



**COMMERCIAL, LAND, INDUSTRIAL
REAL ESTATE SERVICE**

**WHITWORTH LAND CORPORATION
126 South Milledge Avenue
Athens, GA 30605
Office 706-548-9300 Fax 706-548-7696**

WWW.WHITWORTHLANDCORP.COM

SUMMARY ANALYSIS

**VRANA TRACT
±73.166 ACRES
Highway 316 & Highway 81
Barrow County, GA**

LOCATION: The property is at the intersection of Route 81, Carl-Bethlehem Road & Hoyt King Road just off of Highway 316.

SIZE: ± 73.166 acres

TRAFFIC COUNT: 32,200 (Carl-Bethlehem Rd-2015)
10,700 (Hwy 81-2015)

TOPOGRAPHY: Gently Rolling

ZONING: Commercial

UTILITIES: Electrical: Georgia Power
Water: City of Winder Water – 10” main (Carl-Bethlehem Rd)
10” main (Hwy 81)
6” main (Hoyt King Rd)
Sewer: Barrow County Water & Sewer – 12” main located across Hwy 81
Gas: City of Winder – 4” main -60 PSI

PRICE: \$10,000,000.00 – If subdivided the price will be determined by size and location of the parcel.

DESCRIPTION: Property fronts along three main roads and lies well for a mixed use retail center. The topography gravity flows for 100% sewer service. Barrow County is one of the fastest growing counties in the Atlanta Metro Area.

Presented by:

L. Gerry Whitworth
WHITWORTH LAND CORPORATION
706-714-9300 Mobile
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gwhit398@gmail.com

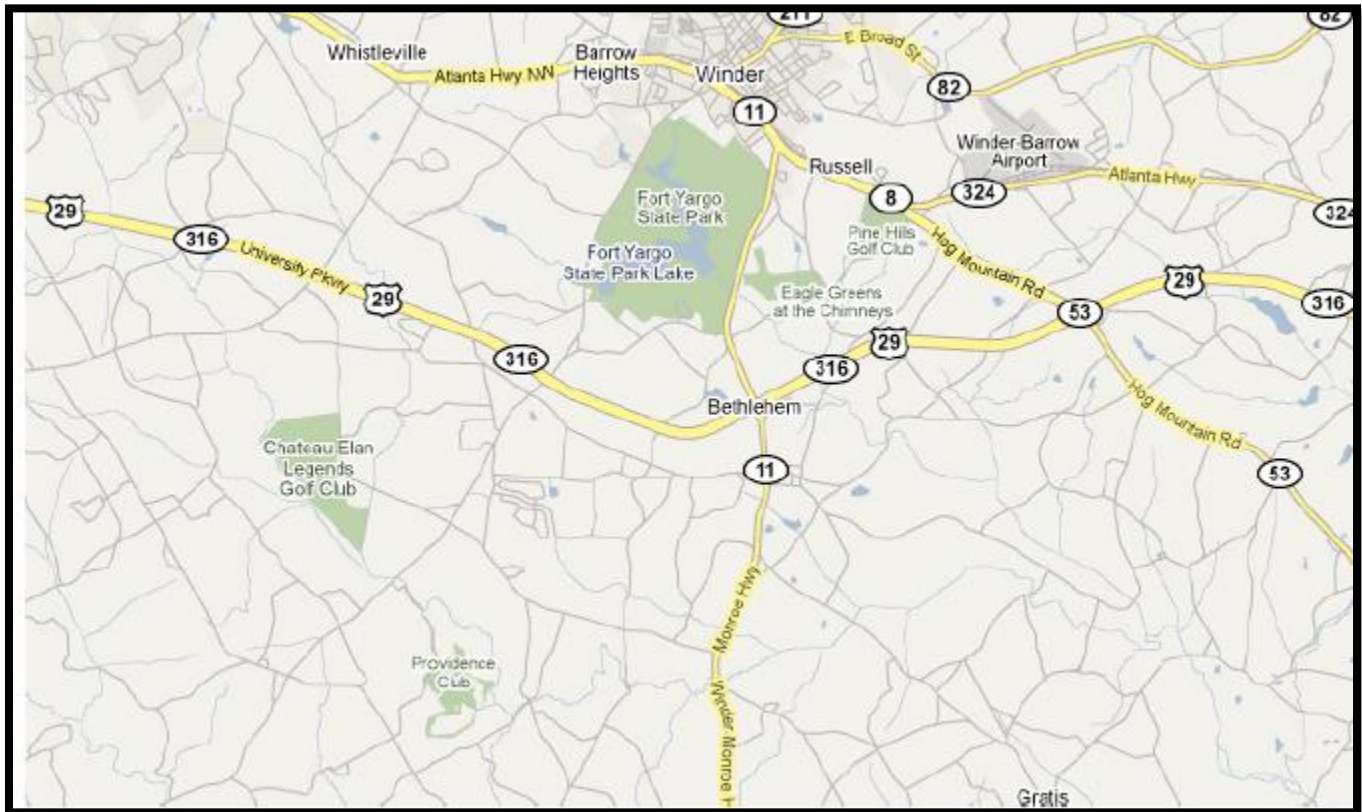
Presented by:

Grant Whitworth
WHITWORTH LAND CORPORATION
404-509-3543 Mobile
706-548-9300 Office
grantwhitworth@gmail.com

The information contained herein is derived from a variety of sources including the owner, public records and other sources Whitworth Land Corporation deems to be reliable. Whitworth Land Corporation has no reason to doubt, but does not guarantee the accuracy of this information.

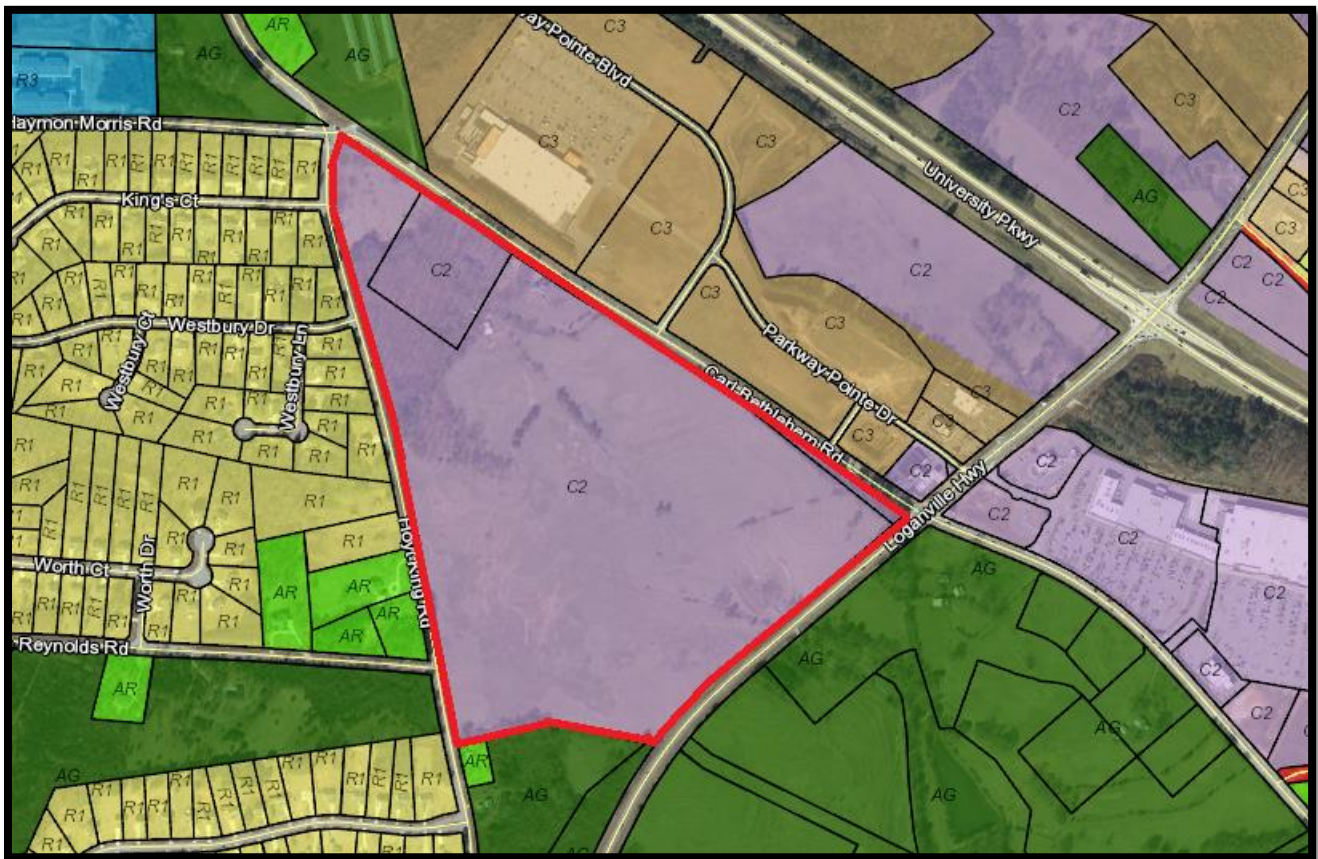


TAX ASSESSOR MAP

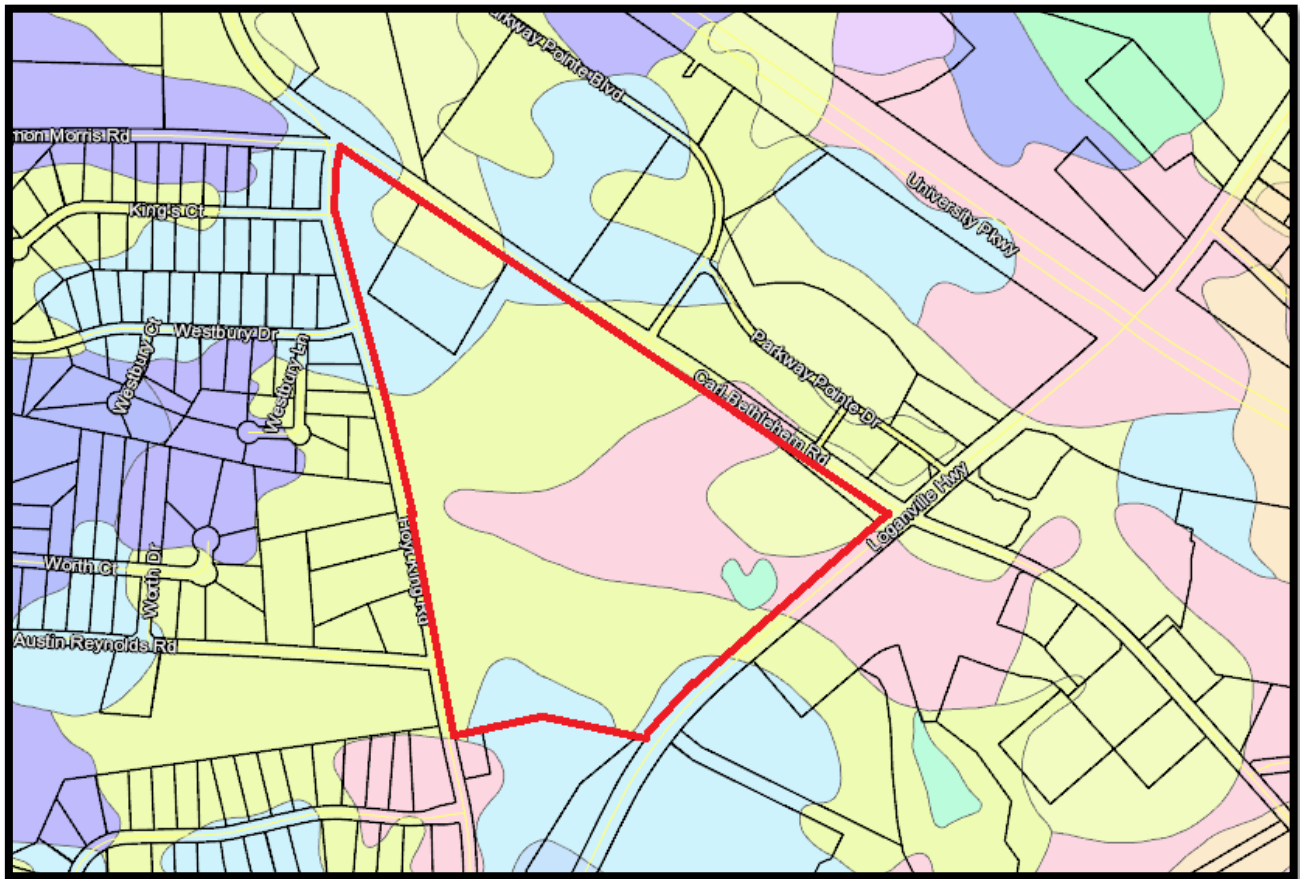




TOPO



ZONING MAP



SOIL MAP

Soil Analysis

Parcel ID	XX053 033					
Total Acres	61.00					
Type	Land Usage	Percentage	Productivity	Acreage	Description	
CfC2	Agricultural	49.74	6	33.40		
ApB	Agricultural	23.65	4	15.88	SANDY LOAM, 2 TO 6	
CeC	Agricultural	10.02	4	6.73		
CeB	Agricultural	8.68	4	5.83		
CeC	Woodland	4.50	3	3.02		
CfC2	Woodland	1.91	7	1.28		
W	Agricultural	1.27	9	0.85	WATER	
ApB	Woodland	0.11	3	0.08	SANDY LOAM, 2 TO 6	
CeB	Woodland	0.11	3	0.08		
W	Woodland	0.01	9	0.01	WATER	

Agricultural Area Breakdown (93.36 Percent / 62.69 Acres)

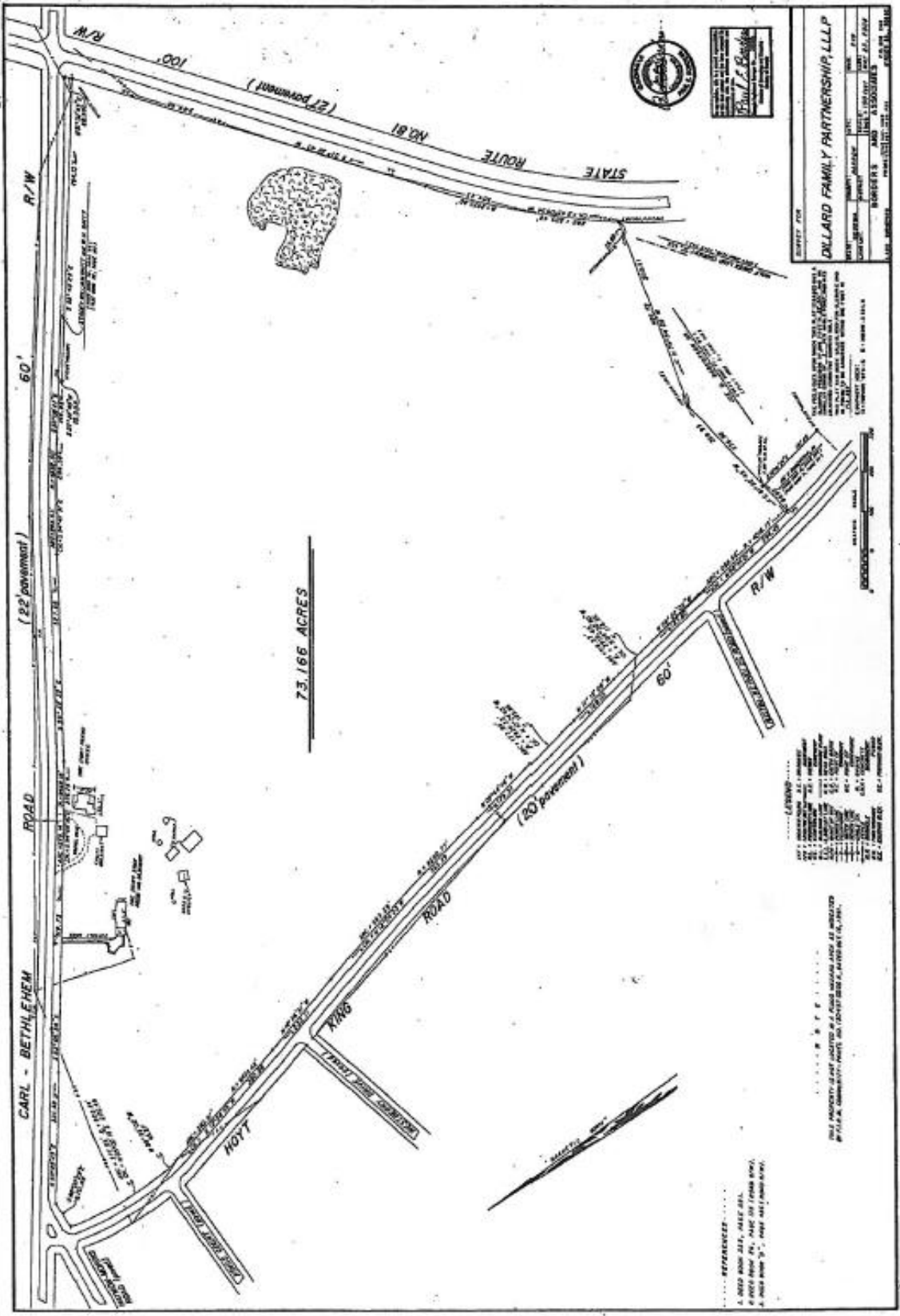
Land Usage	Percentage	Productivity	Acreage
Agricultural	42.35	A4	28.44
Agricultural	49.74	A6	33.40
Agricultural	1.27	A9	0.85

Woodland Area Breakdown (6.64 Percent / 4.46 Acres)

Land Usage	Percentage	Productivity	Acreage
Woodland	4.72	W3	3.17
Woodland	1.91	W7	1.28
Woodland	0.01	W9	0.01

Forest Land Protection Act Area Breakdown (100.01 Percent / 67.15 Acres)

Land Usage	Percentage	Productivity	Acreage
Woodland	47.08	W3	31.61
Woodland	51.65	W7	34.68
Woodland	1.28	W9	0.86



73.166 ACRES

DILLARD FAMILY PARTNERSHIP, L.L.P.
 PROJECT: SANDY CREEK ROAD
 COUNTY: HALL COUNTY, GEORGIA
 SURVEYOR: DILLARD & ASSOCIATES, L.L.P.
 DATE: 08/11/2011
 SHEET NO. 1 OF 1

ALL DISTANCES ARE IN FEET AND DECIMALS THEREOF.
 ALL BEARINGS ARE TRUE BEARINGS.
 THIS SURVEY WAS MADE BY THE SURVEYOR IN THE FIELD ON 08/11/2011.
 THE SURVEY WAS MADE IN ACCORDANCE WITH THE GEORGIA SURVEYING BOARD RULES AND REGULATIONS.
 THE SURVEYOR'S OFFICE IS LOCATED AT 1000 W. BROAD STREET, SUITE 100, ATLANTA, GA 30308.
 PHONE: (404) 525-1111
 FAX: (404) 525-1112
 EMAIL: SURVEY@DILLARD-AND-ASSOCIATES.COM

LETTERS
 A - 100' WIDE R/W
 B - 60' WIDE R/W
 C - 30' WIDE R/W
 D - 15' WIDE R/W
 E - 5' WIDE R/W
 F - 1' WIDE R/W
 G - 0.5' WIDE R/W
 H - 0.25' WIDE R/W
 I - 0.125' WIDE R/W
 J - 0.0625' WIDE R/W
 K - 0.03125' WIDE R/W
 L - 0.015625' WIDE R/W
 M - 0.0078125' WIDE R/W
 N - 0.00390625' WIDE R/W
 O - 0.001953125' WIDE R/W
 P - 0.0009765625' WIDE R/W
 Q - 0.00048828125' WIDE R/W
 R - 0.000244140625' WIDE R/W
 S - 0.0001220703125' WIDE R/W
 T - 0.00006103515625' WIDE R/W
 U - 0.000030517578125' WIDE R/W
 V - 0.0000152587890625' WIDE R/W
 W - 0.00000762939453125' WIDE R/W
 X - 0.000003814697265625' WIDE R/W
 Y - 0.0000019073486328125' WIDE R/W
 Z - 0.00000095367431640625' WIDE R/W

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 2. 60' WIDE R/W, 60' WIDE R/W
 3. 30' WIDE R/W, 30' WIDE R/W
 4. 15' WIDE R/W, 15' WIDE R/W
 5. 5' WIDE R/W, 5' WIDE R/W
 6. 1' WIDE R/W, 1' WIDE R/W
 7. 0.5' WIDE R/W, 0.5' WIDE R/W
 8. 0.25' WIDE R/W, 0.25' WIDE R/W
 9. 0.125' WIDE R/W, 0.125' WIDE R/W
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