

FOR SALE

33.48 +/- Acres - Storey Lane, Jackson County, GA

307 Runts Private Drive & Storey Lane, Jefferson, GA 30549

For More Information: Stephen Lovett

770.297.4807 | slovett@nortoncommercial.com

Matt McCord

770.718.5102 | matt@nortoncommercial.com



33.48 +/- Acres

STOREY LANE

Aerial Property boundaries are approximated.
See survey for precise boundary lines.



Norton Commercial
434 Green Street
Gainesville, GA 30501
nortoncommercial.com

NORTON

EXECUTIVE SUMMARY

33.48 +/- Acres - Storey Lane, Jackson County, GA

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OFFERING SUMMARY

Sale Price: \$294,624

Price / Acre: \$8,800

Lot Size: 33.48 Acres

Zoning: A1

PROPERTY OVERVIEW

The subject property is roughly 33.5 acres with about 14 acres of pastureland and the rest wooded. The site is accessed through an ingress egress easement known as Runts Private Drive. The site lays level to very gently rolling throughout with no flood plain on the entire site. Site has potential for residential development as it is in the direct line of development and major job announcements are all around. Jackson county is in the top 10 fastest growing counties in the United States according to USNEWS.com! Site would make a great Gentlemen's farm or or small estate tract. There is also great potential for an assemblage with the adjacent acreage tract which would add frontage on Highway 129.

LOCATION OVERVIEW

Site is located just outside of the Jefferson's city limits in central Jackson County, Georgia with great proximity to Highway 129 and I-85. Site is within the North Jackson ES, West Jackson MS and Jackson County HS districts. Site is just 3 miles to Downtown Jefferson and 3 miles to I-85. Site is shown as tract 1 on the Attached Plat Map.

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ADDITIONAL PHOTOS

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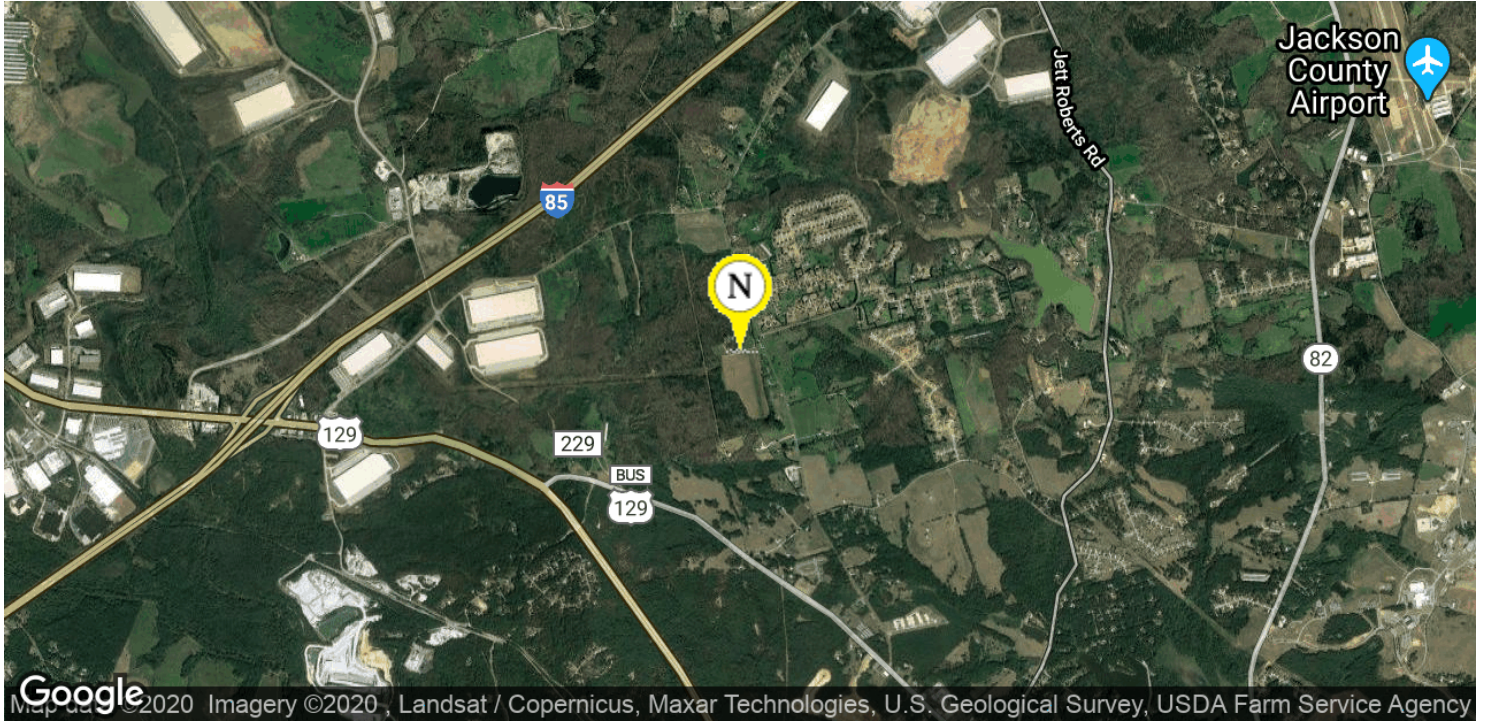
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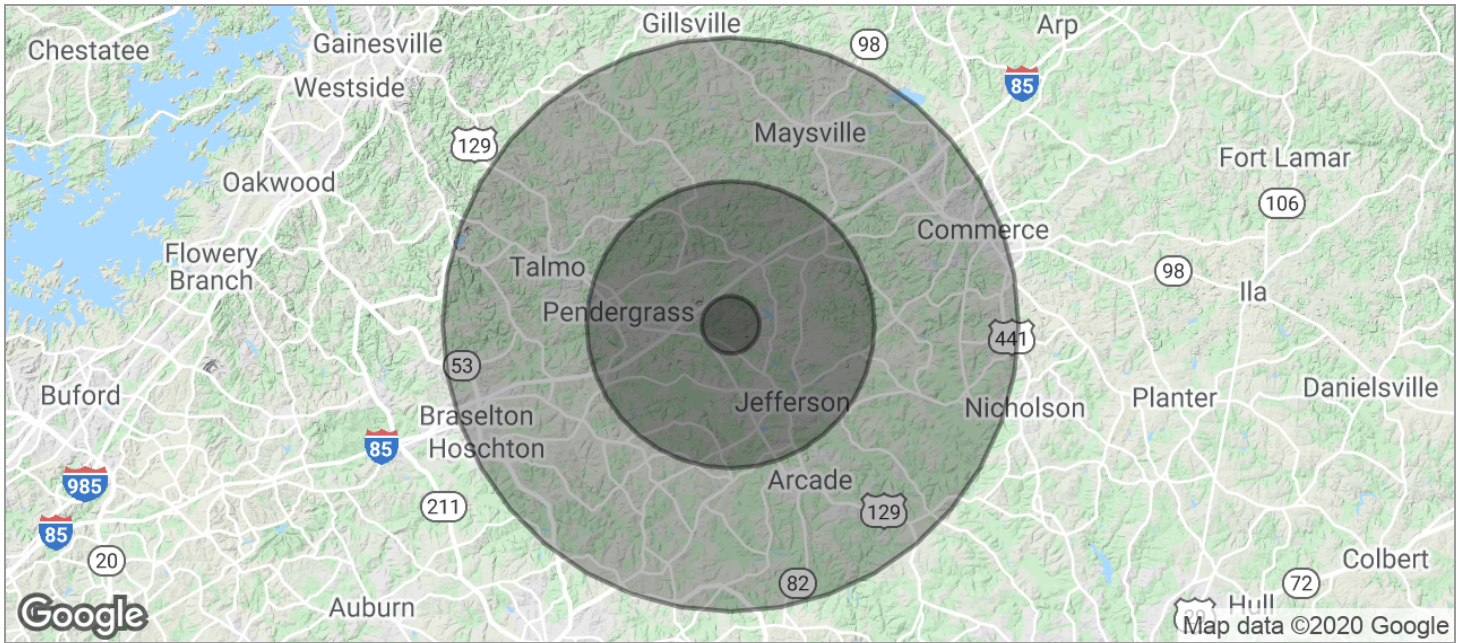
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POPULATION	1 MILE	5 MILES	10 MILES
TOTAL POPULATION	983	15,963	57,104
MEDIAN AGE	34.8	34.7	35.2
MEDIAN AGE (MALE)	34.5	34.1	34.4
MEDIAN AGE (FEMALE)	35.1	35.8	36.6
HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
TOTAL HOUSEHOLDS	353	5,607	19,885
# OF PERSONS PER HH	2.8	2.8	2.9
AVERAGE HH INCOME	\$72,755	\$68,692	\$63,822
AVERAGE HOUSE VALUE	\$217,237	\$210,146	\$205,883

* Demographic data derived from 2010 US Census

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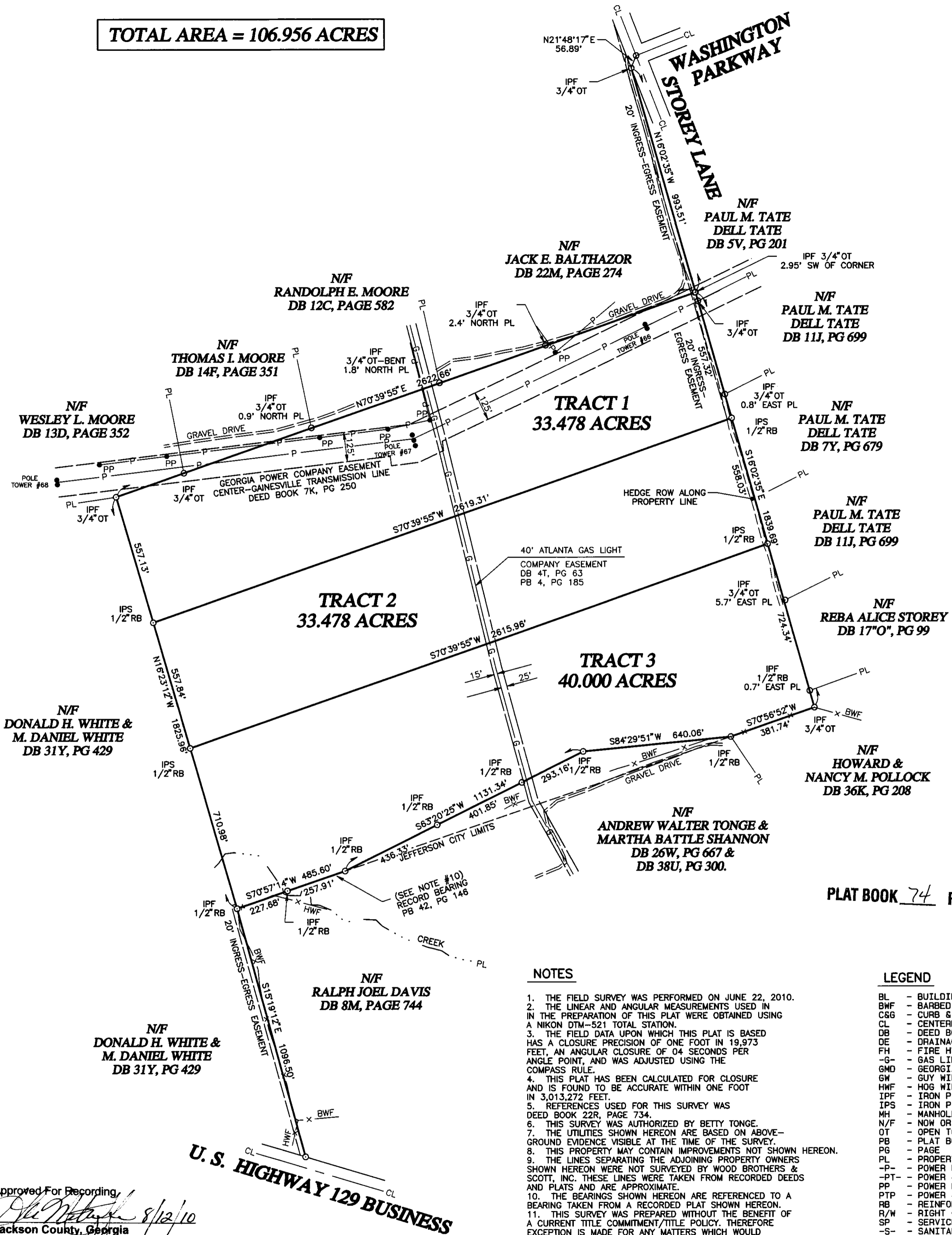
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TOTAL AREA = 106.956 ACRES



NOTES

1. THE FIELD SURVEY WAS PERFORMED ON JUNE 22, 2010.
2. THE LINEAR AND ANGULAR MEASUREMENTS USED IN THE PREPARATION OF THIS PLAT WERE OBTAINED USING A NIKON DTM-521 TOTAL STATION.
3. THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN 19,973 FEET, AN ANGULAR CLOSURE OF 04 SECONDS PER ANGLE POINT, AND WAS ADJUSTED USING THE COMPASS RULE.
4. THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 3,013,272 FEET.
5. REFERENCES USED FOR THIS SURVEY WAS DEED BOOK 22R, PAGE 734.
6. THIS SURVEY WAS AUTHORIZED BY BETTY TONGE.
7. THE UTILITIES SHOWN HEREON ARE BASED ON ABOVE-GROUND EVIDENCE VISIBLE AT THE TIME OF THE SURVEY.
8. THIS PROPERTY MAY CONTAIN IMPROVEMENTS NOT SHOWN HEREON.
9. THE LINES SEPARATING THE ADJOINING PROPERTY OWNERS SHOWN HEREON WERE NOT SURVEYED BY WOOD BROTHERS & SCOTT, INC. THESE LINES WERE TAKEN FROM RECORDED DEEDS AND PLATS AND ARE APPROXIMATE.
10. THE BEARINGS SHOWN HEREON ARE REFERENCED TO A BEARING TAKEN FROM A RECORDED PLAT SHOWN HEREON.
11. THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A CURRENT TITLE COMMITMENT/TITLE POLICY. THEREFORE EXCEPTION IS MADE FOR ANY MATTERS WHICH WOULD BE REVEALED BY SAID TITLE COMMITMENT/TITLE POLICY.
12. THE ROAD RIGHTS-OF-WAY SHOWN HEREON ARE BASED ON USAGE AND/OR OLD PLATS AND DEEDS. NO RIGHT-OF-WAY DEEDS WERE FOUND.

LEGEND

- BL - BUILDING SETBACK LINE
- BWF - BARBED WIRE FENCE
- C&G - CURB & GUTTER
- CL - CENTERLINE
- DB - DEED BOOK
- DE - DRAINAGE EASEMENT
- FH - FIRE HYDRANT
- G - GAS LINE
- GMD - GEORGIA MILITIA DISTRICT
- GW - GUY WIRE
- HWF - HOG WIRE FENCE
- IPF - IRON PIN FOUND
- IPS - IRON PIN SET
- MH - MANHOLE
- N/F - NOW OR FORMERLY
- OT - OPEN TOP PIPE
- PB - PLAT BOOK
- PG - PAGE
- PL - PROPERTY LINE
- P - POWER LINE
- PT - POWER & TELEPHONE LINE
- PP - POWER POLE
- PTP - POWER & TELEPHONE POLE
- RB - REINFORCING BAR
- R/W - RIGHT OF WAY
- SP - SERVICE POLE
- SS - SANITARY SEWER LINE
- SSE - SANITARY SEWER EASEMENT
- T - TELEPHONE LINE
- TP - TELEPHONE POLE
- WM - WATER METER
- WV - WATER VALVE

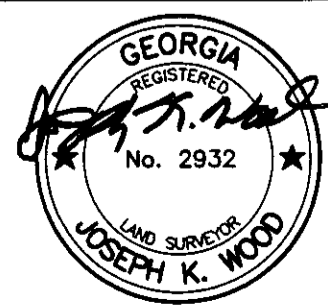
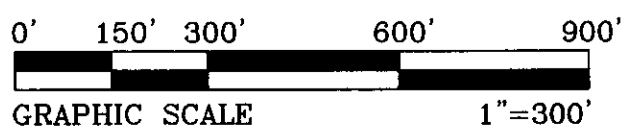
Approved For Recording,
Jackson County, Georgia
Department of Public Development
Planning Division

Split 080/0016

BOUNDARY SURVEY FOR
**BETTY TONGE &
ANDREW WALTER TONGE**

LOCATED IN
G.M.D. 245
JACKSON COUNTY, GEORGIA
THIS PLAT WAS PREPARED ON AUGUST 6, 2010.

THIS PLAT IS VALID ONLY IF IT BEARS THE
REGISTRANT'S ORIGINAL SIGNATURE, IN BLACK
INK, ACROSS THE REGISTRANT'S SEAL.
JOSEPH K. WOOD GA. RLS #2932
MY REGISTRATION EXPIRES ON DECEMBER 31, 2010.



PREPARED BY
**WOOD BROTHERS
& SCOTT, INC.**
Land Surveying
Civil Engineering & Land Planning
P.O. BOX 477
JEFFERSON, GA. 30549
(706) 387-0075
JOB # 04057.6-465