



10.11± ACRES
WHITFIELD COUNTY, GA
\$250,000



OFFICE (478) 382-2880 | WWW.SMALLTOWNPROPERTIES.COM

THE WHITFIELD 10.11

PROPERTY PROFILE

LOCATION:

- 714 Mill Creek Road
Rocky Face, GA 30740
- Whitfield County
- 2.1± Miles SW of the
Rocky Face Post Office
- 6.8± Miles NW of Dalton
- 11.4± Miles SE of Ringgold
- 23.9± Miles N of Calhoun
- 28.4± Miles S of Chattanooga
- 93.1± Miles N of Atlanta

COORDINATES:

- 34.78619, -85.03961

PROPERTY USE:

- Residential Potential
- Development
- Investment

PROPERTY INFORMATION:

- 10.11± Acres
- City Sewer Available
- 358'± of Road Frontage
- 1,392'± Deep

TAX INFORMATION:

- 12-189-04-000
- \$778.26



SMALLTOWN
HUNTING PROPERTIES
& REAL ESTATESM

JUSTIN HASTY, ALC

ASSOCIATE BROKER

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P.O. Box 340 - Rocky Face, GA 30740

smalltownproperties.com

Information is believed to be accurate but not guaranteed.

WELCOME TO THE WHITFIELD 10.11

ATTENTION INVESTORS AND DEVELOPERS—THIS ONE IS FOR YOU! The Whitfield 10.11 is a rare, small acreage tract in the highly desirable Rocky Face community of Whitfield County, Georgia. The 10.11± acre property offers city sewer at the street and more than 300 feet of frontage on Mill Creek Road. An outstanding feature is the depth of 1,392± feet! Two structures are on the property, but no value is assigned.

For a builder, or someone wanting small acreage, this is a **BIG** opportunity in a fantastic location! The property is located just minutes from amenities and I-75, less than seven miles northwest of Dalton, roughly 24 miles north of Calhoun, and approximately 28 miles south of Chattanooga. The land is ideal for a development, single-family residential, or even townhomes/condos—get creative!

Contact Justin Hasty today to schedule a private showing of the Whitfield 10.11!



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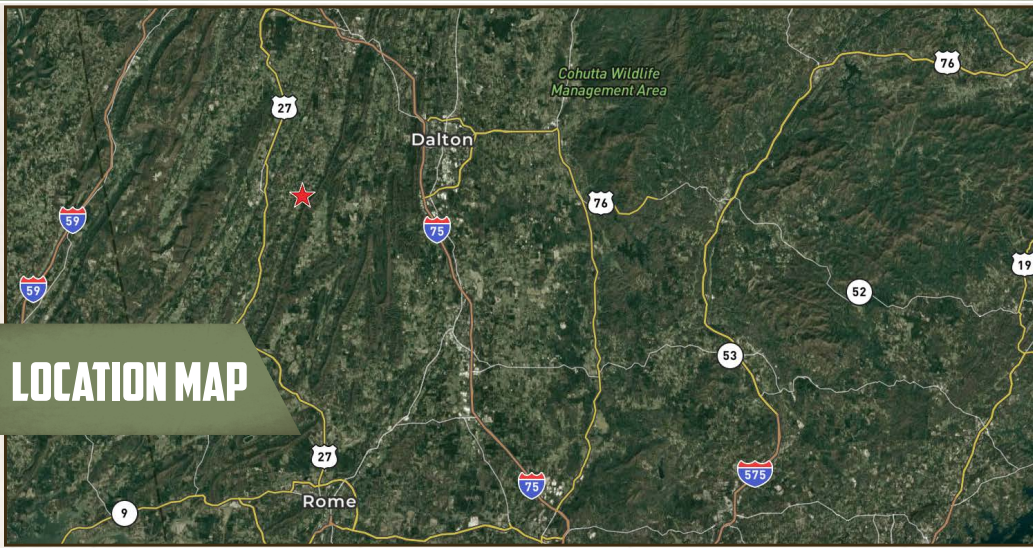
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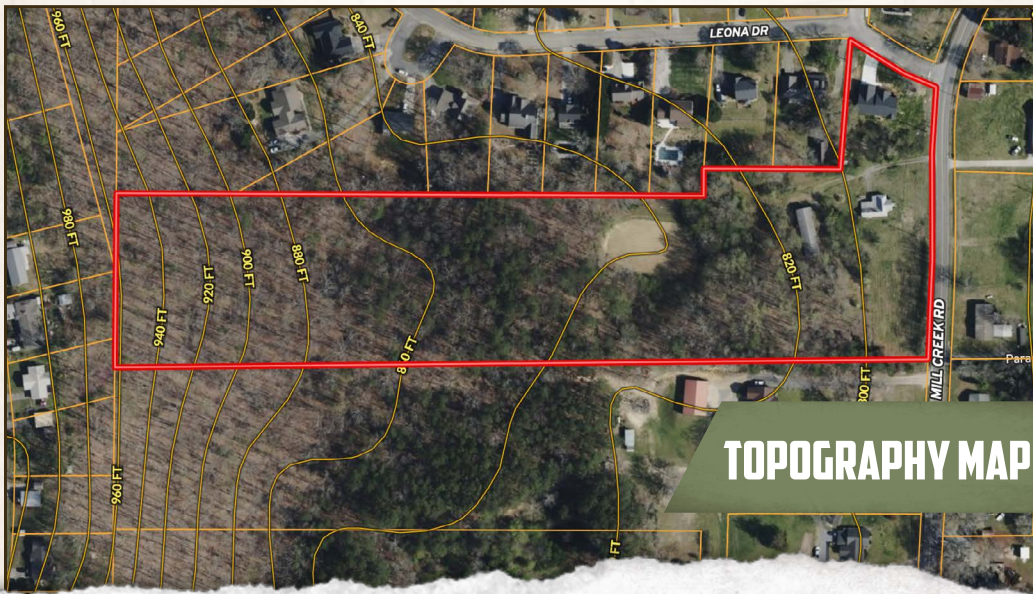
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LOCATION MAP



TOPOGRAPHY MAP



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SOIL MAP



Code	Description	Acres	%	CPI	NCCPI	CAP	?
SdD	Shack-Minvale-Bodine complex, 6 to 15 percent slopes	7.07	66.95%	-	50	4e	?
SdE	Shack-Minvale-Bodine complex, 15 to 30 percent slopes	3.21	30.4%	-	32	6e	?
ScB	Shack gravelly silt loam, 2 to 6 percent slopes	0.23	2.18%	-	51	2e	?
CaB	Capshaw silt loam, 2 to 6 percent slopes	0.06	0.57%	-	76	2e	?

Totals
10.56 ac ?

0 CPI
Average

44.75 NCCPI
Average

4.55 Cap.
Average



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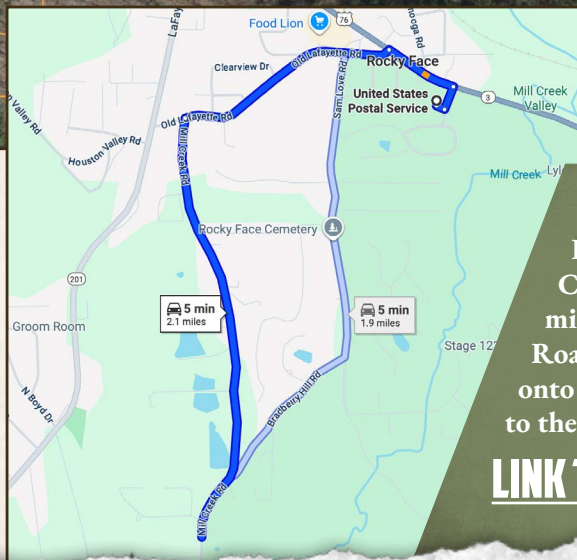
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land id. **LINK**



Directions From the USPS in Rocky Face, GA: Turn left onto Chattanooga Road and continue 0.2 miles. Turn left onto Old Lafayette Road and proceed 0.6 miles. Turn left onto Mill Creek Road and travel 1.2 miles to the destination on the right.

LINK TO GOOGLE MAP DIRECTIONS



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