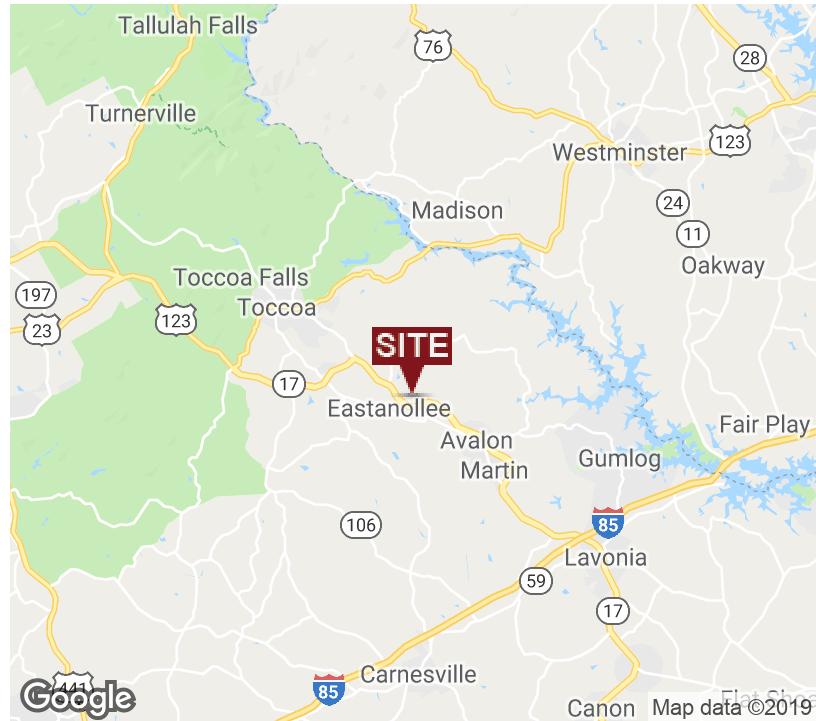


# BANNISTER TRACT

0 SCOTT ROAD, EASTANOLLEE, GA 30530

WHITWORTH  
LAND  
CORPORATION

## 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  $\frac{1}{2}$  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  $1\frac{1}{2}$  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

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## LOCATION MAPS



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## AERIAL MAP



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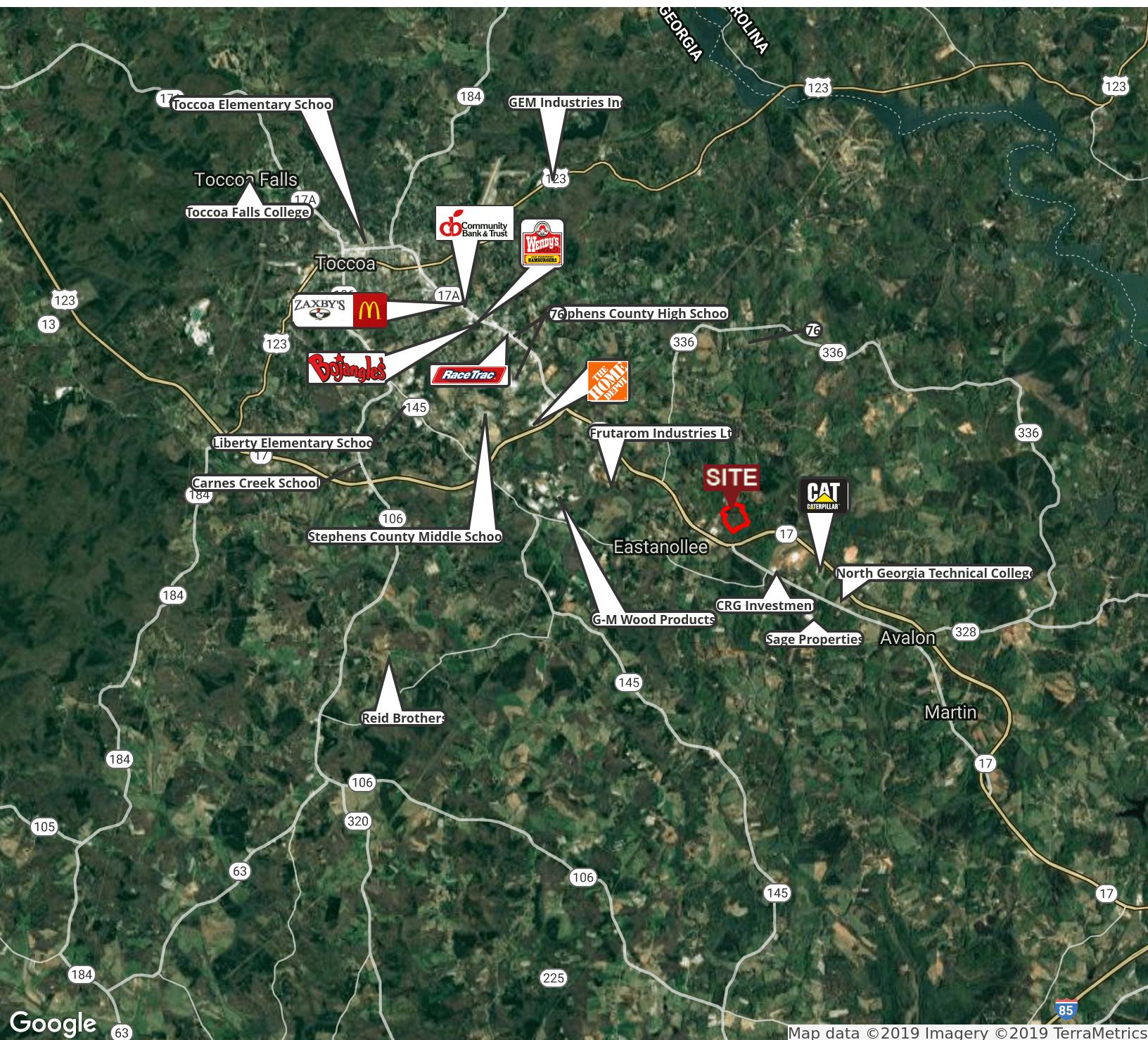
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## RETAILER MAP



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300 0 300 600 900  
GRAPHIC SCALE - FEET

RECORD  
NORTH  
PLAT BOOK 17, PAGE 694

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

**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

JAMES A TUCKER  
ANGELIA TUCKER

DB 1125, PG. 267

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

**TOMMY WATKINS CONST. CO. INC.**

PLAT BOOK 16, PAGE 630

**TRACT 1  
57.25  
ACRES**

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

**SURVEYORS CERTIFICATION**

This plot is a retrace 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. The surveyor certifies that the location of the documents, maps, plots, 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 FOR SURVEYS FOR THE PURPOSES OF THE LAND. Furthermore the undersigned land surveyor certifies that this plot 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.

**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**

RETRACE SURVEY FOR:

**MARY EVANS HOBGOOD BANNISTER**

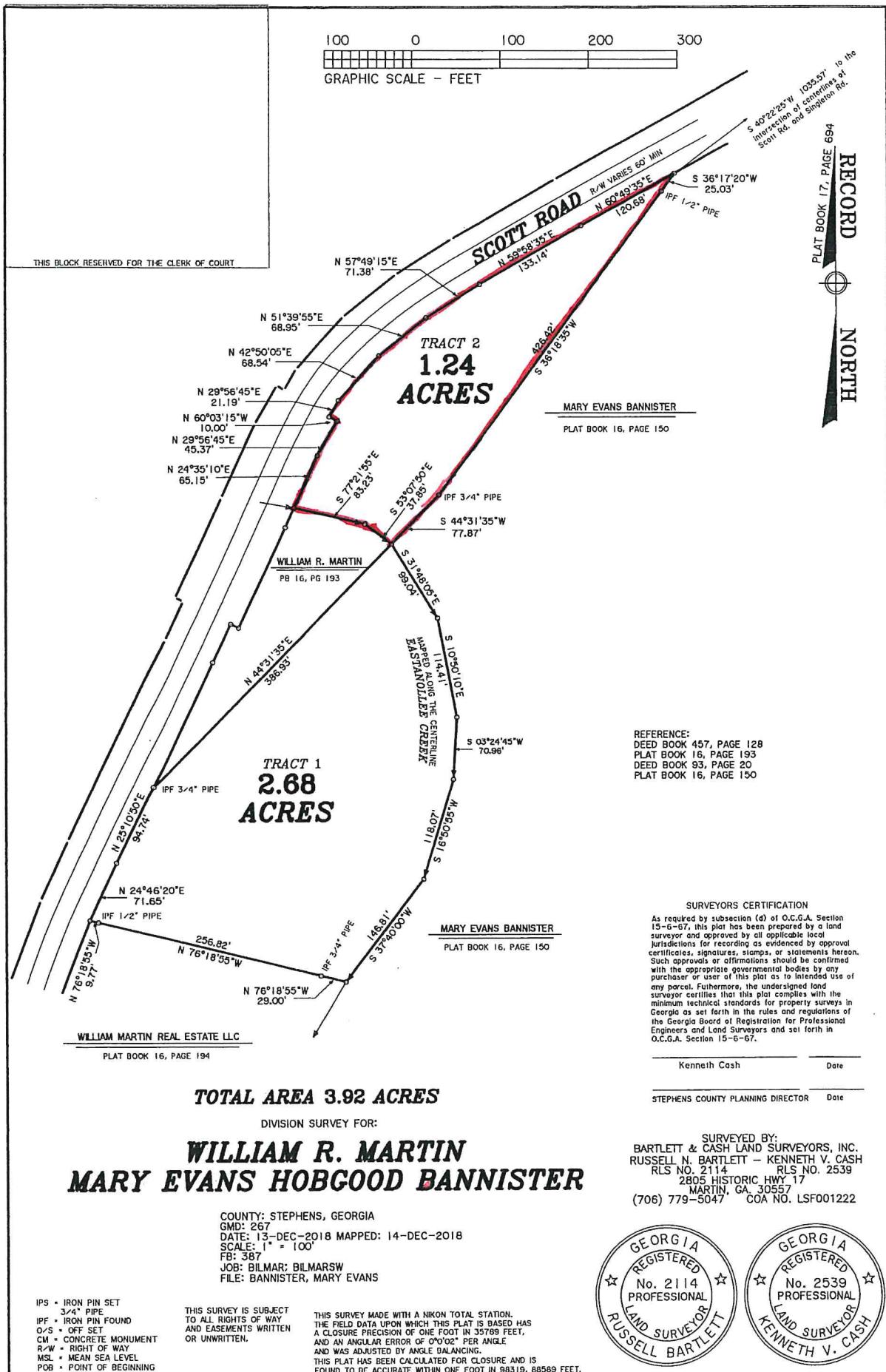
COUNTY: STEPHENS, GEORGIA  
GMD: 267  
DATE: 04-DEC-2017 MAPPED: 07-DEC-2017  
SCALE: 1" = 300'  
FB: 344 & 387  
JOB: BILMAR; BILMARH  
FILE: BANNISTER, MARY-EVANS

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 MADE WITH A NIKON TOTAL STATION.  
THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS  
A CLOSURE PRECISION OF ONE FOOT IN 251725 FEET,  
AND AN ANGULAR ERROR OF 0"00'02" 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 251726 135321 FEET.

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

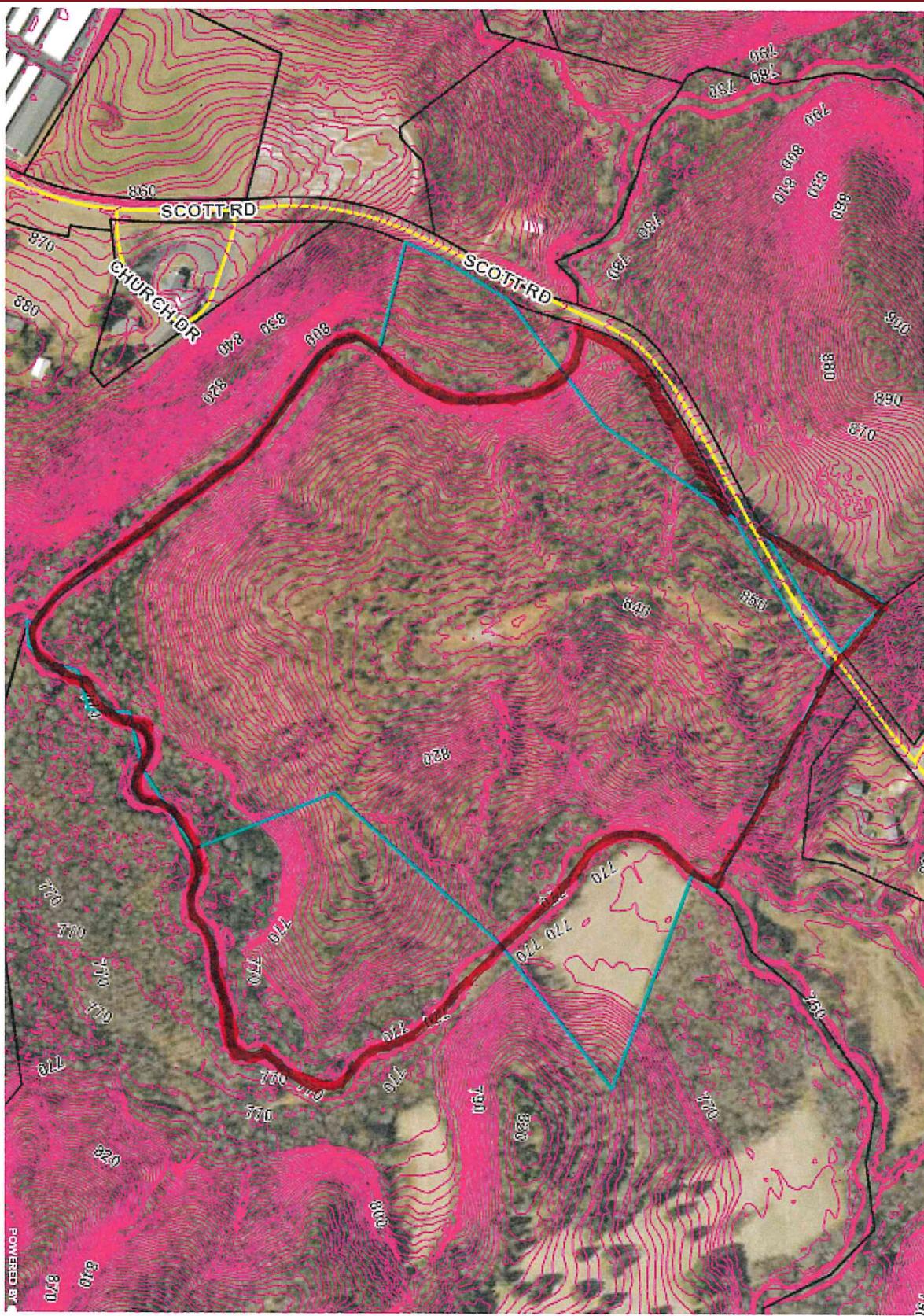




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