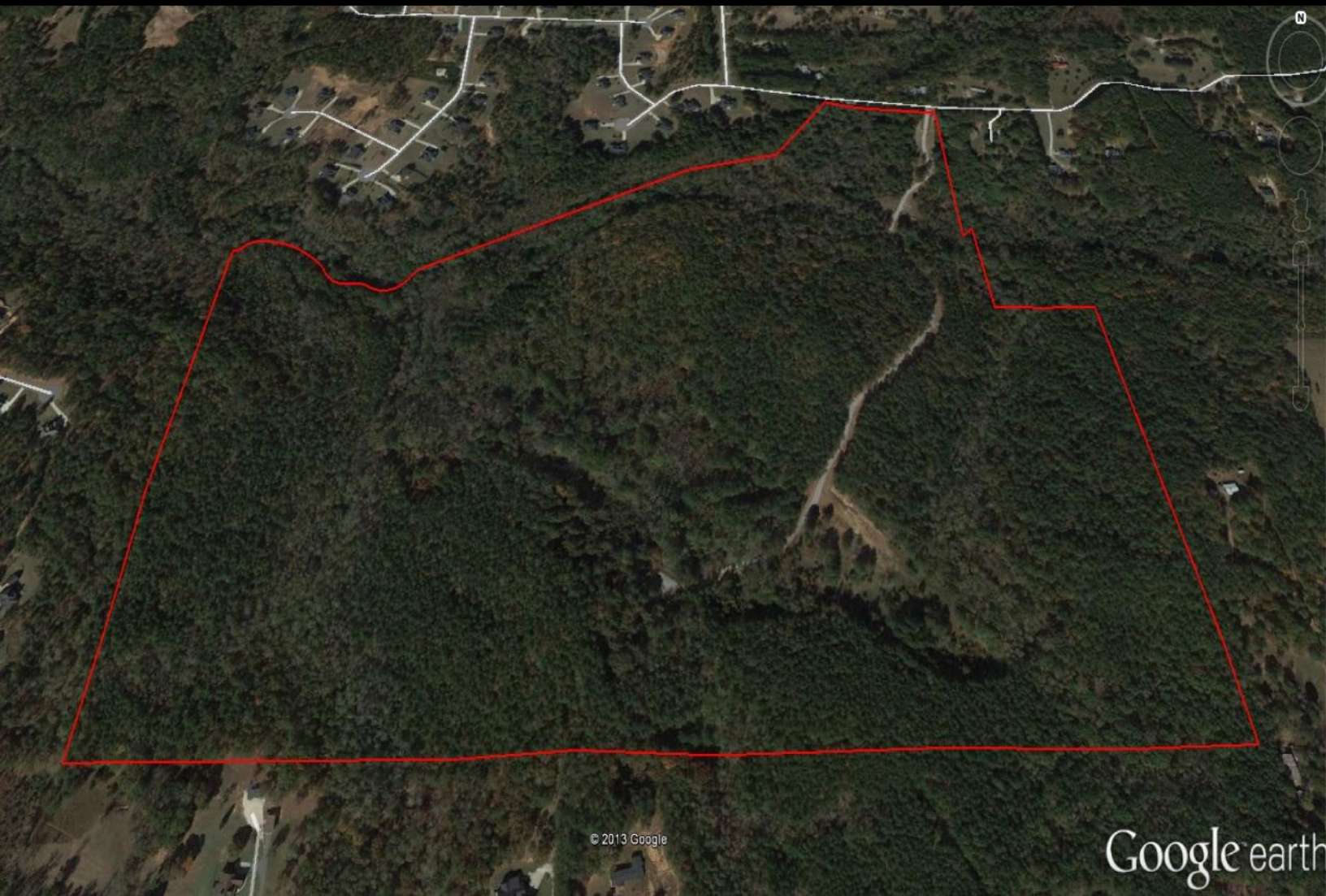


For Sale – *Bank Owned*

182.31 Acres

“Shepard’s Trail”

Palmetto, GA - Coweta County, GA



Presented by:

Kyle Ward
Licensed Broker GA - SC
Longleaf Realty Trust, LLC
706-474-1348 Direct
kward@longleafcre.com

In Conjunction With:

Neal Bolton
Broker
Piedmont Resources Realty, LLC
404-245-6399
wnbgaland@aol.com

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FACT SHEET

182.31 Acres – Ridley Road – Palmetto, GA - Coweta County, GA

LOCATION:	Located 10 Miles NW of Peachtree City, 10 Miles NE of Newnan, and 8 miles SW of Fairburn, GA. Only 3 Miles off of I-85 South and Collinsworth Road. Coweta County, GA
CURRENT USE:	Vacant private drive community
2012 TAXES:	
HIGHEST AND BEST USE:	Family Compound – Private Estate
REMARKS:	Great Location in Coweta County Convenient to I-85, Newnan, Peachtree City, Fairburn, and Atlanta Private Gravel Drive installed throughout the property Underground power Creek Mature Pine and Hardwood Timber Gently Topography Purchase can easily divide off of private drive Great setup for a family compound or private estate

SPECIAL FINANCING AVAILABLE

Asking Price: \$5,700 Per Acre
SPECIAL FINANCING AVAILABLE FOR QUALIFIED BUYERS



PROPERTY RECORDS

Per Coweta County Tax Assessor



[Recent Sales in Area](#)
[Previous Parcel](#)
[Next Parcel](#)
[Field Definitions](#)
[Return to Main Search Page](#)
[Coweta Home](#)

Owner and Parcel Information

Owner Name		Today's Date	October 17, 2013
Mailing Address		Parcel Number	106 6017 001
		Tax District	Unincorporated (County) (District 01)
Location Address	RIDLEY RD	2013 Millage Rate	28.410
Legal Description	182.317 AC, LL17/6LD RIDLEY RD.	Acres	182.31
Property Class(NOTE: Not Zoning Info)	R5-Residential	Neighborhood	
		Homestead Exemption	No (\$0)
		Parcel Map	Show Parcel Map

2013 Preliminary Value Information

Land Value	Improvement Value	Accessory Value	Total Value	Previous Value
\$ 391,877	\$ 0	\$ 0	\$ 391,877	\$ 391,877

Land Information

Type	Description	Calculation Method	Soil Productivity	Acres	Photo
RUR	Wooded	Rural	3	182.31	NA

Improvement Information

No improvement information associated with this parcel.

Accessory Information

Description	Year Built	Dimensions/Units	Value
No accessory information associated with this parcel.			

Sale Information

Sale Date	Deed Book	Plat Page	Price	Reason	Grantor	Grantee
07-05-2011	3685 772	80 247	\$ 0	F/C - VACANT	WRIGHT RODERICK A & DONALD R B	BANK OF GEORGIA
05-25-2006	2974 685	80 247	\$ 0	UNQUALIFIED VACANT	PEACH STATE LAND DEVELOPMENT I	WRIGHT RODERICK A & DONALD R BRANDENBURG
03-31-2004	2496 384	80 247	\$ 1,125,000	QUALIFIED VACANT	HUBBARD CLINTON G &	PEACH STATE LAND DEVELOPMENT INC
04-21-1998	1250529		\$ 0	UNQUALIFIED MULTIPLE		HUBBARD CLINTON G &
11-30-1976	02730171		\$ 0	UNKNOWN STATUS		MARGLENN INDUSTRIES

Permit Information

Permit Date	Permit Number	Type	Description
No permit information associated with this parcel.			

2013 TAXES

2013 Property Tax Statement

Coweta County Tax Commissioner
22 East Broad Street
P.O. Box 195
Newnan, GA 30264

MAKE CHECK OR MONEY ORDER PAYABLE

TO:

Coweta County Tax Commissioner

RETURN THIS FORM WITH PAYMENT

Search For Additional Records

Bill No.

2616

Due Date

12/02/2013

CURRENT YEAR DUE

\$4,426.65

Add to Cart

Map: 106 6017 001

Payment Good Thru: 12/02/2013

Location: 182.317 AC, LL17/6LD RIDLEY RD.

Interest added at 1% per month if paid after the original due date. A 10% penalty is added 90 days after the original due date unless homestead property with a tax bill < \$500. SEE "TOTAL DUE" BELOW.

For your convenience a payment drop box is located at the Perry Street entrance to the County Administration Building. When mailing payments a USPS post mark will be accepted (not metered).

Coweta County Tax Commissioner
22 East Broad Street
P.O. Box 195
Newnan, GA 30264
Email: tferrell@coweta.ga.us

Tax Payer:

Map Code: 106 6017 001

Description: 182.317 AC, LL17/6LD RIDLEY RD.

Location: RIDLEY RD

Bill No.: 2616

District: COWETA COUNTY UNINCORPORATED 001



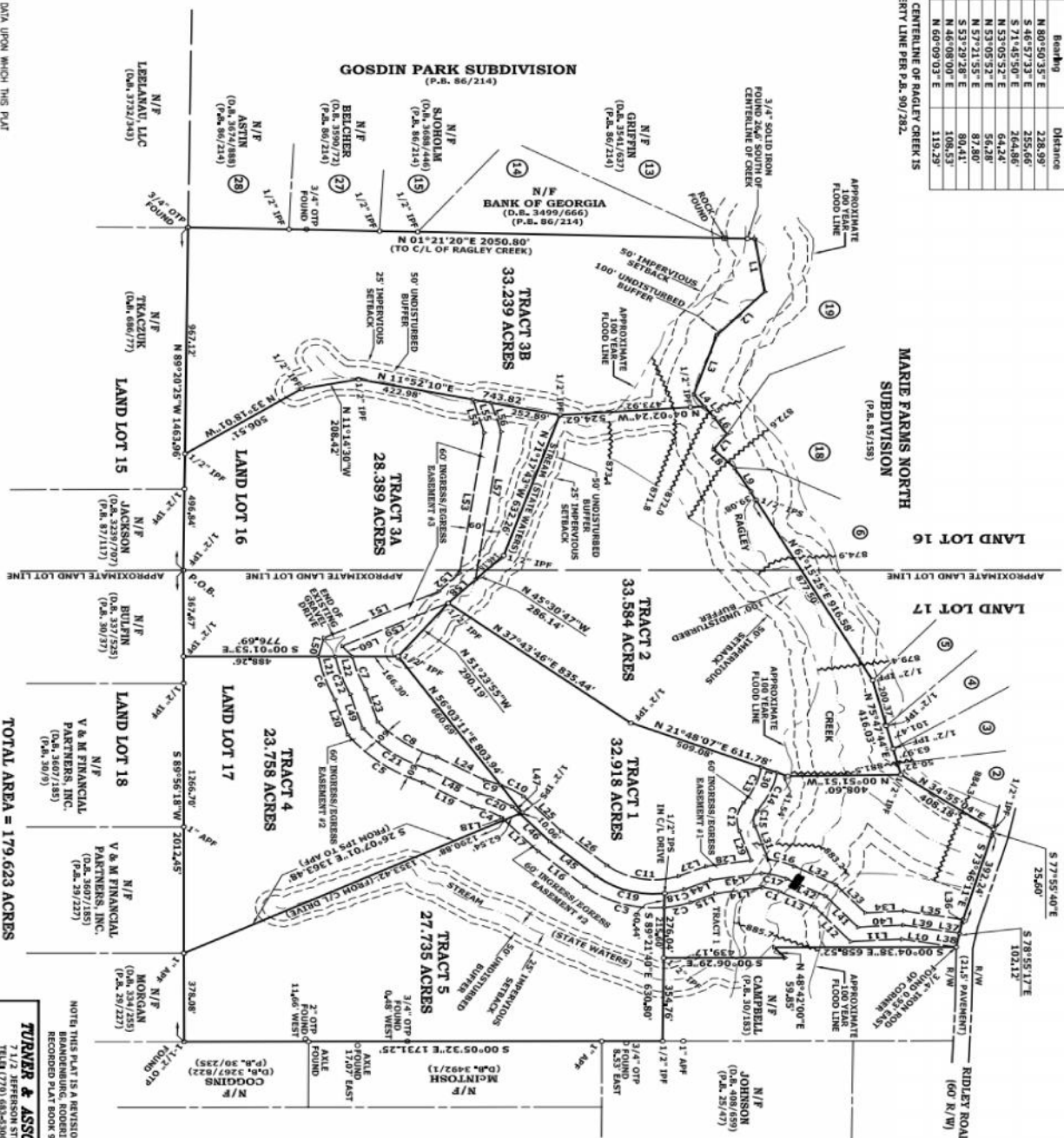
Phone: (770) 254-2670 Fax: (770) 254-2634

Building Value	Land Value	Acres	Fair Market Value	Due Date	Exemptions				
0	391,877	182.3100	391,877						
Entity	Adjusted FMV	Net Assessment	Exemptions	Taxable Value	Millage Rate	Gross Tax	Credit	Net Tax	
STATE TAX	391877	156751	0	\$156,751.00	0.150	\$23.51	\$0.00	\$23.51	
COUNTY M&O	391877	156751	0	\$156,751.00	11.670	\$1,829.28	\$0.00	\$1,020.45	
SALES TAX CREDIT	0	0		\$156,751.00	-3.920	\$0.00	(\$614.46)	\$0.00	
INSURANCE PREMIUM CREDIT	0	0		\$156,751.00	-1.240	\$0.00	(\$194.37)	\$0.00	
COUNTY SCHOOL M&O	391877	156751	0	\$156,751.00	18.590	\$2,914.00	\$0.00	\$2,914.00	
COUNTY FIRE TAX	391877	156751	0	\$156,751.00	2.500	\$391.88	\$0.00	\$391.88	
COUNTY FIRE BOND	391877	156751	0	\$156,751.00	0.490	\$76.81	\$0.00	\$76.81	
					28.240	\$5,235.48	(\$808.83)	\$4,426.65	

CALL TABLE

Chords	Bearing	Distance
L1	N 80°50'35" E	228.99'
L2	S 46°57'33" E	255.66'
L3	S 71°45'50" E	244.86'
L4	N 53°05'52" E	64.42'
L5	N 53°05'52" E	64.42'
L6	N 53°05'52" E	64.42'
L7	S 73°20'28" E	80.41'
L8	N 46°08'00" E	108.57'
L9	N 60°09'03" E	119.29'

NOTE: CENTERLINE OF RAGLEY CREEK IS PROPERTY LINE PER P.A. 90/282.



TOTAL AREA = 179.623 ACRES

THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN 13,500 FEET OR BETTER. AN ANGULAR ERROR OF ONE PER ANGLE POINT, AND HAS BEEN ADJUSTED USING THE LEAST SQUARES RULE. THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND HAS BEEN FOUND TO BE ACCURATE TO WITHIN ONE FOOT IN 441,465 FEET OR BETTER.

ANGULAR AND LINEAR MEASUREMENTS WERE OBTAINED USING A TOPCON GTS-515 TOTAL STATION.



GEORGIA R.L.S. #2795



NOTE: THIS PLAT IS A REVISION OF PLAT OF "LAND SURVEY FOR: DONALD BRANDENBURG, RODRICK WRIGHT, & THE BANK OF GEORGIA AS RECORDED PLAT BOOK 90 PAGE 282.

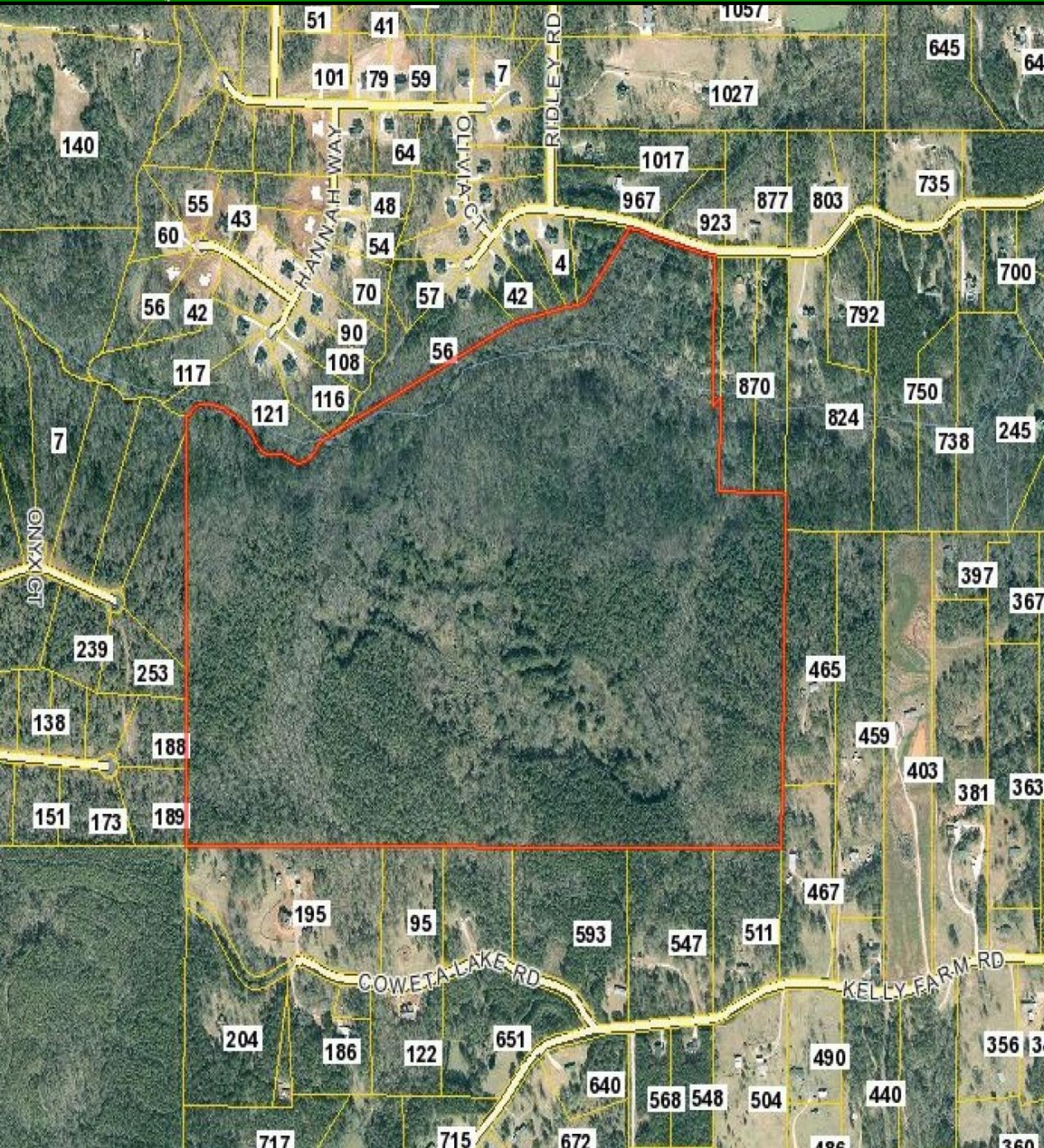
TURNER & ASSOCIATES LAND SURVEYORS, P.C.
7112 JEFFERSON STREET SUITE 8 NEWNAN, GEORGIA 30566
JASON D. TURNER, GEORGIA REGISTERED LAND SURVEYOR NO. 2795

FINAL PLAT FOR: SHEPHERD'S TRAIL

SCALE: 1" = 200'
DATE OF LAST FIELD WORK: DISK #1 2011
PLAT DATED 6/24/12
REVISIONS:
LOCATED IN LAND LOTS 16 & 17 6th LAND DISTRICT
COWETA COUNTY, GEORGIA

FINAL PLAT BY: DRAWING #:
11033-FINAL
SHEET 2 OF 3

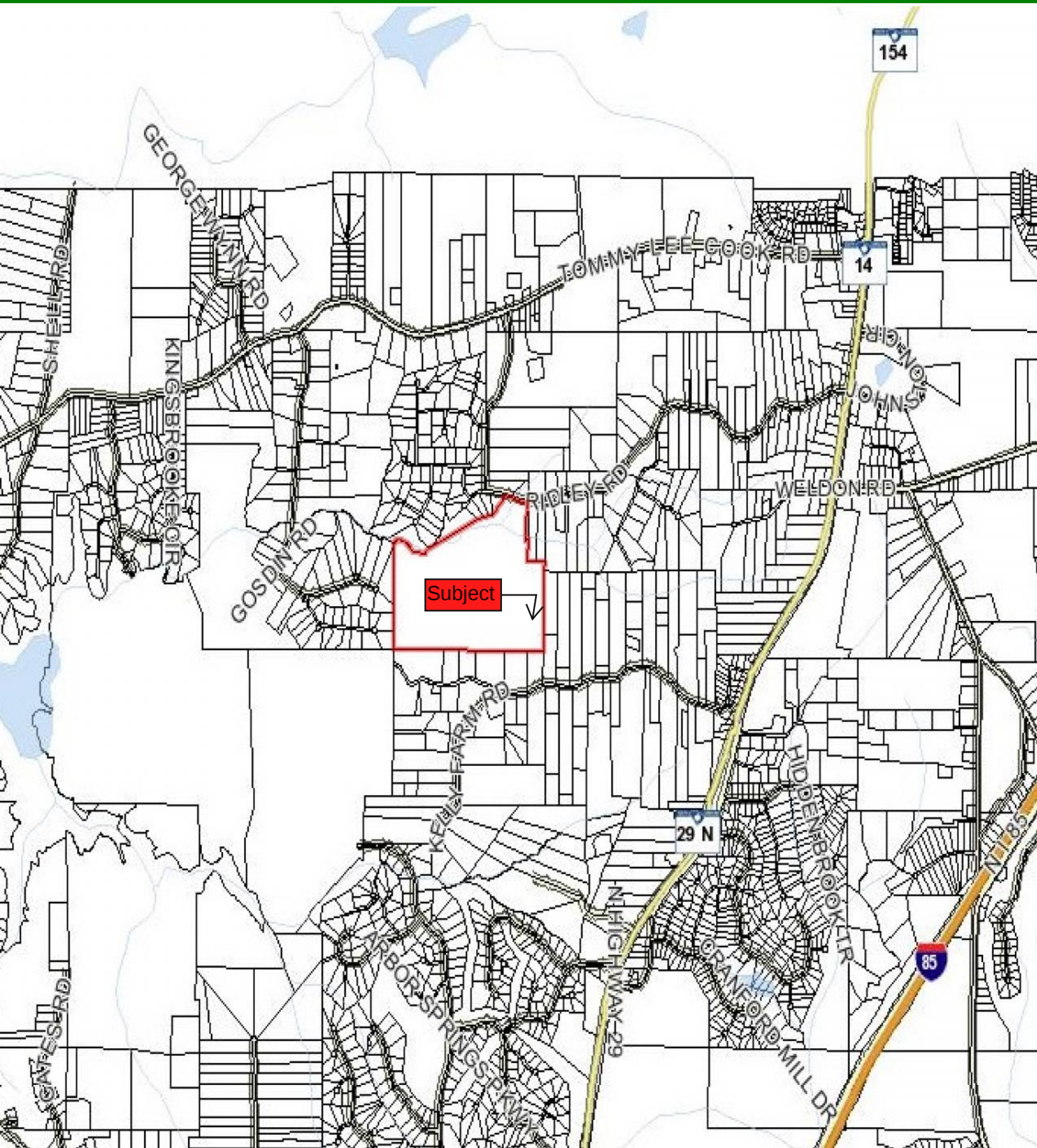




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MAP

MAP- LOCAL



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MAP FAR



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PICTURES



Nearby Public Boat Ramp



Entrance to Subdivision

PICTURES



Open Area Near Entrance



Creek

PICTURES



Private Drive



Creek

PICTURES



Private Drive



Mature Timber

PICTURES



Mature Pines



Mature Pines

PICTURES



Ridley Road



Ridley Road