



CHAMPION FARMS

Phase 1 | Listing Summary



Tower Road

Toccoa, GA 30577

LAND IS MORE THAN DIRT. IT'S YOUR LEGACY.

Whether you're building on a dream or managing generational wealth, the land you choose to call home is deeply personal.

People. Loyalty. Trust. These are the foundations of our approach to real estate. We connect people to places. We guide development for future generations. And, we transform your vision of the "good life" into your everyday life.

Knox Duncan

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An aerial photograph of a forest during autumn. The majority of the trees are bare, showing a dense network of light-colored branches. A few trees in the center and lower-middle sections have vibrant red foliage, providing a sharp contrast to the otherwise monochromatic scene. The ground is dark and appears to be covered in fallen leaves or low-lying vegetation. The sky is a clear, pale blue, visible at the top of the frame. The entire image is framed by a thin white border.

PROPERTY INFORMATION

SUMMARY

Champion Farms offers premium real estate for you and your family. These lots are build ready with water tap permits and septic permits in hand. The southern border of each lot brings you near the Eastanollee Creek. Leaving your new property, there are limitless retail and recreational opportunities within a 10 minute's drive. In this short trip, you can be on Lake Hartwell, at Chick-fil-a, Whataburger, Zaxby's, Highway 85, and much more. Downtown Lavonia and Downtown Toccoa are 15-minutes or less away. Don't miss this opportunity to purchase affordable acreage with exceptional proximity to life's finer things.

Additional Noteworthy Information:

- Topography: Gently rolling
- Zoning: AR (Agricultural Residential)
- Tree Markup: Mature mixed Hardwoods and Pines
- Located $\pm$ 9 minutes from Interstate 85 and any desired restaurants like Chick-fil-a, Whataburger, Zaxby's, and more!
- You can have your boat in Lake Hartwell in less than 10 minutes
- Buyer has an opportunity for an affordable dream homesite with water feature and unbelievable location
- **Acreage and utility to be verified by Buyer and/or Buyer's Agent
- **Eastanollee Creek is not located within the boundary of these lots but is in close proximity**



Sale Price:
\$35,000-\$55,000



Lot Sizes:
 $\pm$ 1 Acre - $\pm$ 2 Acres



$\pm$ 13 minutes from
Lavonia, GA



$\pm$ 1 hour from
Greenville, SC



$\pm$ 15 minutes from
Downtown Toccoa, GA

OFFERING OVERVIEW



Size	Tract	Price
± 2 Acres	1	SOLD
± 2 Acres	2	\$55k
± 1 Acre	3	\$35k
± 1 Acre	4	\$35k
± 1 Acre	5	\$35k

PROPERTY PHOTOS





An aerial photograph of a vast, rolling landscape during the "golden hour" of sunset. The sky is a mix of soft oranges, yellows, and pale blues. The terrain is covered in a dense forest of trees, many of which are showing autumnal colors of yellow, orange, and red, interspersed with evergreens. In the middle ground, there are several green, grassy fields or pastures. A winding road or path is visible, cutting through the forest and fields. In the far distance, a range of low mountains or hills is visible against the horizon. The overall mood is serene and expansive.

MARKET INFORMATION

MUNICIPALITY MAP



MARKET INSIGHTS

Toccoa Chamber of Commerce, U.S. Census Bureau, and Data USA



32.1%

Projected job growth



26k+

County Population



\$625B

2020 value in Georgia



60+

Industries



12.3k+

Housing units in 2022



4.8%

Median property value
increase in 2021



400+

Business and retail outlets



7.4%

Industry growth in 2020



67.7%

Percentage of homeowners with
mortgage



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EACH PARTY SHALL CONDUCT ITS OWN INDEPENDENT INVESTIGATION AND DUE DILIGENCE.

Any party contemplating or under contract or in escrow for a transaction is urged to verify all information and to conduct their own inspections and investigations including through appropriate third party independent professionals selected by such party. All financial data should be verified by the party including by obtaining and reading applicable documents and reports and consulting appropriate independent professionals. Reedy Property Group makes no warranties and/or representations regarding the veracity, completeness, or relevance of any financial data or assumptions. Reedy Property Group does not serve as a financial advisor to any party regarding any proposed transaction. All data and assumptions regarding financial performance, including that used for financial modeling purposes, may differ from actual data or performance. Any estimates of market rents and/or projected rents that may be provided to a party do not necessarily mean that rents can be established at or increased to that level. Parties must evaluate any applicable contractual and governmental limitations as well as market conditions, vacancy factors and other issues in order to determine rents from or for the property.

Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants and governmental agencies. All properties and services are marketed by Reedy Property Group in compliance with all applicable fair housing and equal opportunity laws.