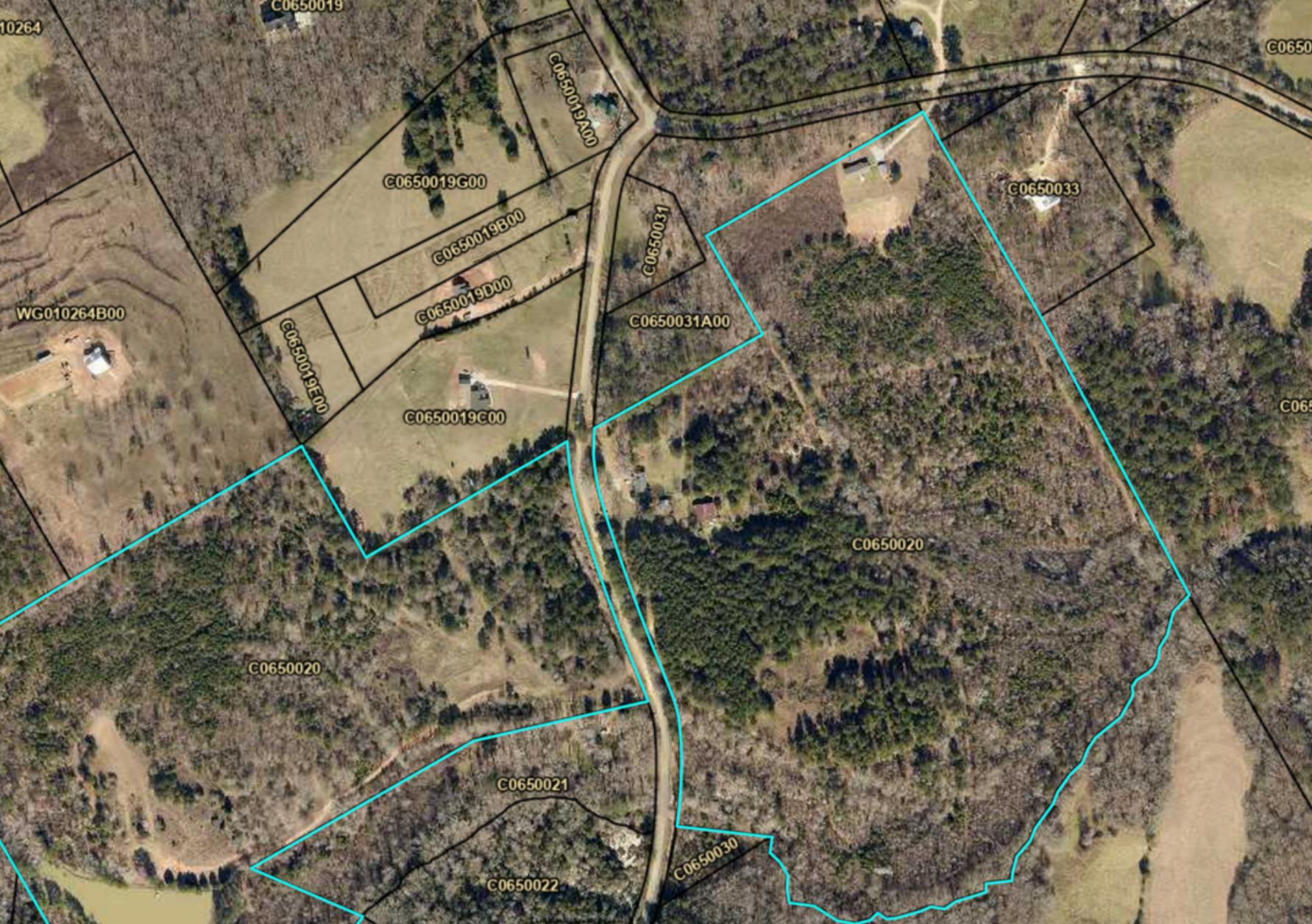


0264H00



**99 ACRES OF UNDEVELOPED
LAND FOR SALE**

**73 PAUL SMITH ROAD
COVINGTON, GEORGIA 30014**

C0660027G00

INVESTMENT HIGHLIGHTS

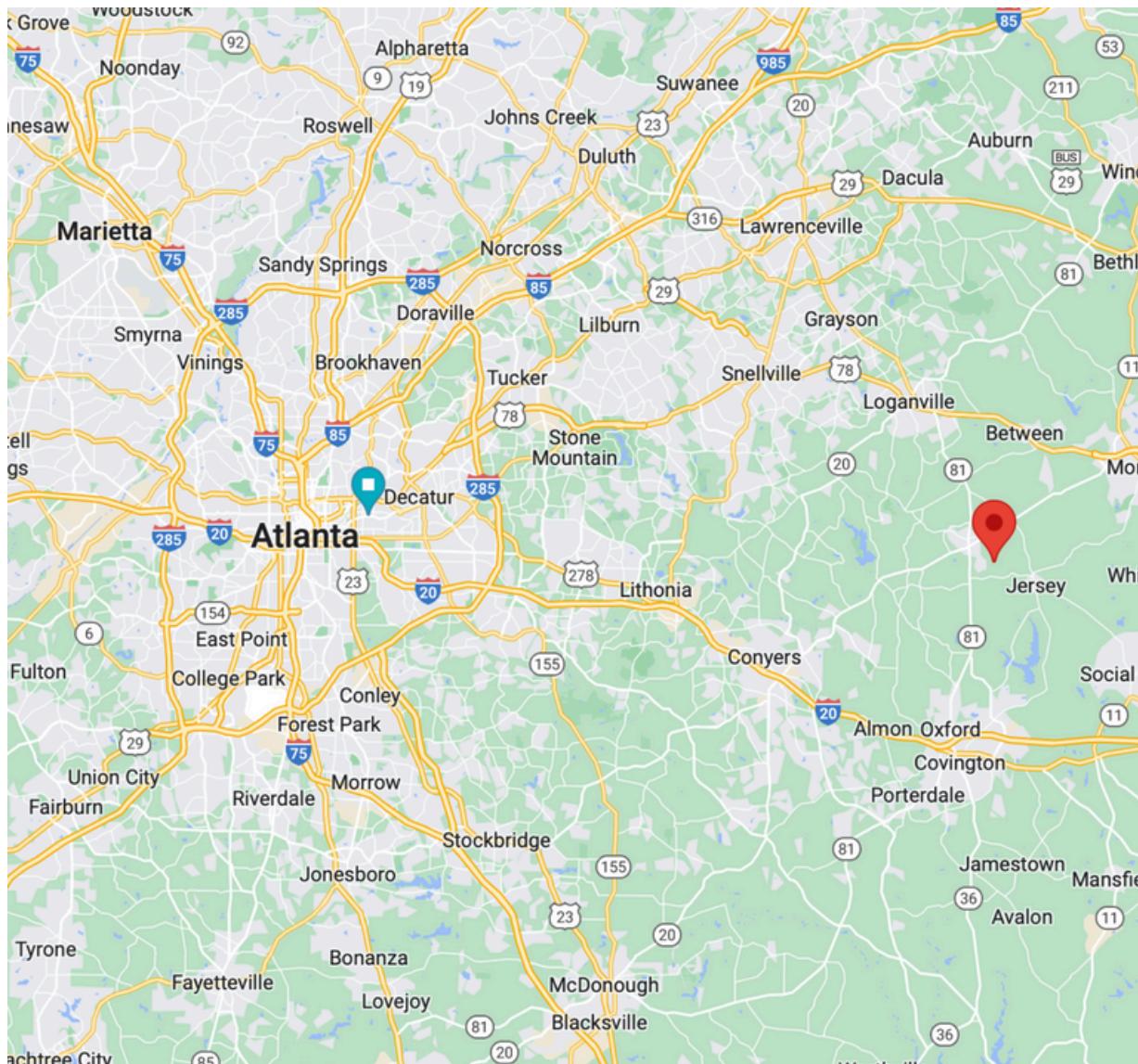
- Offered at **\$1,750,000**
- No Sewer
- HOUSE
 - 3 BR 1 BA
 - DAYLIGHT BASEMENT
 - SEPTIC
 - WELL WATER
- 4 LOTS

LOCATION OVERVIEW

Walnut Grove is a small town located in Walton County, Georgia, in the southeastern United States. Nestled in the northern part of the state, Walnut Grove is known for its scenic beauty, charming rural atmosphere, and friendly community.

DEMOGRAPHICS

	1 Mile	3 Miles	5 Miles
Total Households	124	3,055	7,883
Total Population	354	8,992	22,978
Average HH Income	\$131,091	\$103,912	\$106,984



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AREA OVERVIEW

- **Geography:** Walnut Grove covers a total area of approximately 4 square miles (10.4 square kilometers). The town is situated around 45 miles (72 kilometers) east of Atlanta, the capital city of Georgia. It is surrounded by picturesque landscapes, including rolling hills, farmland, and forests, showcasing the natural beauty of the region.
- **History:** Walnut Grove has a rich history that dates back to the early 19th century. The town was originally settled by pioneers who were attracted to the area's fertile land and agricultural opportunities. Over the years, Walnut Grove has grown and developed while retaining its small-town charm and maintaining a close-knit community spirit.
- **Community and Lifestyle:** Walnut Grove prides itself on its friendly and welcoming community. Residents enjoy a laid-back and peaceful lifestyle, away from the hustle and bustle of big cities. The town offers a close community atmosphere, where neighbors often know each other and come together for local events and gatherings. The low crime rate and strong sense of community contribute to the overall quality of life in Walnut Grove.
- **Education:** The town is served by the Walton County School District, providing education to the local residents. Walnut Grove has its own elementary school, middle school, and high school, offering quality education opportunities for children in the area.
- **Recreational Opportunities:** Walnut Grove and its surrounding areas offer a variety of recreational opportunities for outdoor enthusiasts. Residents and visitors can explore the natural beauty of the region by engaging in activities such as hiking, fishing, camping, and boating. There are also several parks and green spaces within the town where families can enjoy picnics, sports, and community events.
- **Local Economy:** The economy of Walnut Grove is predominantly centered around agriculture and small businesses. The town's rural setting makes it an ideal location for farming activities, with crops such as corn, soybeans, and cotton being cultivated in the surrounding farmlands. Additionally, there are small businesses, including local shops, restaurants, and services, that cater to the needs of the community.
- **Nearby Attractions:** Walnut Grove's location provides easy access to a range of attractions and amenities. Just a short drive away, residents can explore the vibrant city life, cultural events, and shopping opportunities in Atlanta. For those seeking outdoor adventures, the nearby Hard Labor Creek State Park offers hiking trails, golf courses, and a lake for fishing and boating.
- **Overall:** Walnut Grove, Georgia, offers a serene and close-knit community, surrounded by natural beauty and a rich history. With its small-town charm and convenient access to larger cities, Walnut Grove provides a tranquil and comfortable living environment for its residents.

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SURVEY

CERTIFICATION OF APPROVAL FOR RECORDING:

I HEREBY CERTIFY THAT THE SUBDIVISION PLAT SHOWN HEREIN HAS BEEN FOUND TO COMPLY WITH THE LAND DEVELOPMENT ORDINANCE OF WALTON COUNTY, GEORGIA, AND THAT IT IS HEREBY APPROVED FOR RECORDING IN THE OFFICE OF THE CLERK OF SUPERIOR COURT OF WALTON COUNTY, GEORGIA.

DIRECTOR, WALTON COUNTY PLANNING & DEVELOPMENT DEPT.

DATE

SURVEYOR'S CERTIFICATION:
IT IS HEREBY CERTIFIED THAT THIS PLAT IS TRUE AND CORRECT AND WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY BY ME OR UNDER MY SUPERVISION; THAT ALL MONUMENTS SHOWN HEREIN ACTUALLY EXIST OR ARE MARKED AS "FUTURE", AND THEIR LOCATION, SIZE, TYPE AND MATERIAL ARE CORRECTLY SHOWN, AND THAT THE VERTICAL AND HORIZONTAL ALIGNMENT OF THE ROAD OR ROADS SHOWN HEREON ARE IN COMPLIANCE WITH THE WALTON COUNTY LAND DEVELOPMENT ORDINANCE.

REGISTERED GEORGIA LAND SURVEYOR NO. 2606

DATE

SCALE : 1" = 300'

N/F
CITY OF WALNUT GROVE
D.B. 3231, PG. 1221
160, Pg. 137
NE072652° 1340.01'
PART OF PARCEL I.D. NUMBER C065002
PARCEL 1 - 44.331 ACRES

INSIDE TRAVERSE LINE
THIS MAP OR PLAT HAS BEEN CALCULATED
FOR CLOSURES AND IS FOUND TO BE
ACCURATE WITHIN ONE FOOT IN 1,286,311

ALL ISSUES OF TITLE ARE
EXCEPTED ON THIS SURVEY
UNLESS NOTED AS NO TITLE
REPORT HAS BEEN PROVIDED

FLOOD STATEMENT:
A PORTION OF THIS PROPERTY
LIES WITHIN A FEDERAL FLOOD
HAZARD AREA.
PANEL NO. 13297C 0225D

PURPOSE AND INTENT:

REVISED

PROJECT DESCRIPTION:
COMBINATION PLAT FOR:
ROMAN R. RODRIGUEZ

REFERENCES

75 FAIR SMITH ROAD

ADAM & LEE LAND SURVEYING

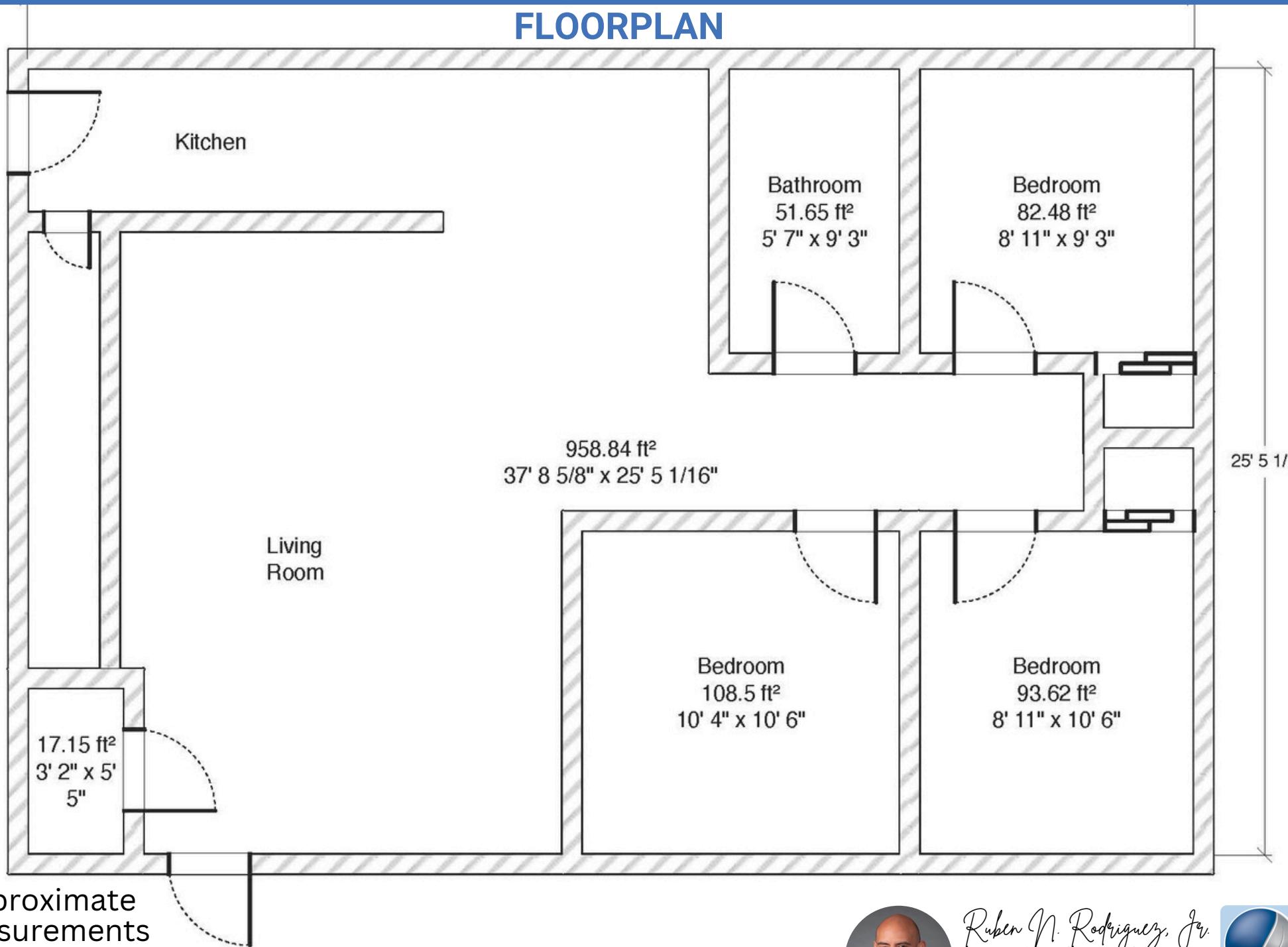
5640 GA. HWY. 20 S.
LOGANVILLE, GA. 30052 (770)55

	OFFICE: 03/17/14
	BY: DWJ
REGISTERED	FIELD: 03/13/14
NO. 2606	BY: AMS
LAUREL, GA	SCALE: 1"=300'
MAPLE GROVE	SHEET

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FLOORPLAN



Approximate
Measurements

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