



REEDY LAND CO.

Champion Farms

Phase II | Tower Road Toccoa, GA 30577

Property Summary

Champion Farms offers premium real estate for you and your family. These lots are build ready with septic permits in hand. The southern border of each lot brings you near the Eastanollee Creek. Leaving your new property, there are limitless retail and recreational opportunities within a 10 minute's drive. In this short trip, you can be on Lake Hartwell, at Chick-fil-a, Whataburger, Zaxby's, Highway 85, and much more. Downtown Lavonia and Downtown Toccoa are 15-minutes or less away. Don't miss this opportunity to purchase affordable acreage with exceptional proximity to life's finer things.

Property Details

- Topography: Gently rolling
- Zoning: AR (Agricultural Residential)
- Located \pm 9 minutes from Interstate 85 and any desired restaurants like Chick-fil-a, Whataburger, Zaxby's, and more!
- You can have your boat in Lake Hartwell in less than 10 minutes
- Buyer has an opportunity for an affordable dream homesite with water feature and unbelievable location
- ***Acreage and utility to be verified by Buyer and/or Buyer's Agent*



Sale Price:
\$35,000 - \$55,000



Lot Sizes:
 \pm 1 - 2 Acres



\pm 13 minutes from
Lavonia, GA



\pm 1 hour from
Greenville, SC



\pm 15 minutes from
Downtown Toccoa, GA



\pm 1.5 hours from
Atlanta, GA

Parcel Overview

Champion Farms | Phase II

Tract 6	±1 Acre \$35,000
Tract 7	±2 Acres \$55,000
Tract 8	±1 Acre \$35,000
Tract 9	±1.16 Acres \$35,000
Tract 10	±1.15 Acres \$35,000



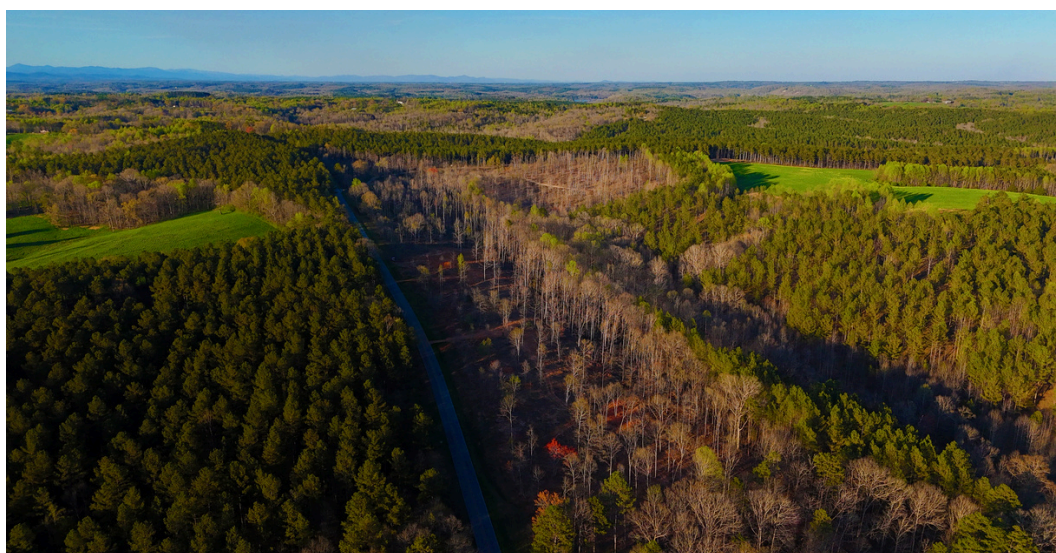
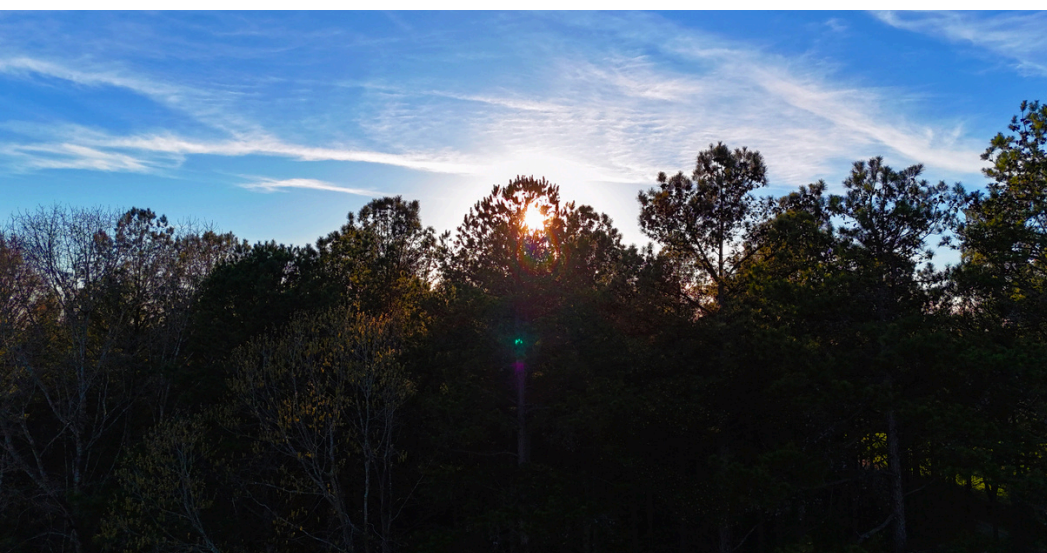
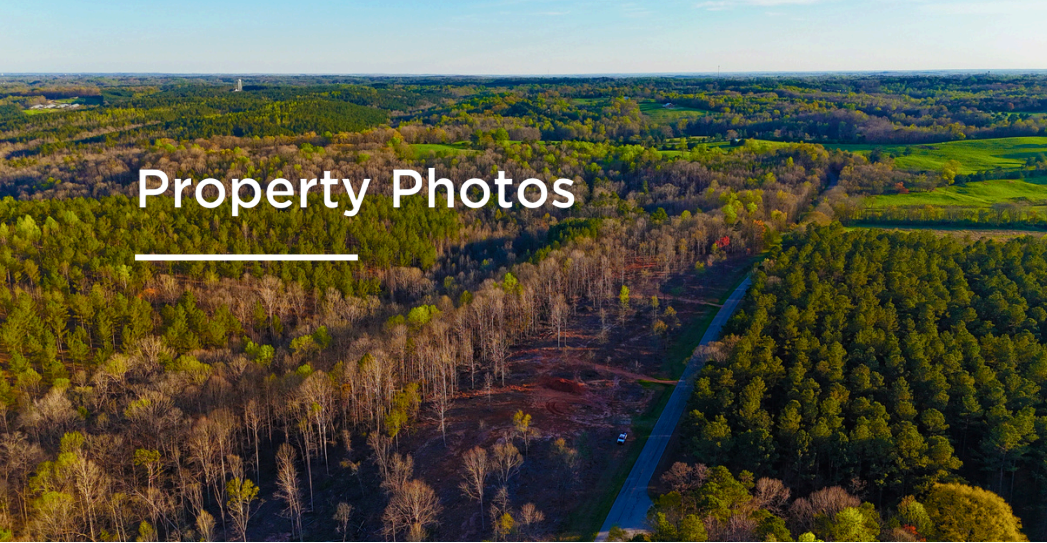
Parcel Overview

Champion Farms | Phase II

REEDY



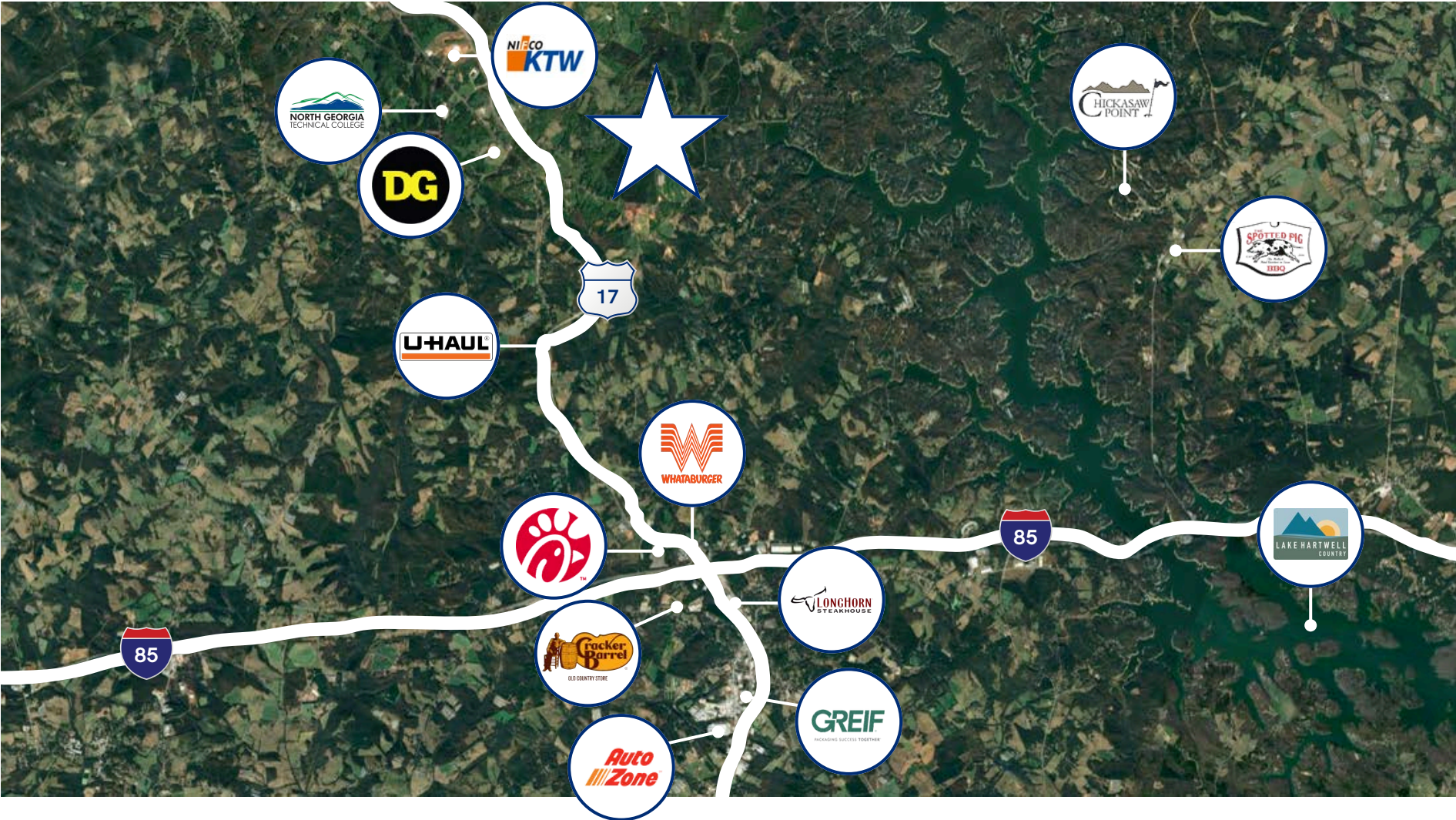
Tract 1B ±1 Acre | \$35,000



Municipality Map

Toccoa, GA

REEDY



Market Insights

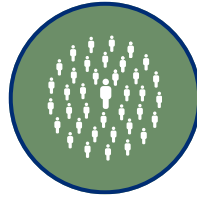
Toccoa Chamber of Commerce, U.S. Census Bureau, and Data USA

REEDY



32.1%

Projected job growth



26k+

County Population



\$625B

2020 value in Georgia



60+

Industries



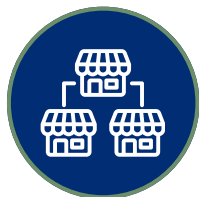
12.3k+

Housing units in 2022



4.8%

Median property value increase in 2021



400+

Business and retail outlets



7.4%

Industry growth in 2020



67.7%

Percentage of homeowners with mortgage

Confidentiality & Disclaimer

REEDY

All materials and information received or derived from Reedy Property Group its directors, officers, agents, advisors, affiliates and/or any third party sources are provided without representation or warranty as to completeness, veracity, or accuracy, condition of the property, compliance or lack of compliance with applicable governmental requirements, developability or suitability, financial performance of the property, projected financial performance of the property for any party's intended use or any and all other matters.

Neither Reedy Property Group its directors, officers, agents, advisors, or affiliates makes any representation or warranty, express or implied, as to accuracy or completeness of the any materials or information provided, derived, or received. Materials and information from any source, whether written or verbal, that may be furnished for review are not a substitute for a party's active conduct of its own due diligence to determine these and other matters of significance to such party. Reedy Property Group will not investigate or verify any such matters or conduct due diligence for a party unless otherwise agreed in writing.

EACH PARTY SHALL CONDUCT ITS OWN INDEPENDENT INVESTIGATION AND DUE DILIGENCE.

Any party contemplating or under contract or in escrow for a transaction is urged to verify all information and to conduct their own inspections and investigations including through appropriate third party independent professionals selected by such party. All financial data should be verified by the party including by obtaining and reading applicable documents and reports and consulting appropriate independent professionals. Reedy Property Group makes no warranties and/or representations regarding the veracity, completeness, or relevance of any financial data or assumptions. Reedy Property Group does not serve as a financial advisor to any party regarding any proposed transaction. All data and assumptions regarding financial performance, including that used for financial modeling purposes, may differ from actual data or performance. Any estimates of market rents and/or projected rents that may be provided to a party do not necessarily mean that rents can be established at or increased to that level. Parties must evaluate any applicable contractual and governmental limitations as well as market conditions, vacancy factors and other issues in order to determine rents from or for the property.

Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants and governmental agencies. All properties and services are marketed by Reedy Property Group in compliance with all applicable fair housing and equal opportunity laws.

