

19874 Highway 59

Carnesville, GA 30521

LAND FOR SALE



PROPERTY DESCRIPTION

Over 14 acres of generally flat land, fronting both a state highway (GA-59) and interstate (I-85), less than one mile from the growing Exit 160. The land has both an income-producing cell phone tower and billboard.

LOCATION DESCRIPTION

Located on GA-59, with frontage also along I-85, almost directly in between Atlanta and Greenville.

OFFERING SUMMARY

Sale Price:	\$569,900
Land Size:	14.714 Acres

Patrick Cisco

404.772.8608
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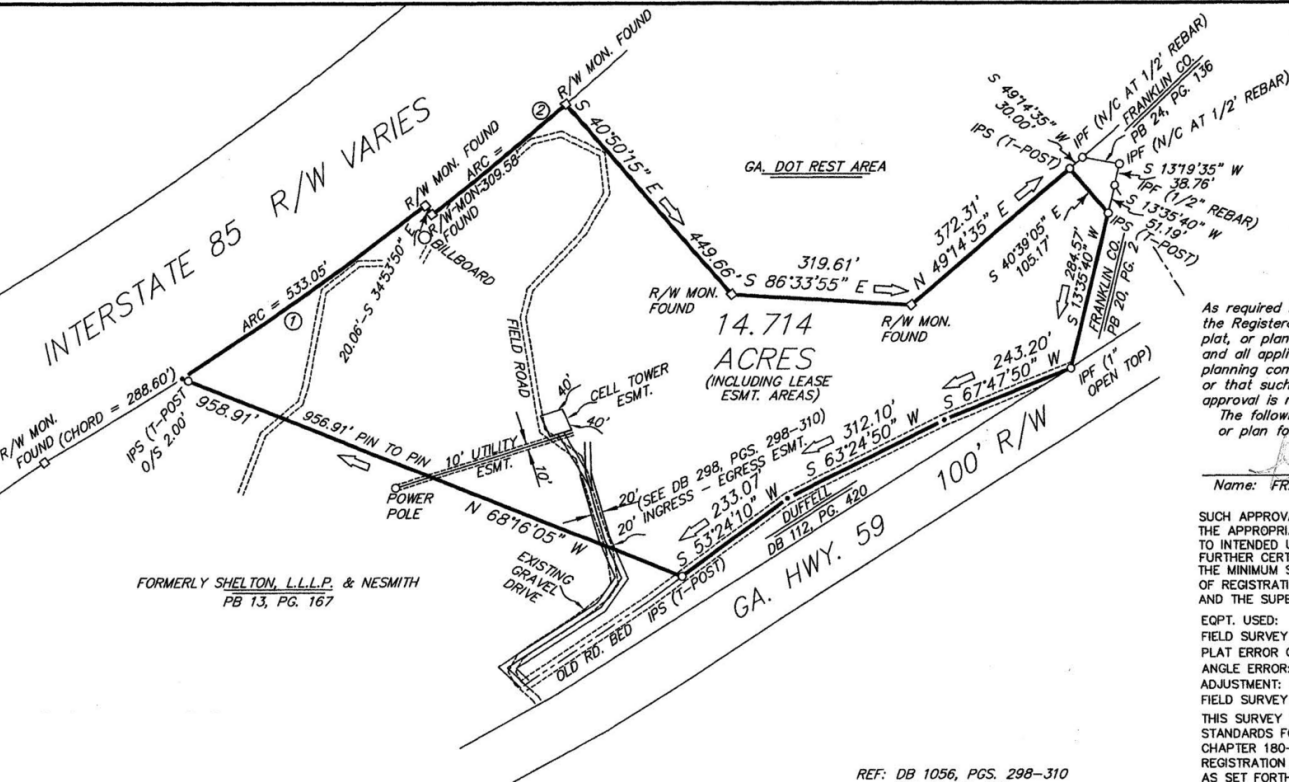
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1-85 CURVE 1 DATA

DELTA 05'11.38"
 RADIUS 5880.40'
 ARC 533.05'
 CHORD 532.87'
 CHORD BEARING N 54°42'55" E

1-85 CURVE 2 DATA

DELTA 03'00.23"
 RADIUS 5900.10'
 ARC 309.58'
 CHORD 309.55'
 CHORD BEARING N 50°32'10" E

SURVEYORS CERTIFICATION

As required by subsection (c) of O.C.G.A. Section 15-6-67, the Registered Land Surveyor hereby certifies that this map, plat, or plan has been approved for filing in writing by any and all applicable municipal, county or municipal-county planning commissions or municipal or county governing authority or that such governmental bodies have affirmed in writing to approval is not required.
 The following governmental bodies have approve this map, or plan for filing.

Name: FRANKLIN COUNTY PLANNING DIRECTOR Date: 3/21/17

SUCH APPROVALS OR AFFIRMATIONS SHOULD BE CONFIRMED WITH THE APPROPRIATE GOVERNMENTAL BODIES BY ANY PURCHASER AS TO INTENDED USE OF ANY PARCEL. THE REGISTERED LAND SURVEYOR FURTHER CERTIFIES THAT THIS MAP, PLAT, OR PLAN COMPLIES WITH THE MINIMUM STANDARDS AND SPECIFICATIONS OF THE STATE BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEY AND THE SUPERIOR COURT CLERKS' COOPERATIVE AUTHORITY.

EQPT. USED: 01 SEC. NIKON DTM 520 TOTAL STATION
 FIELD SURVEY ERROR OF CLOSURE 1' / 15,948'
 PLAT ERROR OF CLOSURE = 1' / 274,600'
 ANGLE ERROR: 01" PER STATION
 ADJUSTMENT: ANGLES
 FIELD SURVEY COMPLETED 3-20-2017

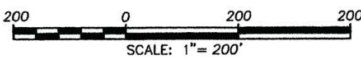
THIS SURVEY WAS PREPARED IN CONFORMITY WITH THE TECHNICAL STANDARDS FOR PROPERTY SURVEYS IN GEORGIA SET FORTH IN CHAPTER 180-7 OF THE RULES OF THE GEORGIA BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND SURVEYORS AS SET FORTH IN THE GEORGIA PLAT ACT O.C.G.A. 15-6-67. I HEREBY CERTIFY THAT THIS PLAT IS A TRUE AND CORRECT REPRESENTATION OF THE LAND PLATTED AND HAS BEEN PREPARED IN CONFORMITY WITH THE MINIMUM STANDARDS AND REQUIREMENTS OF LAW.

REF: DB 1056, PGS. 298-310
 PB 28, PG. 356
 DB 364, PGS. 259-260
 PB 24, PG. 136
 SURVEY BY POINT TO POINT
 SURVEYORS, MAY 16, 2013
 (SHEET 1 & 2)

PLAT BOOK: 00030
 PAGE: 00279

Franklin County, GA

- IPS = T-BAR
- = TRAVERSE POINT
- POB = POINT OF BEGINNING
- N/C = NAIL IN CAP
- R/W = RIGHT OF WAY
- C/L = CENTERLINE
- R.R. SPIKE = RAILROAD SPIKE SET



SURVEY FOR:		IPS=IRON PIN SET IPF=IRON PIN FOUND O/S=OFFSET	
COUNTY: FRANKLIN	GMD: 263	STATE: GEORGIA	LOCATION MAP:
DATE: MARCH 21, 2017	SCALE: 1" = 200'	DR. BY: TL	
SURVEY BY:		DR. NO.	
JAMES M. PAUL REGISTERED LAND SURVEYOR CRAWFORD, GEORGIA (PHONE) 706-783-5125, OR 706-743-5125		FIELD BOOK: TDS	
		DISK: 120 (SHELTON-H) SHELTON-H-PRM2 SHELTON-LLP-FINAL NESMITH-SHELTON-FINAL	

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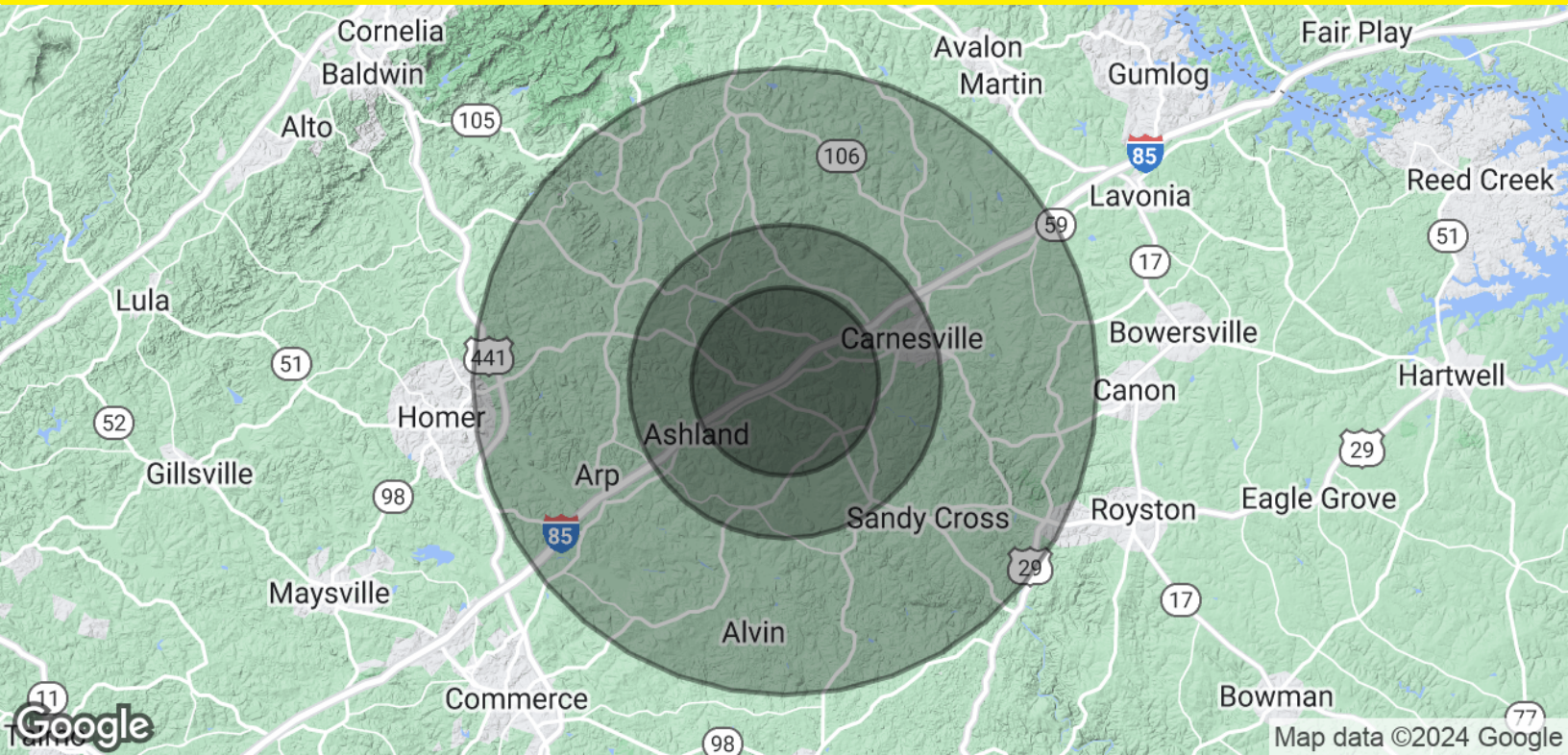
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POPULATION	3 MILES	5 MILES	10 MILES
Total Population	1,120	3,352	19,914
Average Age	44.5	45.0	40.2
Average Age (Male)	43.3	44.5	41.0
Average Age (Female)	45.4	45.1	39.7
HOUSEHOLDS & INCOME	3 MILES	5 MILES	10 MILES
Total Households	567	1,606	8,364
# of Persons per HH	2.0	2.1	2.4
Average HH Income	\$53,481	\$54,256	\$53,843
Average House Value	\$154,537	\$138,894	\$141,548

* Demographic data derived from 2020 ACS - US Census

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