 30" E	33.02
24	S 53° 28' 57" E	29.16
25	S 44° 53' 58" E	33.26
26	S 54° 23' 08" E	22.18
27	S 54° 15' 00" E	30.05
28	S 41° 01' 45" E	28.18