

## LAND FOR SALE

2 PRIVATE HOMES , BARN/SHOP ON 45 PRIVATE ACRES PRIOR STATION ROAD

2764, 2768 Prior Station Road, Cedartown, GA 30125



### OFFERING SUMMARY

<b>SALE PRICE:</b>	\$599,000
<b>LOT SIZE:</b>	45.0 Acres
<b>ZONING:</b>	AG/RES
<b>MARKET:</b>	NW Georgia
<b>SUBMARKET:</b>	Cedartown

### PROPERTY OVERVIEW

2 private homes (3BR/2BA & 2BR/2BA), one w/attached area with 2 drive-in bays & attached canopy for up to 4 vehicles. Property is versatile with acreage to pasture livestock/horses or hunt deer/turkey. Approx 45 ac of hardwoods & pine trees. Road frontage of +-775' with access gates. Also on site is 2 story concrete barn and stalls on the lower level with pasture access and fenced concrete dog kennels. Property taxes of \$4,200.

### PROPERTY HIGHLIGHTS

- 45+- Acres Includes 2 Custom Built Homes
- Gated Property
- House #1 is 3 Bedrooms/2 Baths and is 3,564 SF including unfinished basement
- House #2 is 2 Bedrooms/2Baths and is 3,200 SF
- Workshop, Barn and Dog Kennels

**KW COMMERCIAL**  
3375 Dallas Highway, Suite 100  
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**MIKE GARRETT**  
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O 678.631.1800  
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GA #339795

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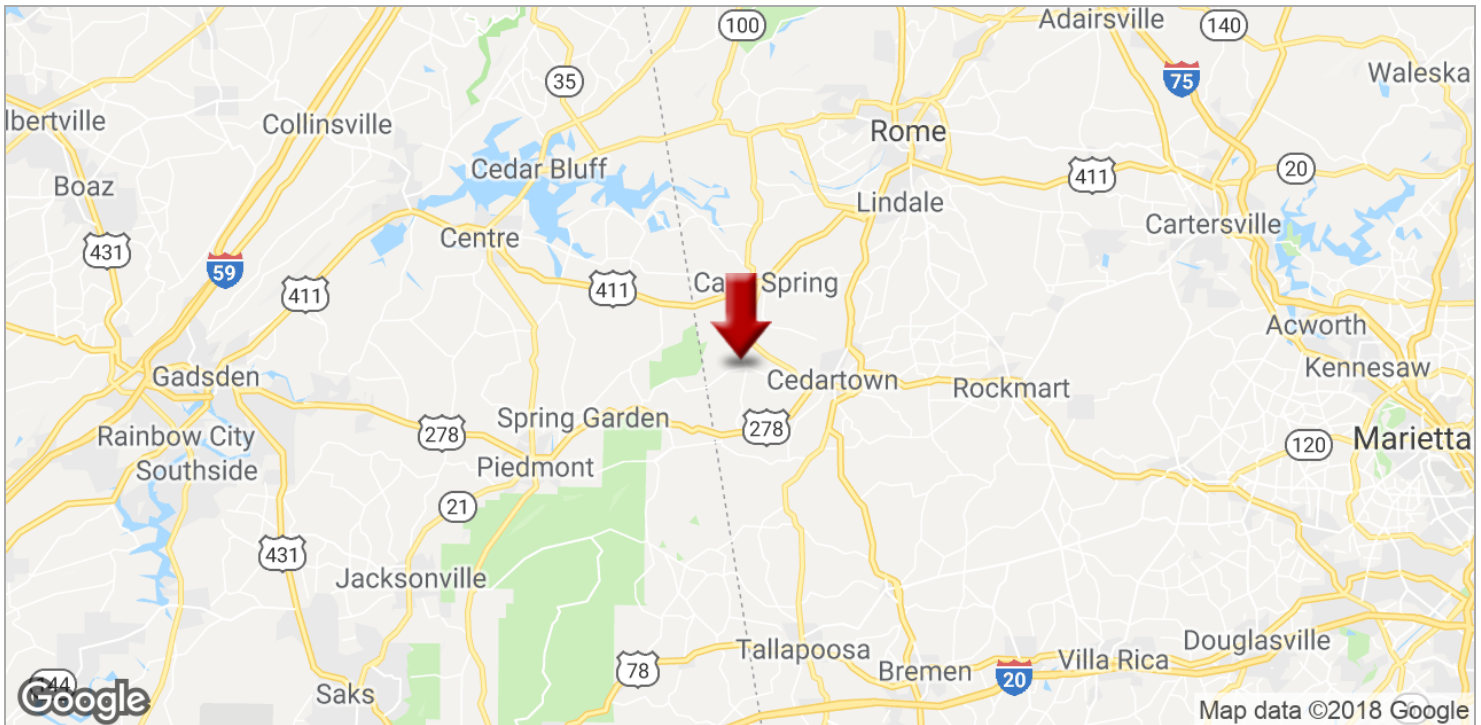
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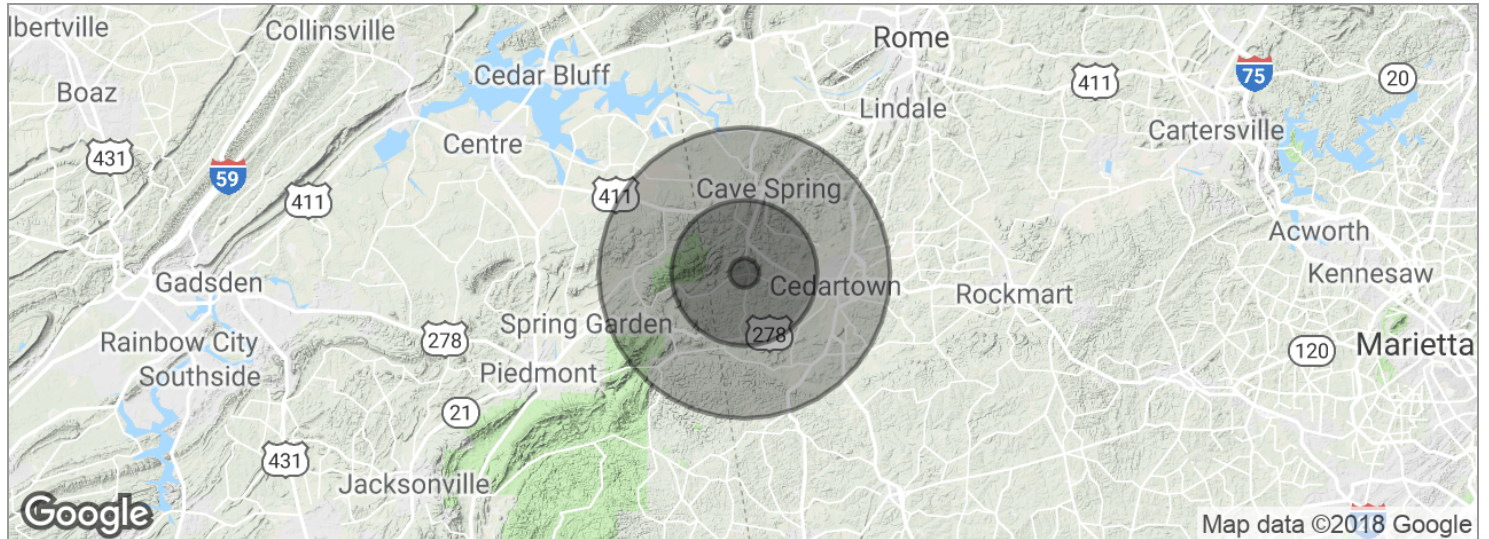
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POPULATION	1 MILE	5 MILES	10 MILES
Total population	177	4,144	19,998
Median age	31.7	33.1	36.9
Median age (male)	29.6	31.3	35.9
Median age (Female)	36.7	37.4	38.6
HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total households	59	1,435	7,237
# of persons per HH	3.0	2.9	2.8
Average HH income	\$49,616	\$48,945	\$47,289
Average house value		\$103,143	\$130,674

\* Demographic data derived from 2010 US Census

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### Property Visits

We request that prospective purchasers take the opportunity to visit the property prior to submitting offers. Access to residents and personnel may be limited if applicable. Please contact me before visiting the property. 48 hours' notice is appreciated. We thank you for accommodating these requests.

### Offer Submission

If a prospective purchaser chooses to submit an offer, please consider the following: 1) purchase price, 2) due diligence time frame and closing date, 3) amount of earnest money funds, 4) an outline of the debt and equity structure and explanation of capital sources, 5) financing contingencies, and 6) specific explanation of who is to pay closing costs. Please deliver offers to the attention of Mike Garrett at the email address and/or fax number listed below.

### Questions or Comments Should be Addressed to:

Mike Garrett  
Garrett Land Brokers  
162 W. Main Street, Suite 104  
Cartersville, GA 30120  
Direct: 770-846-7702  
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