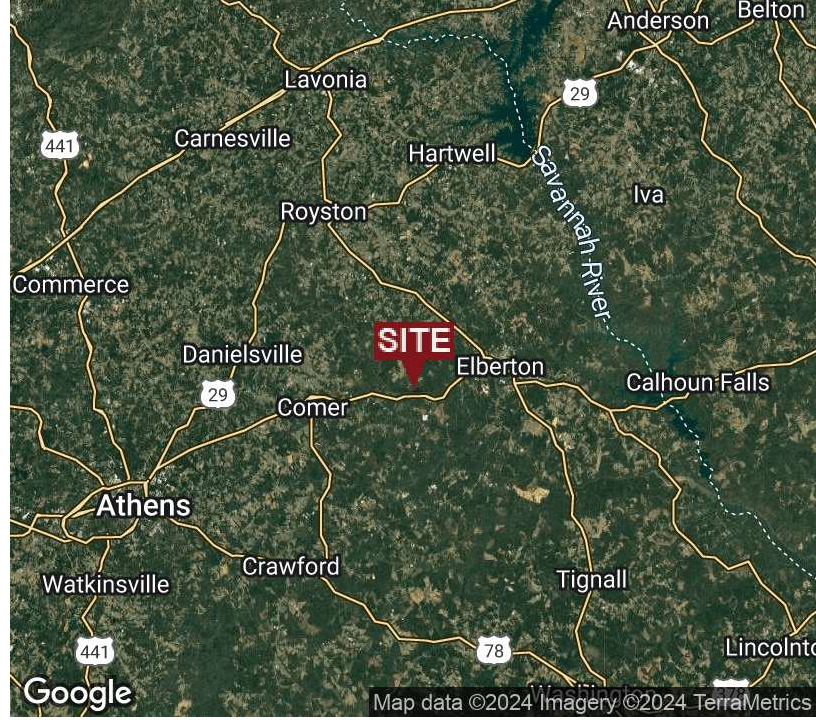


# BAUERLE TRACT

1068 SAM PAUL ROAD, ELBERTON, GA 30635



## EXECUTIVE SUMMARY



### OFFERING SUMMARY

Price:	\$875,000
Lot Size:	85.07 Acres
Lot Frontage:	1,186 ft Sam Paul Rd
Zoning:	A & RR
Market:	Elbert County, GA
Traffic Count:	4,840 Hwy 72

### PROPERTY OVERVIEW

Property consists of 85.07 acres. It's mostly wooded with a few well located fields that can be planted for food plots. Little Dove Creek runs through the property, and it's loaded with amazing rock shoals. There is a 2,946 sq ft 3 bed/3.5 bath home/cabin located along a beautiful section of the creek. The home was built in 2005. It's a very unique property that is well suited for a personal residence or a recreational get away close to Athens. The property has an abundance of deer, turkey and other wildlife.

### LOCATION OVERVIEW

The property located at 1068 Sam Paul Rd roughly .3 miles north of Hwy 72 (Athens Hwy). Hwy 72 was recently four-laned which allows you to get to the property pretty quickly from Athens. Sam Paul Rd is roughly 1 mile east of the bridge over the Broad River. It's roughly 20 miles east of Athens and 7.5 miles west of Elberton.

### PROPERTY HIGHLIGHTS

- Great hunting tract, loaded with deer and turkey
- Beautiful home/cabin overlooking Little Dove Creek
- Located 30 minutes from Athens

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: 12-11-2024

# BAUERLE TRACT

1068 SAM PAUL ROAD, ELBERTON, GA 30635



## LOCATION MAP



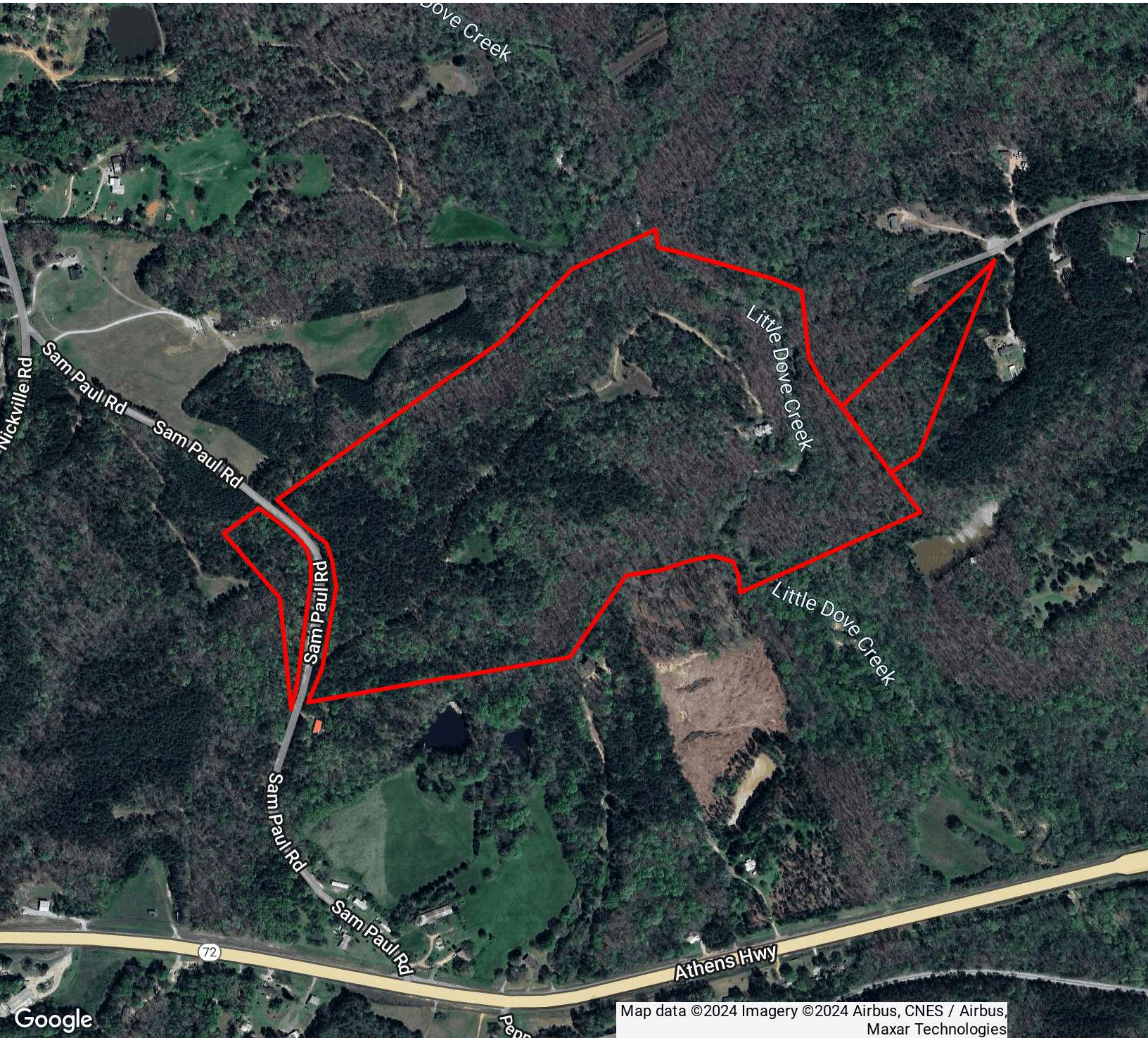
GRANT WHITWORTH  
706.548.9300  
grantwhitworth@gmail.com

# BAUERLE TRACT

1068 SAM PAUL ROAD, ELBERTON, GA 30635



## AERIAL MAP



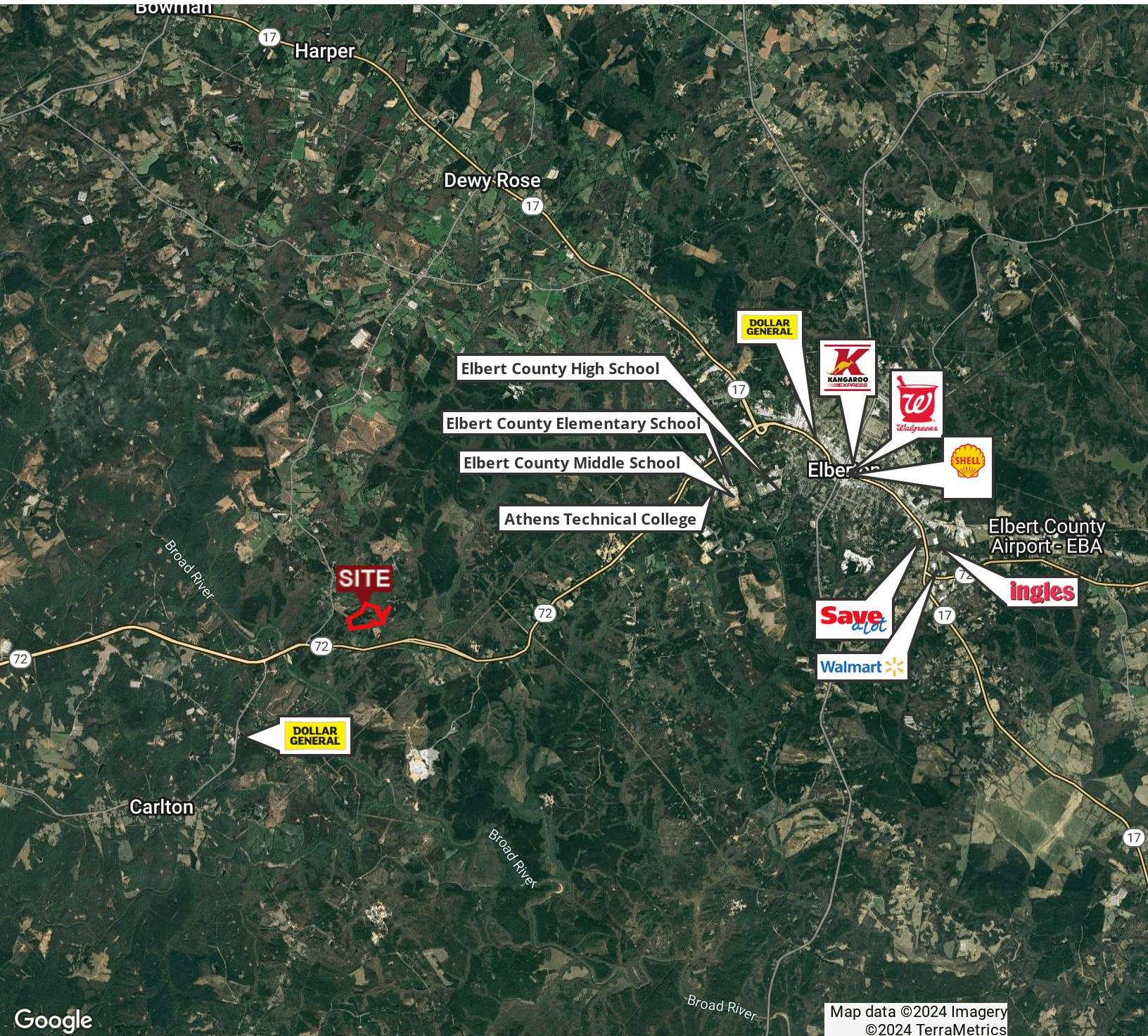
GRANT WHITWORTH  
706.548.9300  
grantwhitworth@gmail.com

# BAUERLE TRACT

1068 SAM PAUL ROAD, ELBERTON, GA 30635



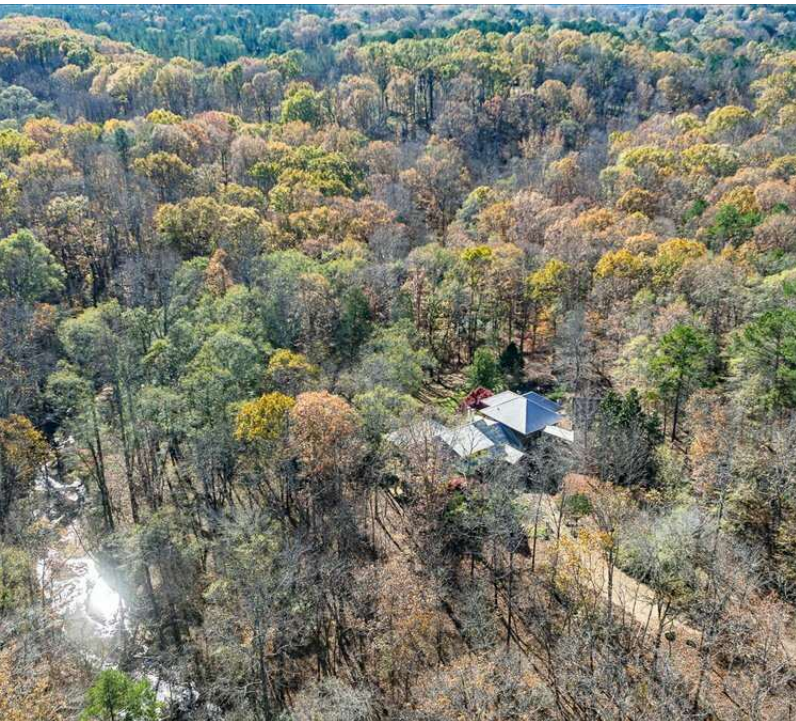
## RETAILER MAP



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706.548.9300  
grantwhitworth@gmail.com

# BAUERLE TRACT

1068 SAM PAUL ROAD, ELBERTON, GA 30635



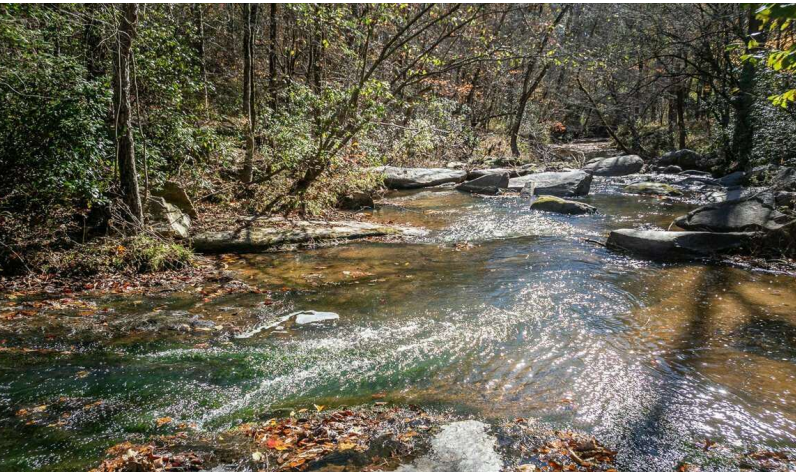
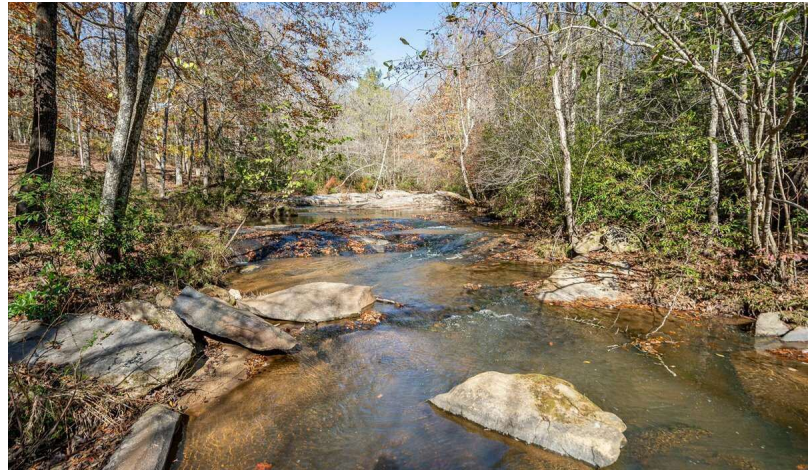
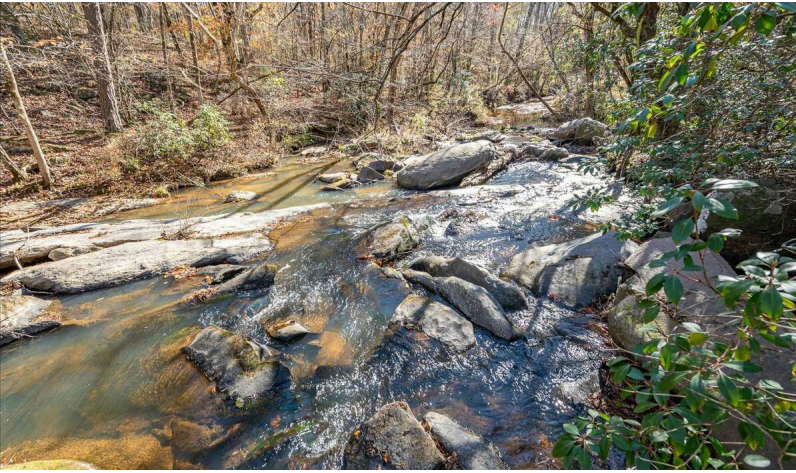
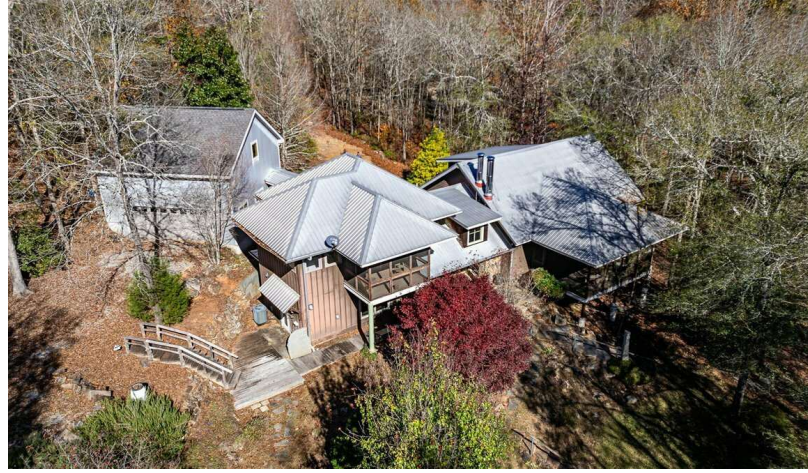
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# BAUERLE TRACT

1068 SAM PAUL ROAD, ELBERTON, GA 30635



## PHOTOS



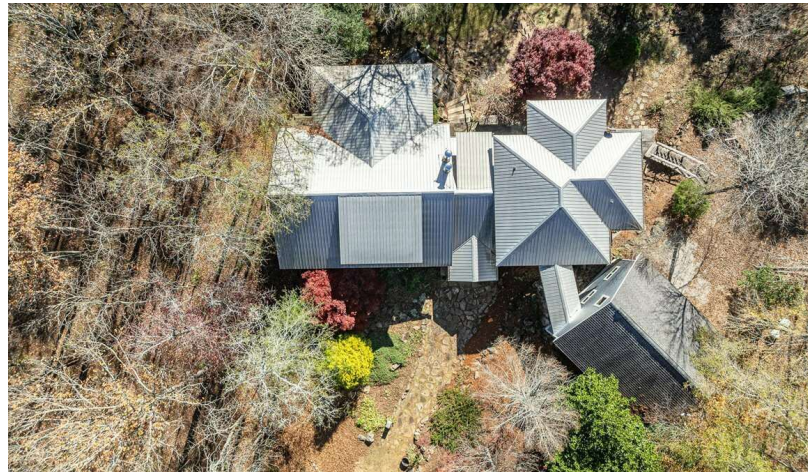
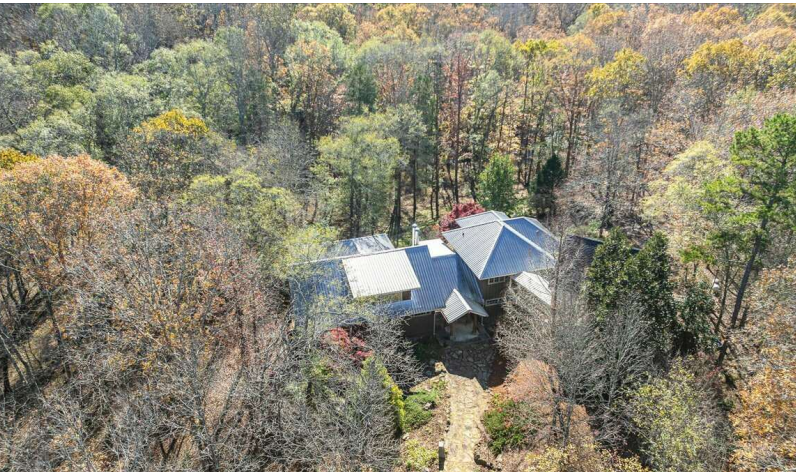
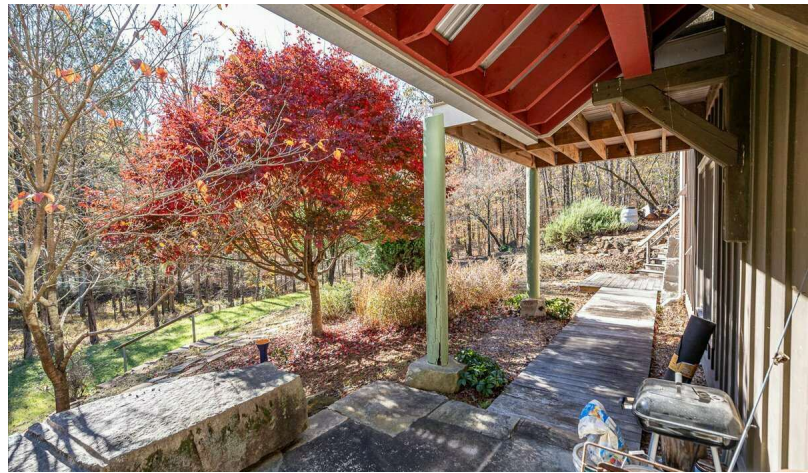
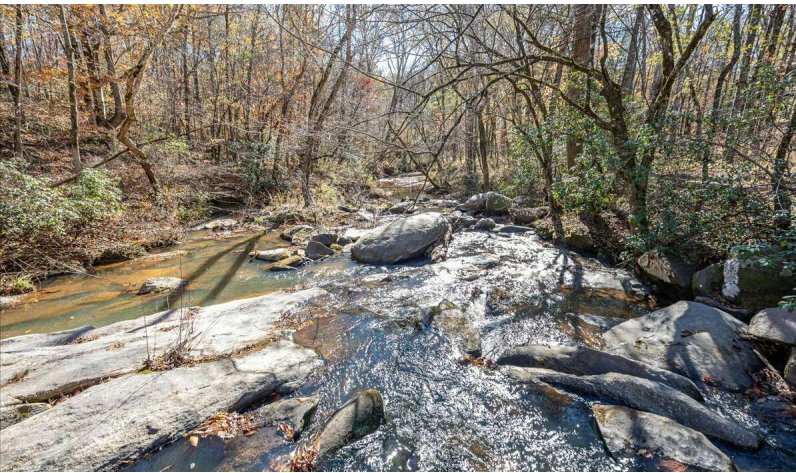
GRANT WHITWORTH  
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# BAUERLE TRACT

1068 SAM PAUL ROAD, ELBERTON, GA 30635



## EXTERIOR PHOTOS



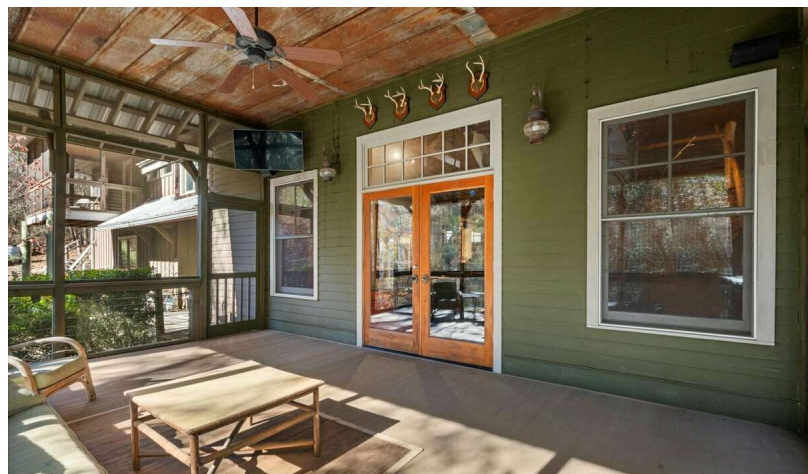
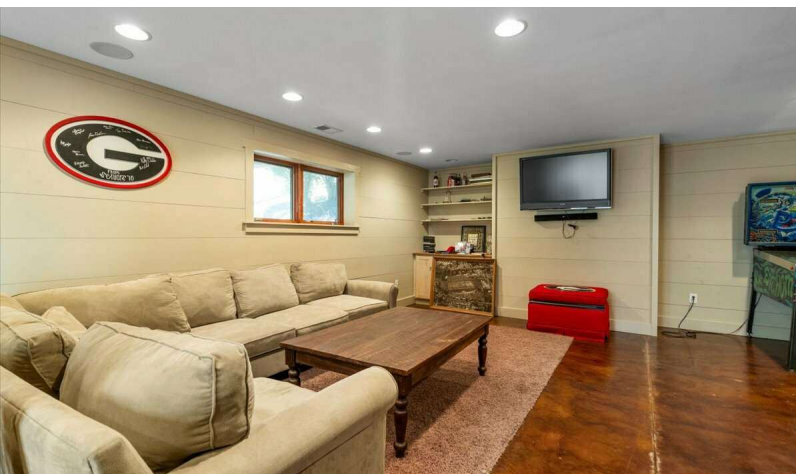
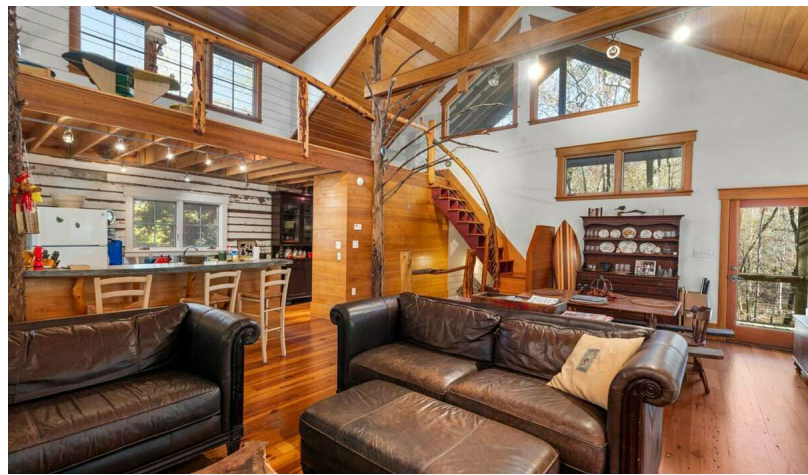
GRANT WHITWORTH  
706.548.9300  
grantwhitworth@gmail.com

# BAUERLE TRACT

1068 SAM PAUL ROAD, ELBERTON, GA 30635



## INTERIOR PHOTOS



GRANT WHITWORTH  
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grantwhitworth@gmail.com

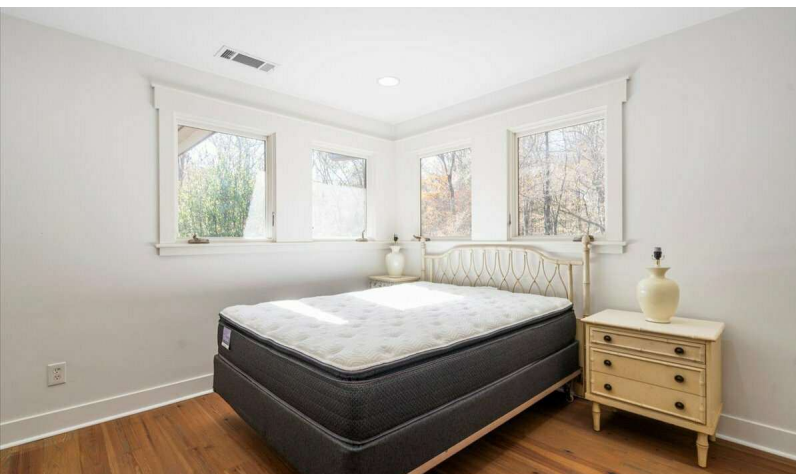
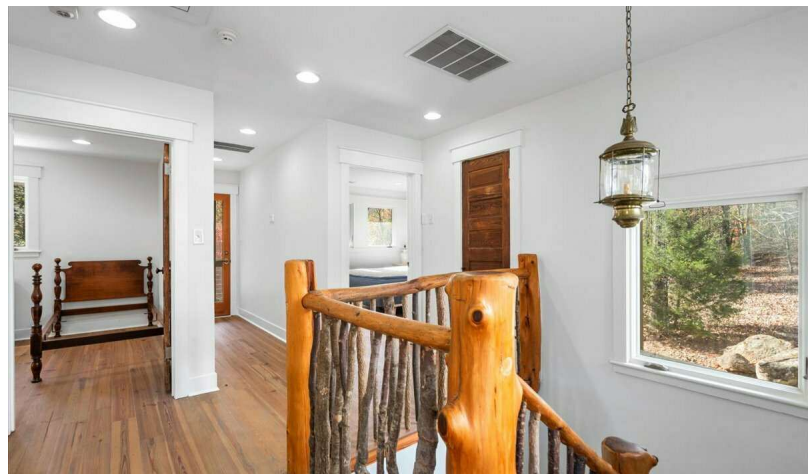
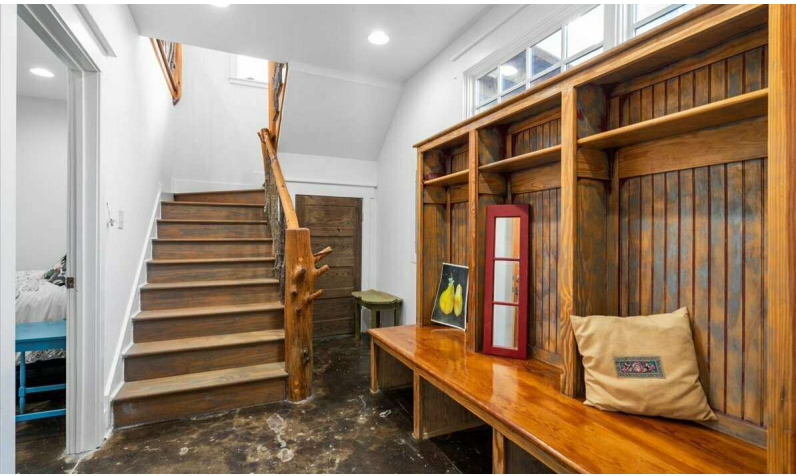


# BAUERLE TRACT

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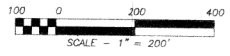
## ADDITIONAL PHOTOS



GRANT WHITWORTH  
706.548.9300  
grantwhitworth@gmail.com

Course	Bearing	Distance
1	N 27'44.45" W	51.01'
2	N 21'19.15" W	69.86'
3	N 09'57.93" W	73.27'
4	N 02'20.58" E	70.61'
5	N 11'05.52" E	81.49'
6	N 16'13.99" E	73.53'
7	N 19'07.59" E	84.32'
8	N 20'38.28" E	64.32'
9	N 21'14.01" E	96.89'
10	N 21'14.01" E	61.29'
11	N 17'47.30" E	80.36'
12	N 12'29.44" E	59.18'
13	N 08'14.17" E	941.45'
14	N 05'48.25" E	80.39'
15	N 04'54.57" W	70.33'
16	N 19'17.55" W	48.51'
17	N 29'04.27" W	53.72'
18	N 40'44.52" W	52.45'
19	N 46'50.24" W	76.07'
20	N 49'25.14" W	107.18'
FROM POINT 'A' TO POINT 'B'		
21	N 48'21.50" W	115.94'
22	N 86'16.44" W	67.77'
FROM POINT 'B' TO POINT 'C'		
23	S 66'29.34" W	26.23'
24	S 72'10.25" W	50.57'
25	N 81'15.41" W	37.72'
26	N 61'05.03" W	45.16'
27	S 86'32.41" W	48.42'
28	S 18'17.34" E	25.89'
29	N 63'58.06" W	28.24'
30	S 21'28.52" W	40.31'
31	S 85'31.03" W	28.43'
32	N 48'08.24" W	15.20'
33	N 58'04.20" W	140.84'
34	S 27'58.00" W	85.44'
35	S 61'58.16" W	74.44'
36	S 76'39.12" W	38.15'
37	S 39'41.28" W	32.37'
38	S 25'59.08" W	44.35'
39	S 55'01.19" E	22.56'
40	S 62'19.27" W	112.90'
41	S 77'15.21" W	24.03'
42	S 40'04.53" E	45.56'
43	S 42'10.04" W	25.92'
44	S 58'23.42" E	35.86'
45	S 47'09.46" W	35.35'
46	S 19'53.20" E	13.60'
47	N 86'40.00" W	28.64'
48	S 30'42.39" E	19.11'
49	S 39'51.04" W	30.73'
50	N 54'38.20" W	16.22'
51	S 08'35.05" W	33.22'
52	S 36'52.01" W	73.42'
53	S 17'27.22" W	12.62'
54	S 03'12.37" E	18.37'
55	N 84'35.33" W	40.39'
56	S 64'26.21" W	18.78'
57	S 14'49.28" W	21.63'
58	S 48'46.26" W	84.43'
59	S 54'34.08" W	35.90'
60	S 36'21.16" W	56.60'
61	S 41'59.00" W	9.86'

LEGEND:  
 ⊗ = POINT ONLY  
 ○ = IRON PIN SET  
 ● = IRON PIN FOUND  
 ○ = 1/2" REBAR SET  
 ○ = IRON PIN FOUND  
 ○ = REBAR FOUND  
 ○ = CRIMP TOP PIPE FND.  
 ○ = GREEN TOP PIPE FND.  
 ○ = CONCRETE MON. FND.  
 ○ = GRANITE MON. FND.  
 ○ = ANGLE IRON FOUND  
 ○ = RAILROAD SPIKE SET  
 ○ = SPIKE FOUND  
 ○ = PK NAIL SET  
 ○ = PK NAIL FOUND  
 ○ = OFFSET  
 ○ = PROPERTY LINE  
 ○ = CENTERLINE  
 ○ = RIGHT OF WAY  
 ○ = POINT OF BEGINNING



FILED & RECORDED  
 Plat Book 249 ps. 135  
 Jul 23 10 no 611 '02

HOMER BAXTER WEBB  
 DB 159 pg 231  
 DB 31 pg 407

BEASLEY  
 DB 208 pg 349  
 DB 50 pg 456

NORTHSTAR DEVELOPMENT, INC.  
 DB 282 pg 571  
 PB 22 pg 155

BOB HARRIS WEBB  
 DB 259 pg 355  
 PB 20 pg 196

WILLIAM & NANCY DICKERSON  
 DB 282 pg 571  
 PB 22 pg 156  
 DB 5 pg 564

CATHY BRADY  
 DB 258 pg 583  
 DB 38 pg 215

LARRY & BILLY YARBOROUGH  
 DB 240 pg 679  
 PB 7 pg 347

TRACT 1  
 75.072 ACRES

TRACT 2  
 4.675 ACRES

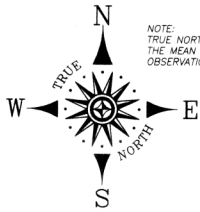
TOTAL AREA = 79.747 ACRES

REVISED 4/26/02 TO REMOVE A 3.989 ACRES TRACT FOR WILLIAM TERRY MADDEN AND THOMAS RILEY MADDEN AND A 5.503 ACRES TRACT FOR JOHN A. MADDEN, JR.

THE FIELD EQUIPMENT USED FOR THIS SURVEY WAS A TOPCON GTS 312 TOTAL STATION THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN 1,110.1 FEET AND AN ANGULAR ERROR OF 0.3 SEC. PER ANGLE POINT AND WAS ADJUSTED USING LEAST SQUARES RULE. THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 1,551.68 FEET. THE FIELD SURVEY UPON WHICH THIS PLAT IS BASED WAS COMPLETED ON 2/25/02. I HEREBY CERTIFY, THAT IN MY OPINION, THIS IS A CORRECT REPRESENTATION OF THE LAND PLATTED AND HAS BEEN PREPARED IN CONFORMITY WITH THE MINIMUM STANDARDS AND REQUIREMENTS OF THE LAW.

SURVEY FOR: <b>EDWIN R. DRINKARD, JR.</b>			
COUNTY: <b>ELBERT</b>	G.M.D.: <b>202</b>	CITY:	STATE: <b>GEORGIA</b>
DATE: <b>FEB. 27, 2002</b>	SCALE: <b>1" = 200'</b>	PARTY: <b>CHIEF RW</b>	STATION: <b>SC</b>
<b>CARROLL SURVEYING, LLC</b> 1007 MILLER DRIVE ELBERTON, GA. 30635 PHONE (706)213-7096 FAX (706)283-8919		STATION: <b>CHIEF RW</b>	
		DRAWN BY: <b>SC</b>	
		LOCATION: <b>D3-98-B</b>	
		CRD FILE: <b>0370102</b>	
		DWG FILE: <b>0370102</b>	

NOTES:  
 1) THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A TITLE REPORT AND IS SUBJECT TO ANY FACTS THAT A CURRENT AND ACCURATE TITLE REPORT MIGHT REVEAL.  
 2) EXCEPT AS SPECIFICALLY STATED OR SHOWN, NO ATTEMPT HAS BEEN MADE AS A PART OF THIS SURVEY TO SHOW THE EXISTENCE AND/OR LOCATION OF ANY IMPROVEMENTS OR UTILITIES LOCATED ON, ADJACENT TO OR CROSSING THIS PROPERTY.



NOTE:  
TRUE NORTH WAS DETERMINED BY  
THE MEAN OF 5 (FIVE) SOLAR  
OBSERVATIONS.

# "DOVE CREEK ESTATES"

FILED & RECORDED  
Plat Book 22 of 212  
APR 4 9 12 AM '01

Now or Formerly  
**ADA B. BROWN**  
P.B. 3/398

PAT V. JOHNSON  
CLERK  
ELBERT COUNTY COURT

## BOARD OF COMMISSIONERS CERTIFICATION

I hereby certify that the sub-division plat shown hereon has been found to comply with the sub-division regulations of Elbert County, Georgia, and that this plat has been approved by the Elbert County Commission for recording in the office of the Clerk of Superior Court of Elbert County, Ga.

*Jonathan R. Henton*  
Signature \_\_\_\_\_ Date \_\_\_\_\_

Now or Formerly  
**MICHAEL W. BEASLEY**  
**JOE W. BEASLEY, ET AL**

Now or Formerly  
**AXLE FD.**

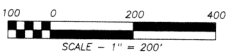
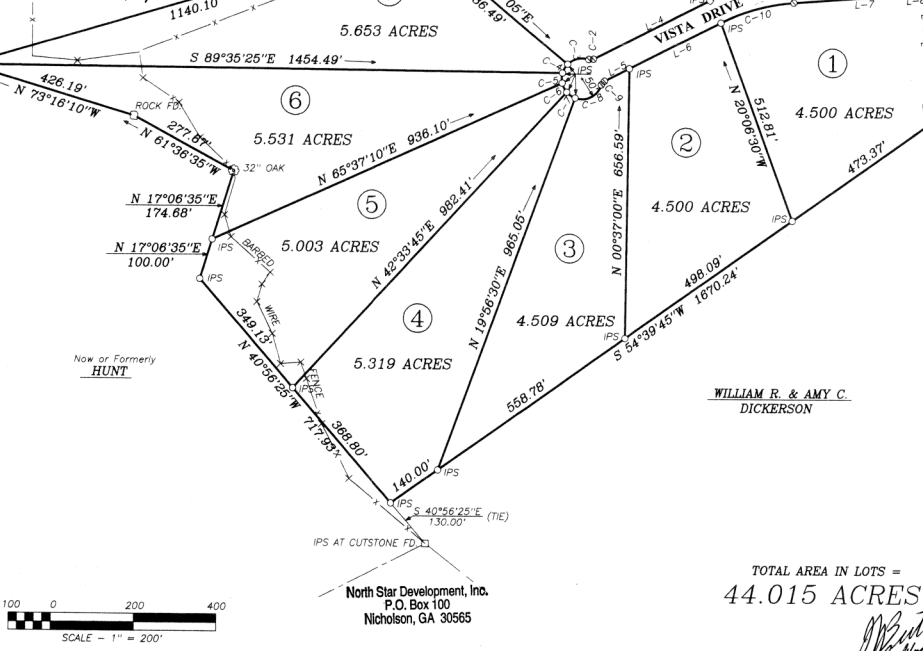
Now or Formerly  
**AXLE FD.**

Now or Formerly  
**AXLE FD.**

CO. PVD. ROAD #110 - 80' R/W  
0.00' M. TO  
GATEWAY #2

\*\*\* CALL TABLE \*\*\*

COURSE	BEARING	DISTANCE
L-1	S 05°30'15"E	231.63'
L-2	S 07°04'55"E	57.37'
L-3	S 65°42'00"W	326.05'
C-1	RAD. 530.68° TAN. 105.99'	
	LEN. 209.23' DELTA 22°35'25"	
	CHORD: S 74°24'00"W 207.88'	
L-4	S 63°06'15"W	318.73'
C-2	RAD. 15.00° TAN. 6.40'	
	LEN. 12.09' DELTA: 46°11'15"	
	CHORD: S 86°11'50"W 11.77'	
C-3	RAD. 50.00° TAN. 31.42'	
	LEN. 56.10' DELTA: 64°17'30"	
	CHORD: S 77°08'45"W 53.21'	
C-4	RAD. 50.00° TAN. 12.82'	
	LEN. 25.10' DELTA: 28°45'50"	
	CHORD: S 30°37'05"W 24.84'	
C-5	RAD. 50.00° TAN. 12.82'	
	LEN. 25.10' DELTA: 28°45'50"	
	CHORD: S 01°55'11"W 24.84'	
C-6	RAD. 50.00° TAN. 12.82'	
	LEN. 25.10' DELTA: 28°45'50"	
	CHORD: S 20°54'40"E 24.84'	
C-7	RAD. 50.00° TAN. 12.82'	
	LEN. 25.10' DELTA: 28°45'50"	
	CHORD: S 55°40'35"E 24.84'	
C-8	RAD. 50.00° TAN. 52.71'	
	LEN. 81.18' DELTA: 93°01'30"	
	CHORD: N 63°25'45"E 72.55'	
C-9	RAD. 15.00° TAN. 6.40'	
	LEN. 12.09' DELTA: 46°11'15"	
	CHORD: N 40°00'40"E 11.77'	
L-5	N 63°06'15"E	68.73'
L-6	N 63°06'15"E	250.00'
C-10	RAD. 470.68° TAN. 94.01'	
	LEN. 2771.81' DELTA: 337°24'35"	
	CHORD: N 74°24'00"E 184.37'	
L-7	N 85°41'20"E	328.95'
L-8	S 07°04'55"E	18.21'
L-9	S 07°43'30"E	96.76'
L-10	S 10°01'35"E	58.08'
L-11	S 13°44'23"E	58.85'
L-12	S 18°02'50"E	56.54'



North Star Development, Inc.  
P.O. Box 100  
Nicholson, GA 30565

**WILLIAM R. & AMY C. DICKERSON**

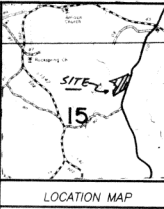
TOTAL AREA IN LOTS =  
**44.015 ACRES**

*William R. Dickerson*  
*Amy C. Dickerson*



SURVEY FOR:

<b>NORTHSTAR DEVELOPMENT, INC.</b>		
COUNTY: <b>ELBERT</b>	G.M.D.: <b>202</b>	STATE: <b>GEORGIA</b>
DATE: <b>FEBRUARY 14, 2001</b>	SCALE: <b>1" = 200'</b>	
SURVEYED BY: <b>BAUKNIGHT &amp; ASSOCIATES, INC.</b> W. SLATE BAUKNIGHT GEORGIA RLS # 2534 SOUTH CAROLINA RLS #20471 1572 ZION C.M.E. RICHARD ROAD HARTWELL, GA 30643 706-376-5946 706-245-0297 CALL TOLL 586-6111 1-888-376-5946		



THE FIELD EQUIPMENT USED FOR THIS SURVEY WAS A SOKKIA SET 54 TOTAL STATION.

THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN 36,871 FEET AND AN ANGULAR ERROR OF 1 SEC. PER ANGLE POINT AND WAS ADJUSTED USING ADJUSTED RULE. THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 100,000+ FEET.

I HEREBY CERTIFY, THAT IN MY OPINION, THIS IS A CORRECT REPRESENTATION OF THE LAND PLATTED AND HAS BEEN PREPARED IN CONFORMITY WITH THE MINIMUM STANDARDS AND REQUIREMENTS OF THE LAW.

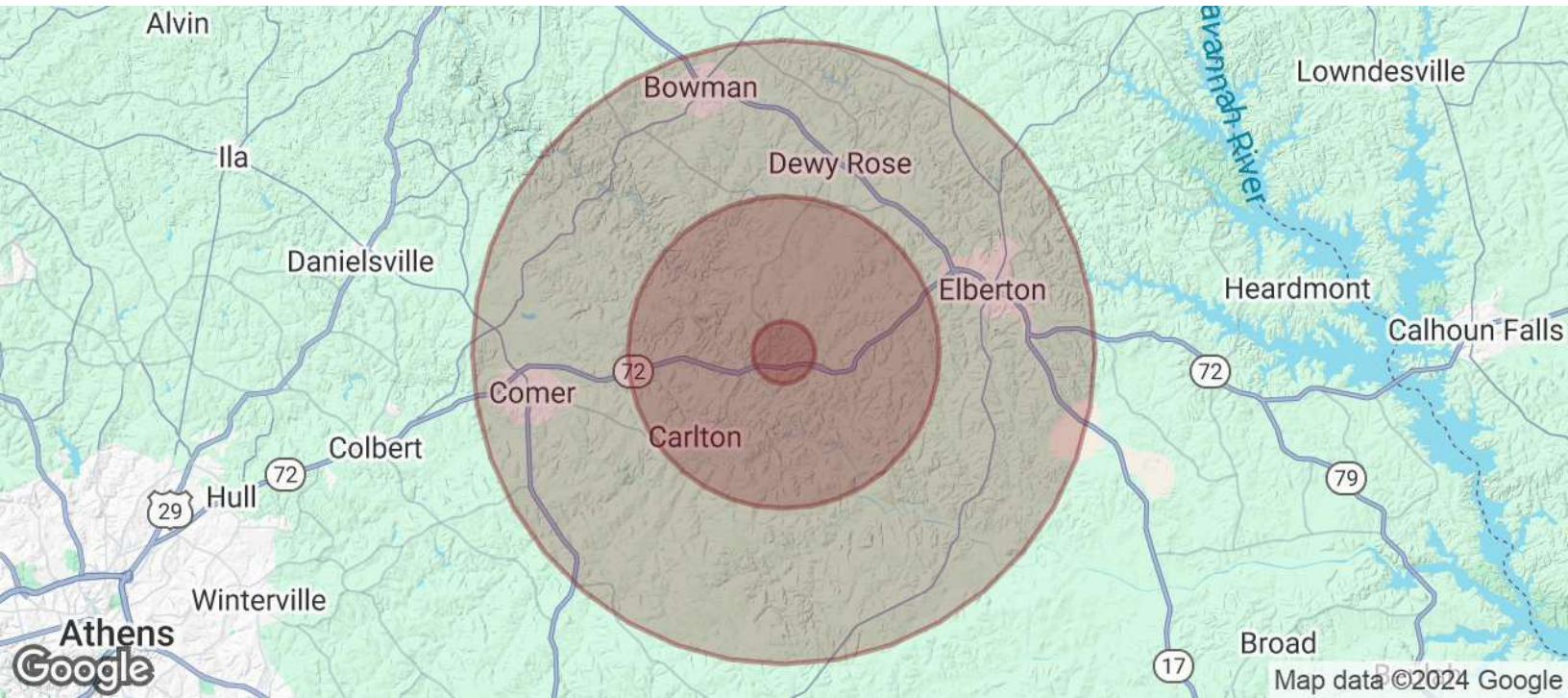
- KEY:
- = IRON PIN FOUND
  - = 1/2" REBAR SET
  - = POINT ONLY
  - IPF = IRON PIN FOUND
  - IPS = 1/2" REBAR SET
  - RSF = REBAR FOUND
  - OTF = OPEN TOP PIPE FND
  - CTF = CRIMP TOP PIPE FND
  - CMF = CONCRETE MON. FOUND
  - R = PROPERTY LINE
  - C = CENTERLINE
  - N/S = MAIL SET
  - O/S = OFFSET
  - P.O.B. = POINT OF BEGINNING

# BAUERLE TRACT

1068 SAM PAUL ROAD, ELBERTON, GA 30635



## DEMOGRAPHICS MAP & REPORT



<b>POPULATION</b>	<b>1 MILE</b>	<b>5 MILES</b>	<b>10 MILES</b>
Total Population	127	2,986	21,878
Average Age	45	43	43
Average Age (Male)	43	41	41
Average Age (Female)	46	44	44

<b>HOUSEHOLDS &amp; INCOME</b>	<b>1 MILE</b>	<b>5 MILES</b>	<b>10 MILES</b>
Total Households	53	1,177	8,726
# of Persons per HH	2.4	2.5	2.5
Average HH Income	\$78,058	\$77,708	\$70,751
Average House Value	\$138,838	\$181,271	\$184,275

Demographics data derived from AlphaMap

GRANT WHITWORTH  
706.548.9300  
grantwhitworth@gmail.com