

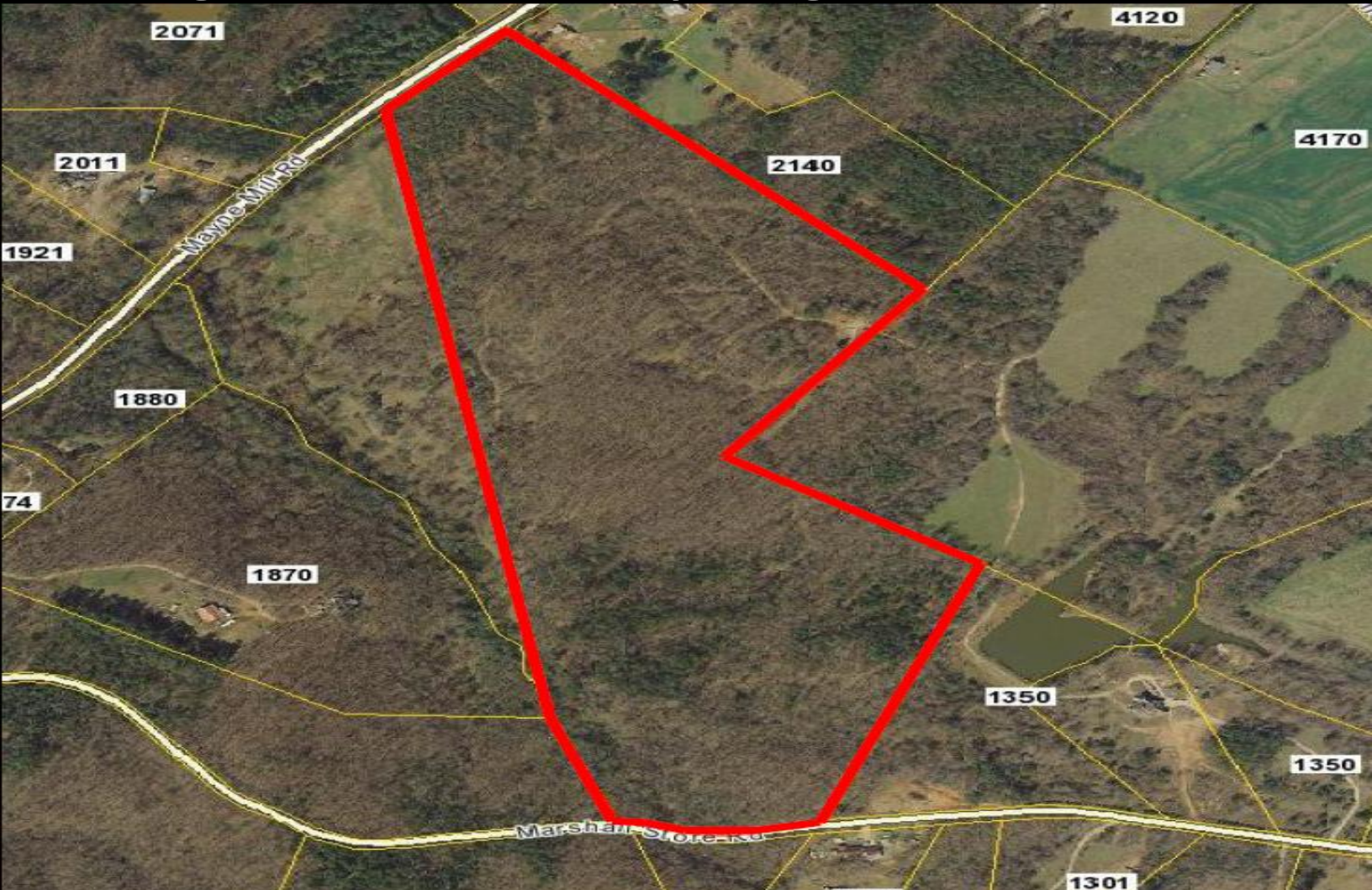
# FOR SALE

**BANK OWNED**

**72+- Acres**

**Mayne Mill Road and Marshall Store Road**

**Farmington Area - Oconee County, Georgia**



**Presented by:**

**Walter T. Rabern**

**Broker**

**770-480-2491 Direct**

**wrabern@longleafcre.com**

**Kyle Ward**

**Associate Broker**

**706-474-1348**

**kward@longleafcre.com**

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# FACT SHEET

## **72.94 ACRES – FARMINGTON**

**TRACT SIZE:** 72.94+- Acres

**LOCATION:** Fronting Mayne Mill Road (paved) and Marshall Store Road (gravel), between Greensboro Highway and Highway 441. Approximately 2 miles East of Farmington, 13 miles South of Athens and 58 miles East of Atlanta.

SOUTHEAST OCONEE COUNTY, GA

**EXISTING ZONING:** Agriculture – Oconee County

**2011 TAXES:** Oconee County \$479.04 (PAID)

**HIGHEST AND BEST USE:** Estate/Recreational/Long Term Land Holding (as investment)

**DEMOGRAPHIS SUMMARY:**

	<u>1 MILE</u>	<u>5 MILES</u>	<u>10 MILES</u>
<b>2010 POPULATION</b>	<b>108</b>	<b>3,020</b>	<b>30,341</b>
<b>2010 HOUSEHOLDS</b>	<b>42</b>	<b>1,110</b>	<b>11,088</b>

**REMARKS:** Located in the Farmington Area of Oconee County, GA

Excellent long term land investment, farm or family estate

Land Conservation County Tax Program through 2015

Greenbriar Creek on southern boundary of property

Timber has been thinned recently – est. 2010-2011

Surrounded by well-maintained farms

Double Road Frontage

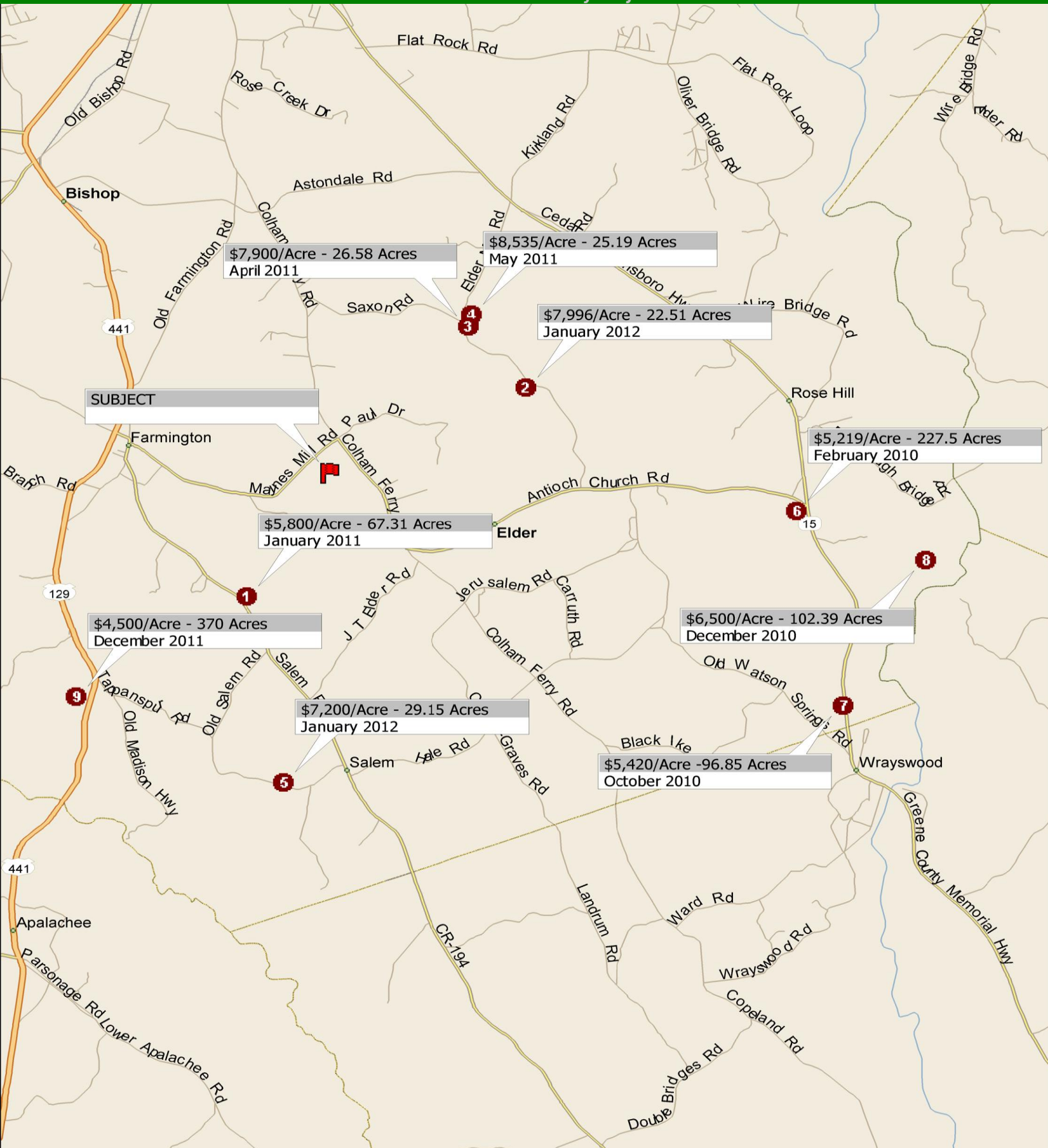
***\*\*Bank Owned – Sold as is, where is with all faults***

**ASKING PRICE:** **\$474,000**



# COMPARABLE SALES

MAP OF COMPARABLE SALES – All within 5 Miles of Subject



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# AERIAL

AERIAL - GIS



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# AERIAL

STDB AERIAL – ZOOMED TO SITE



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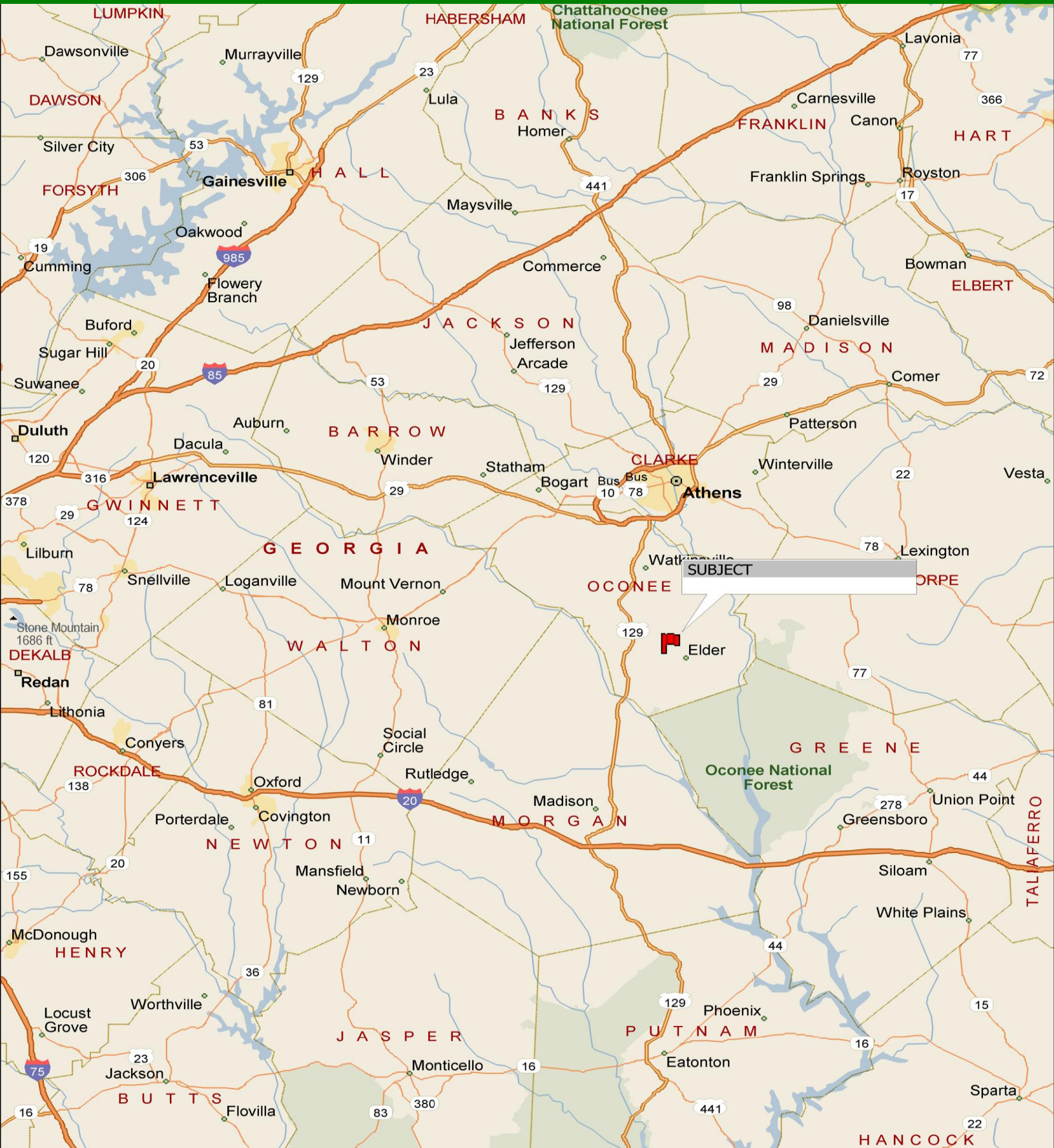




All that tract of land, together with all improvements thereon, situate, lying and being in the 261<sup>st</sup> District, G.M., Oconee County, Georgia, containing 72.942 acres, more or less, as shown on plat entitled "Survey for Oconee Timber, Inc.," by Ray N. Woods, Registered Surveyor, dated December 8, 1997, recorded in Plat Book 28, Page 292, in the Office of the Clerk of Superior Court of Oconee County, Georgia, which plat is incorporated herein by reference for a more complete description.

# MAP

PROXIMITY TO ATLANTA

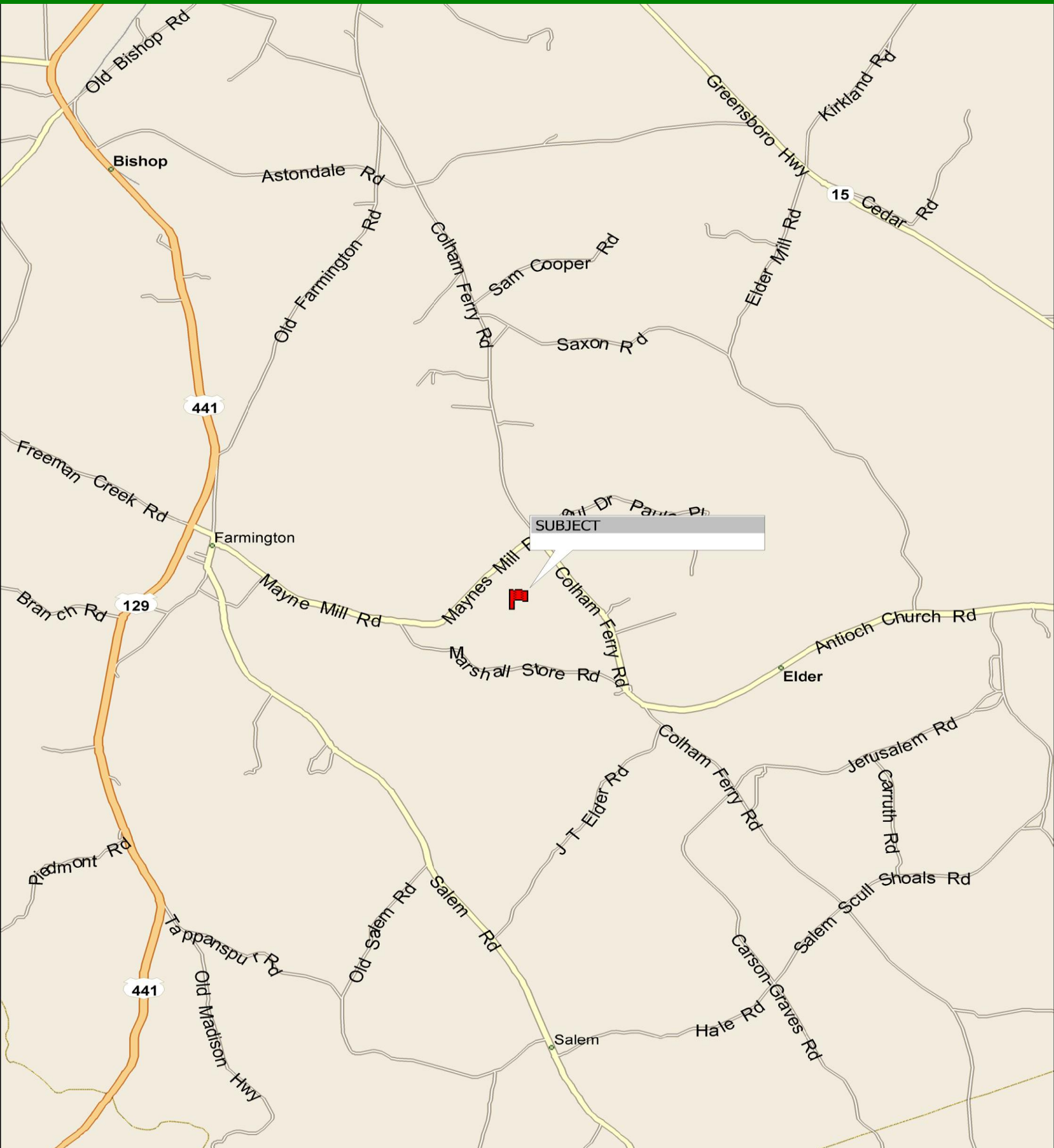


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# MAP

ZOOMED TO SITE



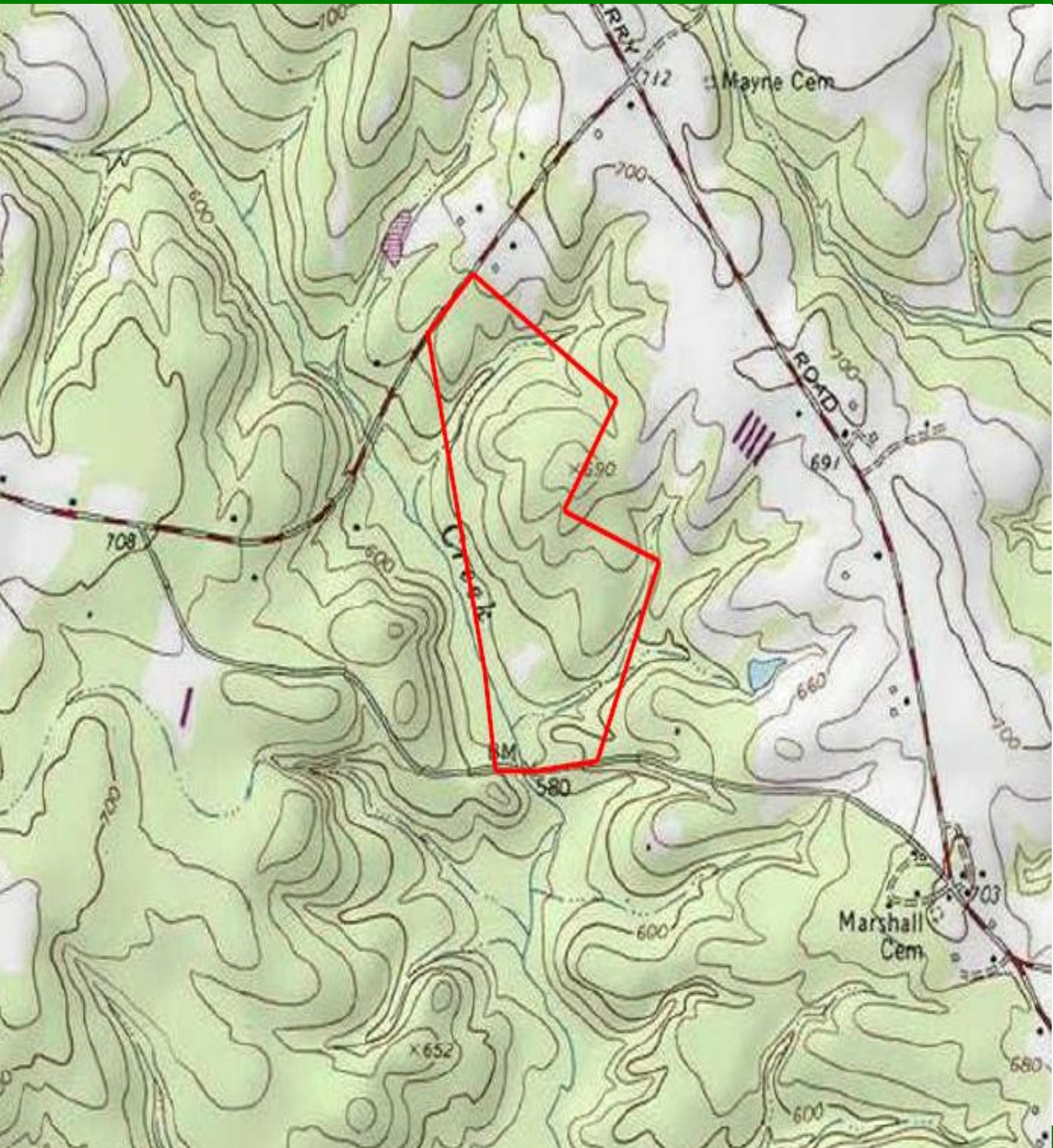
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# TOPO

STDB – TOPOGRAPHICAL MAP



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# PHOTOS OF SITE



**TYPICAL RIDGE**



**GREENBRIAR CREEK**

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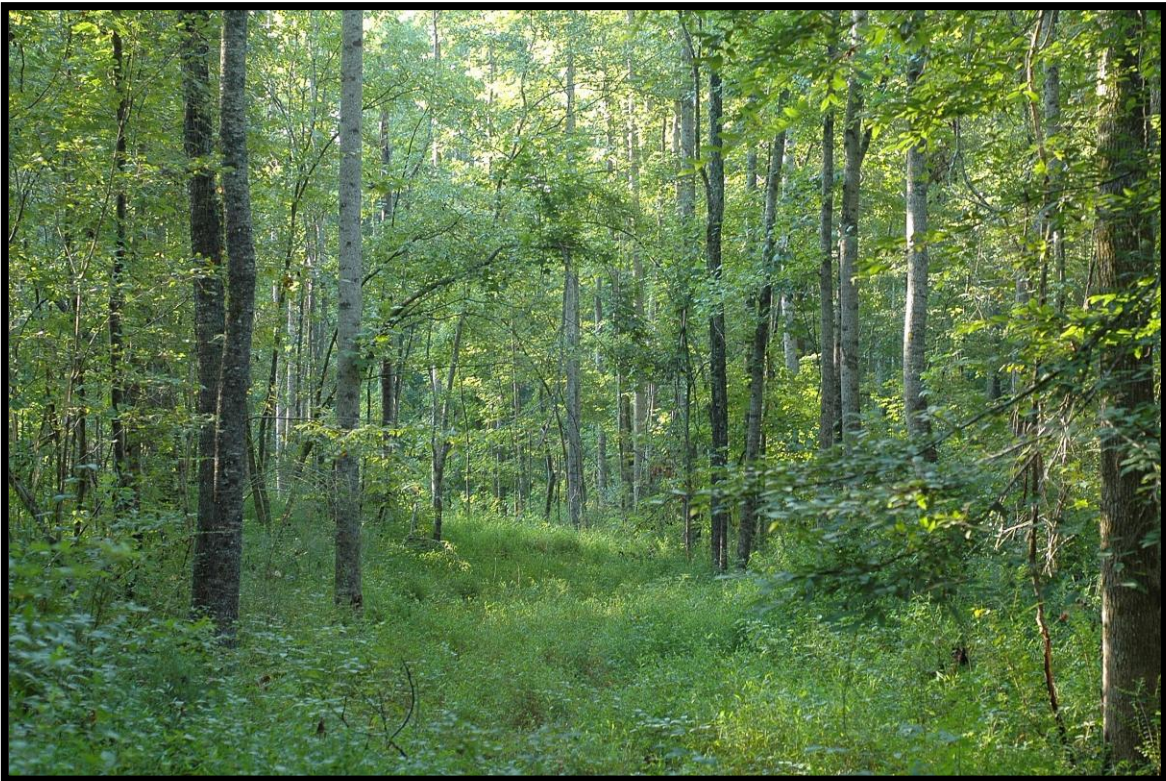




# PHOTOS OF SITE



**INTERIOR ROAD**



**CREEK BOTTOM**

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# PHOTOS OF SITE



**INTERIOR ROAD THROUGH PROPERTY**



**HARDWOOD RIDGE**

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# PHOTOS OF SITE



**FRONTAGE ON MAYNE MILL ROAD**



**FRONTAGE ON MARSHALL STORE ROAD**

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