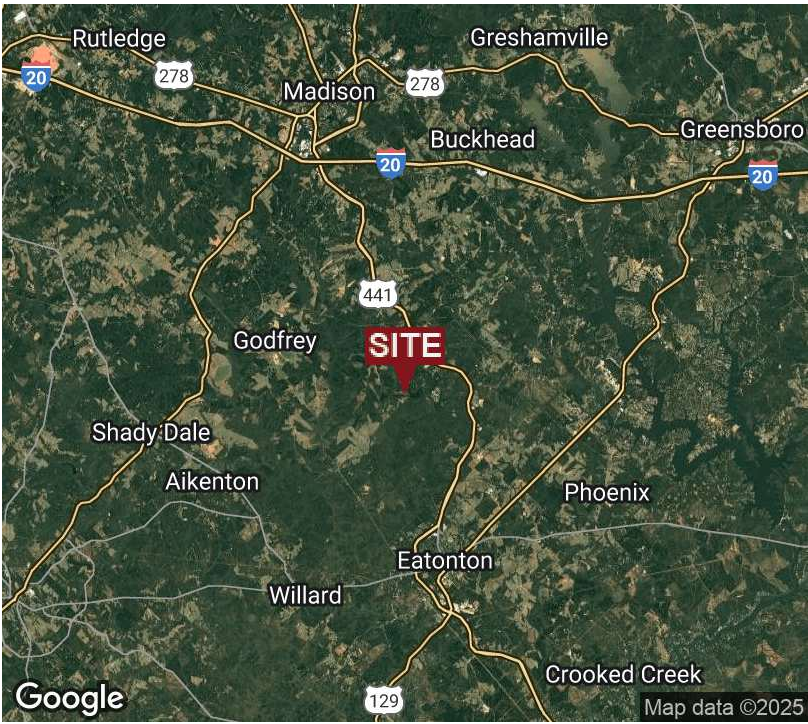
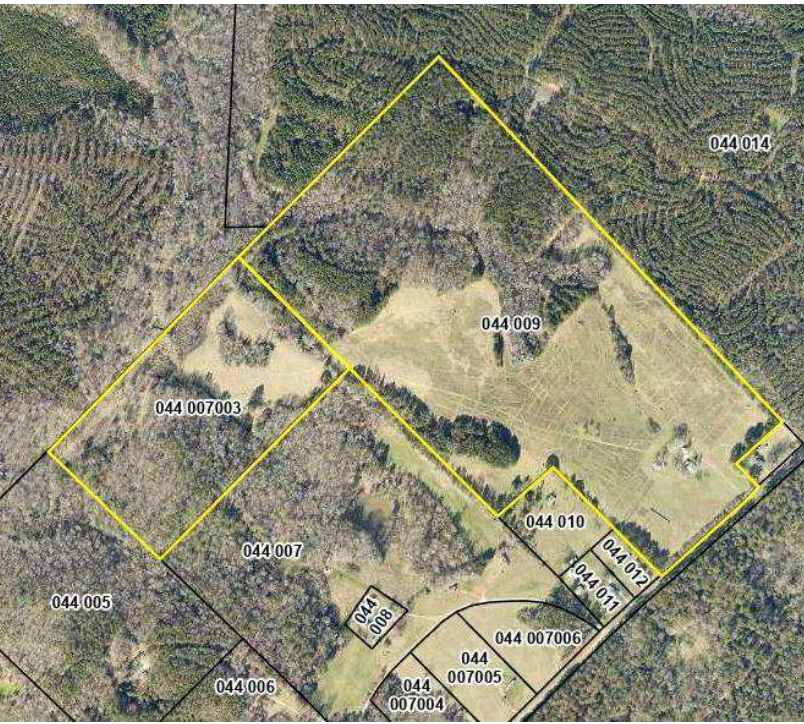


302 UNION CHAPEL RD

302 UNION CHAPEL ROAD NW, EATONTON, GA 31024



EXECUTIVE SUMMARY



OFFERING SUMMARY

Sale Price:	\$1,294,600
Price / Acre	\$10,000
Lot Size:	129.46 Acres
Lot Frontage:	751 ft Union Chapel Rd
Zoning:	AG, Agricultural
Market:	North Putnam County
Traffic Count:	11,700 Hwy 441

PROPERTY OVERVIEW

The property is a beautiful recreational/hunting tract with a great house/lodge, metal storage building, entertainment pavilion and a first class five stand setup. The throwers will be priced separately. It's has rolling topography with a good mix of open land and hardwood bottoms. Grady Creek runs along the rear portion of the property. It's loaded with deer, turkeys and other wildlife and it has been managed by the same family for 28 years.

LOCATION OVERVIEW

Property located at 302 Union Chapel Rd approximately 1.8 miles south west of US Hwy 441 between Madison and Eatonton. It's across the street from the 1,500 acre Rock Eagle 4H Center property and an additional 10,000 acre section of the Oconee National Forrest. Also, it backs up to the 13,000 acre BF Grant WMA. It's located within close proximity to Lake Oconee's world-class resorts, golf courses and other amenities.

PROPERTY HIGHLIGHTS

- Beautiful recreational/hunting tract
- Loaded with deer, turkeys and other wildlife
- Roughly 10 miles from Lake Oconee

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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Revised: 4-17-2025

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LOCATION MAP



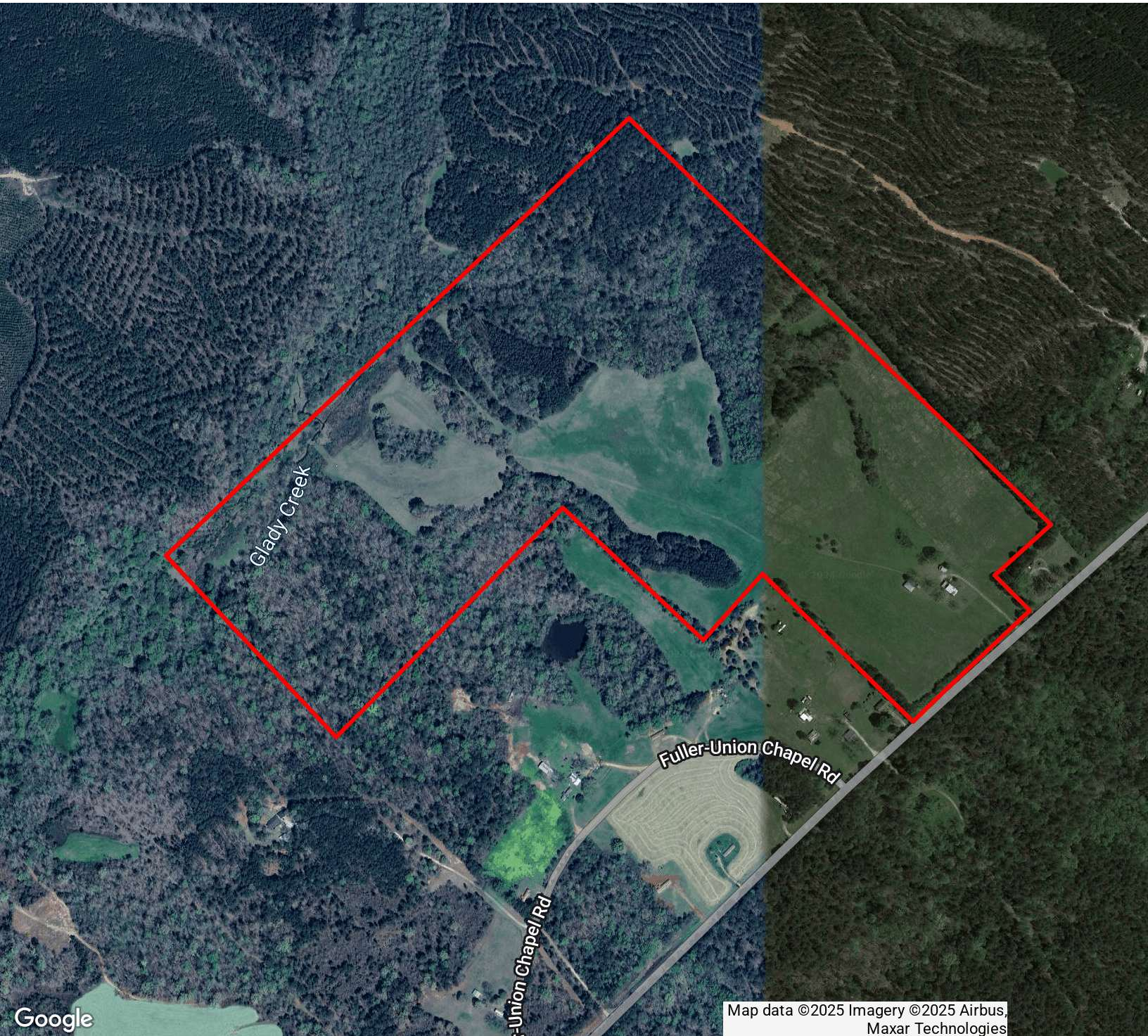
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AERIAL MAP



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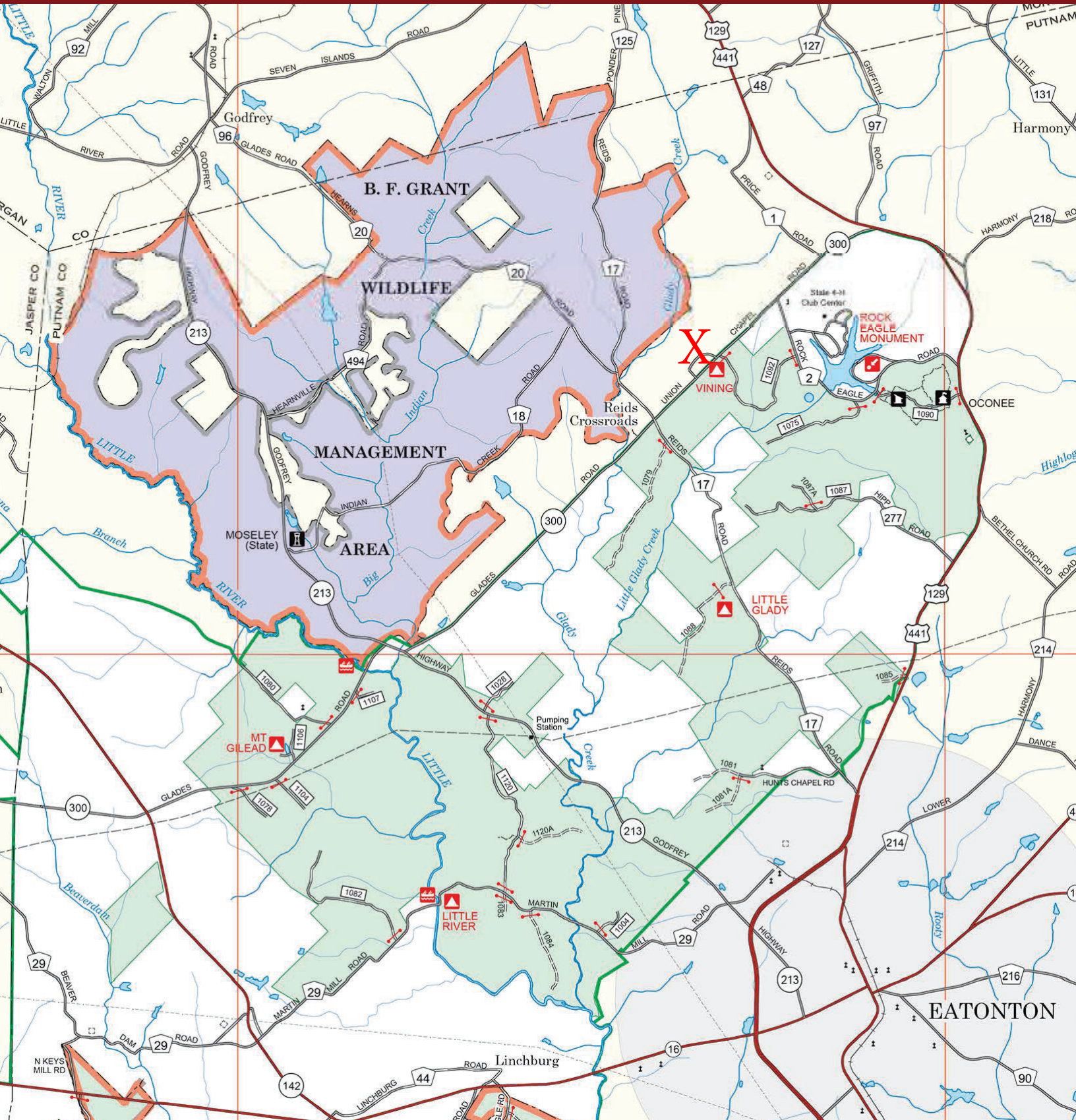
RETAILER MAP



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ADDITIONAL PHOTOS



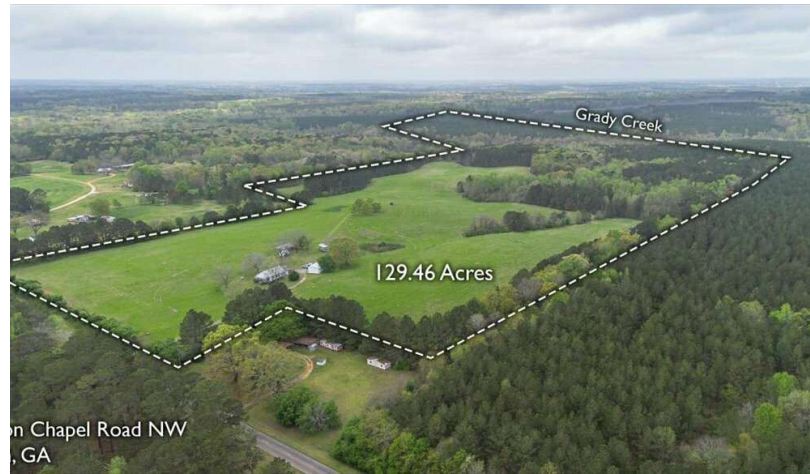
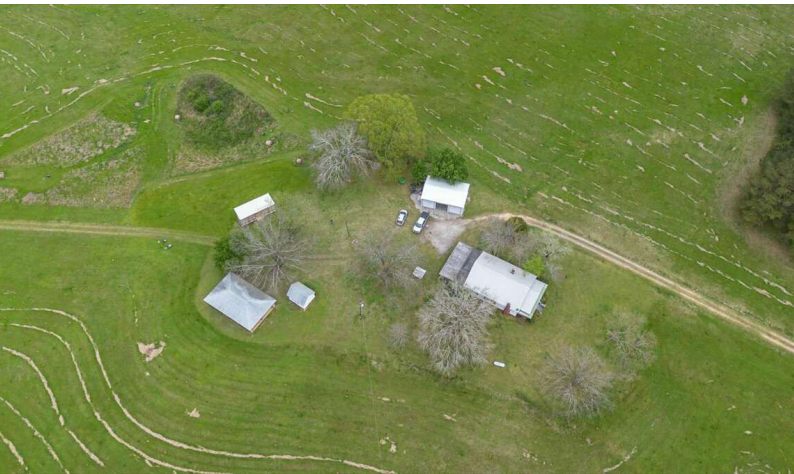
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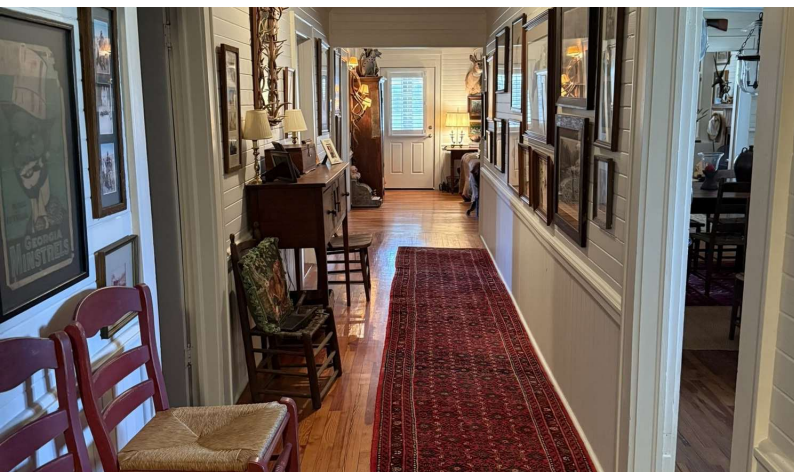
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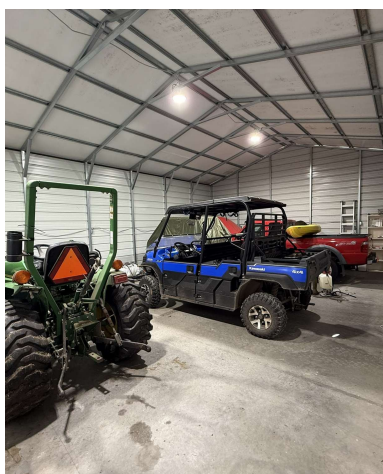
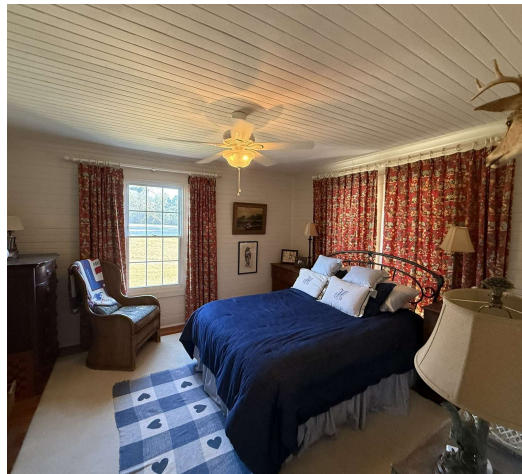
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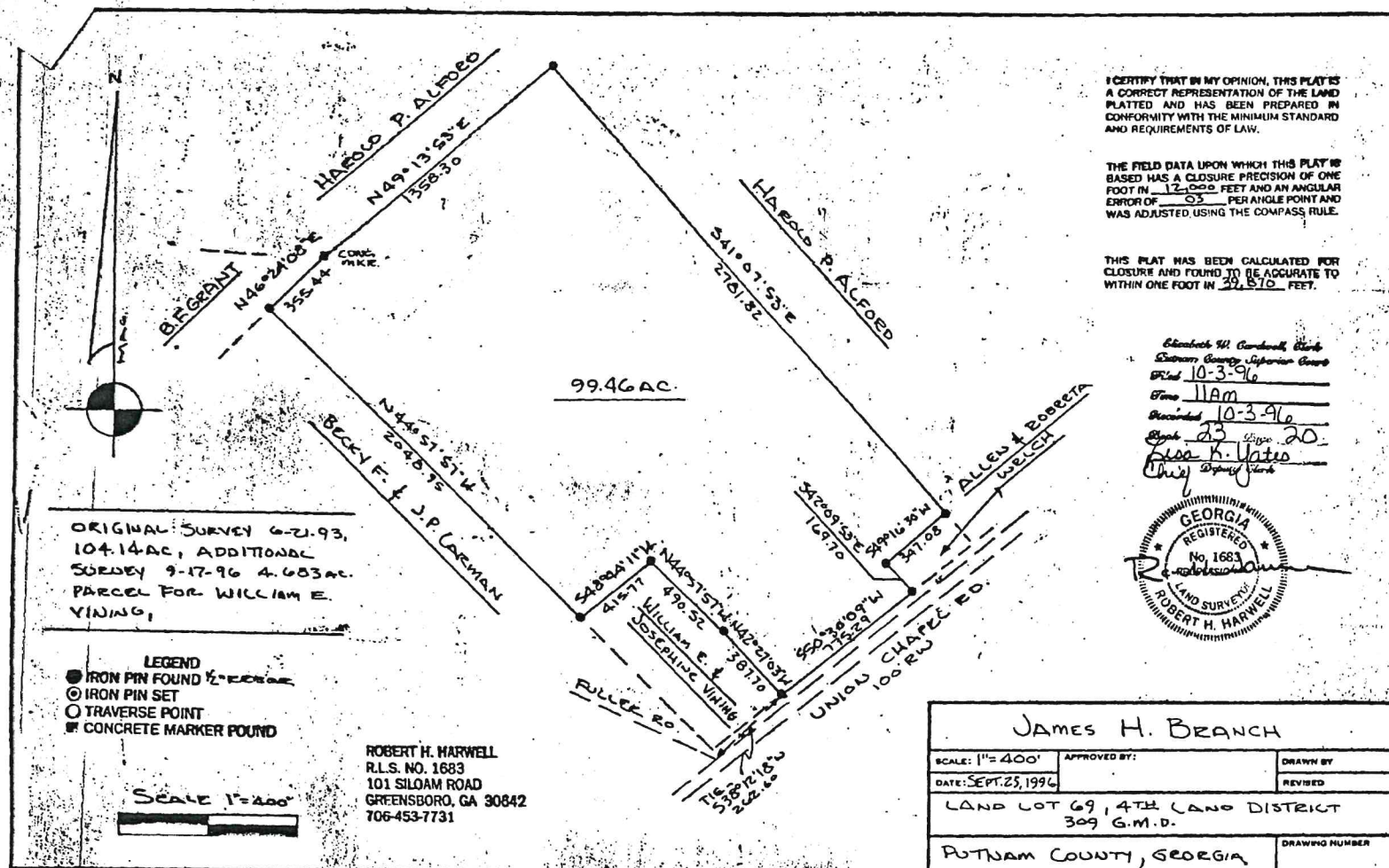


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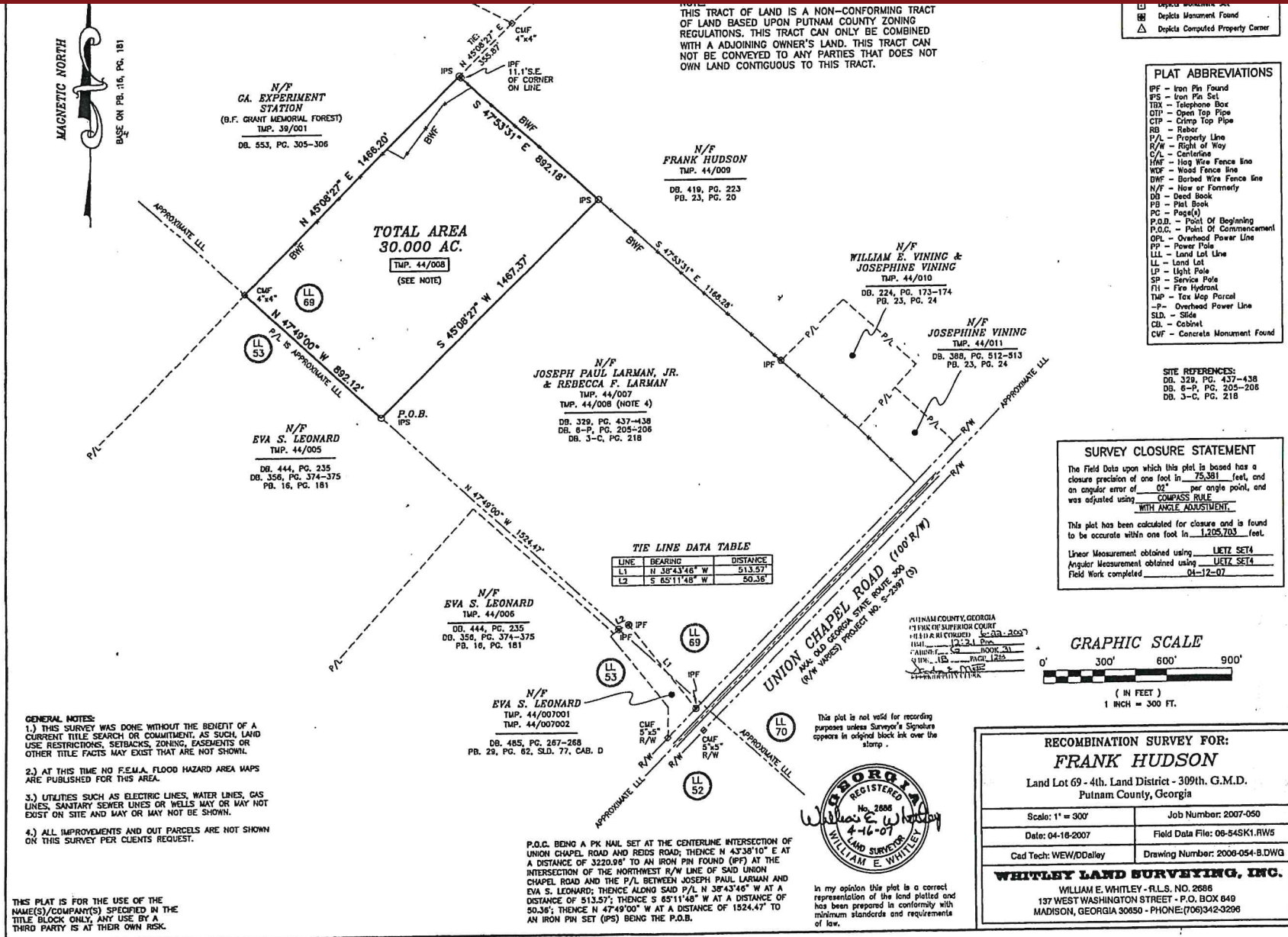
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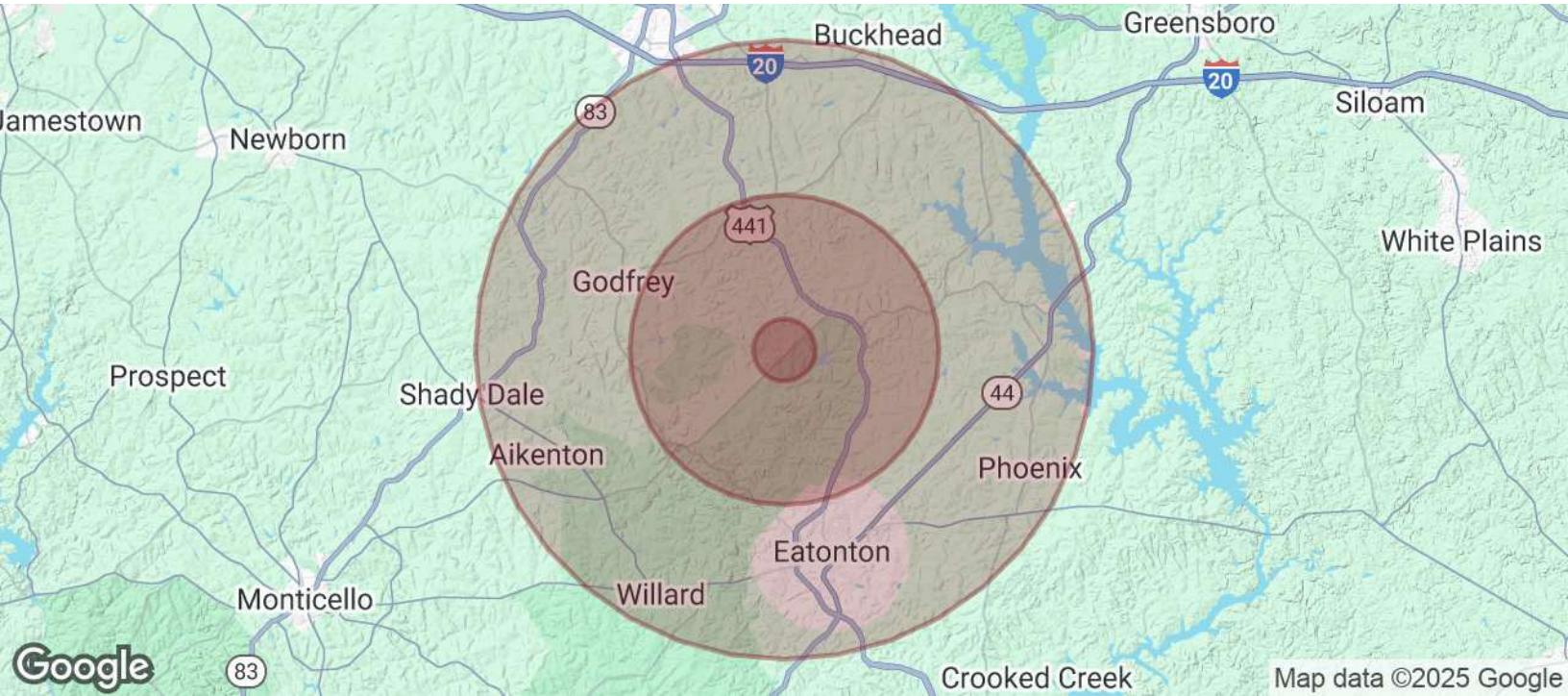
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DEMOGRAPHICS MAP & REPORT



POPULATION	1 MILE	5 MILES	10 MILES
Total Population	23	1,583	18,844
Average Age	40	42	44
Average Age (Male)	40	41	43
Average Age (Female)	40	42	45

HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total Households	9	627	7,661
# of Persons per HH	2.6	2.5	2.5
Average HH Income	\$78,416	\$92,683	\$100,460
Average House Value	\$273,719	\$342,652	\$324,269

Demographics data derived from AlphaMap

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