

NOW AVAILABLE

Two Estate Tracts with Improvements and Water Features in Toccoa, GA



REEDY
LAND CO.

EXECUTIVE SUMMARY

Toccoa, GA 30538



Property Highlights

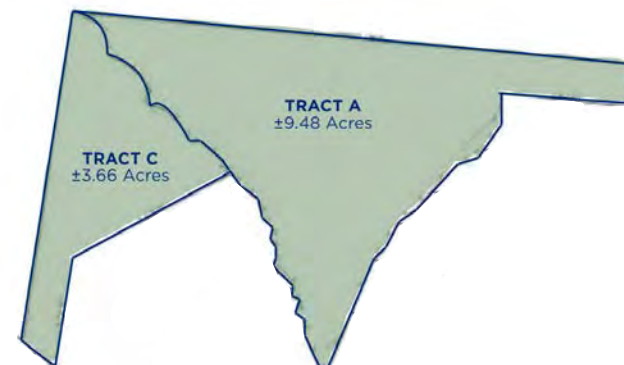
- Less than a mile to Walmart Supercenter, Waffle House, Home Depot, Sonic, and much more.
- ± 1 mile off Hwy 17
- ± 8 minutes from Downtown Toccoa.
- ± 15 minutes or less from exit 173 off 85.
- ± 50 minutes to Anderson
- ± 60 minutes to Athens
- ± 65 minutes to Greenville
- ± 90 minutes to Atlanta
- Very peaceful surrounding area while being well located to any necessities.

Offering Summary

Tract A: ± 9.48 Acres | \$170,000

Tract C: ± 3.66 Acres | \$82,000

Acreage, taxes, utilities, and lot dimensions to be verified by Buyer and/or Buyer's agent

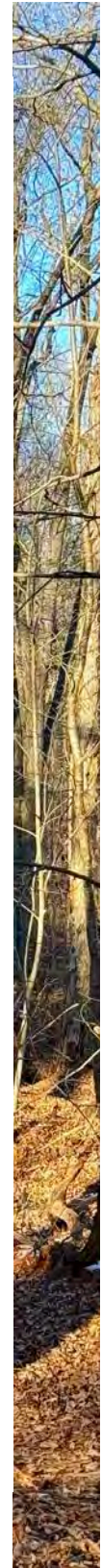




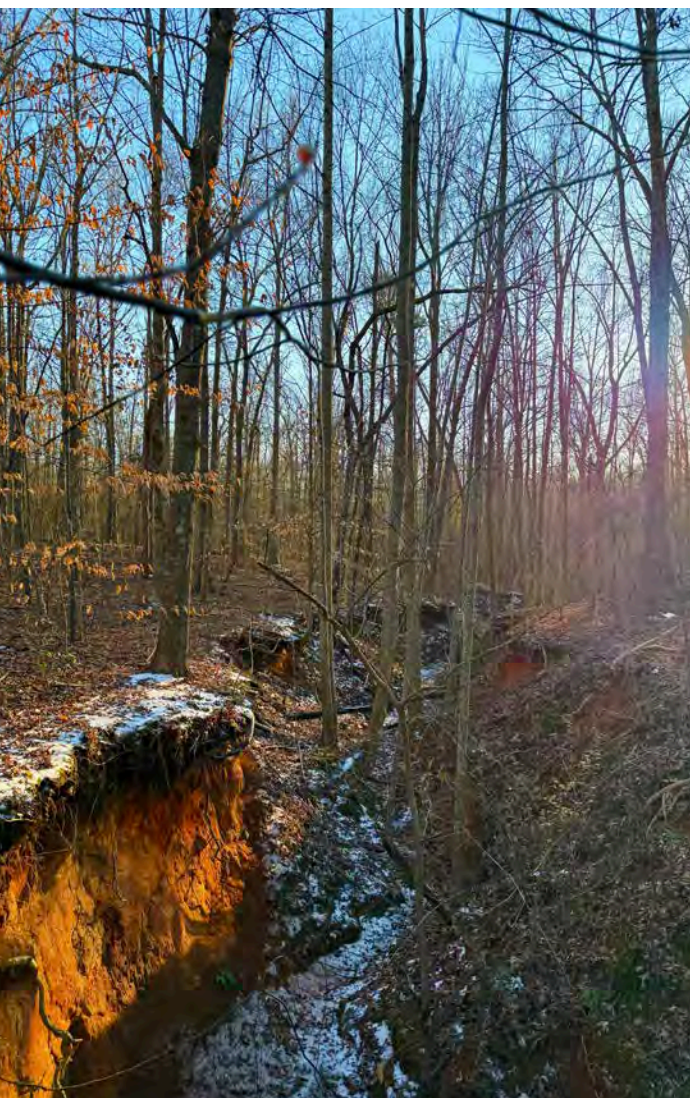
SURVEY

Meadowbrook Drive TMS: 043 117

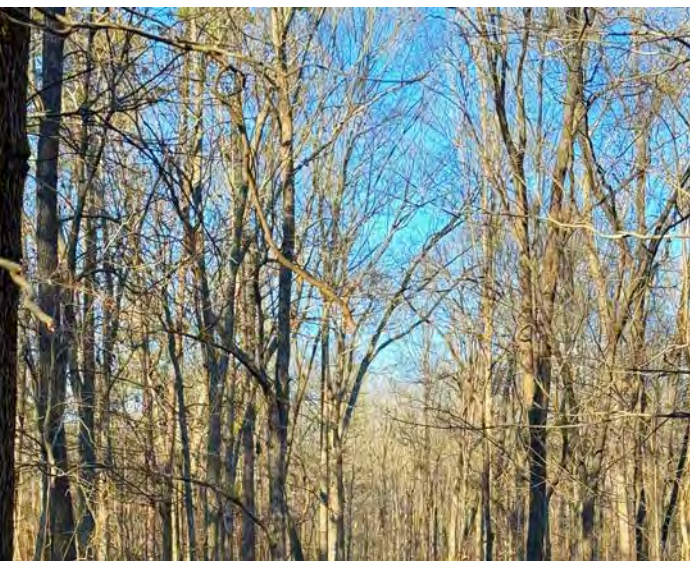
Memorial Drive TMS: 043 100



TRACT A
±9.48 AC



TRACT C
±3.66 AC



Retail Map

Toccoa, SC



Contact Info

Reedy Land Co.

REEDY



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