



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

**WHITWORTH LAND CORPORATION**  
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**Athens, GA 30605**  
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## **SUMMARY ANALYSIS**

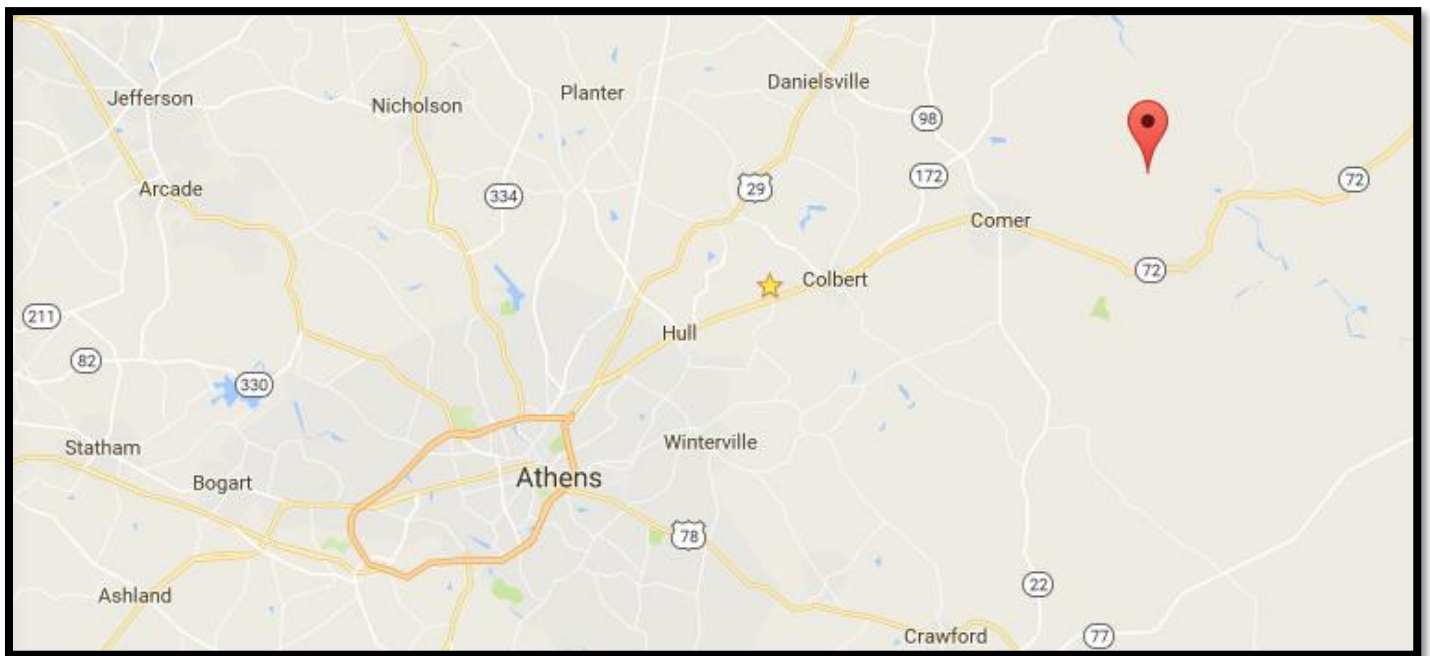
### **BOSWELL OSLEY MILL RD TRACT** **±8.09 ACRES** **Madison County, GA**

<b>LOCATION:</b>	The property is on Osley Mill Road which is just off the new Hwy 72 Bypass on Paoli Road.
<b>SIZE:</b>	± 8.09 acres
<b>ACCESS:</b>	Osley Mill Road
<b>FRONTAGE:</b>	1763 ft on Osley Mill Rd
<b>TOPOGRAPHY:</b>	Gently Rolling
<b>ZONING:</b>	AR - Agricultural
<b>PRICE:</b>	\$45,000.00
<b>DESCRIPTION:</b>	Property is well suited for a nice home site. Very private but close to the new Hwy 72 4-lane. Easy Access on to it. Approximately 14 miles to Elberton and 25 miles to Athens. An excellent tract of land.

Presented by:  
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*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.*



**REGIONAL LOCATION MAP**



**TAX ASSESSOR AERIAL**



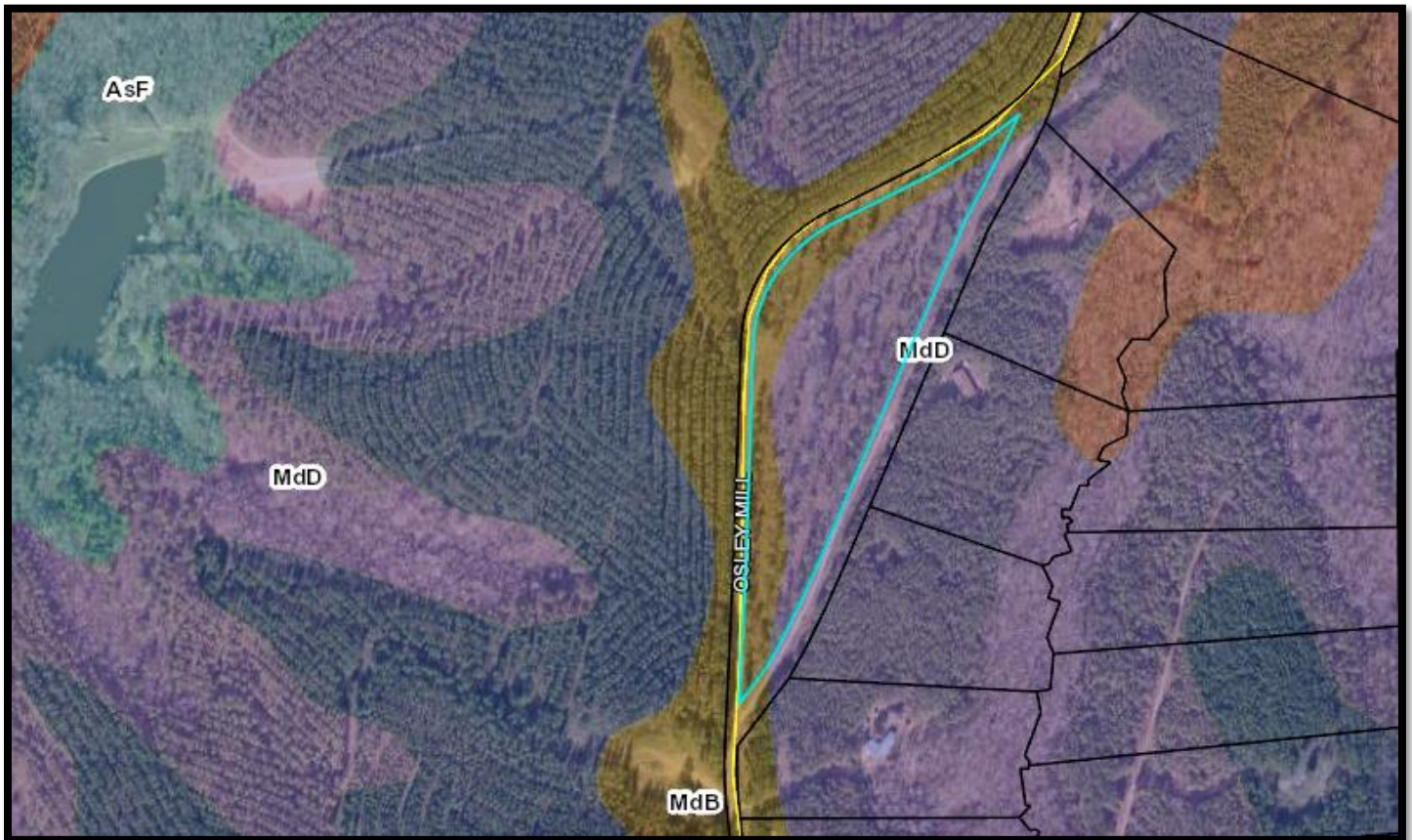


**REGIONAL MAP**



**LAND COVER**





## Soil Analysis

Parcel ID 0104 055 01  
Total Acres 0

Type	Land Usage	Percentage	Productivity	Acreage	Description
MdB	Agricultural	47.40	4	0.00	SANDY LOAM, 2 TO 6
MdD	Woodland	38.83	4	0.00	SANDY LOAM, 10 TO 15
MdB	Woodland	7.30	4	0.00	SANDY LOAM, 2 TO 6
MdD	Agricultural	6.47	5	0.00	SANDY LOAM, 10 TO 15

### Agricultural Area Breakdown (NaN Percent / 0.00 Acres)

Land Usage	Percentage	Productivity	Acreage
Agricultural	47.40	A4	0.00
Agricultural	6.47	A5	0.00

### Woodland Area Breakdown (NaN Percent / 0.00 Acres)

Land Usage	Percentage	Productivity	Acreage
Woodland	46.13	W4	0.00

### Forest Land Protection Act Area Breakdown (NaN Percent / 0.00 Acres)

Land Usage	Percentage	Productivity	Acreage
Woodland	100.00	W4	0.00