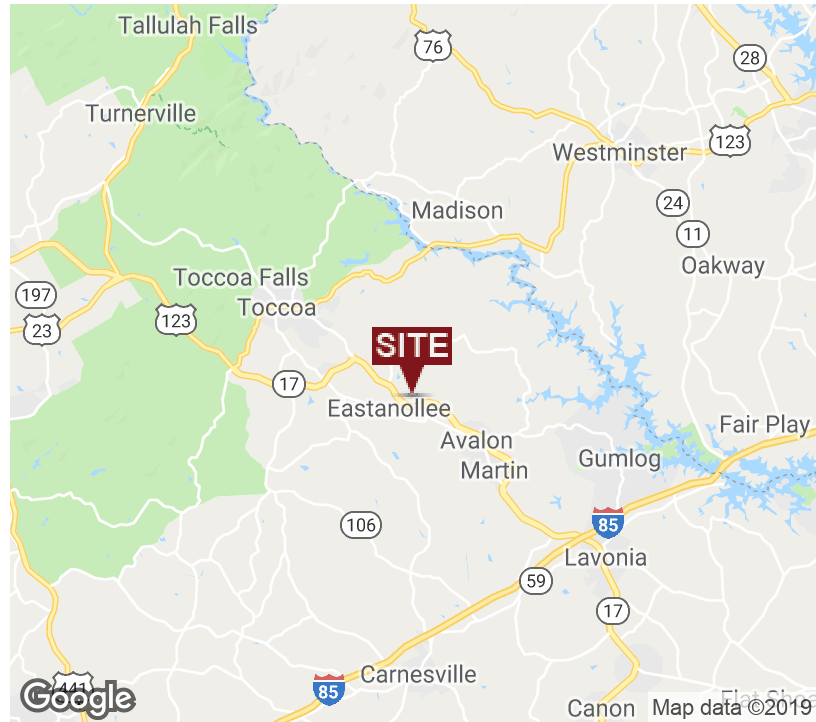


# BANNISTER TRACT

0 SCOTT ROAD, EASTANOLLEE, GA 30530



## EXECUTIVE SUMMARY



### OFFERING SUMMARY

**Sale Price:** \$219,687

**Price / Acre** \$3,900

**Lot Size:** 56.33 Acres

**Lot Frontage:** 1115.72 ft Scott Rd

**Zoning:** AI - Agricultural  
Intensive District

**Market:** Stephens County

**Traffic Count:** 12,500 Hwy 17

### PROPERTY OVERVIEW

Beautiful site overlooking Eastanollee Creek that can be subdivided. The property sets above a beautiful stream with rock shoals bordering two sides. With paved road frontage, the property is ideally suited for a residential and/or development site.

### LOCATION OVERVIEW

The property is located within ½ mile of US Hwy 17 on Scott Road in Stephens County GA. It is approximately 5 miles from Toccoa just off US Hwy 17. Located a short distance to shopping. Easy access to I-85 and 1½ mile to Stephens County Industrial Park and Technical School.

### PROPERTY HIGHLIGHTS

- Beautiful Stream.
- Paved Road Frontage.
- Ideal for home site or development.

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.

**GRANT WHITWORTH**  
706.548.9300  
grantwhitworth@gmail.com

Revised 7-23-19



# BANNISTER TRACT

0 SCOTT ROAD, EASTANOLLEE, GA 30530



## LOCATION MAPS



GRANT WHITWORTH  
706.548.9300  
grantwhitworth@gmail.com



# BANNISTER TRACT

0 SCOTT ROAD, EASTANOLLEE, GA 30530



## AERIAL MAP



GRANT WHITWORTH  
706.548.9300  
grantwhitworth@gmail.com

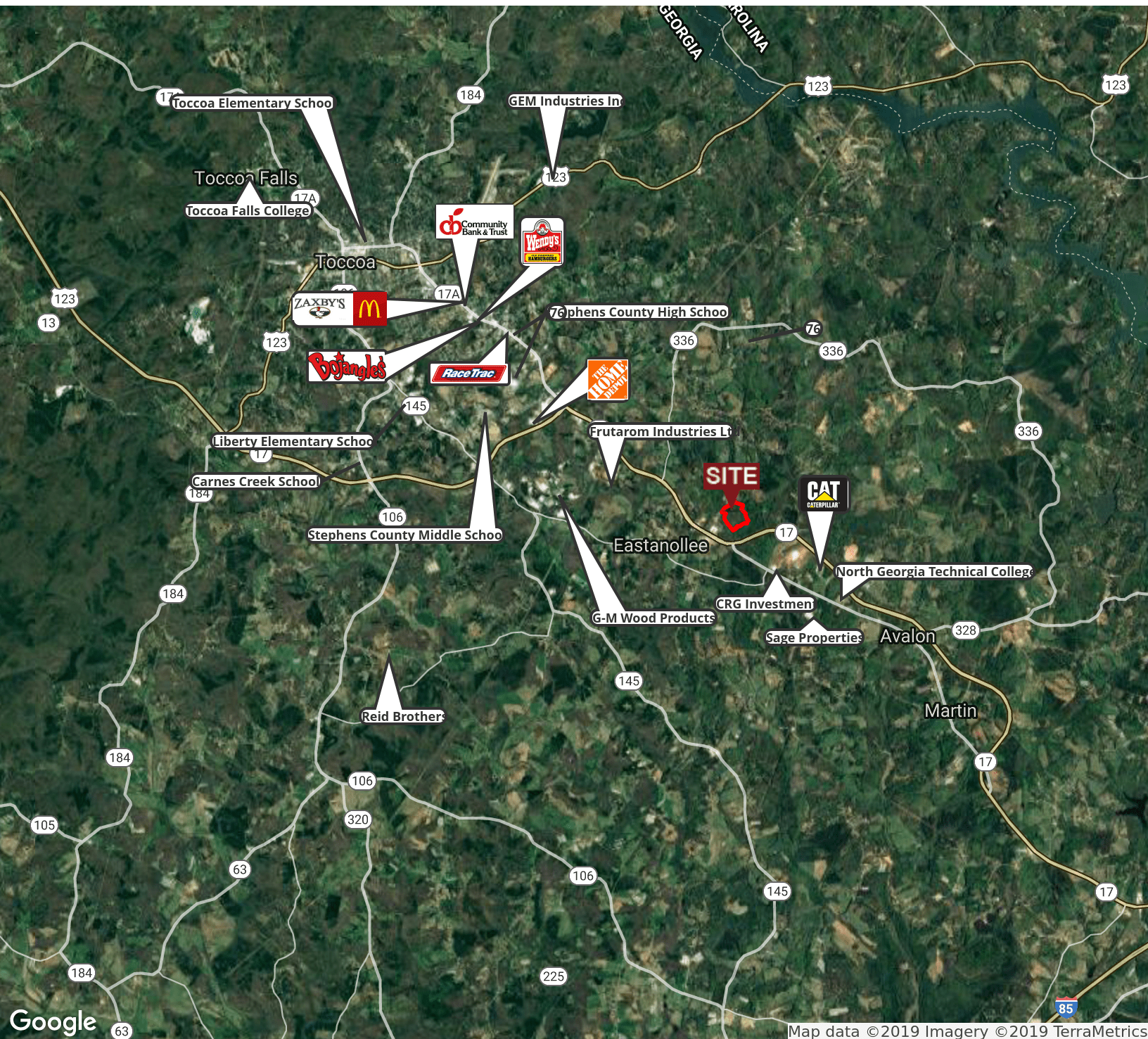


# BANNISTER TRACT

0 SCOTT ROAD, EASTANOLLEE, GA 30530

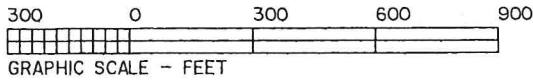


## RETAILER MAP



GRANT WHITWORTH  
706.548.9300  
grantwhitworth@gmail.com





RECORD  
PLAT BOOK 17, PAGE 694  
NORTH

THIS BLOCK RESERVED FOR THE CLERK OF COURT

**TRACT 2**  
**0.52**  
**ACRE**

**CALLS ALONG SCOTT ROAD**

COURSE	BEARING	DISTANCE
1	N 60°49'35"E	139.70'
2	N 60°04'15"E	89.47'
3	N 59°09'05"E	85.07'
4	N 55°47'55"E	128.49'
5	N 52°54'45"E	80.59'
6	S 52°54'45"W	56.34'
7	S 55°47'55"W	125.22'
8	S 59°09'05"W	82.83'
9	S 60°07'55"W	96.47'

**JAMES A. TUCKER**  
**ANGELIA TUCKER**  
DB 1125, PG. 267

**JAMES A. TUCKER**  
**ANGELIA TUCKER**  
DB 1125, PG. 267

**WILLIAM R. MARTIN**  
PLAT BOOK 17, PAGE 694

**SURVEYORS CERTIFICATION**

This plat is a retracement of an existing parcel or parcels of land and does not subdivide or create a new parcel or make any changes to any real property boundaries. The recording information of the documents, maps, plats, or other instruments which created the parcel or parcels are stated herein. RECORDATION OF THIS PLAT DOES NOT IMPLY APPROVAL OF ANY LOCAL JURISDICTION, AVAILABILITY OF PERMITS, COMPLIANCE WITH LOCAL REGULATIONS OR REQUIREMENTS, OR SUITABILITY FOR ANY USE OR PURPOSE OF THE LAND. Furthermore the undersigned land surveyor certifies that this plat complies with the minimum technical standards for property surveys in Georgia as set forth in the rules and regulations of the Georgia Board of Registration for Professional Engineers and Land Surveyors and as set forth in O.C.G.A. Section 15-6-7.

SURVEYED BY:  
**BARTLETT & CASH LAND SURVEYORS, INC.**  
**RUSSELL N. BARTLETT - KENNETH V. CASH**  
RLS NO. 2114 RLS NO. 2539  
10262 GA. HWY. 17  
MARTIN, GA. 30557  
(706) 779-5047 COA NO. LSF001222



**BENNY F. CHEEK**  
DEED BOOK 1073, PAGE 150

NAIL FOUND AT INTERSECTION  
CENTERLINES OF SCOTT RD.  
AND SINGLETON RD.

**BENNY F. CHEEK**  
DEED BOOK 1073, PAGE 150

**TOMMY WATKINS CONST. CO. INC.**  
PLAT BOOK 16, PAGE 630

**TRACT 1**  
**57.25**  
**ACRES**

MAPPED ALONG CENTERLINE OF  
**EASTANOLLEE CREEK**

**TOMMY WATKINS CONST. CO. INC.**  
PLAT BOOK 16, PAGE 630

REFERENCE:  
DEED BOOK 93, PAGE 20  
DEED BOOK 463, PAGES 304-305  
PLAT BOOK 16, PAGE 150.

**TOTAL AREA = 57.77 ACRES**

RETRACEMENT SURVEY FOR:

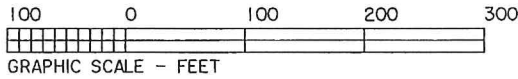
**MARY EVANS HOBGOOD BANNISTER**

COUNTY: STEPHENS, GEORGIA  
GMD: 267  
DATE: 04-DEC-2017 MAPPED: 07-DEC-2017  
SCALE: 1" = 300'  
FB: 344 & 387  
JOB: BILMAR: BILMARNH  
FILE: BANNISTER, MARY EVANS

THIS SURVEY MADE WITH A NIKON TOTAL STATION.  
THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS  
A CLOSURE PRECISION OF ONE FOOT IN 32475 FEET,  
AND AN ANGULAR ERROR OF 0'00" PER ANGLE  
AND WAS ADJUSTED BY ANGLE BALANCING.  
THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS  
FOUND TO BE ACCURATE WITHIN ONE FOOT IN 251726 135321 FEET.

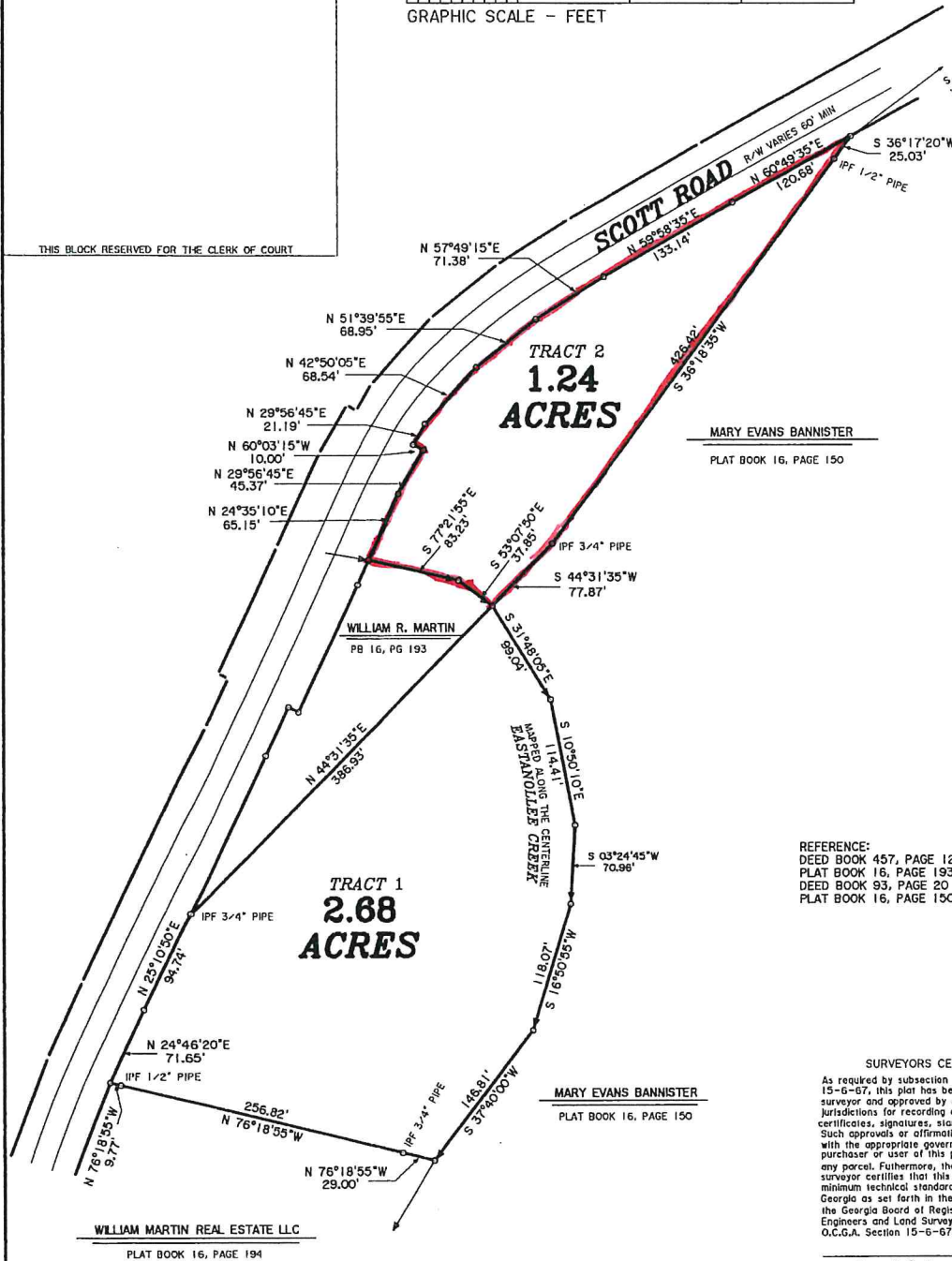
THIS SURVEY IS SUBJECT  
TO ALL RIGHTS OF WAY  
AND EASEMENTS WRITTEN  
OR UNWRITTEN.

IPS - IRON PIN SET  
3/4" PIPE  
IPF - IRON PIN FOUND  
O/S - OFF SET  
CM - CONCRETE MONUMENT  
R/W - RIGHT OF WAY  
MSL - MEAN SEA LEVEL  
POB - POINT OF BEGINNING



THIS BLOCK RESERVED FOR THE CLERK OF COURT

RECORD  
PLAT BOOK 17, PAGE 694  
NORTH



REFERENCE:  
DEED BOOK 457, PAGE 128  
PLAT BOOK 16, PAGE 193  
DEED BOOK 93, PAGE 20  
PLAT BOOK 16, PAGE 150

#### SURVEYORS CERTIFICATION

As required by subsection (d) of O.C.G.A. Section 15-6-67, this plat has been prepared by a land surveyor and approved by all applicable local jurisdictions for recording as evidenced by approval certificates, signatures, stamps, or statements hereon. Such approvals or affirmations should be confirmed with the appropriate governmental bodies by any purchaser or user of this plat as to intended use of any parcel. Furthermore, the undersigned land surveyor certifies that this plat complies with the minimum technical standards for property surveys in Georgia as set forth in the rules and regulations of the Georgia Board of Registration for Professional Engineers and Land Surveyors and set forth in O.C.G.A. Section 15-6-67.

Kenneth Cosh

Date

STEPHENS COUNTY PLANNING DIRECTOR

Date

**TOTAL AREA 3.92 ACRES**

DIVISION SURVEY FOR:

**WILLIAM R. MARTIN  
MARY EVANS HOBGOOD BANNISTER**

COUNTY: STEPHENS, GEORGIA  
GMD: 267  
DATE: 13-DEC-2018 MAPPED: 14-DEC-2018  
SCALE: 1" = 100'  
FB: 387  
JOB: BILMAR; BILMARSW  
FILE: BANNISTER, MARY EVANS

IPS = IRON PIN SET  
3/4" PIPE  
IPF = IRON PIN FOUND  
O/S = OFF SET  
CM = CONCRETE MONUMENT  
R/W = RIGHT OF WAY  
MSL = MEAN SEA LEVEL  
POB = POINT OF BEGINNING

THIS SURVEY IS SUBJECT  
TO ALL RIGHTS OF WAY  
AND EASEMENTS WRITTEN  
OR UNWRITTEN.

THIS SURVEY MADE WITH A NIKON TOTAL STATION.  
THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS  
A CLOSURE PRECISION OF ONE FOOT IN 35789 FEET,  
AND AN ANGULAR ERROR OF 0°0'02" PER ANGLE  
AND WAS ADJUSTED BY ANGLE BALANCING.  
THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS  
FOUND TO BE ACCURATE WITHIN ONE FOOT IN 98319, 88569 FEET.

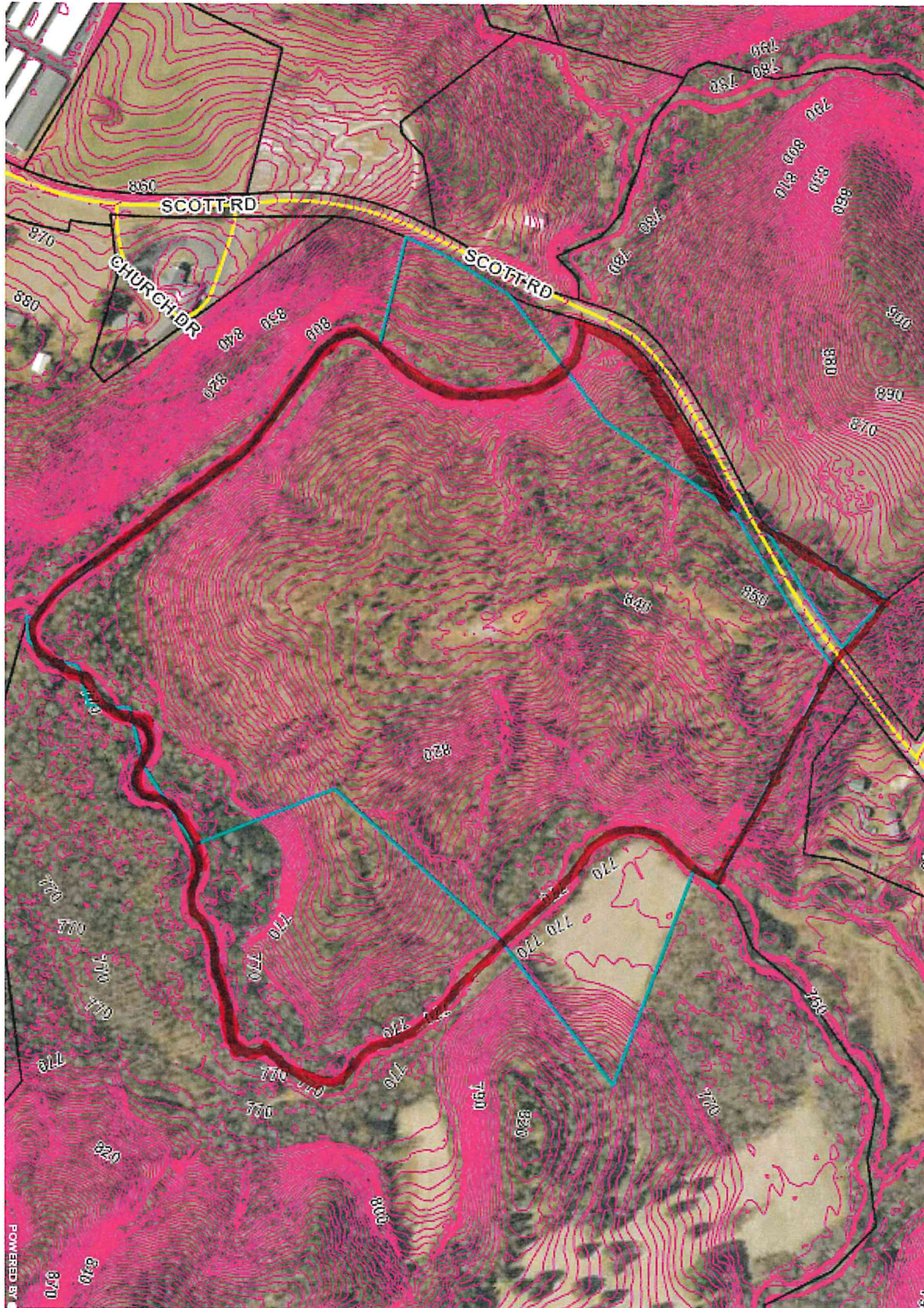
SURVEYED BY:  
BARTLETT & CASH LAND SURVEYORS, INC.  
RUSSELL N. BARTLETT - RLS NO. 2539  
2805 HISTORIC HWY 17  
MARTIN, GA. 30557  
(706) 779-5047 COA NO. LSF001222





# BANNISTER TRACT

0 SCOTT ROAD, EASTANOLLEE, GA 30530



GRANT WHITWORTH  
706.548.9300  
grantwhitworth@gmail.com