

STRIBLING TRACT 51.3 ACRES

STEVENS GROVE CHURCH ROAD, LEXINGTON, GA 30648



EXECUTIVE SUMMARY



OFFERING SUMMARY

Sale Price: \$230,895

Price / Acre \$4,500

Lot Size: 51.31± Acres

Zoning: A2

Market: Lexington, Oglethorpe County

PROPERTY OVERVIEW

The property is located in Oglethorpe County surrounded by large timber tracts. It's an excellent recreational or hunting tract with rolling topography and a creek running through the middle of it. It's all wooded with mostly hardwoods and some pines. The access is off of an easement which runs adjacent to two houses located at 475 Stevens Grove Church Rd.

LOCATION OVERVIEW

The property is located off of Stevens Grove Church Rd roughly 2 miles north of Hwy 78. The access to the property is off of an easement which runs to the right of two houses located at 475 Stevens Grove Church Rd. It's located less than 10 minutes from Lexington and approximately 30 minutes from Athens.

PROPERTY HIGHLIGHTS

- Great hunting tract!
- Rolling topography with a creek running through the middle.
- Located 6± miles from historic Lexington GA and 20± miles from Athens GA
- Property sold as-is

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

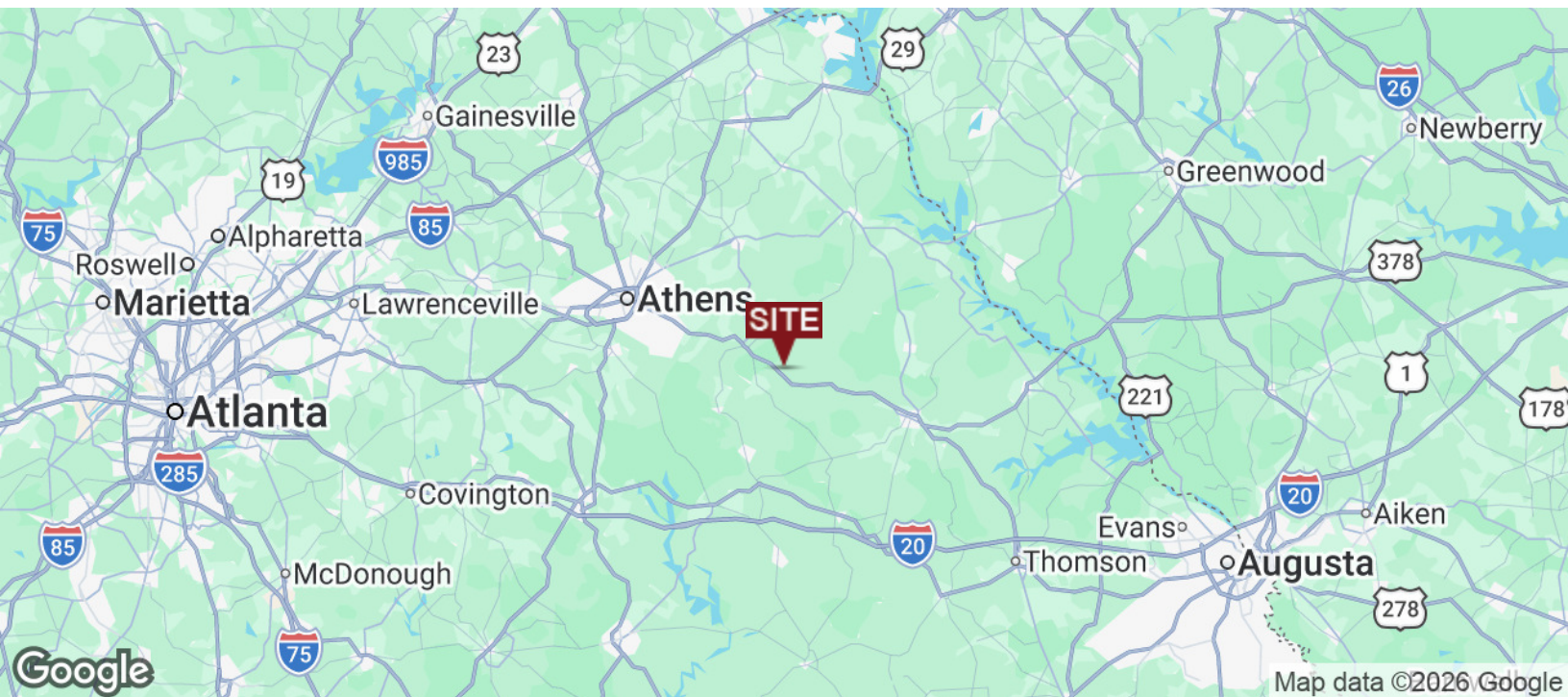
Revised: 5-1-2026

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LOCATION MAP



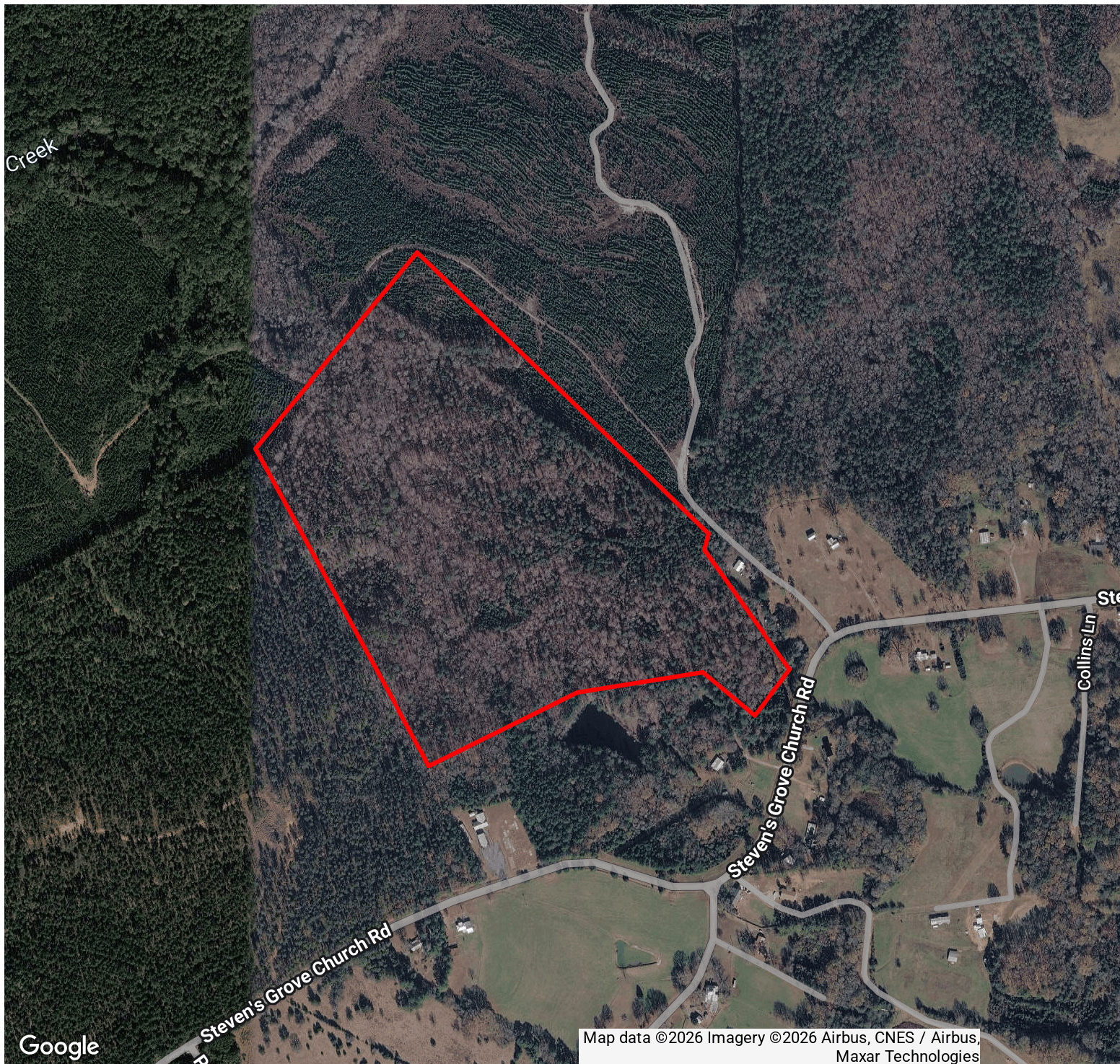
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AERIAL MAP



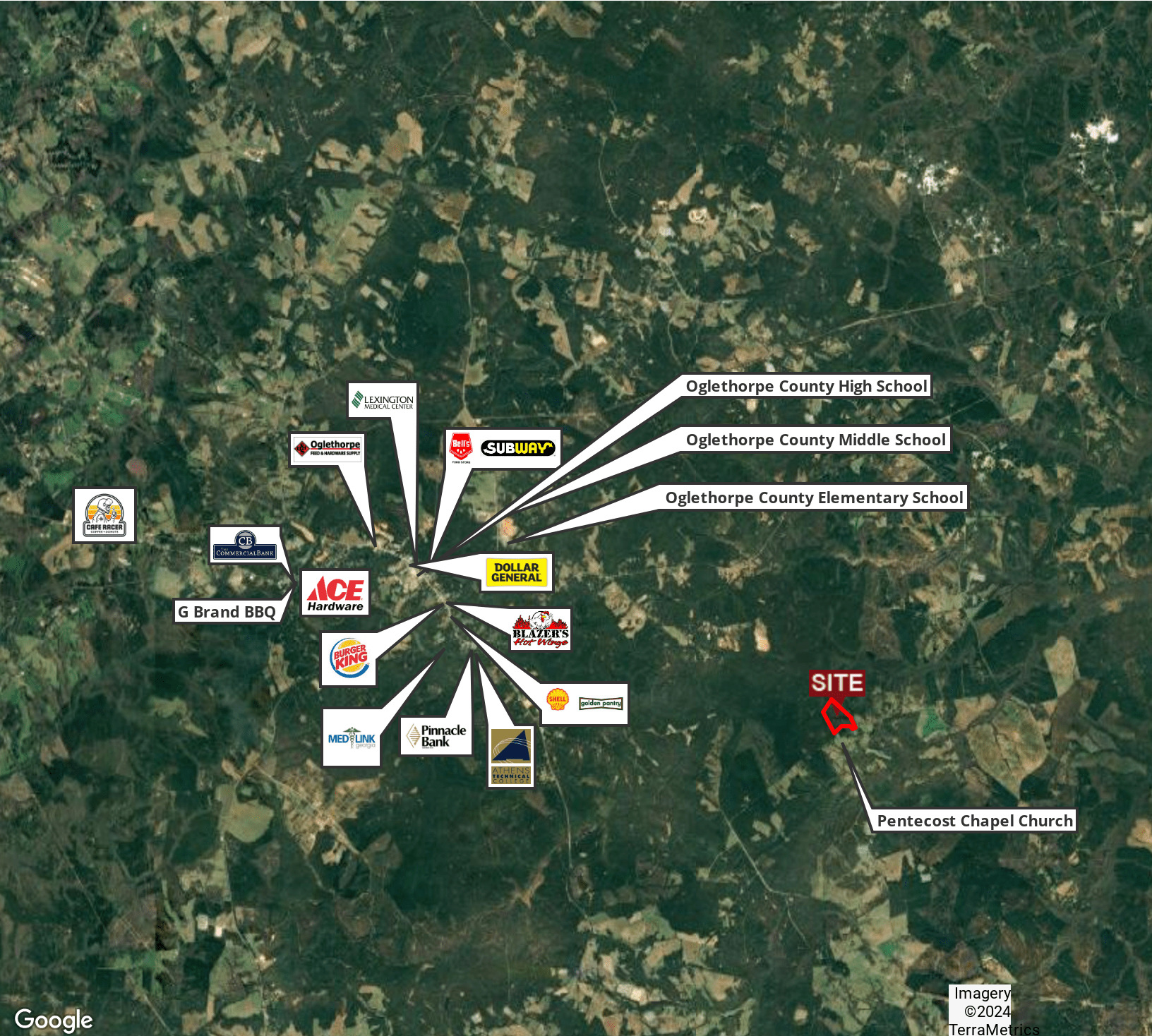
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RETAILER MAP



Google

Imagery ©2024 TerraMetrics

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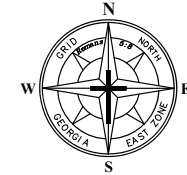
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OF 1983/2011 ADJUSTMENT, THE COMBINED SCALE FACTOR FOR THIS SITE IS 1.00004292, APPLIED TO THE SCALE POINT (N:1402209.321 E:397699.339)

RESERVED FOR THE C.O.S.C.



GEORGE W. SMITH, JR. & EVELYN S. MARTIN
P.B. A343, PG. 5

CHARLES E. PALMER
D.B. 11-1, PG. 53

GLADES WOODLAND FARMS, L.L.C. & JAMES I. ALFRIEND CONSULTING FORESTERS, L.L.C.
D.B. 14F, PG. 56

GLADES WOODLAND FARMS, L.L.C. & JAMES I. ALFRIEND CONSULTING FORESTERS, L.L.C.
D.B. 14F, PG. 56

GLADES WOODLAND FARMS, L.L.C. & JAMES I. ALFRIEND CONSULTING FORESTERS, L.L.C.
P.B. 8, PG. 167

51.31 ACRES

- LEGEND:
- = POINT ONLY
 - ◉ = IRON PIN SET
 - = IRON PIN FOUND
 - IPF = 1/2" REBAR SET
 - IPF = IRON PIN FOUND
 - RBF = REBAR FOUND
 - CTP = CRIMP TOP PIPE FND.
 - OTF = OPEN TOP PIPE FND.
 - CMF = CONCRETE MONUMENT FND.
 - GMF = GRANITE MONUMENT FND.
 - AIF = ANGLE IRON FOUND
 - SPK = RAILROAD SPIKE SET
 - PKS = PK NAIL SET
 - O/S = OFFSET
 - ℙ = PROPERTY LINE
 - ℙ = CENTERLINE
 - P--- = OVERHEAD POWERLINE
 - S--- = SANITARY SEWER
 - F--- = FENCE
 - P.O.B. = POINT OF BEGINNING
 - B.S. = BUILDING SETBACK

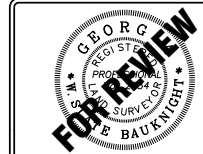
This plat is a retracement of an existing parcel or parcels of land and does not subdivide or create a new parcel or make any changes to any real property boundaries. The recording information of the documents, maps, plats, or other instruments which created the parcel or parcels are stated herein. RECORDATION OF THIS PLAT DOES NOT IMPLY APPROVAL OF ANY LOCAL JURISDICTION, AVAILABILITY OF PERMITS, COMPLIANCE WITH LOCAL REGULATIONS OR REQUIREMENTS, OR SUITABILITY FOR ANY USE OR PURPOSE OF THE LAND. Furthermore, the undersigned land surveyor certifies that this plat complies with the minimum technical standards for property surveys in Georgia as set forth in the rules and regulations of the Georgia Board of Registration for Professional Engineers and Land Surveyors and as set forth in O.C.G.A. Section 15-6-67.

COEQUILLA S. HAMMOND & JUDIE MCALISTER
REF: PLAT BY PAUL & EVANS LAND SURVEYING, INC. DATED 06/22/2005

FLOOD STATEMENT:
PORTIONS OF THIS PROPERTY ARE LOCATED IN A SPECIAL FLOOD HAZARD AREA BY GRAPHICAL INTERPRETATION OF FLOOD INSURANCE RATE MAP (F.I.R.M.) 13221C0300B DATED: 12/17/2010
THIS OPINION IS NOT A CERTIFICATION OF FLOOD HAZARD STATUS, BUT AN INTERPRETATION OF THE REFERENCED MAP AND PUBLIC DATA. IF THE EXACT LOCATION OR

SURVEY CLOSURE STATEMENT:

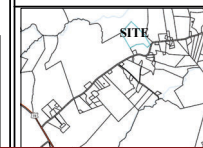
- 1) THE EQUIPMENT USED TO OBTAIN THE LINEAR AND ANGULAR MEASUREMENTS WAS 1. CARLSON DEDICATED



RETRACEMENT SURVEY FOR:
SURVEY FOR

BAUKNIGHT & ASSOCIATES, INC. LAND SURVEYING
W. SLATE BAUKNIGHT
GA RLS #234 SC RLS #20471
C.O.A. #LS000602
109 N. Jackson Street Marietta, GA 30063
706-376-9546 (office) 706-376-9546 (toll free)
www.slatebauknight.com

G.M.D.:	233
COUNTY:	OGLETHORPE
CITY:	N/A
STATE:	GEORGIA
PLAT DATE:	04/27/2026
FIELD DATE:	04/16/2026
SCALE:	1" = 200'
CRD FILE:	26130
DWG FILE:	26130A
PARTY CHIEF:	WSB/PMO
DRAWN BY:	TDD
PLAT BK/PG:	----
DEED BK/PG:	19R/302
TAX P.I.D.:	132 031



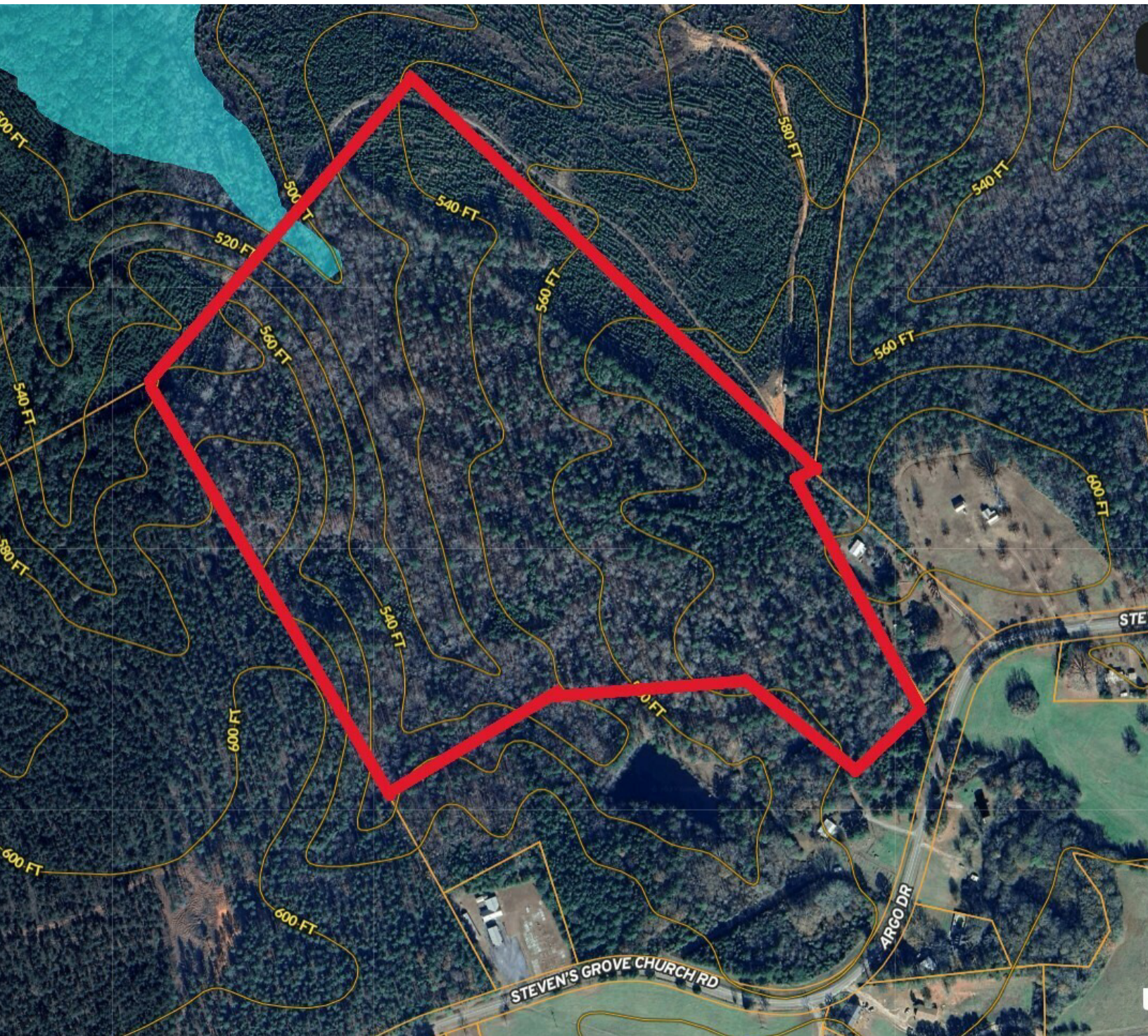
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TOPO MAP



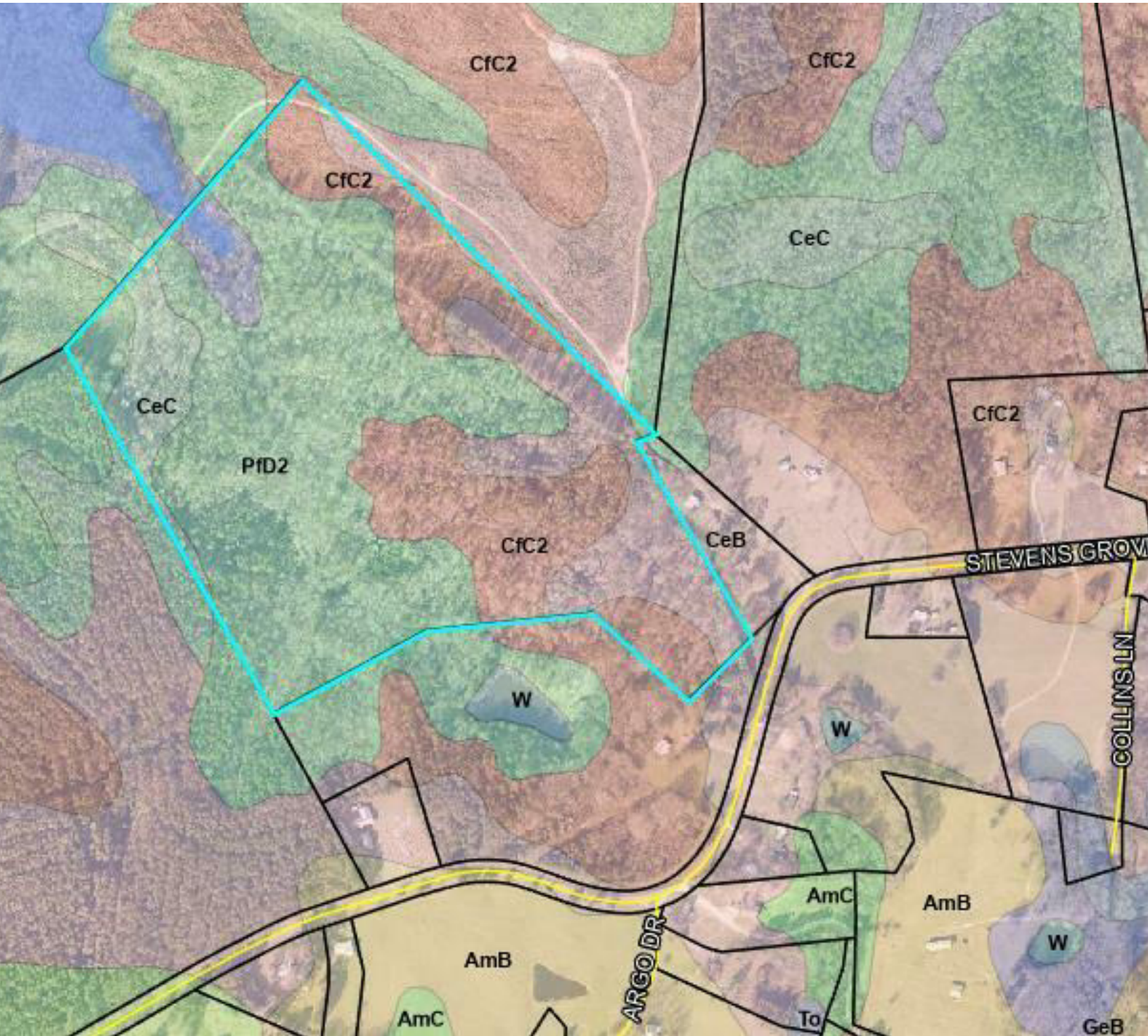
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SOILS MAP



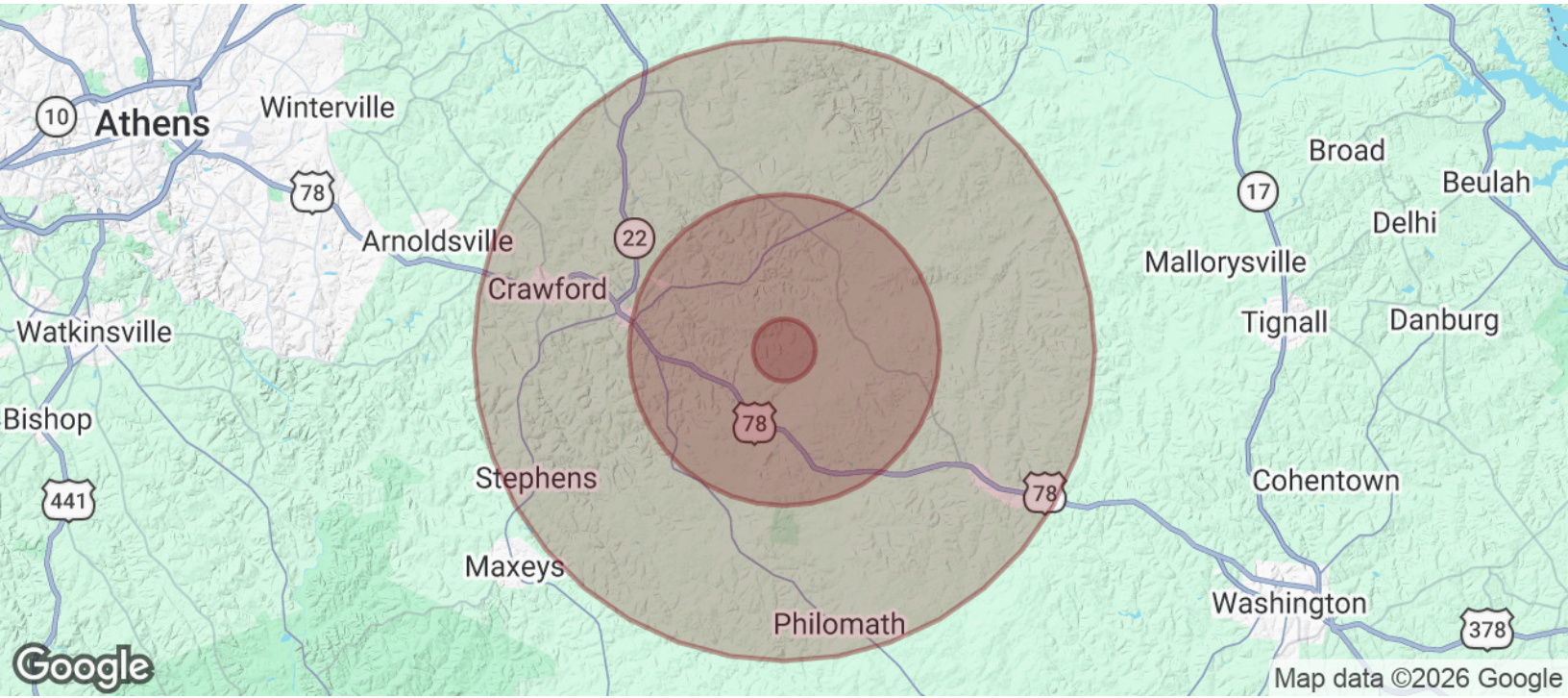
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DEMOGRAPHICS MAP & REPORT



POPULATION	1 MILE	5 MILES	10 MILES
Total Population	569	3,939	12,479
Average Age	30.8	40.4	42.0
Average Age (Male)	25.2	37.6	36.8
Average Age (Female)	44.3	46.3	45.5

HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total Households	188	1,648	5,523
# of Persons per HH	3.0	2.4	2.3
Average HH Income	\$45,191	\$54,771	\$58,553
Average House Value	\$99,656	\$125,143	\$142,571

2020 American Community Survey (ACS)

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