

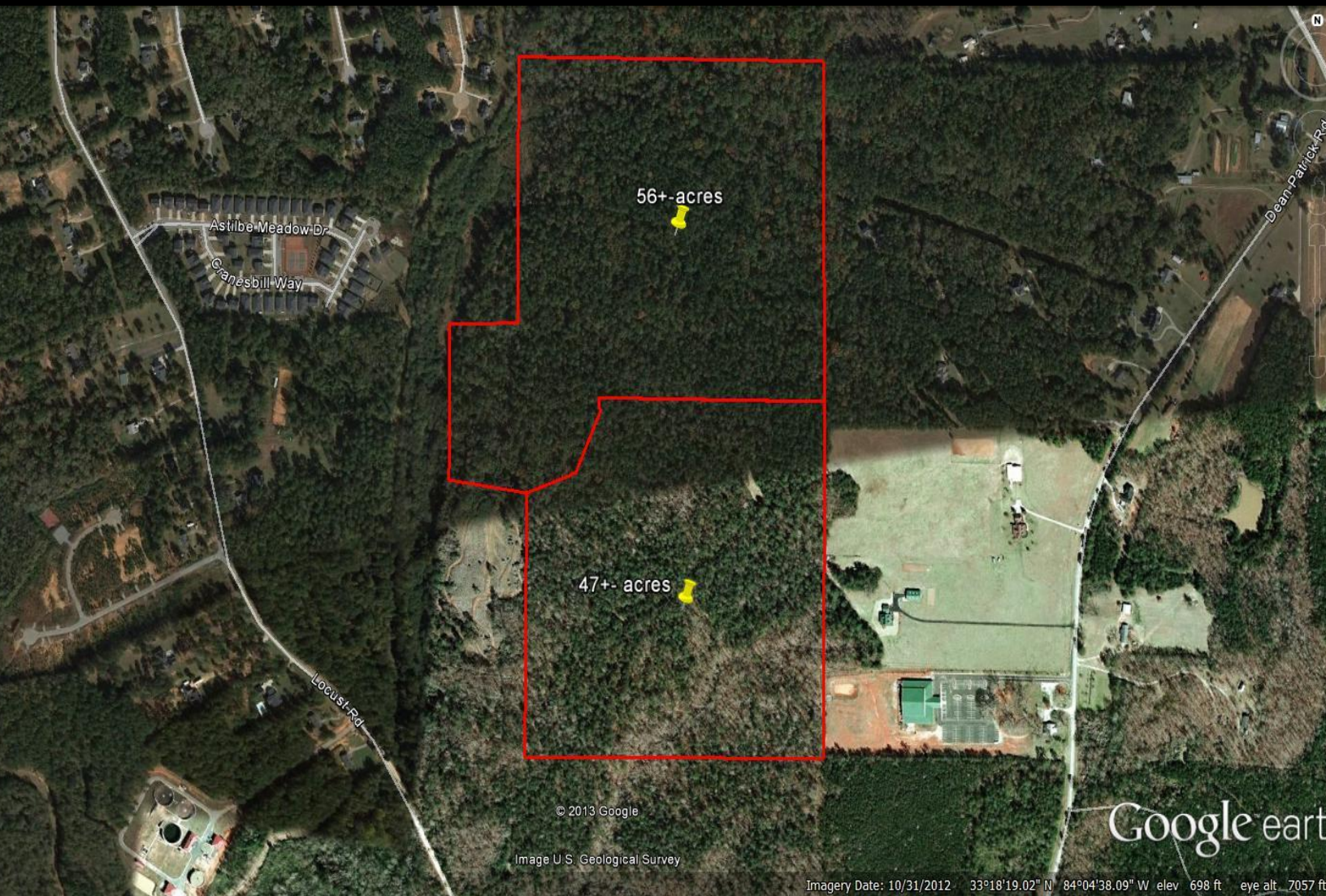
FOR SALE

BANK OWNED

2 Tracts Totaling 103 +- Acres

Locust Road

Locust Grove - South Henry County, Georgia



Presented by:

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This information has been obtained from sources believed reliable. We have not verified it and make no guarantee, warranty or representation about it. Any projections, opinions, assumptions or estimates used are for example only and do not represent the current or future performance of the property. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs.



FACT SHEET

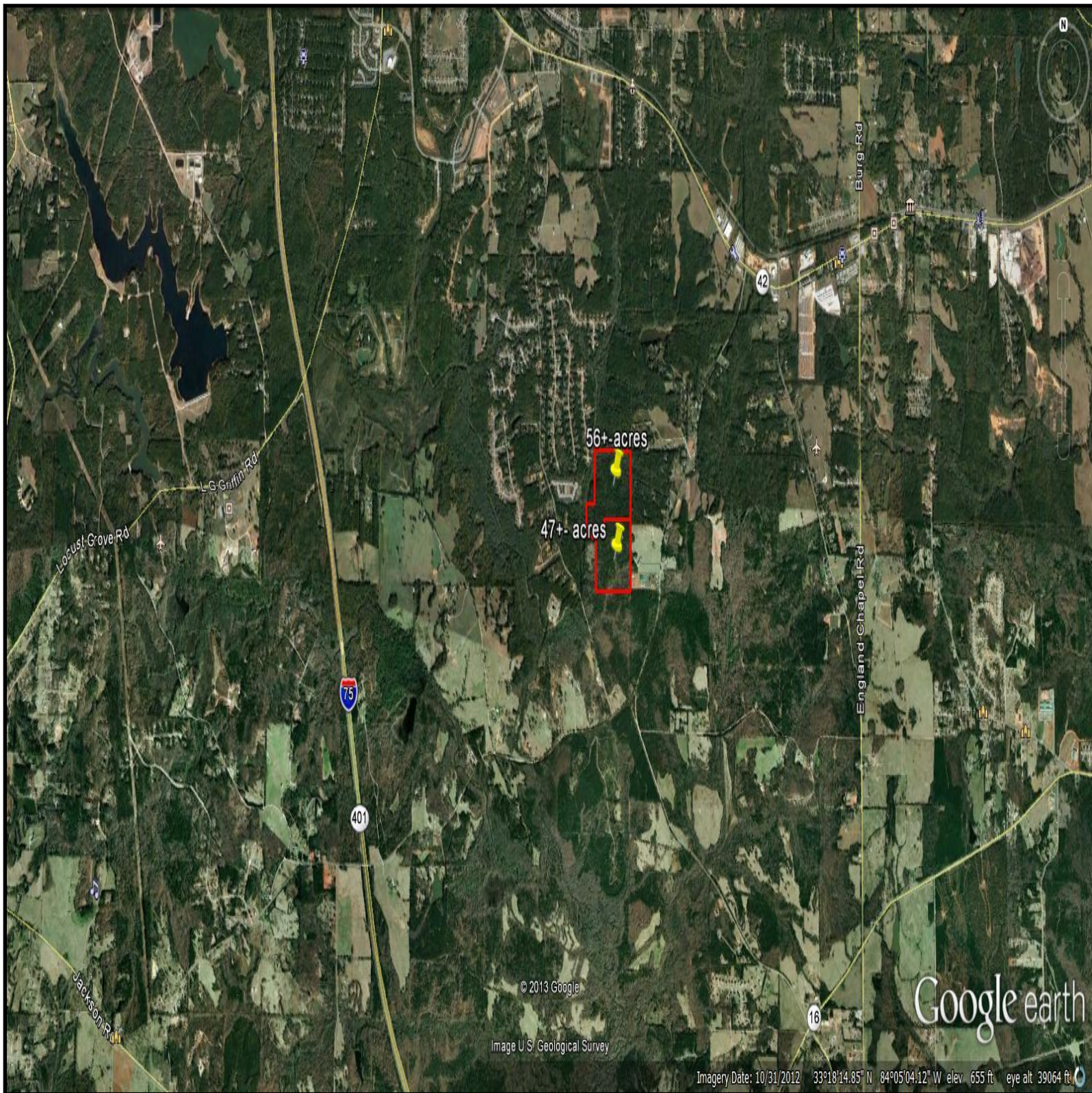
46 Acres – City of Locust Grove

TRACT SIZE:	2 Tracts totaling 103+- acres (47+- acres and 56+-acres)
LOCATION:	Approximately 2 miles South of Locust Grove. 5 Miles South of Interstate 75, 31 miles Southeast of Atlanta Hartsfield Jackson Airport and 39 miles North of Macon CBD. SOUTH HENRY COUNTY, GA
EXISTING ZONING:	R-2 CSRO (City of Locust Grove)
2013 ESTIMATED TAXES:	\$3,936.26 (47+- acres parcel # 148-01002003) \$3,809.34 (56+- acres parcel # 148-01002000)
UTILITIES:	All
REMARKS:	Potential to assemble additional 46+- acres and 85+- acres to the subject 3+- ac of floodplain on parcel # 148-01002000 (56+-) City of Locust Grove School system Property has flat to rolling topo Sold As is – Where is – with all faults

ASKING PRICE:	\$ 824,000 or \$8,000/acre
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AERIAL

AERIAL - FAR

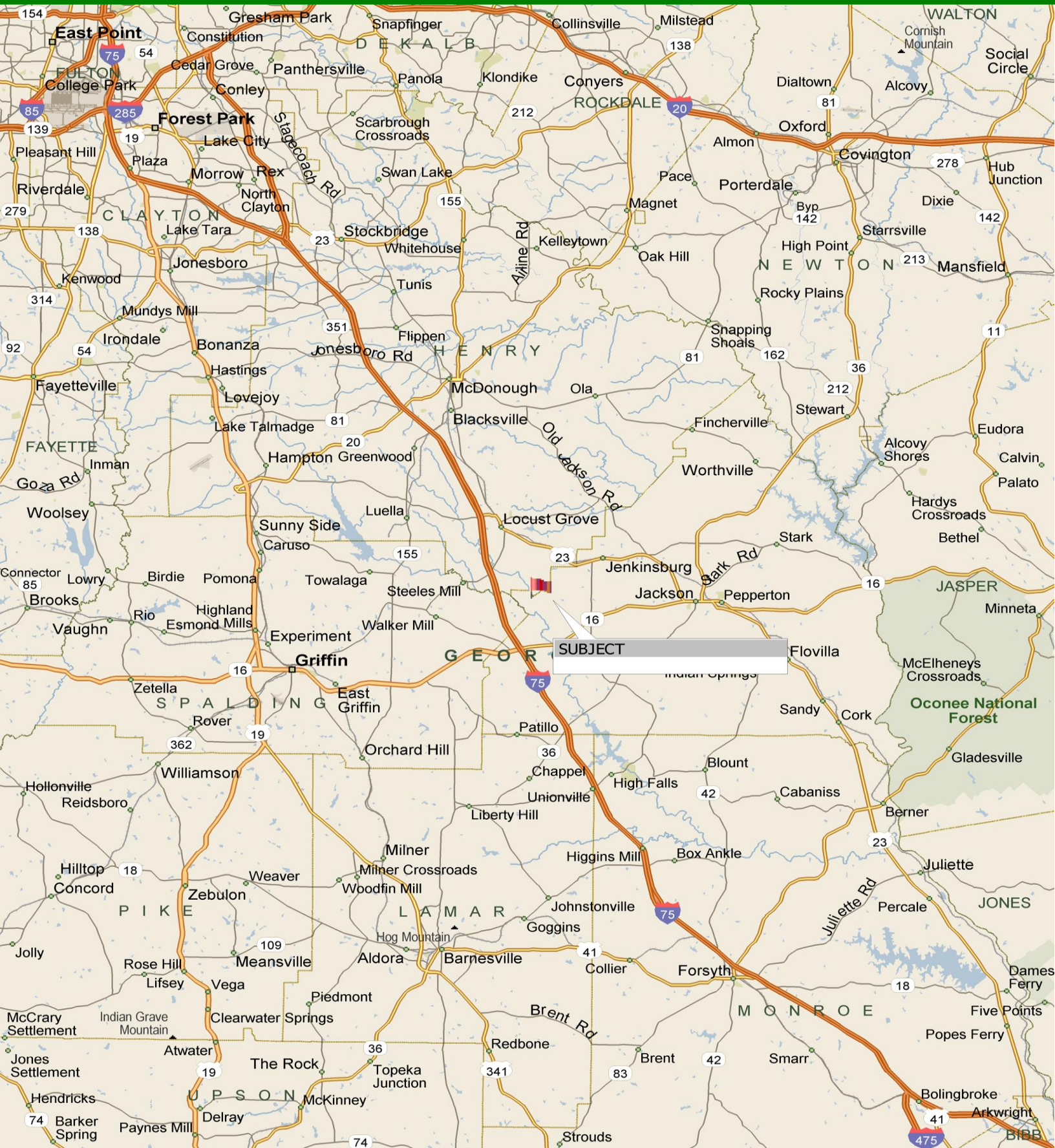


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MAP

PROXIMITY TO ATLANTA

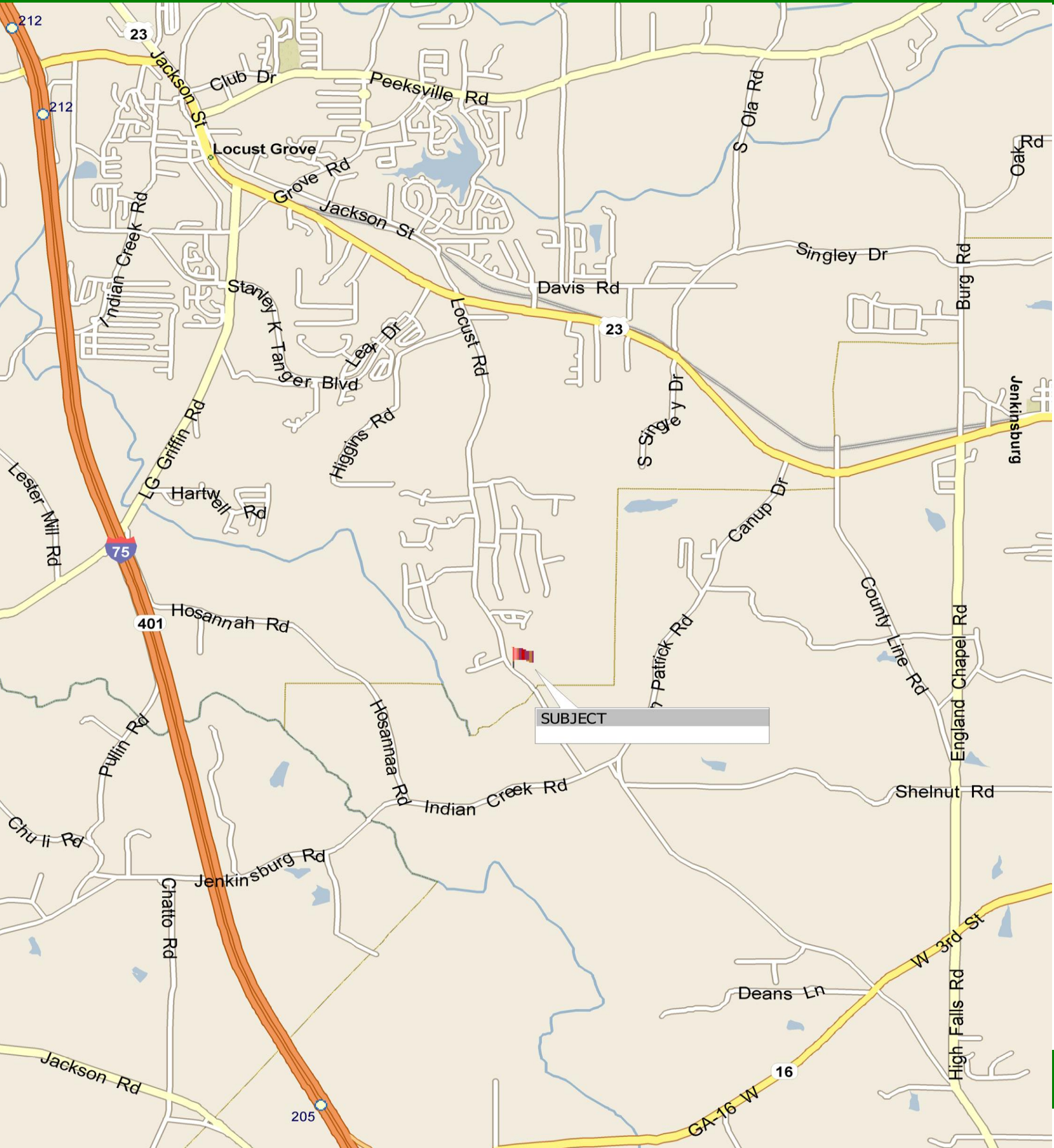


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MAP

ZOOMED TO SITE



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