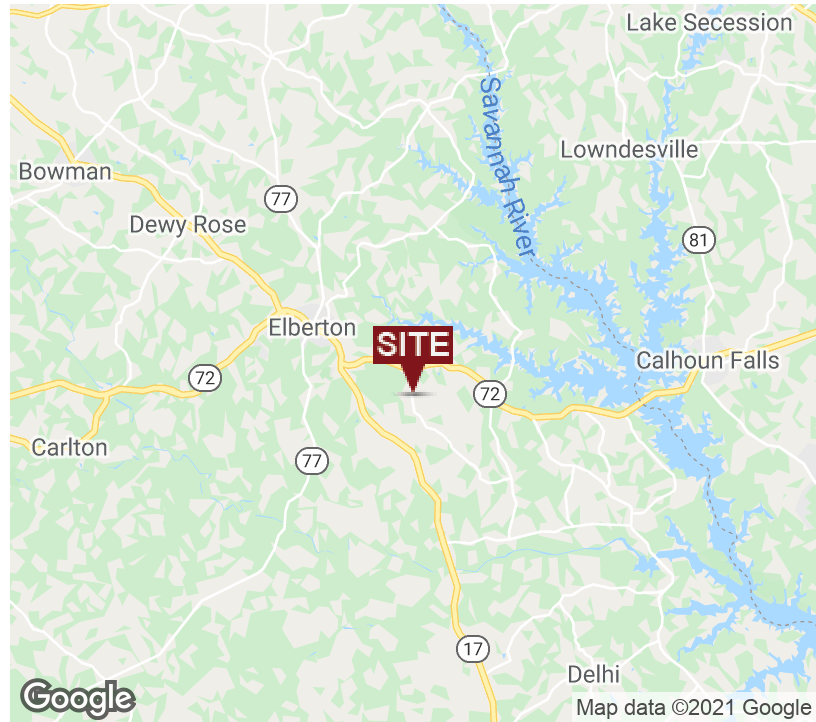


BAKERS FERRY RD TRACT

1833 ED MILLS RD, ELBERTON, GA 30635



EXECUTIVE SUMMARY



OFFERING SUMMARY

Sale Price: \$168,770

Lot Size: 48.22 Acres

Lot Frontage: 1,579 ft Ed Mills Rd
1,079 ft Bakers Ferry Rd

Zoning: A-5

Market: Elbert County

Traffic Count: 3,220 Hwy 72

PROPERTY OVERVIEW

Property with frontage on both Bakers Ferry Rd (1,079 ft) and 1833 Ed Mills Rd (1,579 ft). Land is clear with a small amount of trees. Excellent pastureland. Topography is level.

LOCATION OVERVIEW

Property located on Ed Mills Rd with frontage on both Ed Mills Rd and Bakers Ferry Rd.

PROPERTY HIGHLIGHTS

- Level topography
- Double road frontage
- Prime pastureland for grazing or hay cutting

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.

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grantwhitworth@gmail.com

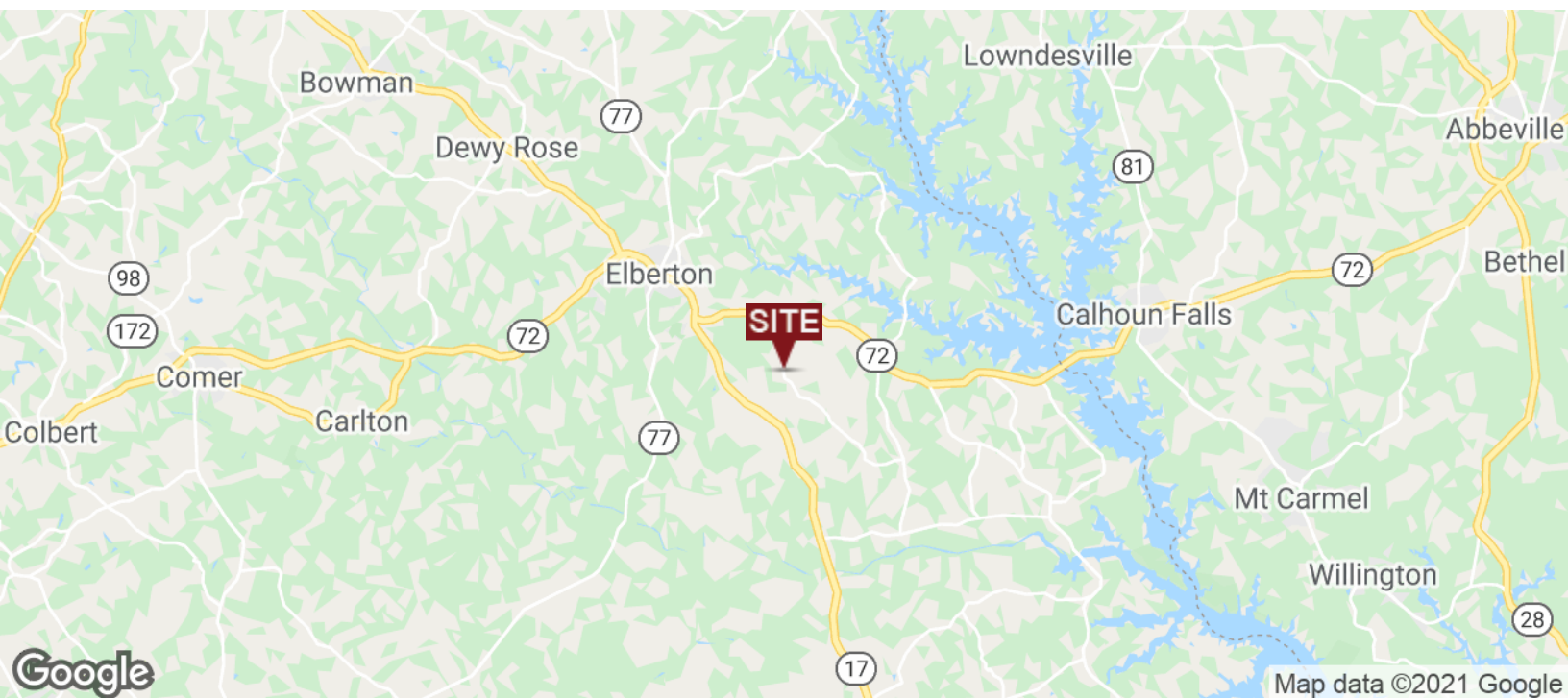
Revised: 4-29-2021

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1833 ED MILLS RD, ELBERTON, GA 30635



LOCATION MAP



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BAKERS FERRY RD TRACT

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AERIAL MAP



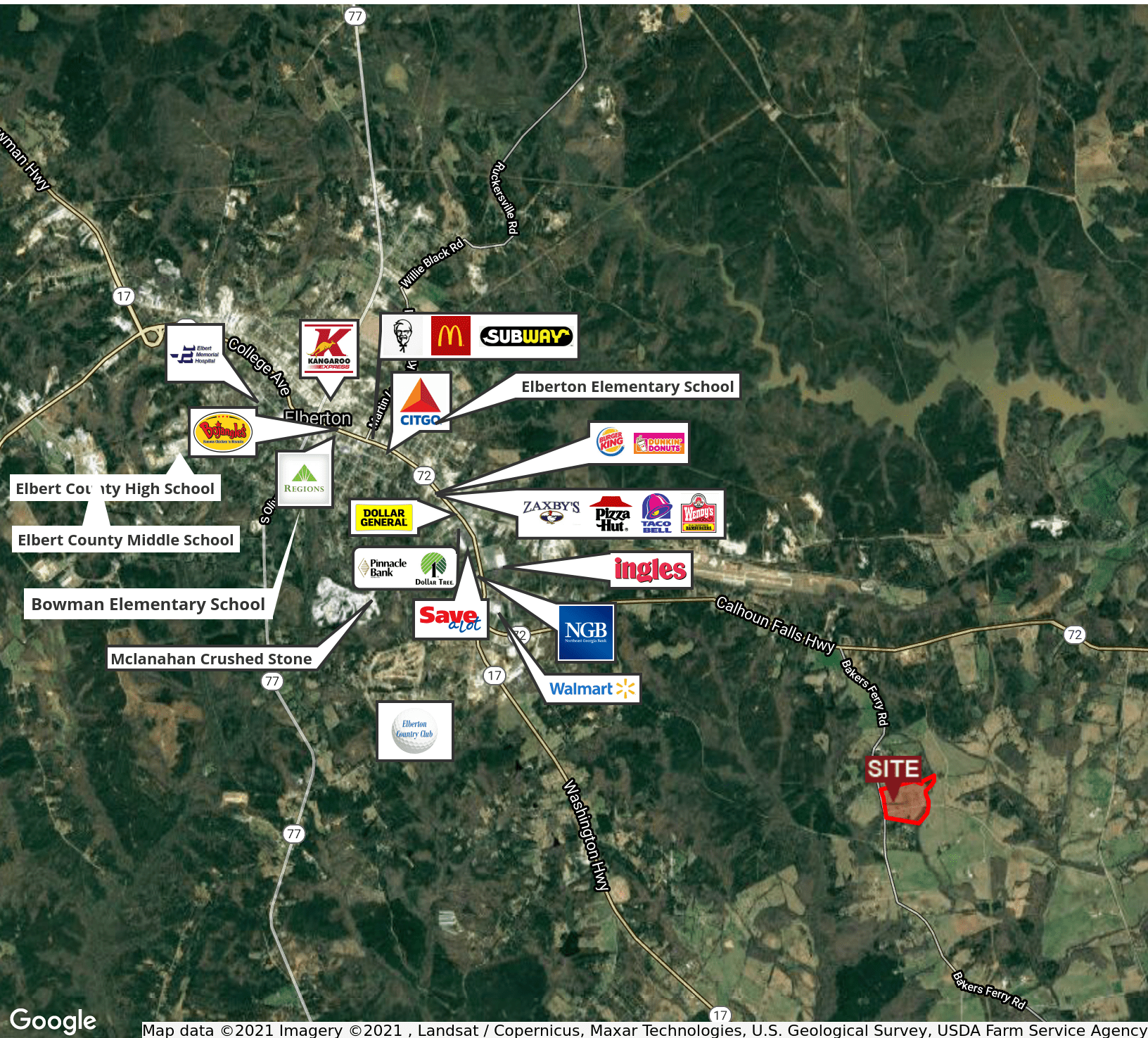
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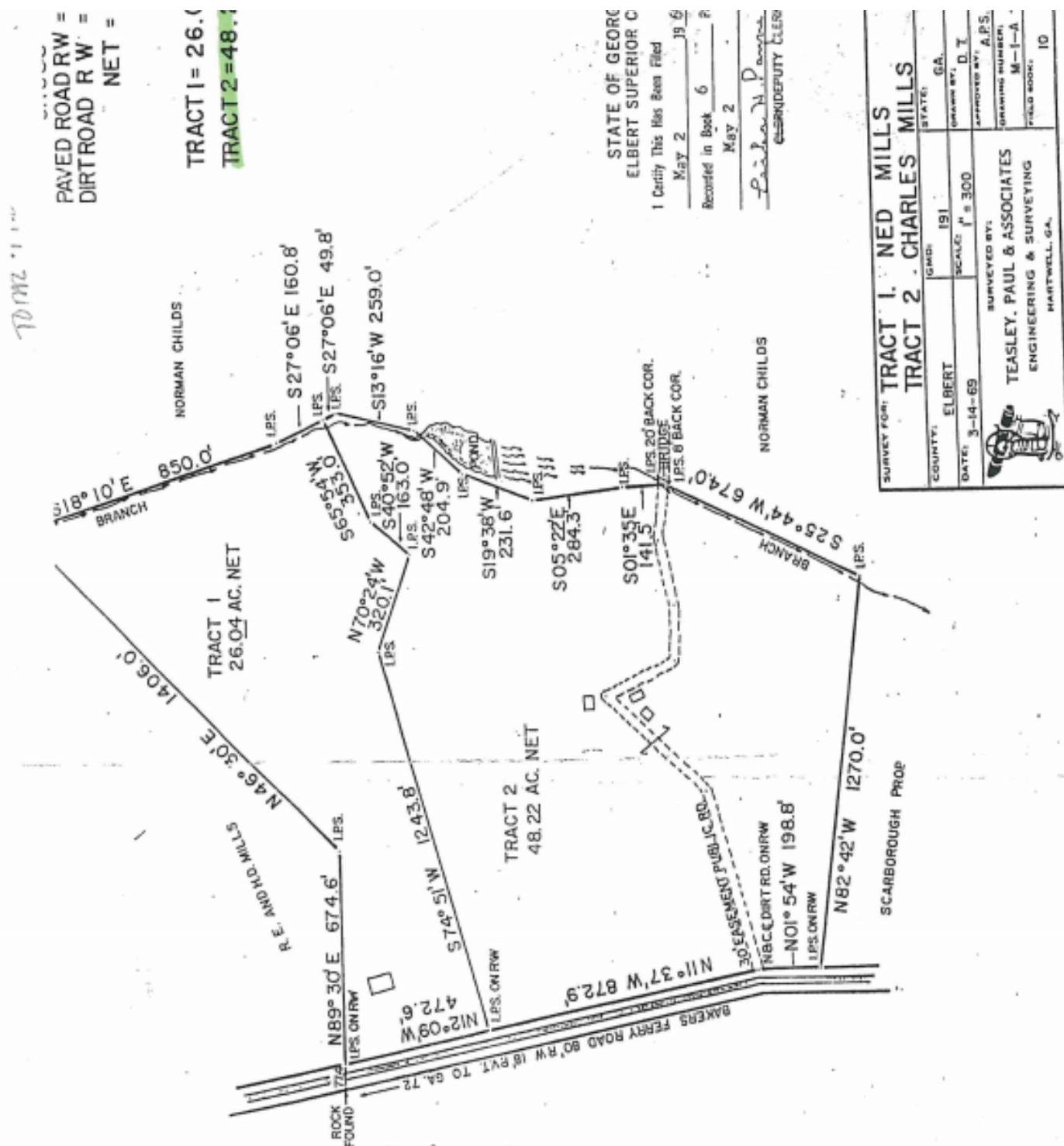


RETAILER MAP



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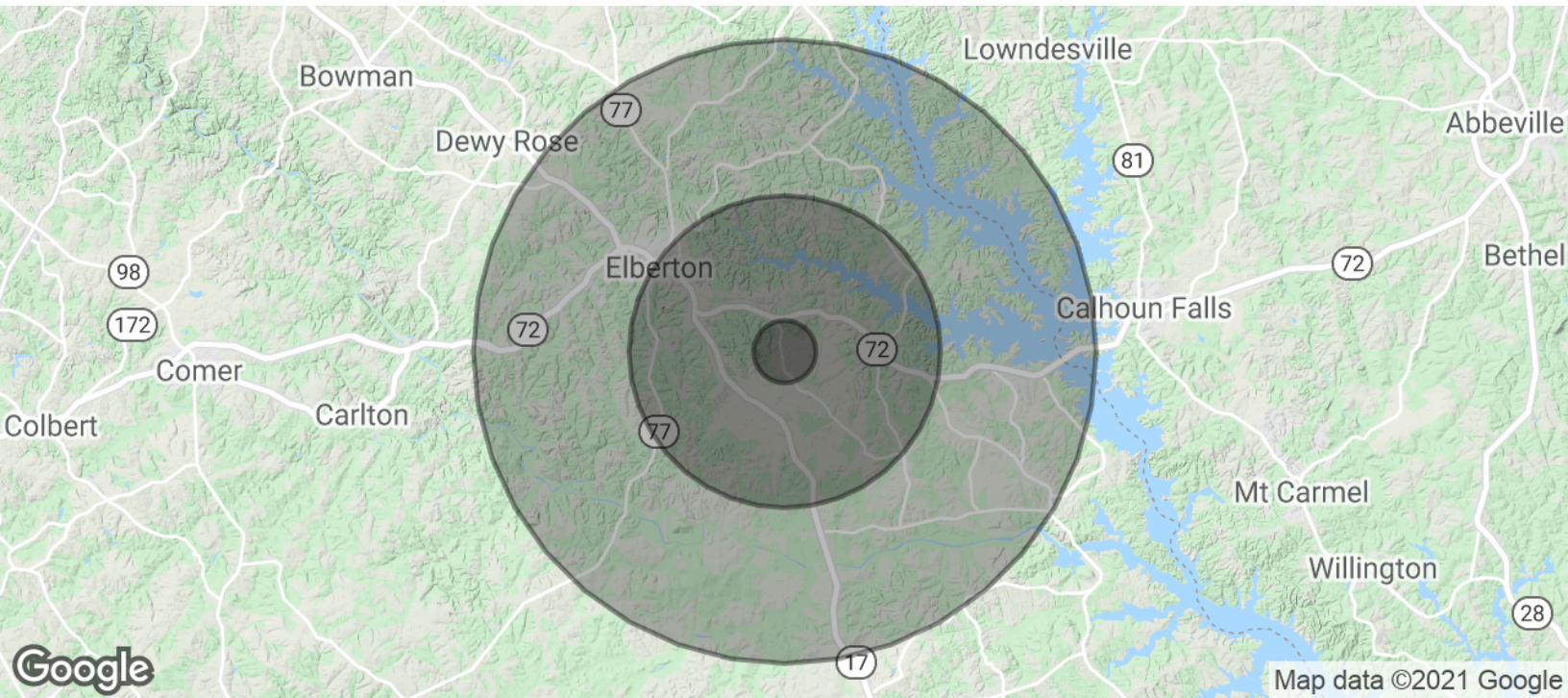
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BAKERS FERRY RD TRACT

1833 ED MILLS RD, ELBERTON, GA 30635



DEMOGRAPHICS MAP & REPORT



POPULATION	1 MILE	5 MILES	10 MILES
Total Population	154	3,910	16,559
Average age	42.6	41.5	39.6
Average age (Male)	36.7	36.4	36.6
Average age (Female)	45.4	43.9	40.9

HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total households	61	1,517	6,208
# of persons per HH	2.5	2.6	2.7
Average HH income	\$48,160	\$46,610	\$42,074
Average house value			\$111,422

* Demographic data derived from 2010 US Census

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