

# BANNISTER TRACT

0 SCOTT ROAD, EASTANOLLEE, GA 30530



## EXECUTIVE SUMMARY



### OFFERING SUMMARY

Sale Price:	\$550,000
Lot Size:	56.33 Acres
Lot Frontage:	1,004 ft Scott Rd
Zoning:	AI - Agricultural Intensive District
Market:	Stephens County
Traffic Count:	14,700 Hwy 17

### PROPERTY OVERVIEW

Discover the extraordinary beauty and potential of this amazing property in Eastanollee, GA zoned AI-Agricultural Intensive District, This parcel offers a range of possibilities for land and residential development. With a serene stream bordered by elegant Mountain Laurel, it creates the natural beauty of the surroundings. The property also features convenient paved road frontage and offers easy accessibility for future projects. Whether envisioning a private retreat or a thoughtfully designed housing community, this opportunity in the Stephens County area that is just outside Toccoa, GA and only minutes from I-85, Lake Hartwell, and the South Carolina border would be a great investment.

### LOCATION OVERVIEW

The property is located within 1/4 mile of US Hwy 17 on Scott Road in Stephens County GA. It is approximately 5 miles from Toccoa just off US Hwy 17. Located a short distance to shopping. Easy access to I-85 and 1 1/2 mile to Stephens County Industrial Park and Technical School.

### PROPERTY HIGHLIGHTS

- Zoned AI - Agricultural Intensive District
- Serene stream with Mountain Laurel border
- Convenient paved road frontage
- Ideal for home site or development opportunity

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: 5-11-2026

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## LOCATION MAP



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## AERIAL MAP



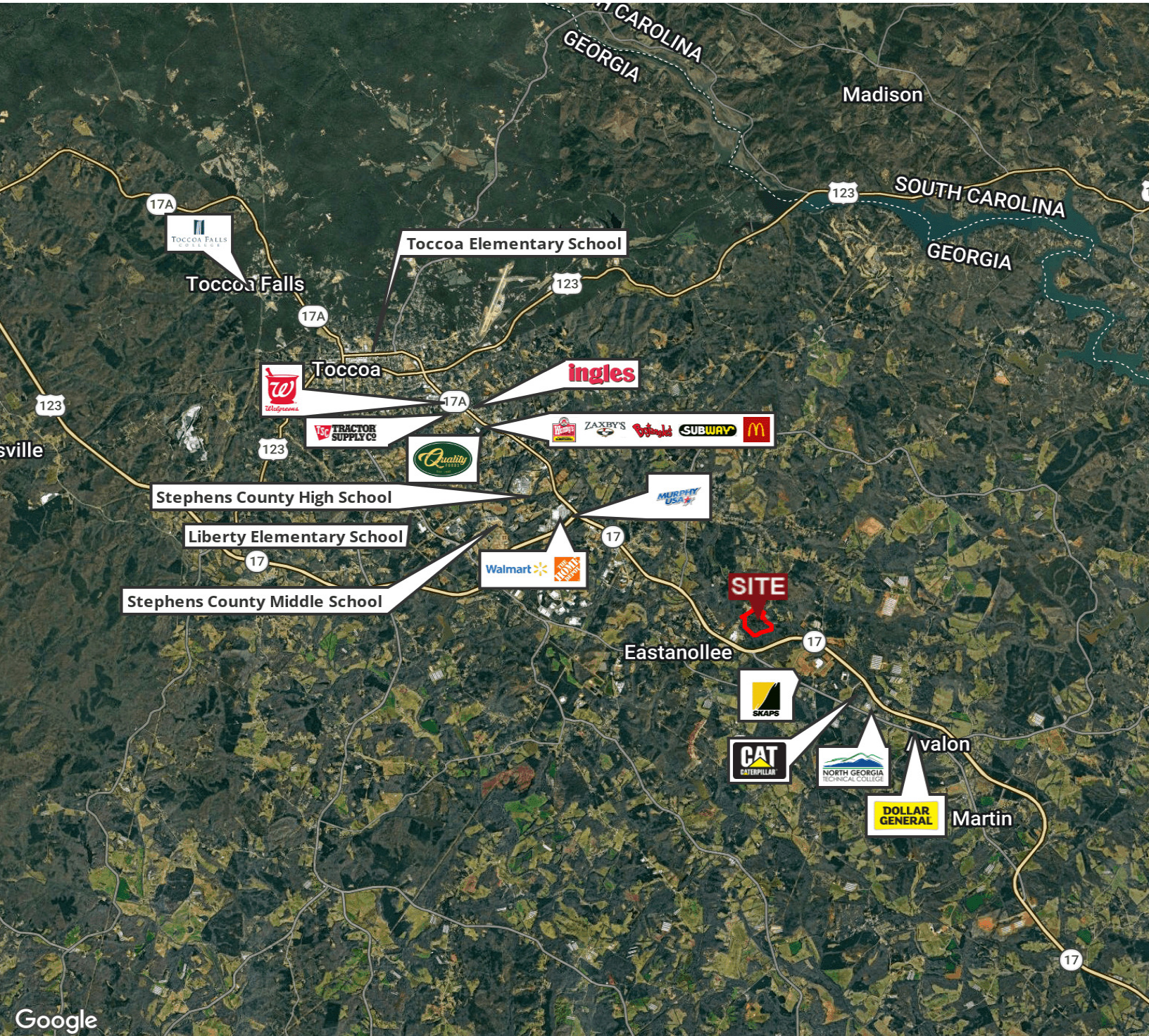
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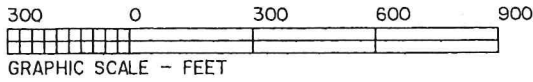
0 SCOTT ROAD, EASTANOLLEE, GA 30530



## RETAILER MAP



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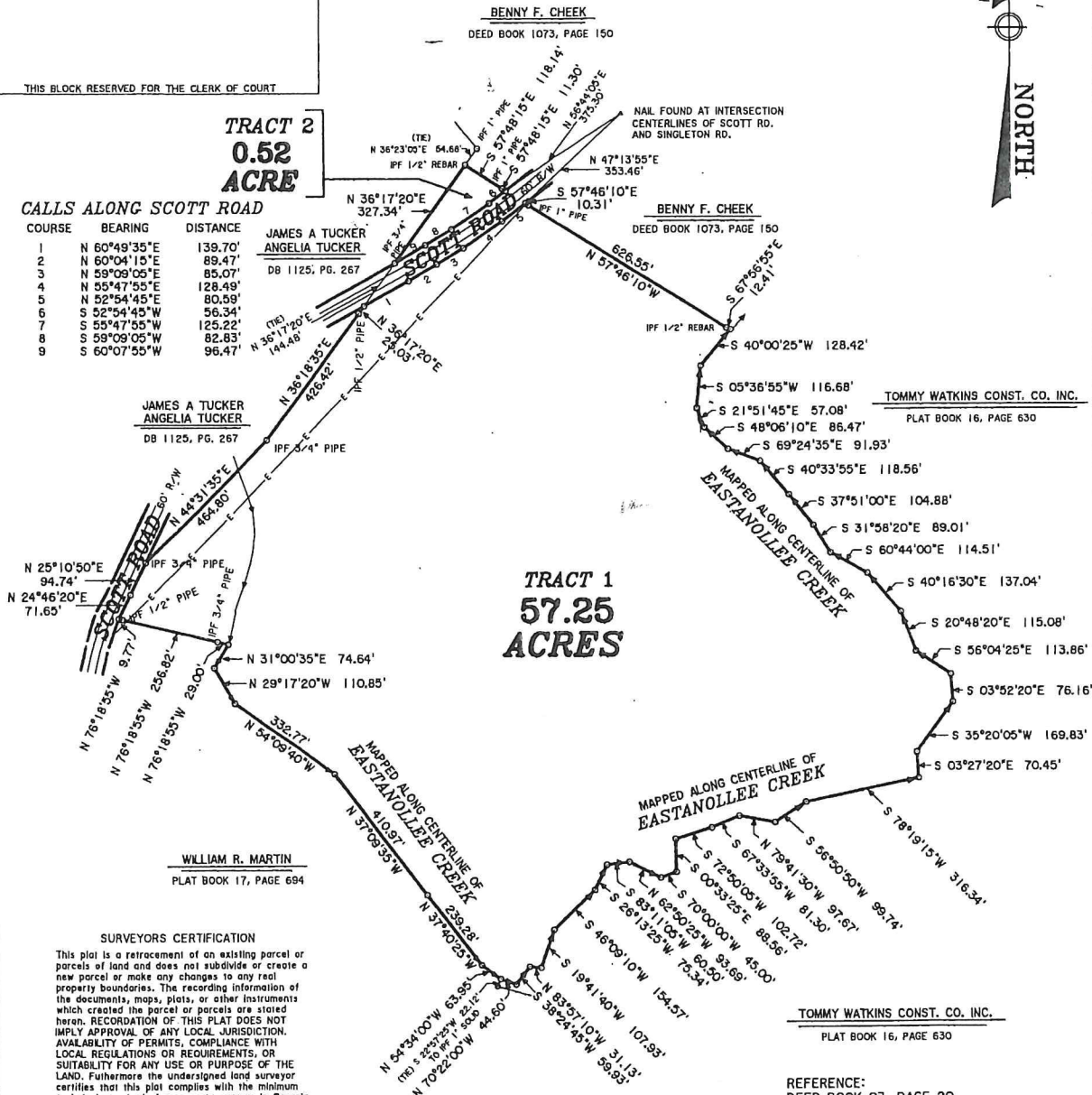
RECORD  
PLAT BOOK 17, PAGE 694  
NORTH

THIS BLOCK RESERVED FOR THE CLERK OF COURT

**TRACT 2**  
**0.52**  
**ACRE**

**CALLS ALONG SCOTT ROAD**

COURSE	BEARING	DISTANCE
1	N 60°49'35"E	139.70'
2	N 60°04'15"E	89.47'
3	N 59°09'05"E	85.07'
4	N 55°47'55"E	128.49'
5	N 52°54'45"E	80.59'
6	S 52°54'45"W	56.34'
7	S 55°47'55"W	125.22'
8	S 59°09'05"W	82.83'
9	S 60°07'55"W	96.47'



**TRACT 1**  
**57.25**  
**ACRES**

**JAMES A. TUCKER**  
**ANGELIA TUCKER**  
DB 1125, PG. 267

N 25°10'50"E 94.74'  
N 24°46'20"E 71.65'

**WILLIAM R. MARTIN**  
PLAT BOOK 17, PAGE 694

**SURVEYORS CERTIFICATION**  
This plot 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, plots, 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 plot 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 15-6-7.

SURVEYED BY:  
BARTLETT & CASH LAND SURVEYORS, INC.  
RUSSELL N. BARTLETT - KENNETH V. CASH  
RLS NO. 2114 RLS NO. 2539  
10262 GA. HWY. 17  
MARTIN, GA. 30557  
(706) 779-5047 COA NO. LSF001222



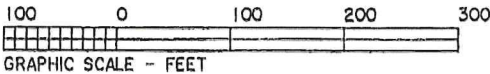
**TOTAL AREA = 57.77 ACRES**  
RETRACEMENT SURVEY FOR:  
**MARY EVANS HOBGOOD BANNISTER**

COUNTY: STEPHENS, GEORGIA  
GMD: 267  
DATE: 04-DEC-2017 MAPPED: 07-DEC-2017  
SCALE: 1" = 300'  
FB: 344 & 387  
JOB: BILMAR; BILMARNH  
FILE: BANNISTER, MARY-EVANS

THIS SURVEY MADE WITH A NIKON TOTAL STATION. THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN 32475 FEET, AND AN ANGULAR ERROR OF 0"00" PER ANGLE AND WAS ADJUSTED BY ANGLE BALANCING. THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 251726 135321 FEET.

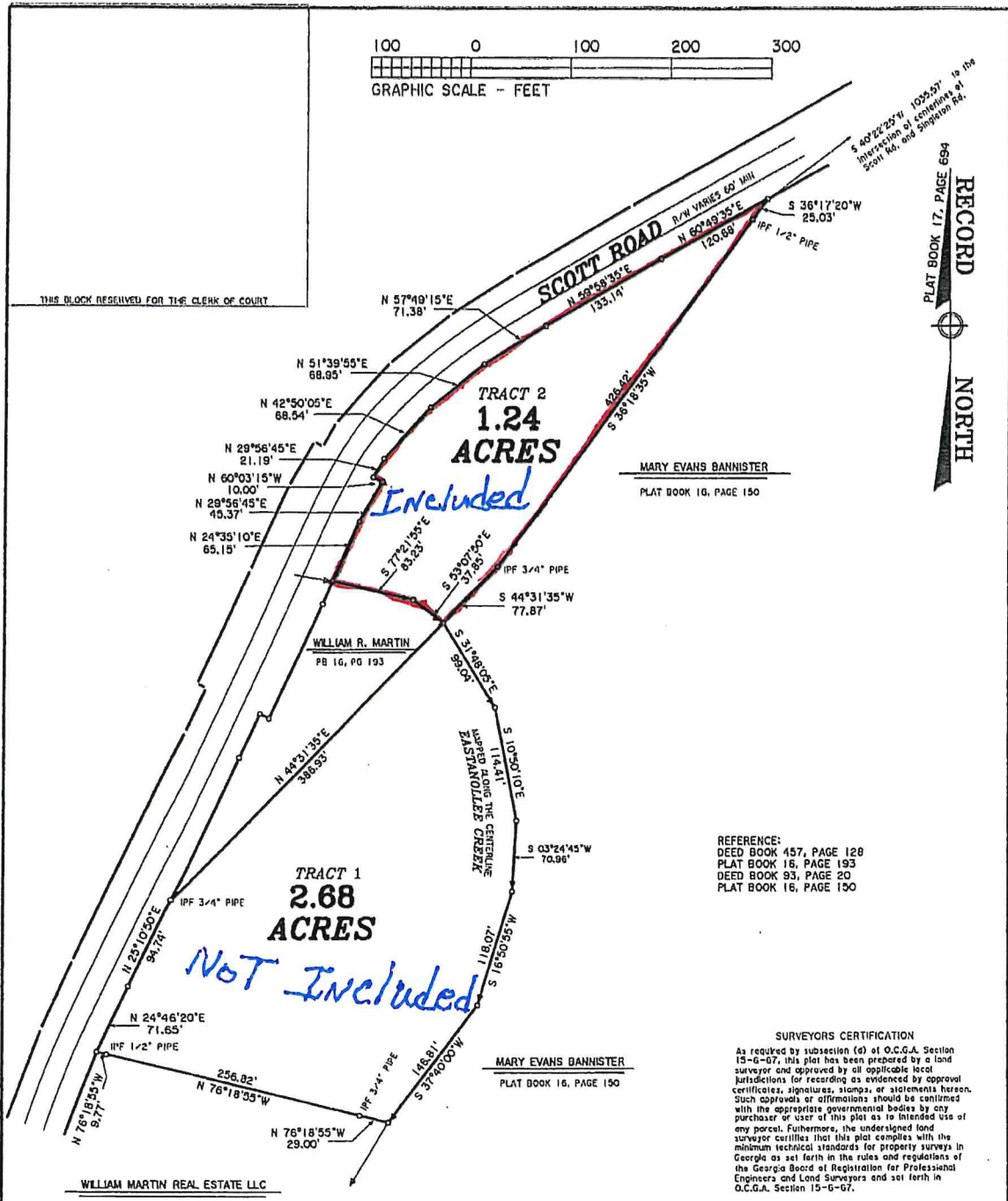
REFERENCE:  
DEED BOOK 93, PAGE 20  
DEED BOOK 463, PAGES 304-305  
PLAT BOOK 16, PAGE 150.

IPS - IRON PIN SET  
3/4" PIPE  
IPF - IRON PIN FOUND  
O/S - OFF SET  
CM - CONCRETE MONUMENT  
R/W - RIGHT OF WAY  
MSL - MEAN SEA LEVEL  
POB - POINT OF BEGINNING



THIS BLOCK RESERVED FOR THE CLERK OF COURT

RECORD  
PLAT BOOK 17, PAGE 699  
NORTH



REFERENCE:  
DEED BOOK 457, PAGE 128  
PLAT BOOK 16, PAGE 193  
DEED BOOK 93, PAGE 20  
PLAT BOOK 16, PAGE 150

**SURVEYORS CERTIFICATION**  
As required by subsection (d) of O.C.G.A. Section 15-6-07, this plat has been prepared by a land surveyor and approved by all applicable local jurisdictions for recording as evidenced by approval certificates, signatures, stamps, or statements hereon. Such approvals or affirmations should be continued with the appropriate governmental bodies by any purchaser or user of this plat as to intended use of any parcel. 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 set forth in O.C.G.A. Section 15-6-07.

Kenneth Cash \_\_\_\_\_ Date \_\_\_\_\_  
STEPHENS COUNTY PLANNING DIRECTOR \_\_\_\_\_ Date \_\_\_\_\_

SURVEYED BY:  
BARTLETT & CASH LAND SURVEYORS, INC.  
RUSSELL N. BARTLETT - KENNETH V. CASH  
RLS NO. 2114 RLS NO. 2539  
2805 HISTORIC HWY 17  
MARTIN, GA 30557  
(706) 779-5047 COA NO. LSF001222

**TOTAL AREA 3.92 ACRES**  
DIVISION SURVEY FOR:  
**WILLIAM R. MARTIN**  
**MARY EVANS HOBGOOD BANNISTER**

COUNTY: STEPHENS, GEORGIA  
GMD: 267  
DATE: 13-DEC-2018 MAPPED: 14-DEC-2018  
SCALE: 1" = 100'  
FB: 587  
JOB: BILMAR; BILMARSW  
FILE: BANNISTER, MARY EVANS

IPS - IRON PIN SET  
3/4" PIPE  
IPF - IRON PIN FOUND  
O/S - OFF SET  
CM - CONCRETE MONUMENT  
R/W - RIGHT OF WAY  
MSL - MEAN SEA LEVEL  
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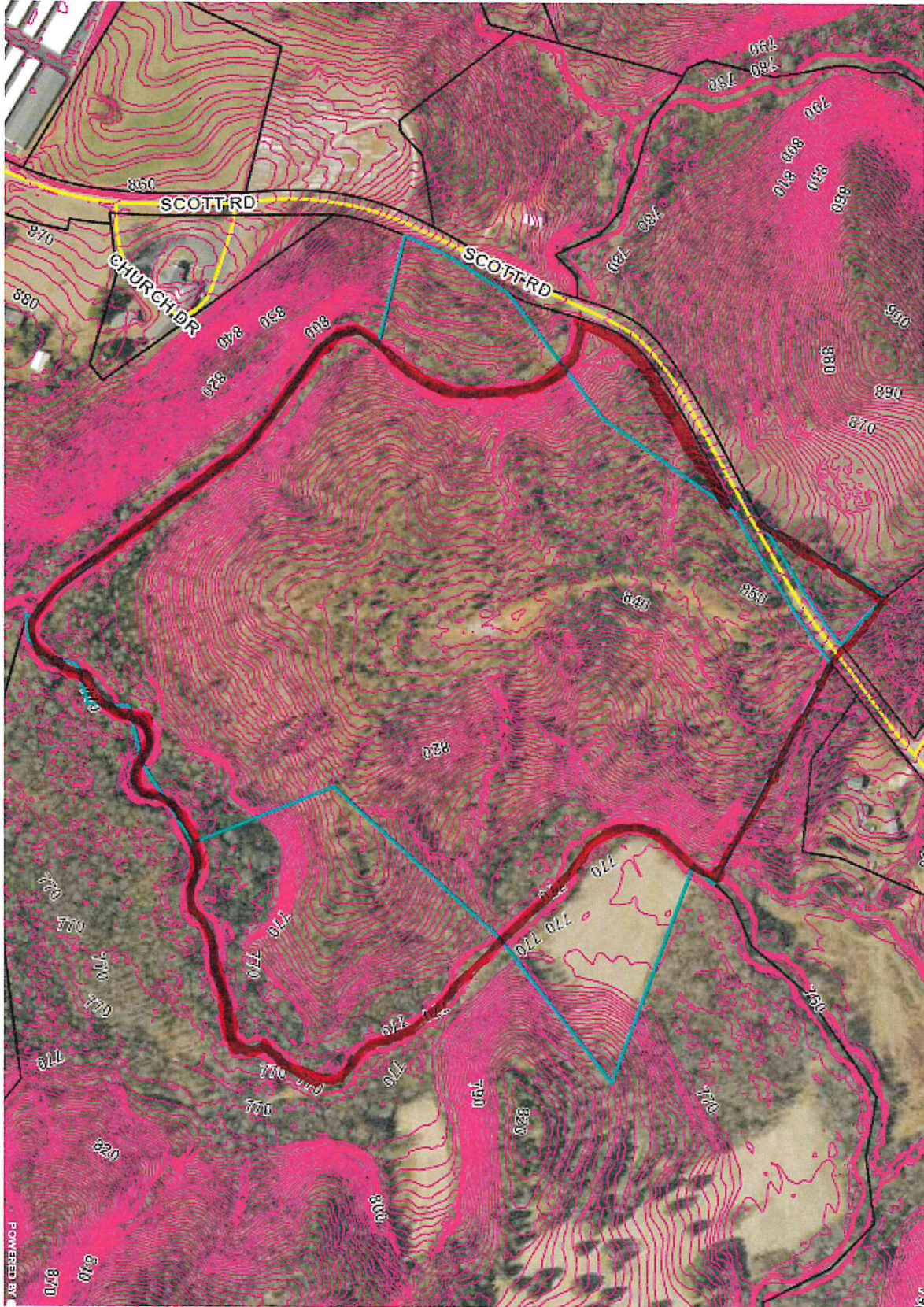
THIS SURVEY IS SUBJECT TO ALL RIGHTS OF WAY AND EASEMENTS WRITTEN OR UNWRITTEN.

THIS SURVEY MADE WITH A NIKON TOTAL STATION. THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN 35789 FEET, AND AN ANGULAR ERROR OF 0"00" PER ANGLE AND WAS ADJUSTED BY ANGLE BALANCING. THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 90319, 60509 FEET.



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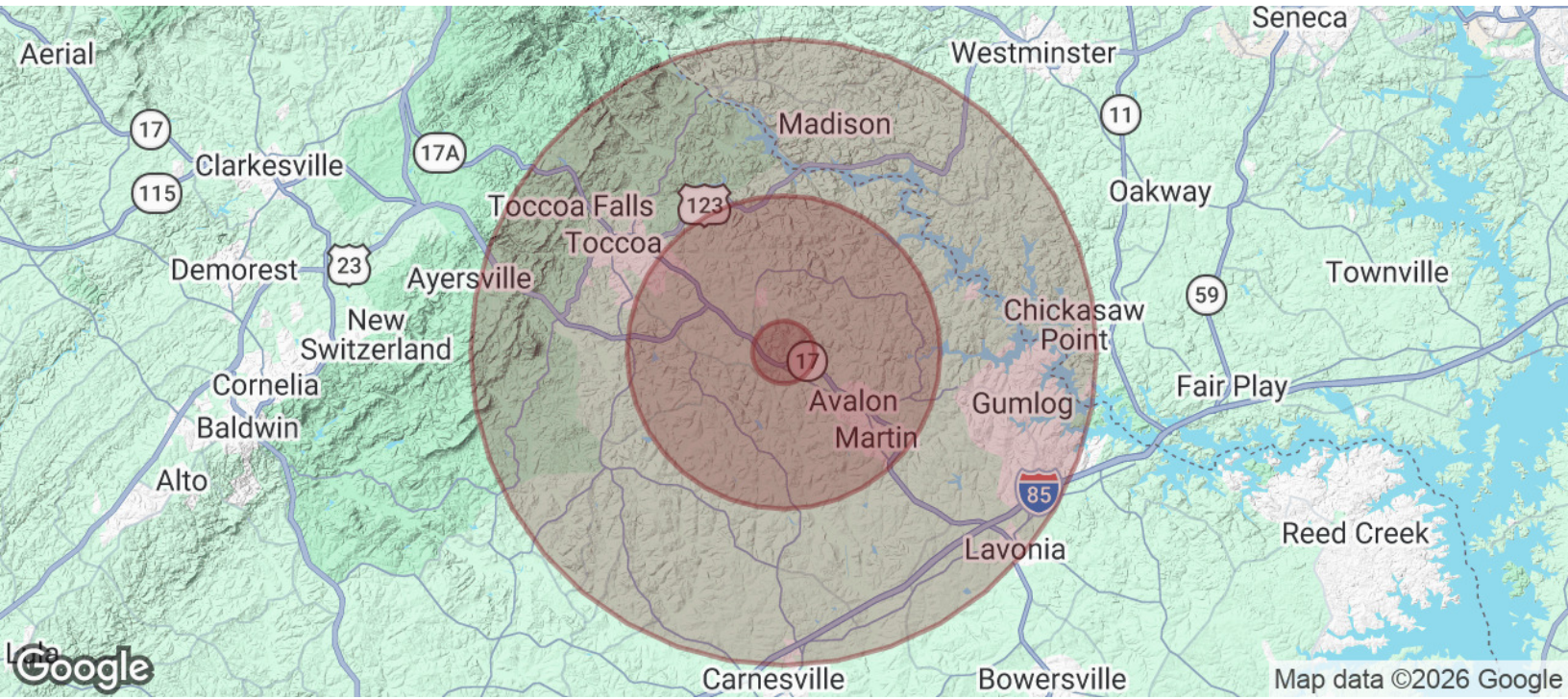
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## DEMOGRAPHICS MAP & REPORT



<b>POPULATION</b>	<b>1 MILE</b>	<b>5 MILES</b>	<b>10 MILES</b>
Total Population	504	11,716	36,925
Average Age	45.4	42.9	42.9
Average Age (Male)	48.7	43.4	43.3
Average Age (Female)	45.8	40.4	42.6
<b>HOUSEHOLDS &amp; INCOME</b>	<b>1 MILE</b>	<b>5 MILES</b>	<b>10 MILES</b>
Total Households	187	4,687	14,331
# of Persons per HH	2.7	2.5	2.6
Average HH Income	\$61,139	\$69,847	\$70,276
Average House Value	\$163,031	\$187,498	\$194,061

2023 American Community Survey (ACS)

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