

GEORGE F. WILLIS, *Realty*

ACREAGE

807 N. TENNESSEE ST., SUITE 101

OFFICE: 770-382-0058

COMMERCIAL

CARTERSVILLE, GEORGIA 30120

FAX: 770-382-4443

INDUSTRIAL

tymitcham@bellsouth.net rt3@landofgeorgia.com

INVESTMENTS

www.gfwillis.com



FOR SALE

LISTING AGENT:

Ty D. Mitcham 770.846.7926

Raborn Taylor III 678.313.5090

SIZE: 52.215 + / - Acres

ZONED: A-1

PRICE: \$659,000 (\$12,680 / ac.)

Fenced gentleman's farm with clubhouse, pond with dock, paved interior road system, underground power on property, and three board fencing along the road frontage. Club house offers a screened front porch, large gathering room with stone fireplace and bar area, downstairs has one bedroom, a bathroom, kitchen, and den. There is a well and power at the pond. Ideal property for weekend getaways, hunting, fishing, or hunting.

ADDRESS: Townsend Teague Road

FLOOD PLAIN: No

CITY: Fairmount

MARKETABLE TIMBER: Yes

STATE: Georgia

DIVIDE: Yes

COUNTY: Bartow

ROAD FRONTAGE:

UTILITIES:

TOPOGRAPHY: Level & Rolling

WATER: No

ROAD TYPE: Paved

SEWAGE: No

OWNER FINANCING: No

ELECTRIC: Yes (Underground)

GAS: No

"Faithful Cooperation Brings Mutual Success"

Information Deemed Reliable but is Not Guaranteed



Pond with power, well, and dock



Clubhouse



Paved interior road system



View of road frontage at the gage



Gate & entrance to the property



View from back of clubhouse



Gathering Room with gas logs in the stone fireplace



Gathering Room



Bedroom



Kitchen



Bathroom

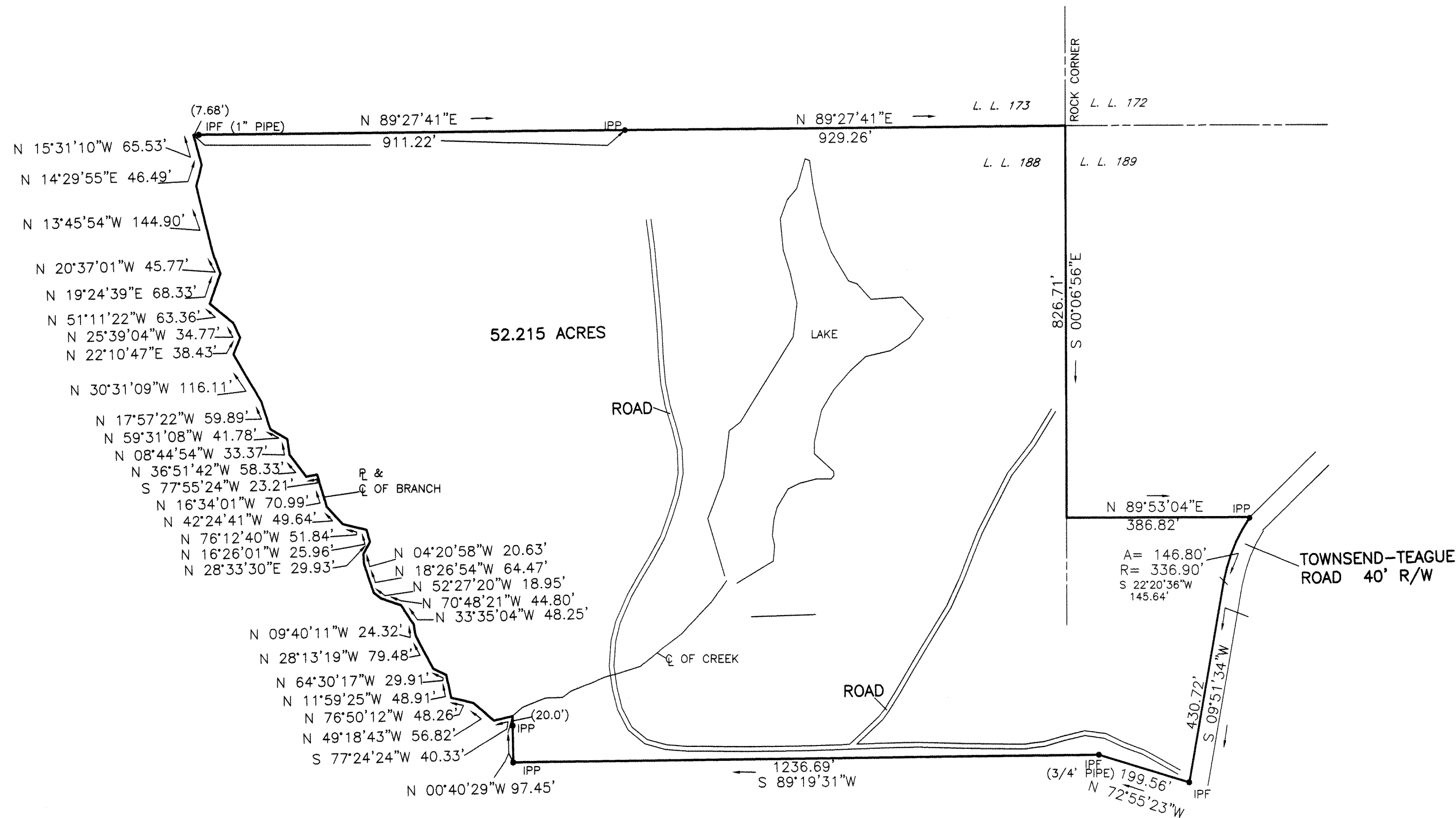


Den



DRAWING FOR
BARRY HENDERSON
 PROPERTY IN LAND LOTS 188 & 189
 23rd DISTRICT, 2nd SECTION
 BARTOW COUNTY, GEORGIA

TOTAL AREA =
 52.215 ACRES



THIS DRAWING WAS MADE FROM
 PREVIOUS SURVEYS BY SMITH & SMITH
 AND DEED INFORMATION AS FOLLOWS
 TRACT 1 & PART OF TRACT 2A; SURVEYS FOR
 AL BARON, JR & BARRY HENDERSON
 DATED MAY 26, 1988 (S & S FILES 3252-2 & 3252-5)

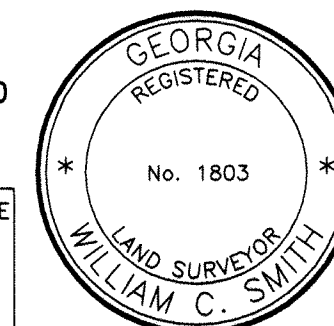
PART OF TRACT 2A & TRACT B; LEGAL DESCRIPTION IN DEED FROM
 RICHARD TOWNSEND TO JAMES BARRY HENDERSON
 RECORDED IN DEED BOOK 511, PAGE 211

3252-8A.CRD.3252-9.DWG
 NOTE: IRON PINS ARE (1/2"RE-BAR)
 EXCEPT AS SHOWN.

PLAT CLOSURE;
 ONE FOOT IN
 594,000 FEET.
 DECEMBER 16, 2004
 REVISED 11-18-05
 REVISED 12-09-05
 REVISED 12-15-05
 REVISED 01-04-06

SMITH & SMITH LAND SURVEYORS, P.C.
 2 SOUTH AVENUE, CARTERSVILLE, GA. 30120
 PHONE 770-382-0457
 REGISTERED LAND SURVEYOR No. 1803

LEGEND		
WM - WATER METER	R/W - RIGHT OF WAY	R - RADIUS PP - POWER POLE
WV - WATER VALVE	IPP - IRON PIN PLACED	-X-X- FENCE
PK - PK NAIL PLACED	IPF - IRON PIN FOUND	--- LAND LOT LINE
GM - GAS METER	CM - CONCRETE MARKER	⊙ - CENTER LINE
	CH - CHORD	--- POWER LINE
	L OR A - LENGTH OF CURVE	LP - LIGHT POLE



0 40 200
 20 100 300
 SCALE 1"=200'
 FILE 3252-10

NORTH

