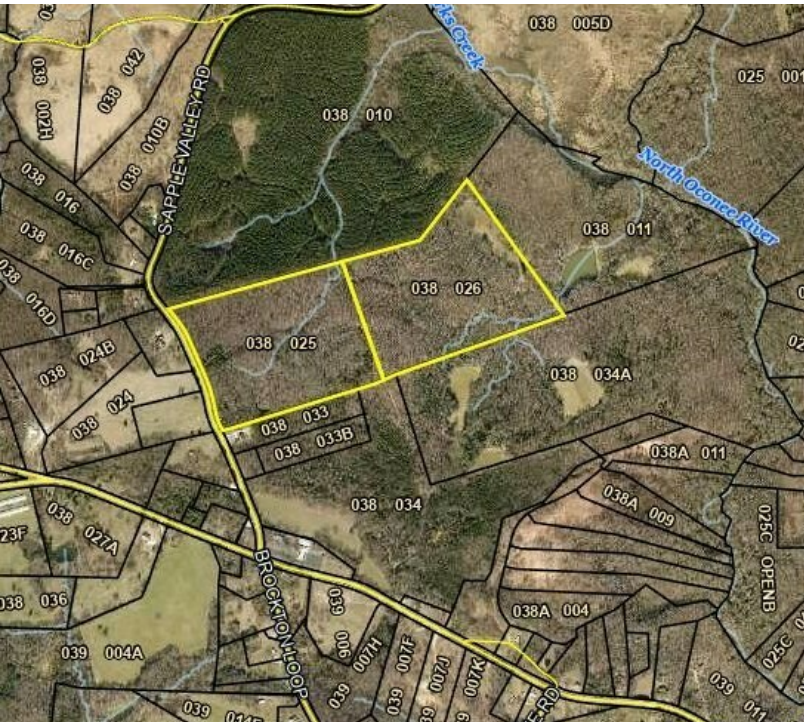


APPLE VALLEY RD 90 ACRES

7041 APPLE VALLEY RD, JEFFERSON, GA 30549



EXECUTIVE SUMMARY



OFFERING SUMMARY

Sale Price:	\$1,135,375
Price / Acre	\$12,500
Lot Size:	90.0 ± Acres
Lot Frontage:	1226 ft Apple Valley Rd
Zoning:	Agricultural (A2)
Market:	Jackson County
Traffic Count:	2,480 Hwy 335

PROPERTY OVERVIEW

The property is well suited for a residential development or recreational tract. It's mostly wooded with a mix of hardwoods and pines. The property is zoned Agricultural, A2 which allows 8 acre minimum lots. Jackson County water is located in Apple Valley Rd. The topography is rolling, and there are two creeks on the property. There is an old farmhouse located on the front corner of the property, and roughly 3.5 acre field along the rear property line. An access easement crosses over the rear south corner along the creek. The adjacent 164 acres can be purchased as well.

LOCATION OVERVIEW

The property is located on south Apple Valley Rd roughly 1,200 ft north of the intersection with Brockton Rd (Hwy 335). Its prime location between Jefferson, Commerce and Nicholson ensures accessibility to local amenities and service.

PROPERTY HIGHLIGHTS

- Large acreage tract with county water
- Ideal for residential development or recreational property
- Convenient location between Jefferson, Commerce and Nicholson
- A2 zoning which allows min. 8 acre lots

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

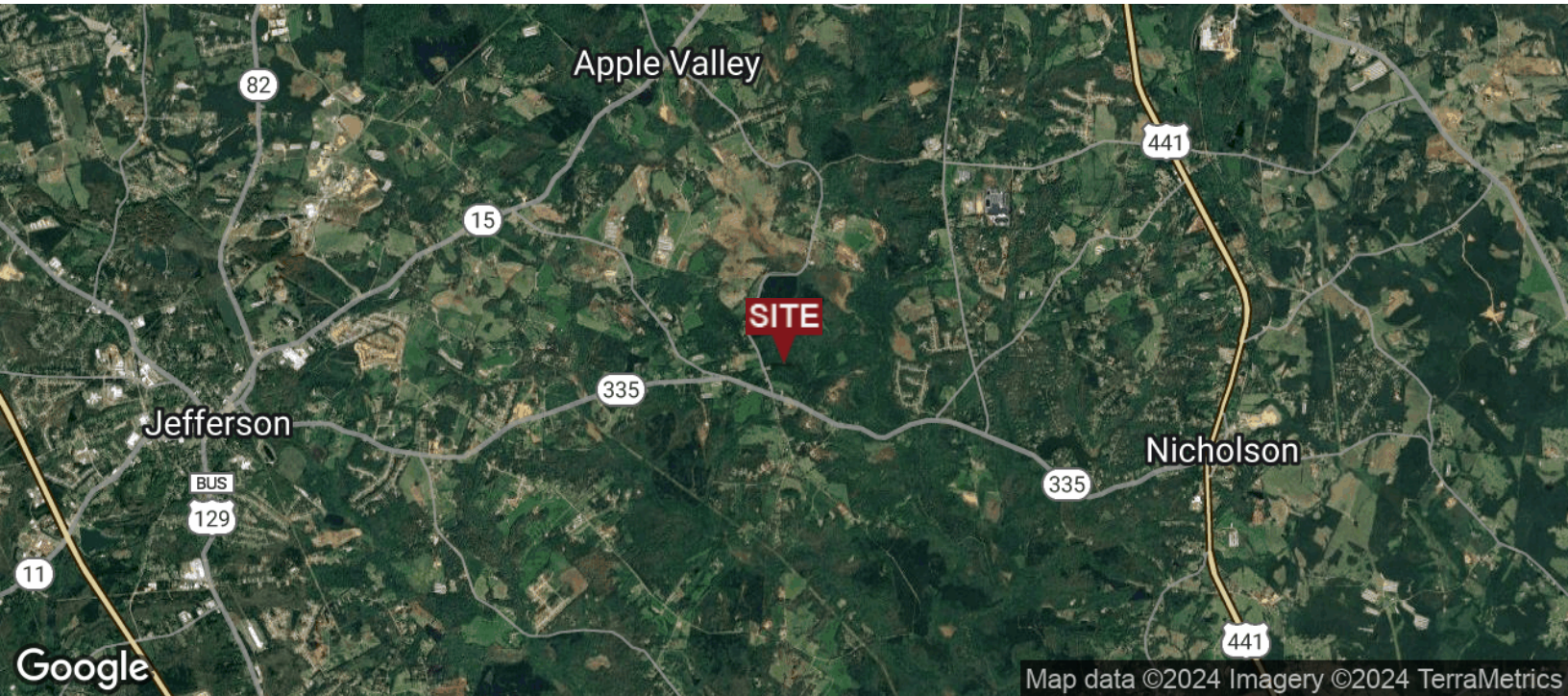
Revised: 6-26-2024

APPLE VALLEY RD 90 ACRES

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LOCATION MAP



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AERIAL MAP



Map data ©2024 Imagery ©2024 Airbus,
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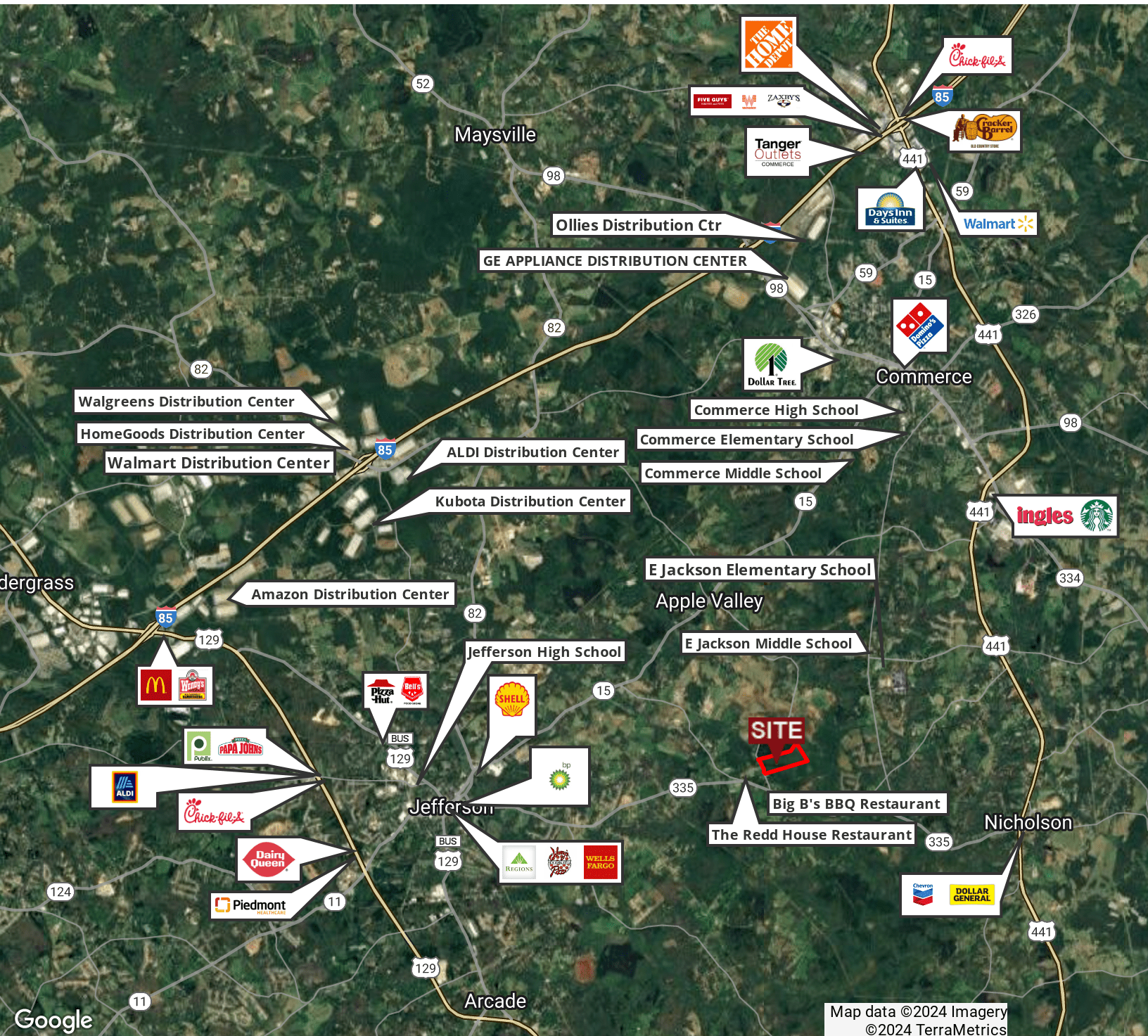
AERIAL MAP **P3**

APPLE VALLEY RD 90 ACRES

7041 APPLE VALLEY RD, JEFFERSON, GA 30549



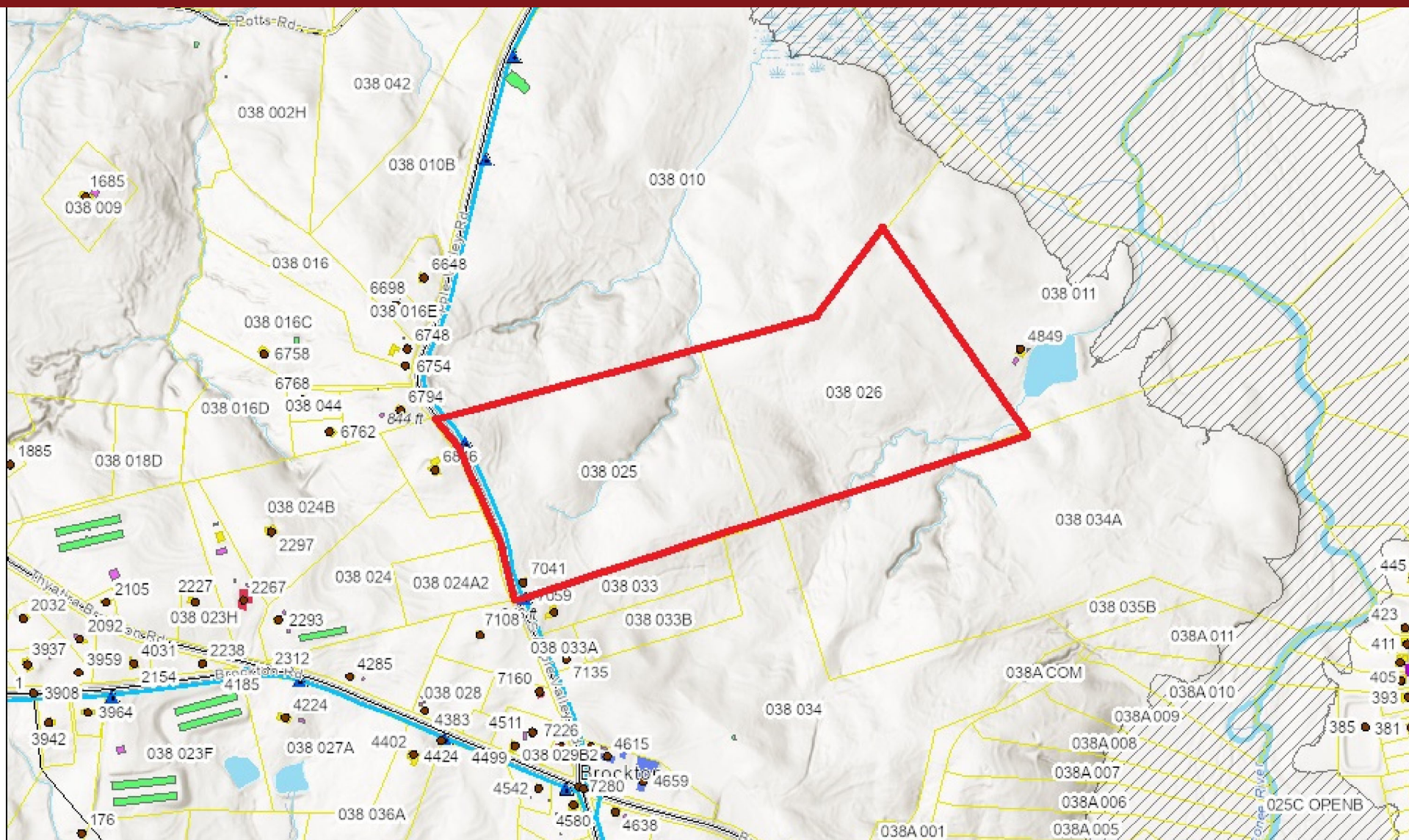
RETAILER MAP



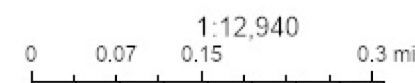
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APPLE VALLEY RD 90 ACRES

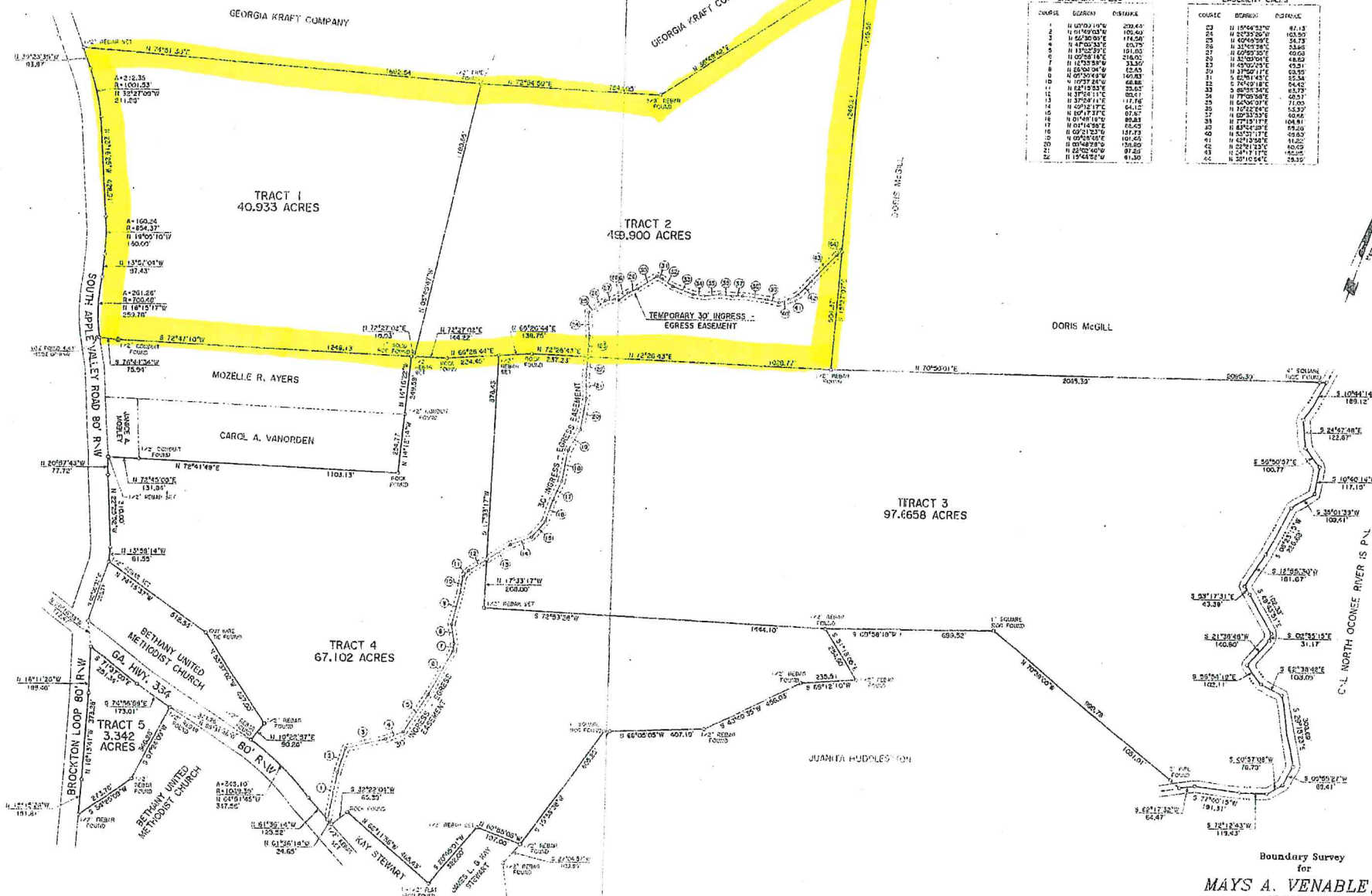
7041 APPLE VALLEY RD, JEFFERSON, GA 30549



7/14/2024, 7:12:37 AM



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EASEMENT CALLS			TEMPORARY EASEMENT CALLS		
COURSE	BEARING	DISTANCE	COURSE	BEARING	DISTANCE
1	N 07°03'10"W	229.40	23	N 15°04'32"W	87.13
2	N 01°00'00"W	100.40	24	N 02°00'00"W	100.00
3	N 65°30'00"E	174.50	25	N 02°00'00"E	54.73
4	N 48°30'30"E	154.75	26	N 31°00'00"E	33.40
5	N 13°02'30"E	181.00	27	N 02°00'00"E	40.00
6	N 02°00'00"E	216.00	28	N 01°00'00"E	45.51
7	N 12°00'00"W	33.30	29	N 03°00'00"E	45.51
8	N 08°00'00"W	12.45	30	N 37°00'00"E	52.34
9	N 07°00'00"W	140.00	31	N 02°00'00"E	52.34
10	N 07°00'00"E	60.88	32	N 74°00'00"E	60.88
11	N 03°00'00"E	33.62	33	N 03°00'00"E	60.88
12	N 37°00'00"E	102.11	34	N 03°00'00"E	60.88
13	N 37°00'00"E	117.18	35	N 03°00'00"E	60.88
14	N 03°00'00"E	64.12	36	N 03°00'00"E	60.88
15	N 03°00'00"E	67.67	37	N 03°00'00"E	60.88
16	N 03°00'00"E	80.83	38	N 03°00'00"E	60.88
17	N 03°00'00"E	85.43	39	N 03°00'00"E	60.88
18	N 03°00'00"E	117.13	40	N 03°00'00"E	60.88
19	N 03°00'00"E	101.43	41	N 03°00'00"E	60.88
20	N 03°00'00"E	33.50	42	N 03°00'00"E	60.88
21	N 03°00'00"E	97.23	43	N 03°00'00"E	60.88
22	N 15°04'32"W	41.30	44	N 03°00'00"E	60.88

TOTAL AREA = 258.935 ACRES



Boundary Survey
for
MAYS A. VENABLE, SR.
ESTATE
Located Within
G.M.D. 257
JACKSON COUNTY, GEORGIA
Senior 1" = 500' March 12, 1908
Prepared By
VENABLE & ASSOCIATES, INC.
1642 WINDER HIGHWAY - P.O. BOX 368
JEFFERSON, GEORGIA 30666
PHONE (706) 367-6593 FAX 367-4887
03/12/08 - 02/28/08 - PG. 1-5/20

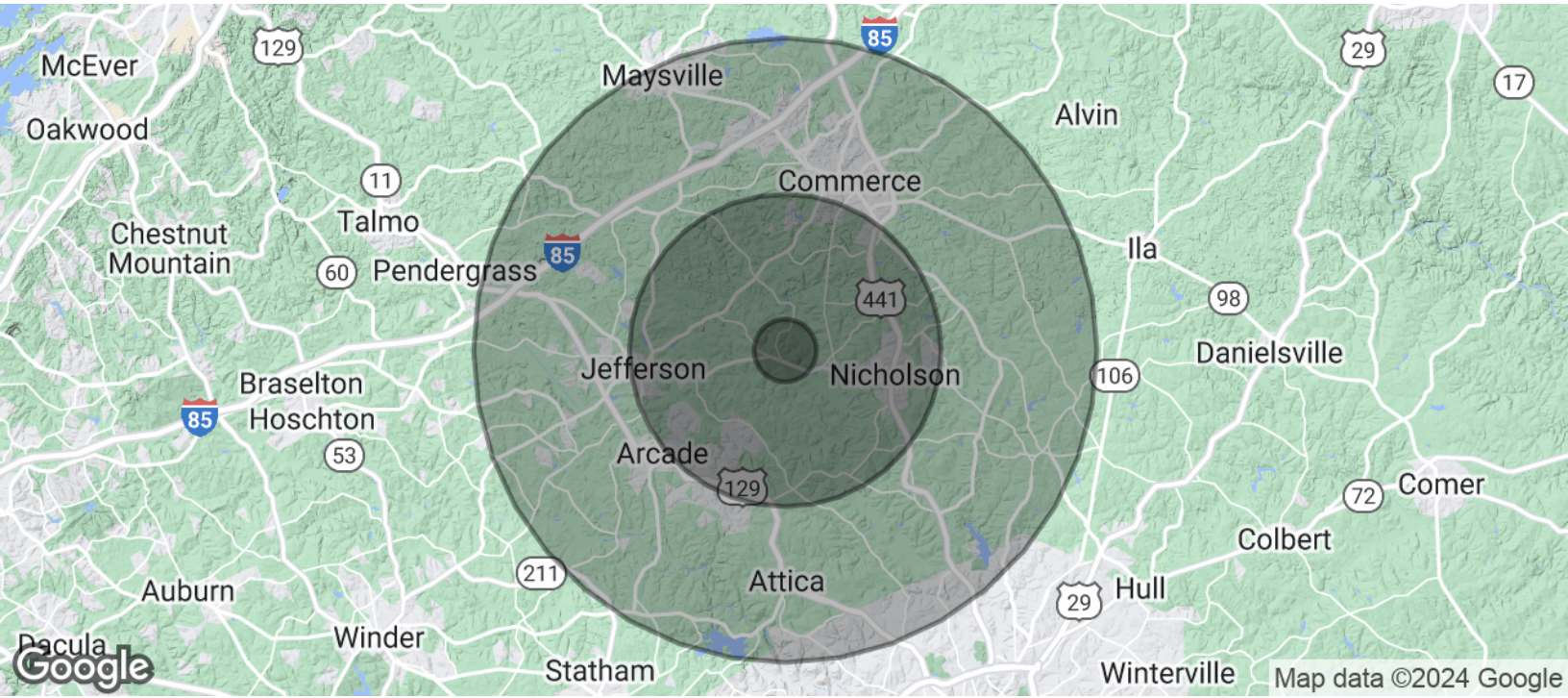
- NOTES:
1. The field data upon which this plat is based has a closure perimeter of one foot in 10,000 feet and an angular error of 1" per 100,000 feet. This was adjusted using the Computer Rule.
 2. This plat has been submitted for record and is to be in accordance with the laws of the State of Georgia.
 3. The field equipment used in this survey was a Trimble 570-020 Total Station.

APPLE VALLEY RD 90 ACRES

7041 APPLE VALLEY RD, JEFFERSON, GA 30549



DEMOGRAPHICS MAP & REPORT



POPULATION	1 MILE	5 MILES	10 MILES
Total Population	266	16,366	72,299
Average Age	44	40	39
Average Age (Male)	42	39	38
Average Age (Female)	45	41	40

HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total Households	100	5,714	25,460
# of Persons per HH	2.7	2.9	2.8
Average HH Income	\$77,476	\$85,060	\$90,772
Average House Value	\$422,979	\$427,077	\$365,778

Demographics data derived from AlphaMap

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