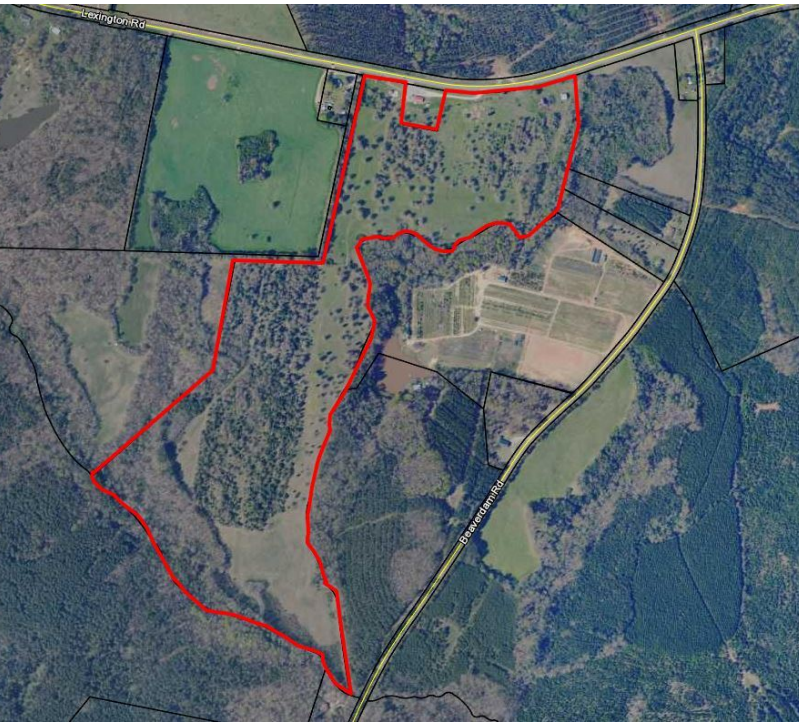


CAGLE TRACT - Wilkes Co

3558 LEXINGTON ROAD, RAYLE, GA 30660



EXECUTIVE SUMMARY



OFFERING SUMMARY

Sale Price:	\$340,615
Price / Acre	\$2,750
Lot Size:	123.86 Acres
Lot Frontage:	1574 Hwy 78
Zoning:	A - Agricultural
Market:	Wilkes County
Traffic Count:	3,740 Hwy 78

PROPERTY OVERVIEW

Nice large rural tract located on Hwy 78 east of Rayle GA. It is crossed fenced with established open pasture. There is a pole barn located on the front end of the tract just off Hwy 78, and well water is on the tract. About 65% of the land is pasture with the rest wooded. This property was formerly an apple orchard.

LOCATION OVERVIEW

The property is located on the south side of Hwy 78 in Wilkes County.

PROPERTY HIGHLIGHTS

- Nice, large rural tract.
- Crossed Fence with established open pasture.
- Old pole barn is located on the front end of the tract.
- Well water.
- Old apple orchard.

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: 1-8-20

CAGLE TRACT - Wilkes Co

3558 LEXINGTON ROAD, RAYLE, GA 30660



LOCATION MAPS



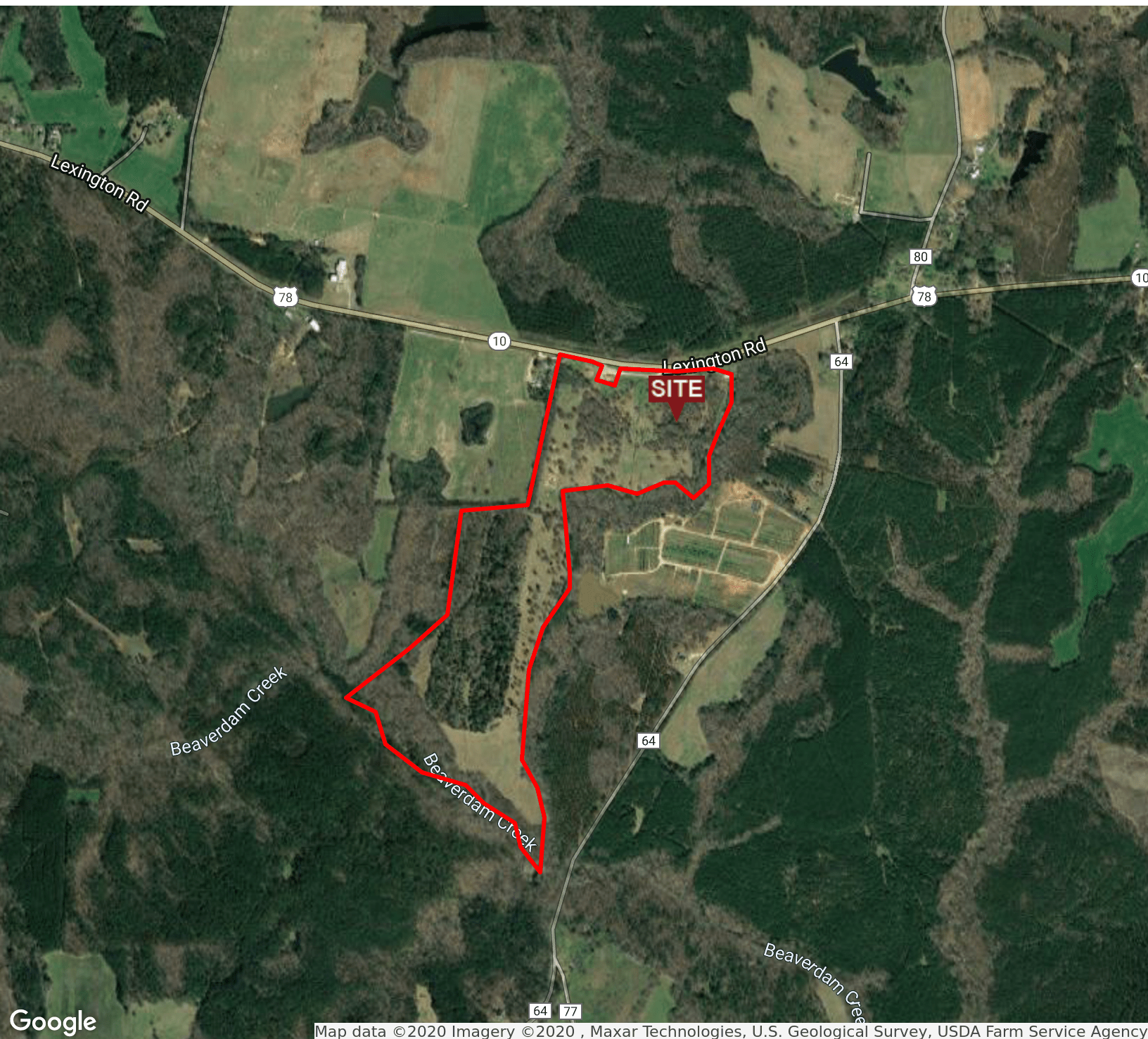
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CAGLE TRACT - Wilkes Co

3558 LEXINGTON ROAD, RAYLE, GA 30660



AERIAL MAP



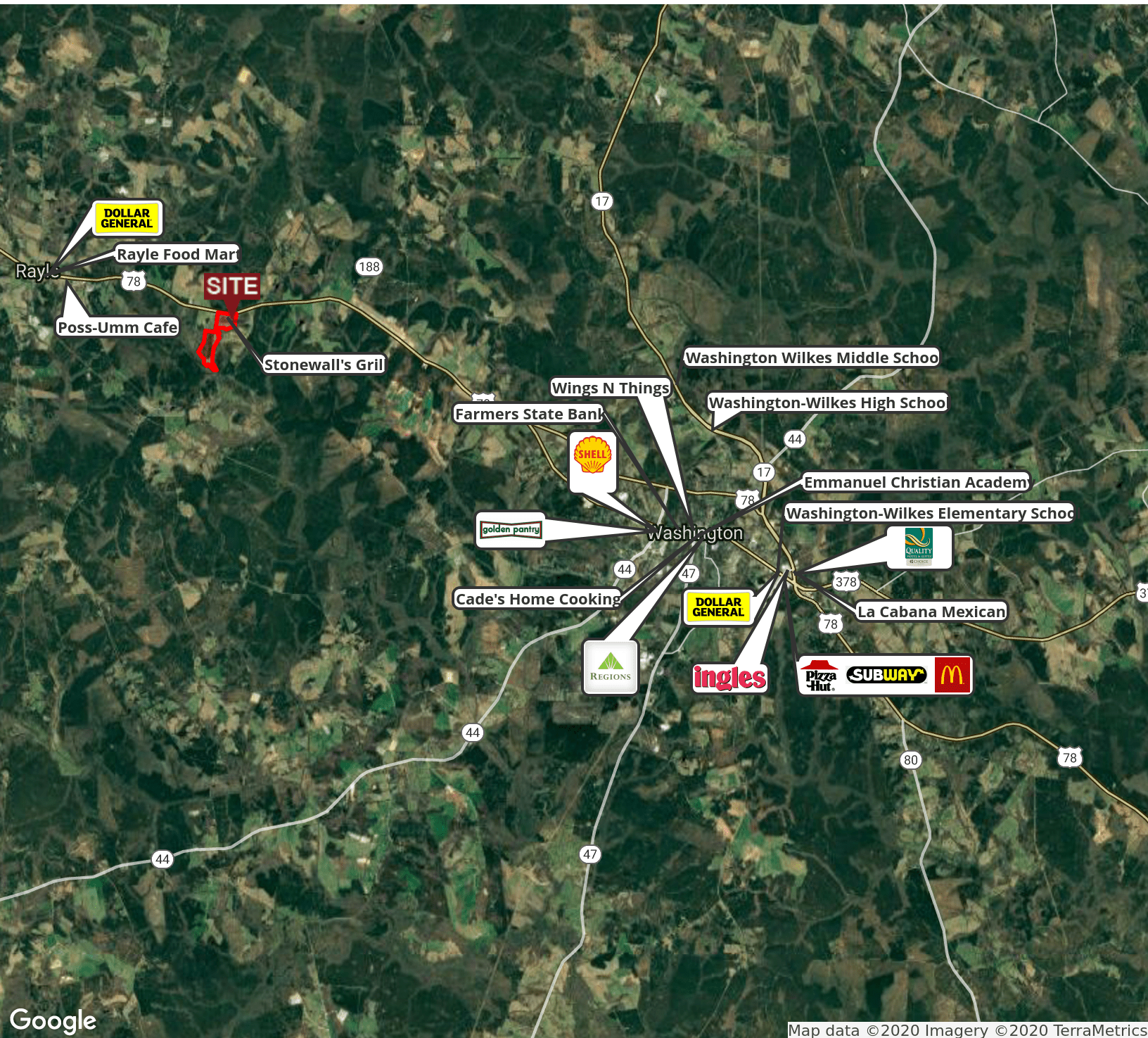
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CAGLE TRACT - Wilkes Co

3558 LEXINGTON ROAD, RAYLE, GA 30660

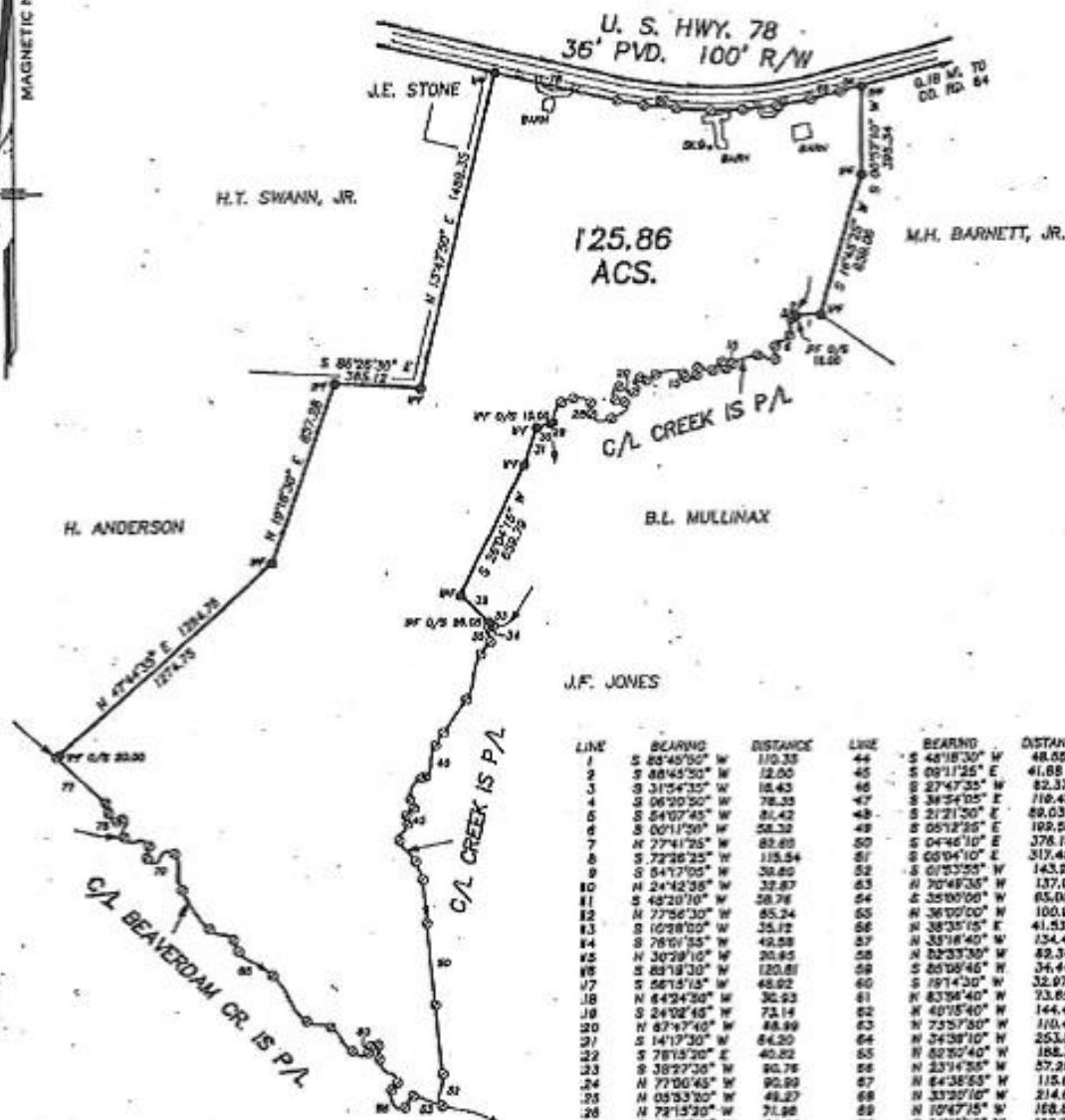


RETAILER MAP



GRANT WHITWORTH
706.548.9300
grantwhitworth@gmail.com

MAGNETIC NORTH



GEORGIA, Wilkes County
 I hereby certify that the enclosed map
 and the record in the Clerk's Office
 of the County of Wilkes, Georgia, on the
 day of September 1995
 of the 125.86 A.C.S. and recorded in
 the Public Land Office, 125.86
 of the 125.86 A.C.S. and recorded in
 the Public Land Office, 125.86
 of the 125.86 A.C.S. and recorded in
 the Public Land Office, 125.86

• SPP - IRON PIN FOUND
 • SPS - IRON PIN SET
 • - TRAVESE POINT

500 0 500 1,000
 SCALE: 1" = 800'

I HEREBY CERTIFY THAT THIS PLAT IS A TRUE AND CORRECT
 REPRESENTATION OF THE LAND PLATED AND HAS BEEN
 PREPARED IN CONFORMITY WITH THE MINIMUM STANDARDS
 REQUIREMENTS OF LAW. *James M. Paul*

	SURVEY FOR:				THROUGH:		
	CECIL CAGLE				SPP		
	END 171				DISTANCE CORRECTED		
	COUNTY: WILKES				SPP 378		
STATE: GEORGIA		DATE: 02-08-95		CLOSURE: 1/34,000			
SURVEYED BY:		JAMES M. PAUL		ANGLE CLOSURE: 57" MAX			
ENGINEERING & SURVEYING		CRAWFORD, GEORGIA 30620		ADJUSTMENT: NONE			
PHONE: (404) 600-8125				ADJ. CLOSURE: 1/34,000			

CAGLE TRACT - Wilkes Co

3558 LEXINGTON ROAD, RAYLE, GA 30660



PROPERTY DETAILS

Sale Price	\$2,750 / ACRE
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LOCATION INFORMATION

Building Name	CAGLE TRACT - Wilkes Co
Street Address	3558 Lexington Road
City, State, Zip	Rayle, GA 30660
County	Wilkes
Market	Wilkes County
Road Type	Paved
Market Type	Small
Nearest Highway	Hwy 78
Nearest Airport	Athens Ben Epps Airport

BUILDING INFORMATION

Number of Lots	1
Best Use	Agricultural, Residential, Investment

PROPERTY INFORMATION

Property Type	Land
Property Subtype	Other
APN #	027 009F
lot Frontage	1,574 ft
Lot Depth	4,609 ft
Traffic Count	3740
Traffic Count Street	Hwy 78
Traffic Count Frontage	1574
Power	Yes
Topography	Moderate to Rolling

UTILITIES & AMENITIES

Water	Yes
Telephone	Yes