



GAMLS No.: 20010528
Property Type: Land
Property Subtype: Residential Lot
Address: 0 Bent Grass
Clayton, GA 30525
Subdivision: Waterfall Club
MLS Area: 451
Acres: 0.350
Status: New
Own Investor Owned
Condition:

On Market Date: 01/07/2022
List Price: \$74,900
LP/Acre: \$214,000
Off Market Date:
Projected Close:
Days On Market: 4

PROPERTY INFORMATION

County: Rabun	Total Acres: 0.350 Acres	Elem: Rabun County Primary/Elementar
Present Use:	Lot: 37	Middle: Rabun County
Potential Use: Residential	Price Per Acre: \$0	High: Rabun County
	Fees: \$	
	Waterfront: 0 Ft.	
	Frontage Type:	
	Water Body Name: Lake Burton	

Remarks: Prime building lot in Waterfall Country Club. Overlooks #15 fairway with view of the back 9 valley. Come build your mountain getaway in this private gated community! Minutes to downtown Clayton, about 2 hours from Atlanta.

Directions: 76 West to entrance to Waterfall Club. Take Waterfall Dr. to Right on 2nd Grey Fox, Left on Winterberry to Right on Bent Grass

FEATURES

Amenities: Clubhouse,Gated,Golf,Fitness Center,Shared Dock,Street Lights	Topography: Private
Boathouse:	Units Per Acre: 1
Road Frontage: Private Road, 0 ft.	Utilities: Electricity Available,High Speed Internet,Sewer Available,Underground Utilities,Water Available
Structures: None	Water Lot:
	Zoning:

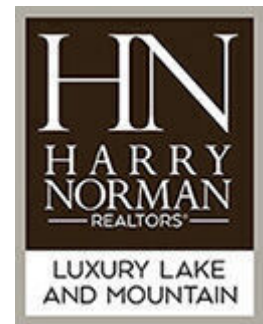
OTHER INFORMATION

Association Fees: \$1,500	Documents: Deed Restrictions/Convenants,Plat Map
	Possible Financing: Cash,Conventional



Evelyn Heald
Phone: 404-372-5698
Email: Evelyn.Heald@harrynorman.com

Harry Norman REALTORS
141 South Main Street
Clayton, 30525
Phone: 706-212-0228



Information is provided by Georgia MLS and is deemed reliable but not guaranteed.



FOR INFORMATIONAL PURPOSES ONLY

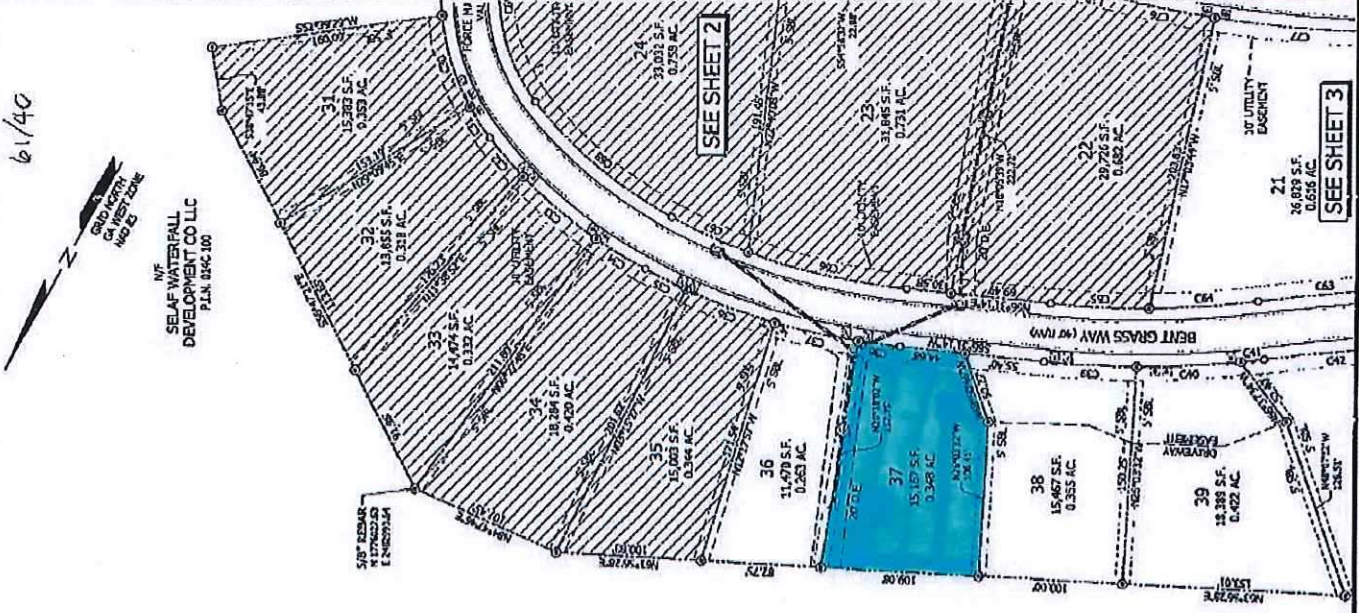
Land Engineering
 INC.
 76 Swan Street
 Mableton, Georgia 30253
 (878) 814-1346

REVISION / ISSUE	NO.	DATE	DESCRIPTION
0	1/27/11	DATE OF FIELD SURVEY	



CLIENT: SELAF WATERFALL DEVELOPMENT CO., LLC
 PROJECT NAME: LAKE BURTON CLUB PHASE 1, UNIT 6, BLOCK "J" LOTS 4, 7, 8, 16, 20, 21 & 36-43

SITE LOCATION: LAKE BURTON, 6 LAKE BURTON, 16 COUNTY: RABUN STATE: GEORGIA
 SCALE: ONE INCH = 40 FEET
 DATE: APRIL 19, 2011
 SHEET TITLE: FINAL PLAT
 SHEET: 5
 TOTAL SHEETS: 5



Curve #	Length	Radius	Chord	Bearing
C07	21.86	50.00	71.02	S48°49'21"W
C08	19.29	50.00	63.85	S61°43'29"E
C09	54.53	50.00	50.46	S65°25'44"E
C10	15.00	15.00	14.41	N85°56'17"E
C11	45.67	114.00	41.37	N66°53'26"E
C12	101.50	125.00	58.83	N55°10'46"E
C13	118.55	174.00	110.45	N40°19'20"E
C14	34.42	374.83	34.43	N51°26'11"E
C15	78.53	741.63	78.49	N57°05'44"E
C16	148.32	1418.26	140.29	N67°28'09"E
C17	71.06	432.12	71.29	N79°25'59"E
C18	81.95	432.12	81.62	N67°28'09"E
C19	121.25	157.30	118.25	N70°57'21"E
C20	93.53	26.00	34.24	S11°05'38"E
C21	28.62	272.00	102.24	S14°37'11"W
C22	14.81	146.53	14.80	S49°55'33"W
C23	78.08	146.53	78.02	S67°44'49"W
C24	33.67	486.53	33.62	S79°59'21"W
C25	11.87	704.54	11.80	S90°28'19"W
C26	7.85	704.54	7.82	S89°46'00"W
C27	28.50	704.54	28.32	S89°46'00"W
C28	74.28	330.23	70.24	S89°46'00"W
C29	20.00	274.20	20.00	S89°46'00"W
C30	15.21	274.20	15.29	S89°46'00"W
C31	18.58	300.23	18.61	S89°46'00"W
C32	19.58	26.00	19.05	S89°46'00"W
C33	3.46	26.00	3.44	S89°28'53"W
C34	83.13	43.76	55.00	S89°46'00"W
C35	44.58	147.20	44.42	S89°46'00"W
C36	15.03	15.00	14.81	S89°46'00"W
C37	15.03	15.00	14.81	S89°46'00"W
C38	115.78	1507.69	115.92	N65°49'46"E
C39	27.49	262.76	27.26	N72°25'16"E
C40	43.84	262.76	43.82	N66°55'41"E
C41	40.06	401.39	40.66	N57°20'00"E
C42	113.81	481.20	113.94	N47°51'53"E
C43	31.96	386.70	31.98	N43°24'44"E
C44	112.29	386.70	112.64	N54°00'44"E
C45	39.20	56.79	37.51	S79°57'25"E
C46	27.96	507.29	17.99	S89°46'00"W

DATE: 4-25-11
 APPROVED FOR RECORDING:
 RABUN COUNTY PLANNING COMMISSION
 ADMINISTRATIVE OFFICER: [Signature]
 SELAF WATERFALL DEVELOPMENT CO. LLC
 P.L.N. 09-04-00 GOLF COURSE

Curve #	Length	Radius	Chord	Bearing
C47	55.65	654.24	55.63	S82°02'27"W
C48	55.65	654.24	55.61	S81°49'11"W
C49	12.11	654.24	12.11	S81°49'11"W
C50	58.25	1150.26	58.24	S82°02'27"W
C51	63.37	1150.26	63.36	S82°02'27"W
C52	44.12	498.13	44.10	S84°22'20"W
C53	47.08	498.13	47.09	S84°22'20"W
C54	82.47	1012.53	82.53	S85°27'27"W
C55	72.31	597.79	72.26	S86°28'04"W
C56	146.51	511.77	140.17	N85°46'17"E
C57	36.80	233.53	36.79	N85°46'17"E
C58	24.08	233.53	24.07	N85°46'17"E
C59	84.25	483.10	84.23	N11°21'27"E
C60	107.44	230.00	107.41	N14°40'28"E
C61	18.36	1200.00	18.36	N51°40'28"E
C62	113.02	614.24	112.36	N55°25'25"E
C63	9.65	2074.05	9.65	N61°29'46"E
C64	143.78	224.05	140.75	N55°25'25"E
C65	52.26	2074.05	52.25	N55°25'25"E
C66	75.25	674.65	75.21	N61°29'46"E
C67	68.51	674.65	68.48	N61°29'46"E
C68	123.31	456.40	123.02	N75°49'52"E
C69	88.63	456.40	88.67	N64°44'18"E
C70	24.62	288.46	24.70	S89°23'06"E
C71	143.71	288.46	143.31	S89°23'06"E
C72	11.39	316.27	11.34	S89°23'06"E
C73	41.25	254.02	36.93	S89°23'06"E
C74	107.52	106.30	106.30	S89°23'06"E
C75	147.80	147.80	147.80	S89°23'06"E
C76	352.12	93.50	581°42'29"W	
C77	47.56	352.12	47.63	S72°07'11"W
C78	74.49	702.80	74.46	S72°07'11"W
C79	782.80	702.80	782.80	S67°45'29"W
C80	99.52	782.80	99.56	S67°45'29"W
C81	145.92	414.83	140.34	S44°20'07"W
C82	19.26	414.83	19.26	S37°23'44"W
C83	43.51	85.60	42.24	S46°20'24"W
C84	25.42	85.60	25.32	S69°43'44"W
C85	33.59	156.03	33.55	S72°05'51"W
C86	27.72	156.03	27.69	S80°44'33"W
C87	15.03	15.00	14.41	S89°46'00"W
C88	41.22	25.00	40.25	S89°23'06"W

Curve #	Length	Radius	Chord	Bearing
C1	14.57	85.75	14.55	N74°42'57"W
C2	45.26	156.40	45.26	N81°49'21"W
C3	42.95	156.40	42.81	S81°49'21"W
C4	100.69	782.24	100.62	S89°46'00"W
C5	75.15	782.24	75.11	S89°46'00"W
C6	80.81	804.07	80.85	S89°46'00"W
C7	51.94	25.00	47.27	N64°10'07"W
C8	68.32	350.12	68.21	N80°18'19"E
C9	166.87	234.20	165.94	N89°58'04"E
C10	61.82	234.20	61.20	N89°58'04"E
C11	118.43	664.54	118.27	N89°58'04"E
C12	30.64	664.54	30.64	N79°52'11"E
C13	26.40	330.23	26.39	N79°52'11"E
C14	75.12	228.63	75.26	N84°03'17"E
C15	37.65	228.63	37.61	N84°03'17"E
C16	37.67	25.00	34.06	S87°13'04"W
C17	65.93	285.00	65.78	N84°03'17"E
C18	67.75	535.00	67.71	S40°00'00"W
C19	83.21	485.00	83.27	S40°00'00"W
C20	72.87	315.00	72.71	S40°00'00"W
C21	30.74	25.00	31.82	S87°13'04"W
C22	54.20	315.00	54.24	N87°13'04"E
C23	82.21	315.00	82.11	N89°52'11"E
C24	22.94	315.00	22.92	N21°12'40"E
C25	39.75	411.27	39.74	N19°25'10"E
C26	84.35	411.27	84.20	N47°49'28"W
C27	7.34	411.27	7.34	N87°25'40"E
C28	37.46	146.22	37.35	N87°11'27"W
C29	42.11	146.22	41.99	N87°11'27"W
C30	66.08	146.22	65.61	N49°52'19"W
C31	25.88	146.22	25.85	N87°11'27"W
C32	35.01	338.46	34.99	N79°47'47"W
C33	64.80	338.46	64.39	N79°47'47"W
C34	39.80	338.46	39.77	N89°47'39"W
C35	33.02	485.49	33.02	S89°46'00"W
C36	66.40	485.49	66.35	S89°46'00"W
C37	56.61	485.49	56.59	S77°33'07"W
C38	29.24	485.49	29.24	S89°46'00"W
C39	64.15	714.45	64.13	S69°55'53"W
C40	71.77	714.45	71.74	S89°29'52"W
C41	18.14	714.45	18.14	S4°48'22"W
C42	122.15	1084.05	122.13	S89°46'00"W
C43	118.71	1084.05	118.69	S89°46'00"W

SEE SHEET 2 FOR LINE TABLE
 PHASE 1 LOTS TO BE RECORDED AT A LATER DATE
 Graphical Scale in Feet: 0, 50, 100, 150, 200
 SELAF WATERFALL DEVELOPMENT CO. LLC
 P.L.N. 09-04-00 GOLF COURSE