



*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

BOB GODFREY RD ESTATES

±12 to 70.5 ACRES

4555 Bob Godfrey Road

Athens-Clarke County, GA

LOCATION:	The property is located on the north side of Bob Godfrey Road in the southeastern corner of Clarke County. Barnett Shoals Road turns into Bob Godfrey Road which runs east to west along the southern border of Clarke County from Oconee to Oglethorpe County. It is located roughly 8 miles from downtown Watkinsville or 15 miles from Athens.
SIZE:	± 70.5 acres (Property can be subdivided into tracts as small as 12 acres) Lot 1: 12.35 ac Lot 2: 15.82 ac Lot 3: 18.98 ac Lot 4: 24.15 ac
FRONTAGE:	± 3,250 ft on Bob Godfrey Road ± 1,000 ft on Shoal Creek
ZONING:	AR - Agricultural
UTILITIES:	Water – Athens-Clarke Water Power – Georgia Power
PRICE:	\$7,500 per acre
DESCRIPTION:	The property can be subdivided into tracts as small as 12 acres. There are multiple potential home sites. The topo is rolling and drops off towards the rear of the property with views overlooking the creek bottom. It's mostly wooded with a mix of hard woods and pines. Shoal Creek runs through the property and another creek splits off of it, allowing creek frontage for all of the potential subdivided tracts.

Presented by:

L. Gerry Whitworth
WHITWORTH LAND CORPORATION
706-714-9300 Mobile
706-548-9300 Office
gwhit398@gmail.com

Presented by:

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

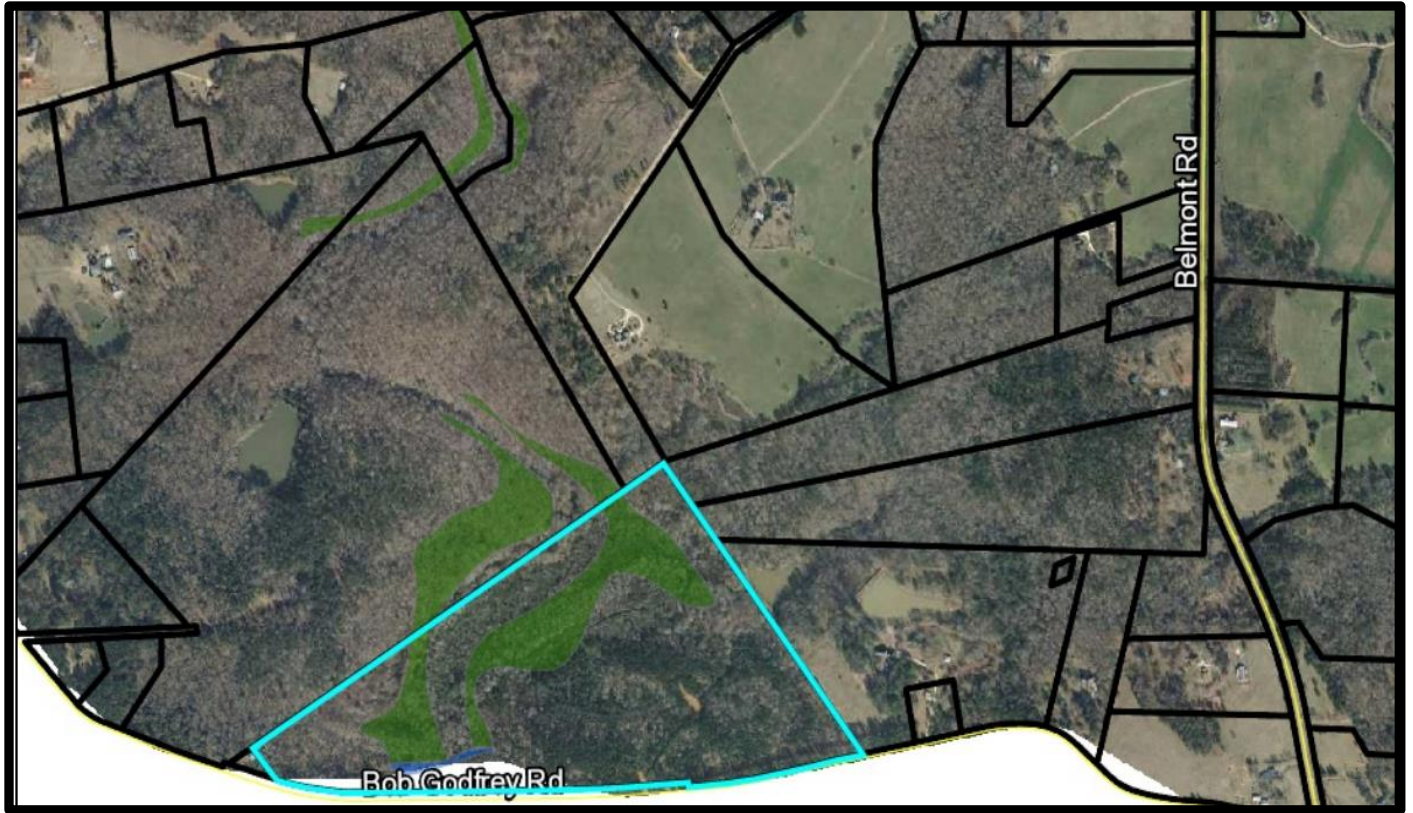
The information contained herein is derived from a variety of sources including the owner, public records and other sources Whitworth Land Corporation deems to be reliable. Whitworth Land Corporation has no reason to doubt, but does not guarantee the accuracy of this information.



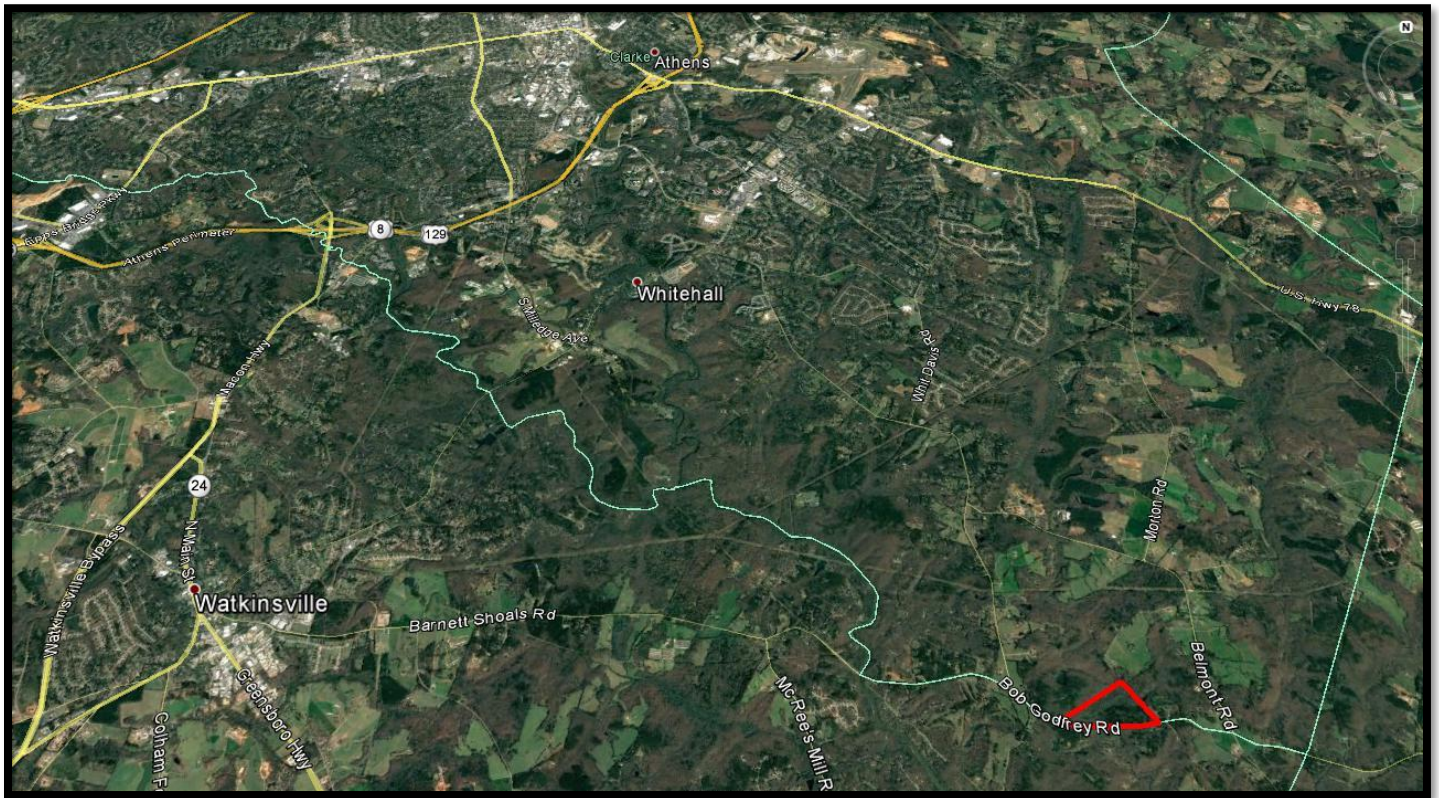
AERIAL VIEW



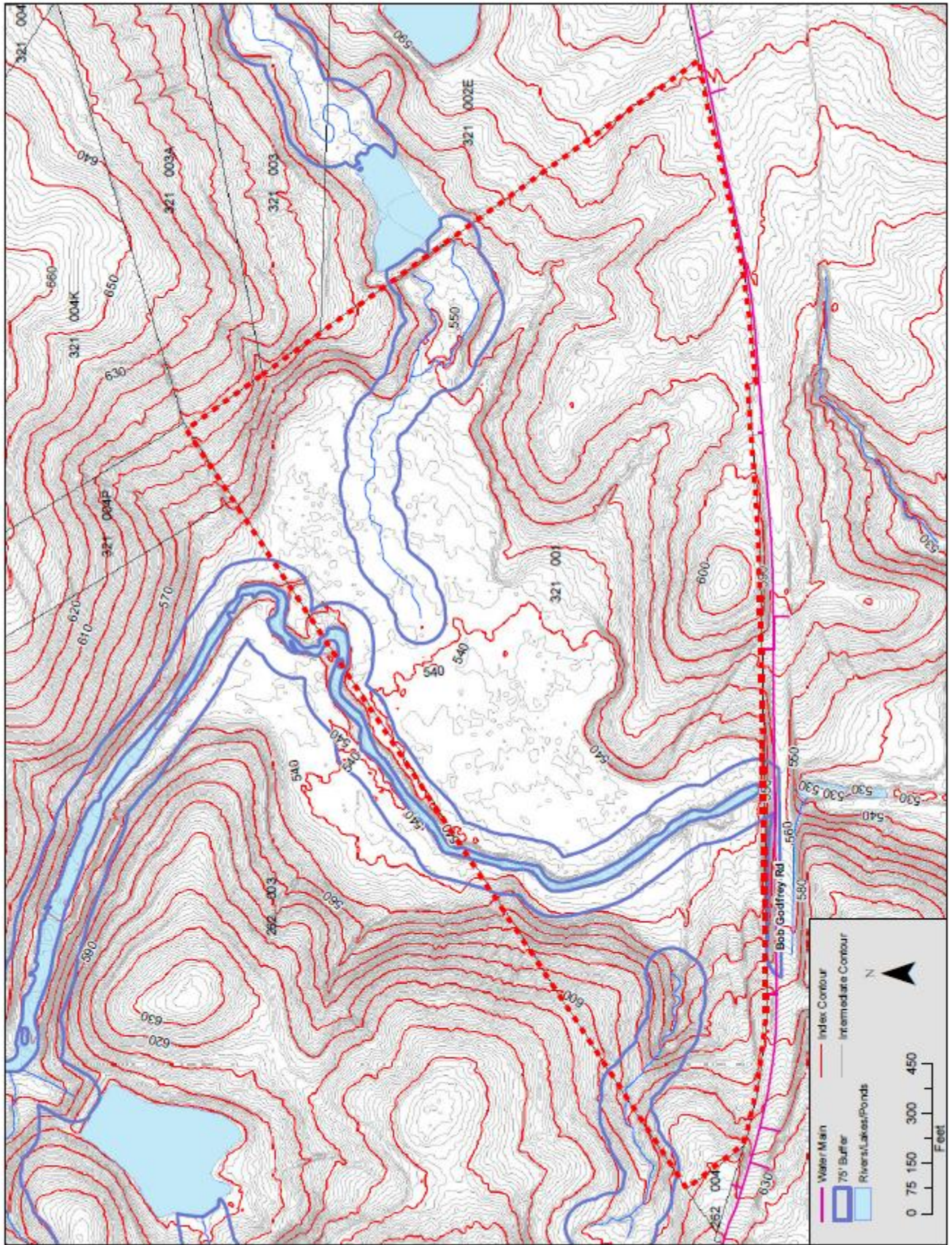
LOCATION MAP



FLOOD MAP



GOOGLE MAP





PRELIMINARY

GREGORY & ANGELA HOLLER
DL: 201 PG. 02
PL: 6 PG. 138F

MOLTON T. BRUBERRY
DL: 201 PG. 02
PL: 13 PG. 175

DUNCAN BRUBERRY
DL: 201 PG. 02
PL: 13 PG. 175

C.J. OREN & SONS, LLC
DL: 201 PG. 02
PL: 20 PG. 20

70,500 ACRES

PRELIMINARY

Point of Beginning

60' R/W PAVED

GOOREY PLACE

100' R/W 20' PAVT

100' R/W 20' PAVT

100' R/W 20' PAVT

100' R/W 20' PAVT

100' R/W 20' PAVT

100' R/W 20' PAVT

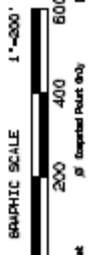
WHEAT FLOWERS
DL: 201 PG. 02
PL: 73 PG. 200

Point of Beginning

GOOREY PLACE

ALL PLAT RECORDS & COPIES OF THIS MAP ARE HELD BY THE SURVEYOR IN HIS OFFICE.

PRELIMINARY



1"=2000'
0 200 400 800
0 200 One Pin Stake
0 200 One Pin Stake
0 200 One Pin Stake
0 200 One Pin Stake



JERRY WHITWORTH & GRANT WHITWORTH

NAME	JERRY WHITWORTH
ADDRESS	100 SOUTH FULCRUM ROAD, SUITE 200, LAWRENCEVILLE, GA 30046
PHONE	(770) 962-1111
FAX	(770) 962-1111
EMAIL	jwhitworth@jerrywhitworth.com
WEBSITE	www.jerrywhitworth.com

This plat was prepared in conformity with the laws and regulations of the State of Georgia and was prepared by a Registered Professional Surveyor on or before the date of recording of this plat and was not prepared for any purpose other than for the recording of this plat.

Georgia Registered Land Surveyor No. 2008

