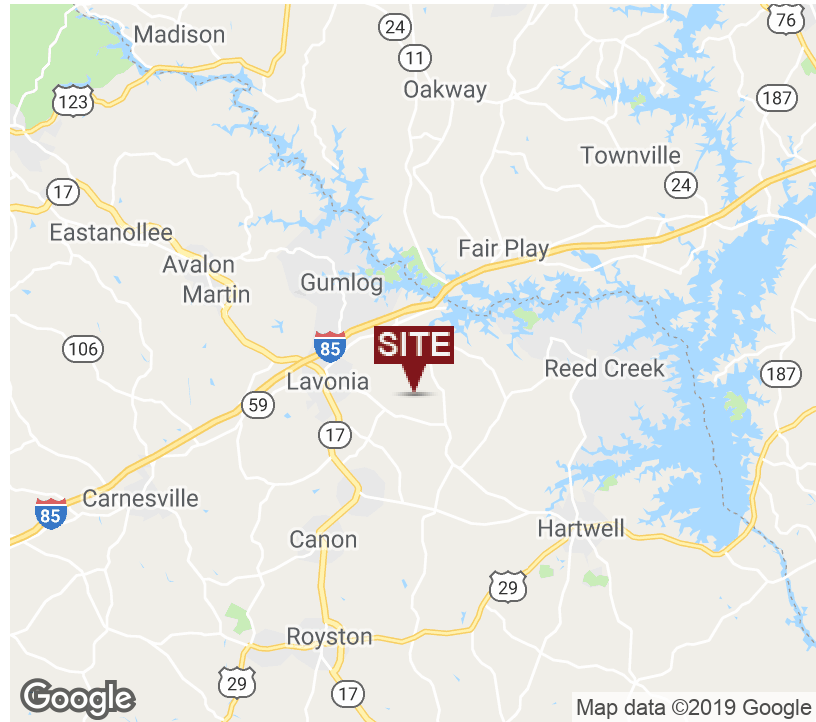


# GRAEUB TRACT

449 GRAEUB ROAD, LAVONIA, GA 30553



## EXECUTIVE SUMMARY



### OFFERING SUMMARY

Sale Price: \$599,000

Lot Size: 96.84 Acres

Lot Frontage: 3323' - Reed Rd

Zoning: AR - Agricultural

Market: Hart County

Submarket: Franklin County

### PROPERTY OVERVIEW

Large 96.84± acre estate known as "The Little Pond" with a 2482 sq ft home plus a small tenant house located on the property. It contains a separate 2 car garage and a large raised monitor barn. The property has gently rolling topography with mature hardwood and pine. Additionally, the tract has two spring fed half acre stock ponds plus a bold stream known as Shoal Creek bordering the eastern boundary. There is approximately 60± acres of open fenced pasture. It is ideally suited for a gentleman's farm, a permanent home site, or an elegant event location. The property is presently in the Georgia Conservation Easement Program until 2021 and would need to be assumed by the Purchaser. Less than 5 miles to I-85 & Lake Hartwell. To view the property go to: <https://youtu.be/RrpHK2fjao0>

### LOCATION OVERVIEW

The property is located on Reed Road and Graeub Road in Lavonia, Georgia just across the county line into Hart County. Graeub Road is just off of Hwy 77 west known as Lavonia Hwy. Directions: Driving from Atlanta, take I-85 North, drive to the last exit before crossing into South Carolina. Exit Whitworth Rd, turn right onto Hwy 77, travel approximately 3 miles to Shoal Creek Rd, turn right, go .3 miles to Reed Rd, turn left. Then .2 miles to Graeub Rd (gravel drive) which leads to main house or continue on Reed Rd to second wooden yellow gate on left.

### PROPERTY HIGHLIGHTS

- Large estate site.
- Residential home plus a tenant home.
- Large raised monitor barn.
- Approx. 60± ac open fenced pasture.
- Bold stream plus 2 half acre ponds.
- Close proximity to I-85 and Lake Hartwell.

GRANT WHITWORTH

706.548.9300

[grantwhitworth@gmail.com](mailto:grantwhitworth@gmail.com)

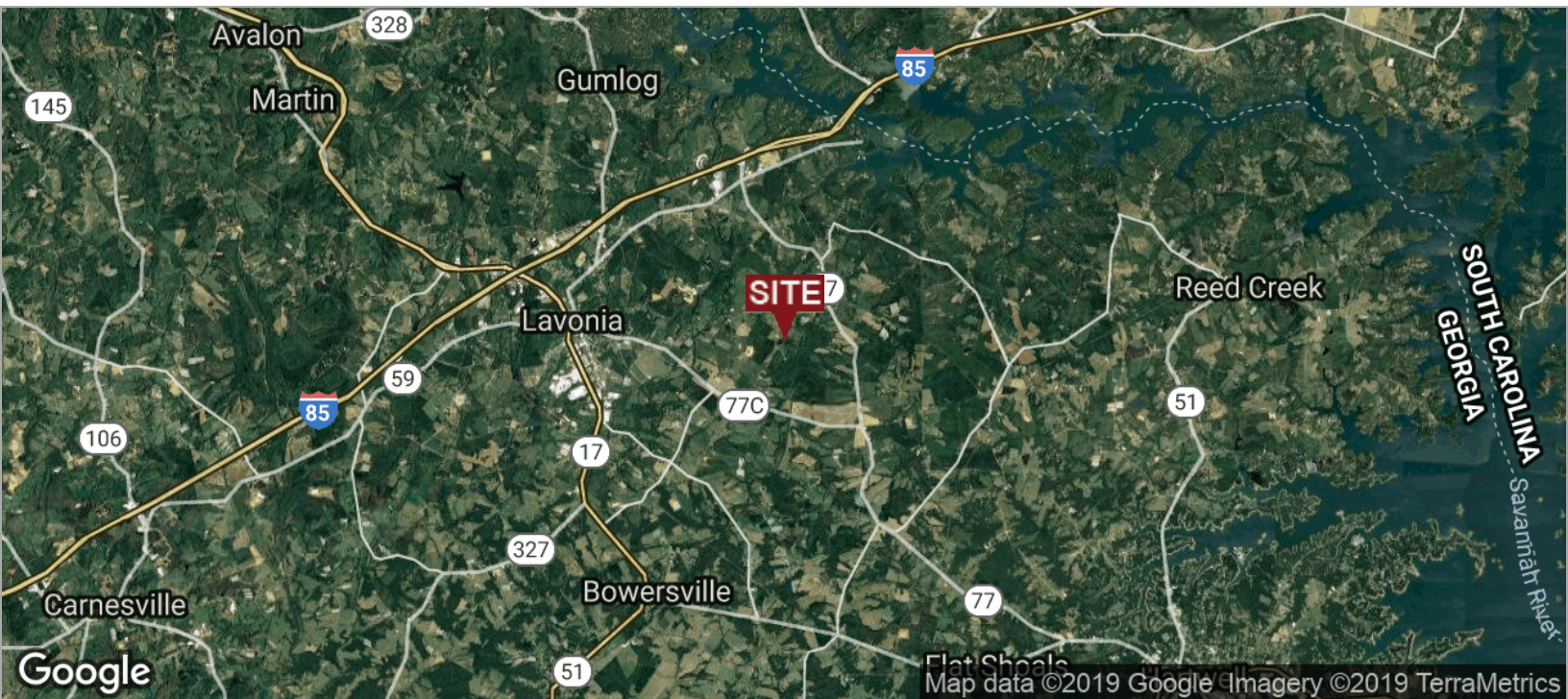


# GRAEUB TRACT

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## LOCATION MAPS



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## AERIAL MAP



Map data ©2019 Google Imagery ©2019 , DigitalGlobe, U.S. Geological Survey, USDA Farm Service Agency

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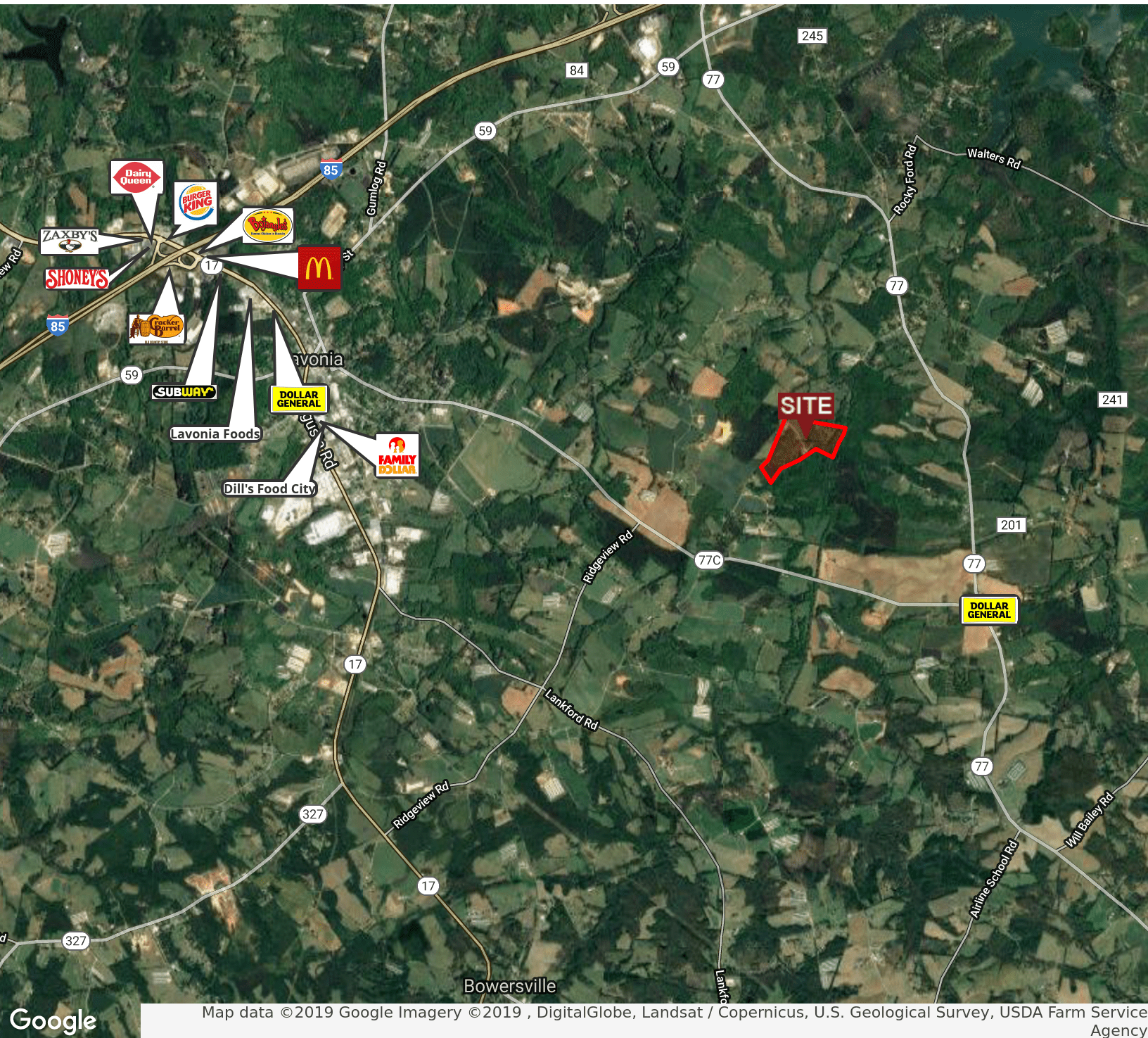


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## RETAILER MAP



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# GRAEUB TRACT

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## ADDITIONAL PHOTOS



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## ADDITIONAL PHOTOS



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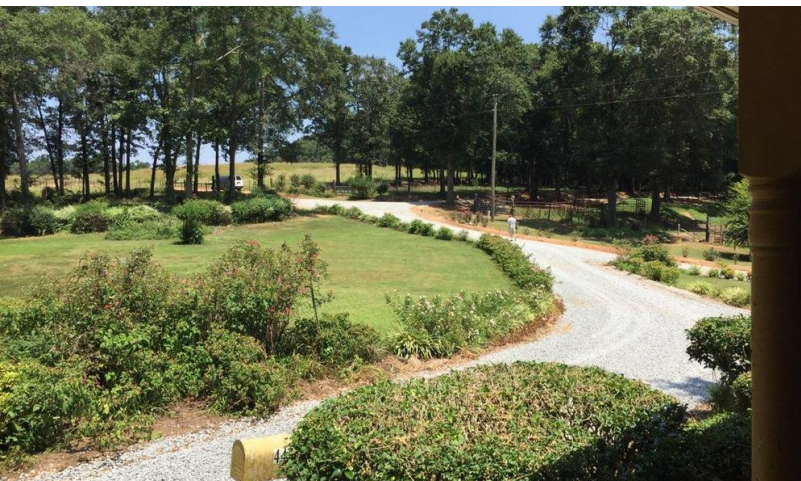


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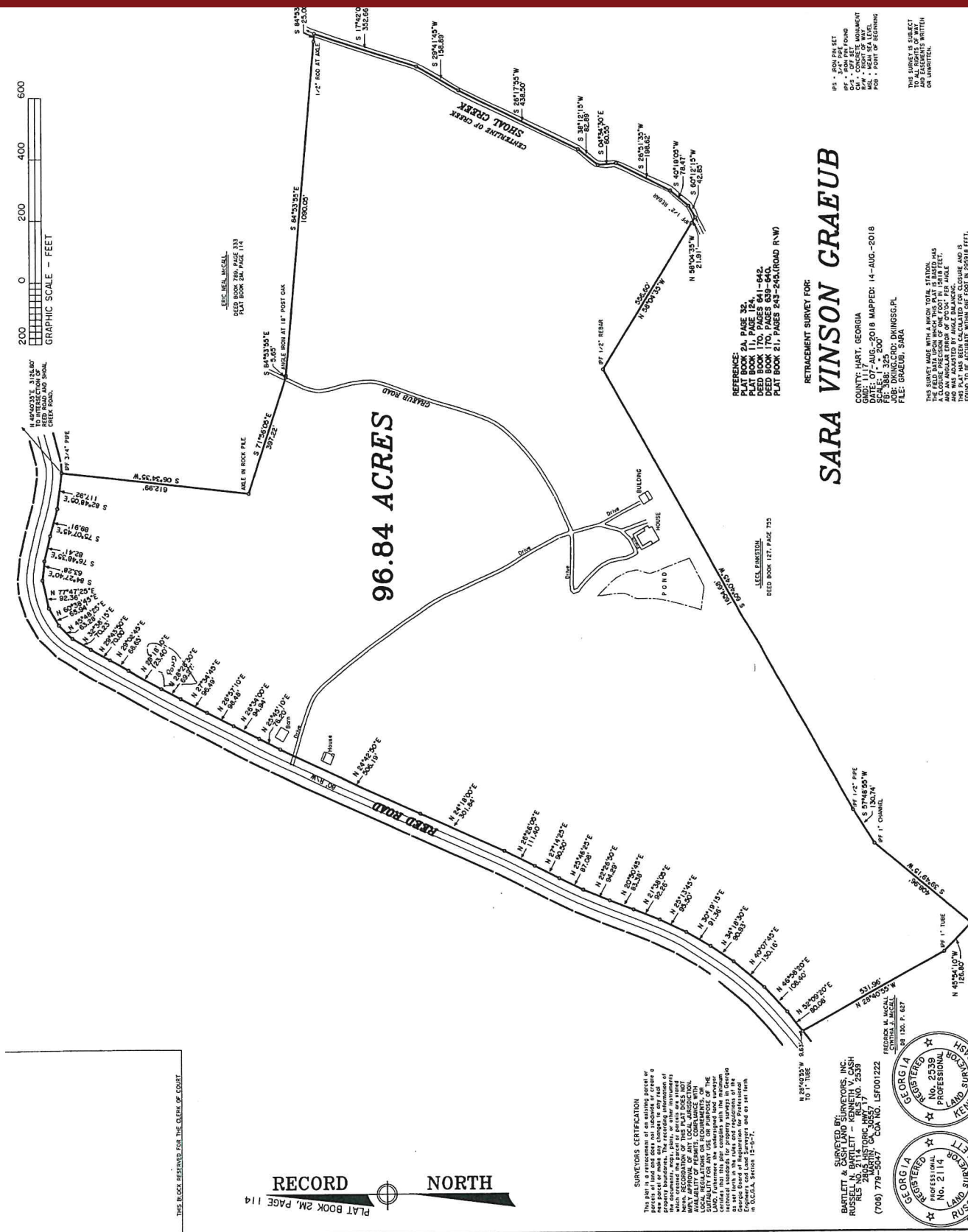
## ADDITIONAL PHOTOS



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449 GRAEUB ROAD, LAVONIA, GA 30553





# **FOR SALE**

**A 96.84± acre Ranch**

## **Die Kleine See “THE LITTLE POND”**

**Tea Time at “Die Kleine See” is a step back in elegance.**

**Included is a charming 100-year-old farm house in a private quiet setting amongst 97± acres. Just minutes from Interstate 85, “The Little Pond” has a picturesque back drop for bridal photos, engagement photos, and events.**



### **Amenities include:**

**Carefully restored 100 yr old farm house with wrap around porch**

**3 bedrooms & 2 baths**

**Central heating & air**

**Detached 2 car garage**

**2 barns (great for events)**

**Lovely manicured cross-fenced pastures**

**Fenced for cattle and hay**

**2 wells and 2 spring fed ponds**

**Irrigation rights for bordered creek and pond**

**200 rose bushes around the main house and circle driveway**

**1 caretaker's home with 2 bed/1 bath**

**Numerous colleges nearby for sports & enrichment opportunities**

**2 miles from Lake Hartwell**

**5 miles from an industrial park**

**Smoky Mountains can be seen in the distance**

**Whitworth Land Corporation**

**Gerry Whitworth**

**706-714-9300**

**gwhit398@gmail.com**

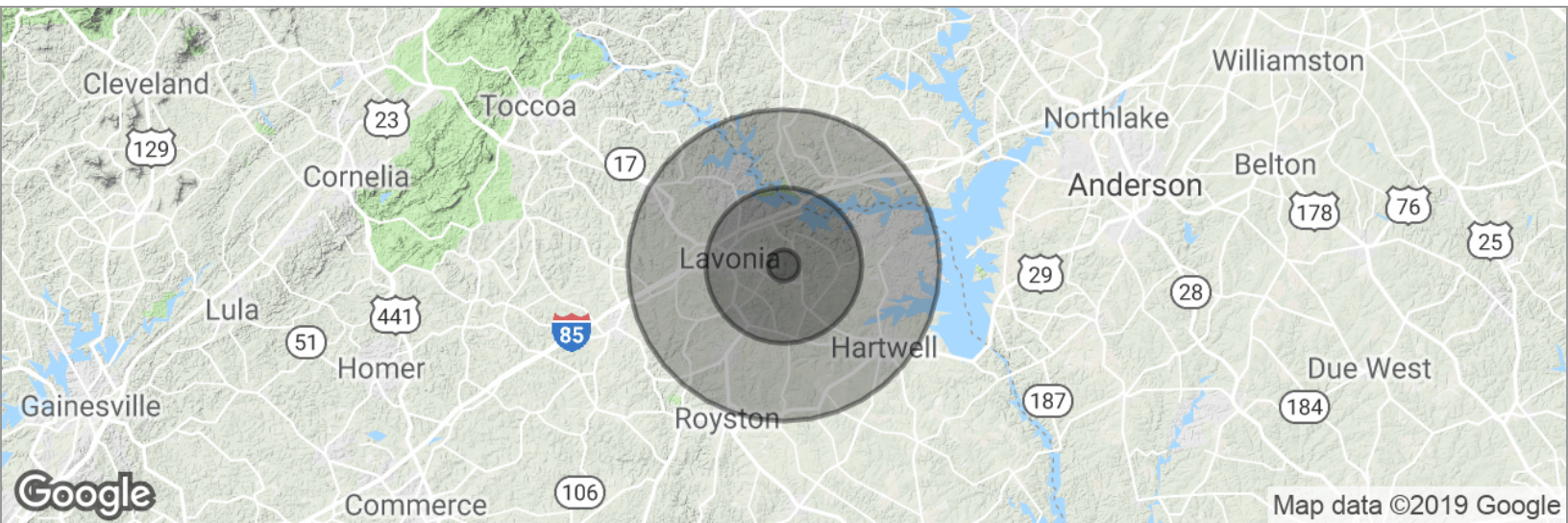


# GRAEUB TRACT

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## DEMOGRAPHICS MAP



POPULATION	1 MILE	5 MILES	10 MILES
Total population	243	7,284	32,801
Median age	39.5	39.6	40.3
Median age (Male)	37.9	37.8	38.6
Median age (Female)	40.0	40.1	41.3
HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total households	85	2,697	12,642
# of persons per HH	2.9	2.7	2.6
Average HH income	\$53,167	\$51,859	\$50,576
Average house value	\$193,458	\$177,323	\$171,571

*\* Demographic data derived from 2010 US Census*

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