

FOR SALE

BANK OWNED

46 +- Acres

Locust Road

City of Locust Grove - South Henry County, Georgia



Presented by:

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Broker

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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

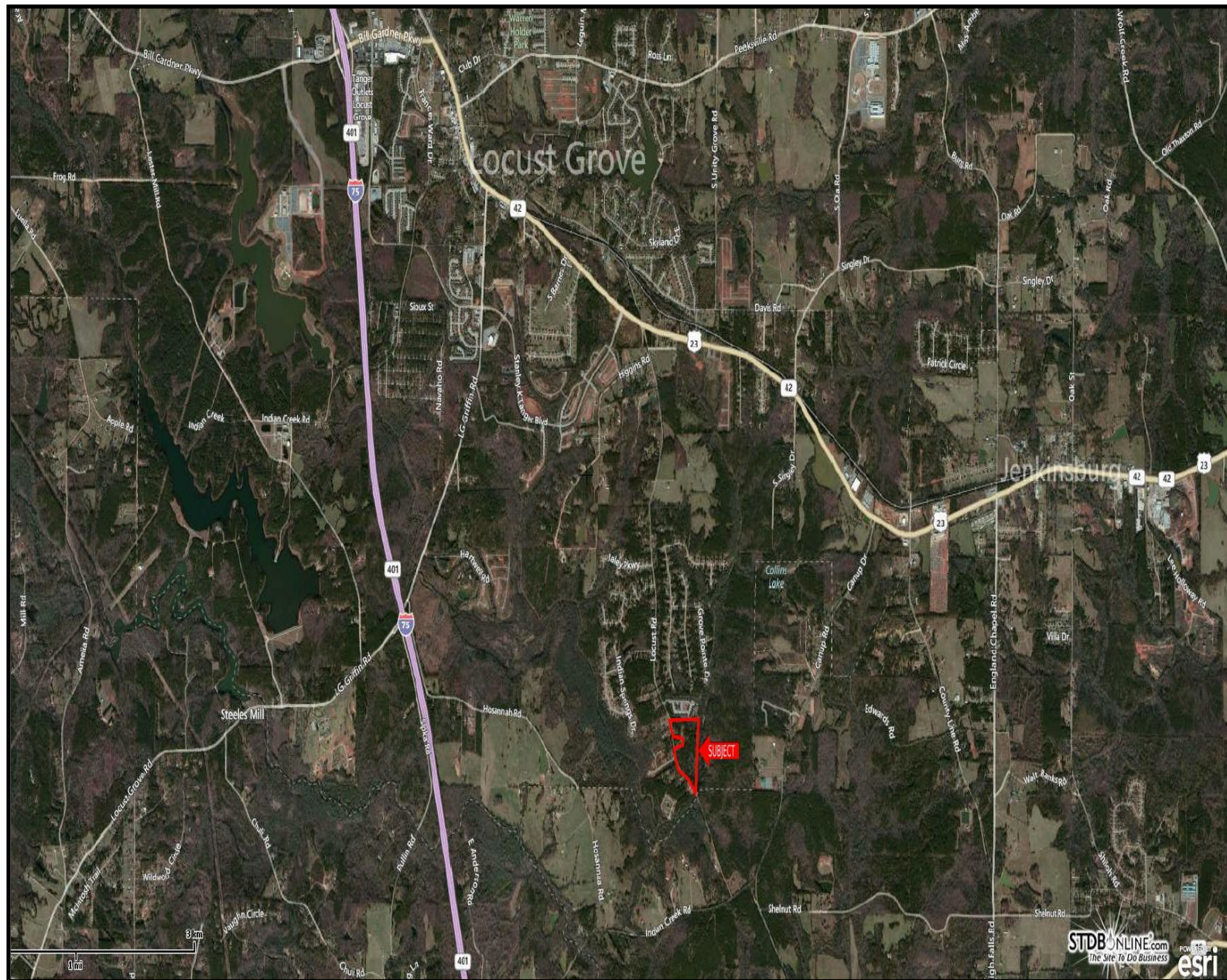
46 Acres – City of Locust Grove

TRACT SIZE:	46+-
LOCATION:	Fronting Locust Road, 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) • <i>APPROVED FOR 98 LOTS</i>
2012 TAXES:	\$3,700 (Estimated)
UTILITIES:	All
REMARKS:	Potential to assemble 100 acres to the subject Property has flat to rolling topo Approved for a 98 lot subdivision Sold for \$38,500 per acre in 2006 Some flood plain identified on the property Bank Owned, Sold As is – Where is – with all faults

ASKING PRICE:	\$ 920,000
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AERIAL

AERIAL - FAR

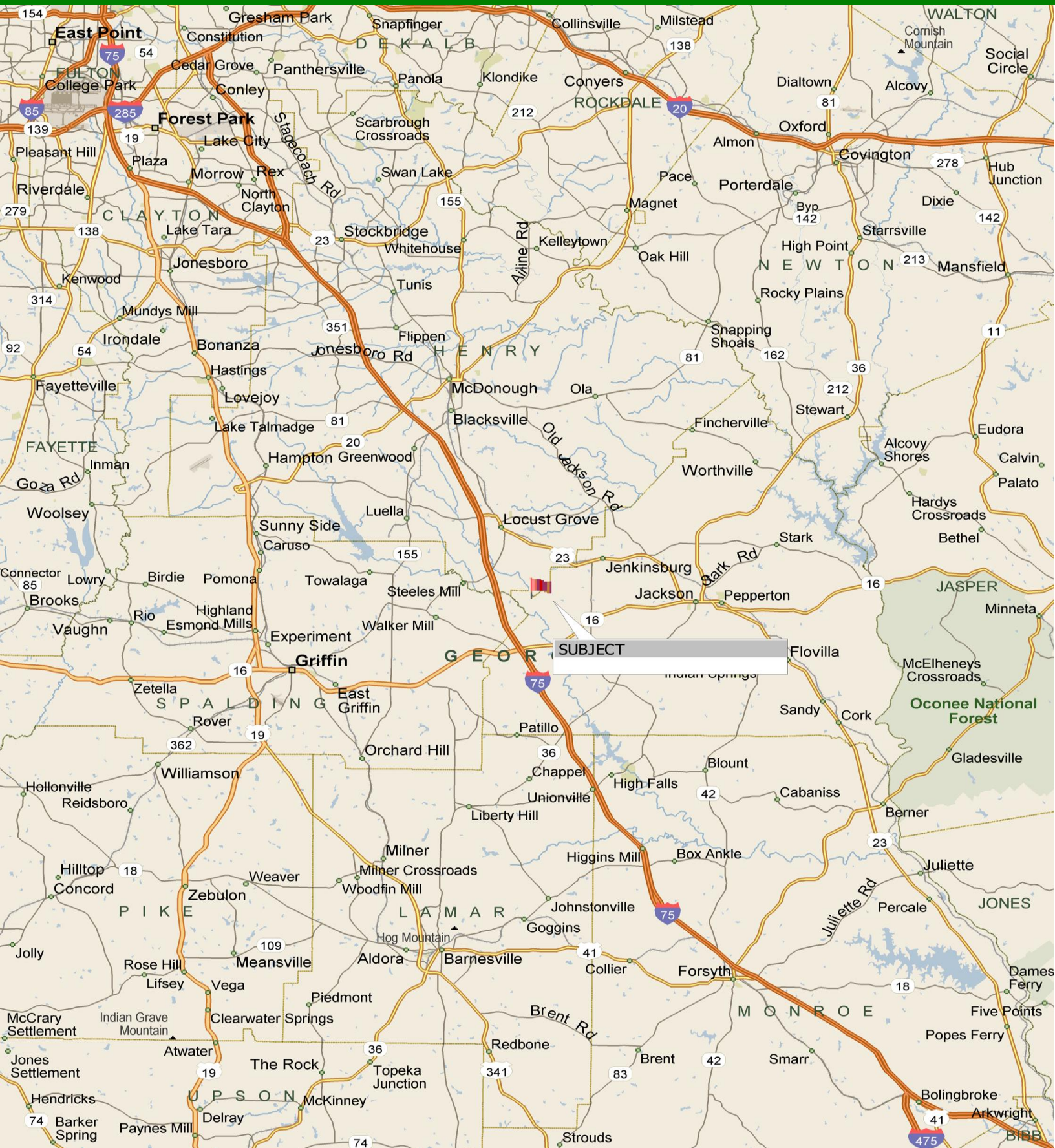


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MAP

PROXIMITY TO ATLANTA

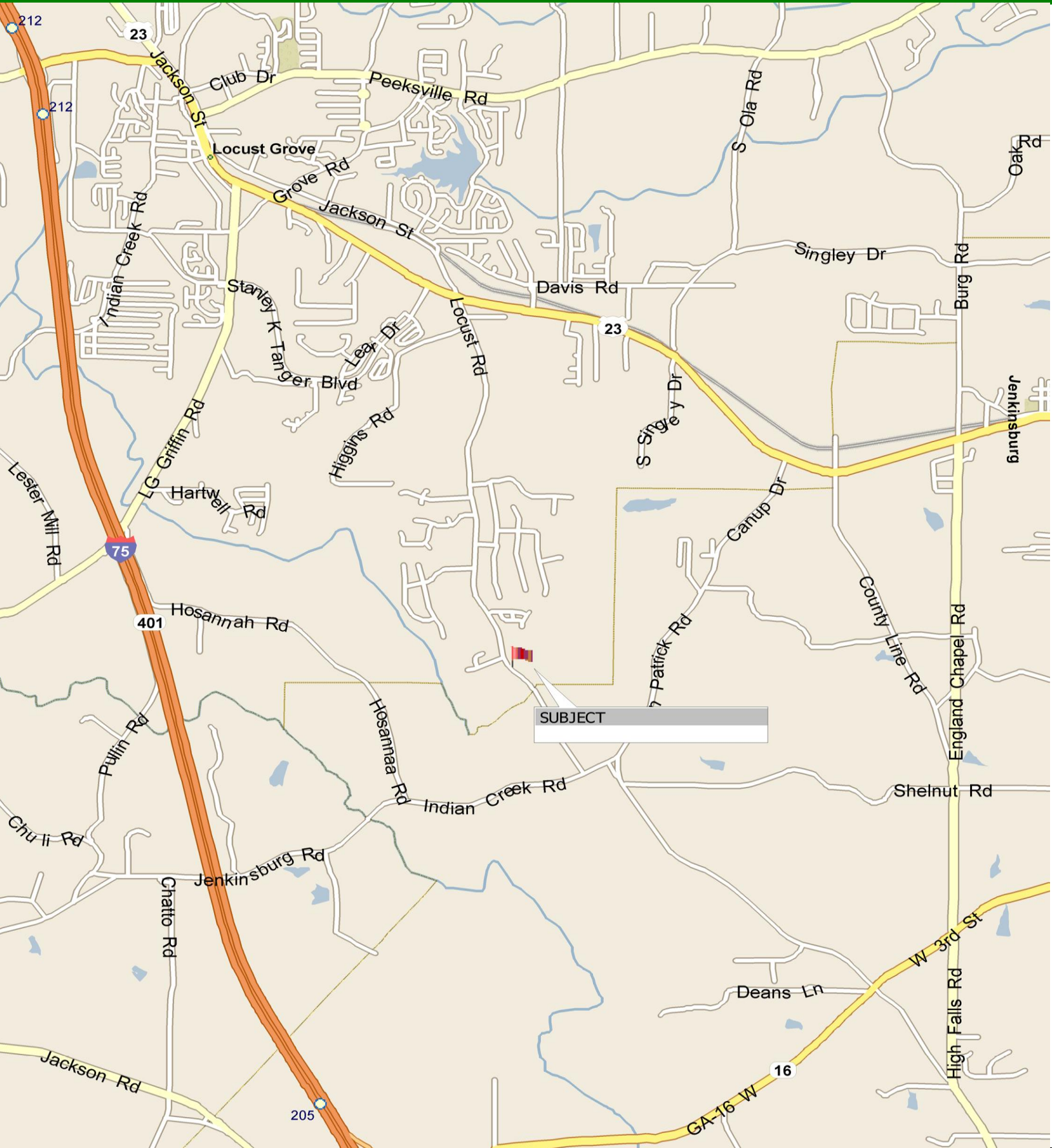


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MAP

ZOOMED TO SITE



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PHOTOS

SUBJECT PROPERTY



Locust Road – Facing North



Locust Road – Facing South

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PHOTOS II

SUBJECT PROPERTY



Typical View



Sewer Easement – Eastern Boundary

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