

PARKER ROBERTS ROAD

Parker Roberts Road, Cedartown, GA 30125



OFFERING SUMMARY

SALE PRICE:	\$136,950
LOT SIZE:	55.0 Acres
ZONING:	agriculture
MARKET:	Northwest Georgia
SUBMARKET:	Cedartown

PROPERTY OVERVIEW

This 55 acres is teeming with wildlife and acreage has numerous food plots with ATV trails throughout the property. There is also a small pond on the southwest corner of the property. The 55 acres has 1,475 +- feet of road frontage. 2017 taxes are \$571.03.

PROPERTY HIGHLIGHTS

- Numerous Food Plots
- ATV Trails throughout the property
- Small Pond
- 1,475 +- feet of road frontage

KW COMMERCIAL
3375 Dallas Highway, Suite 100
Marietta, GA 30064

MIKE GARRETT
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O 678.631.1800
C 770.846.7702
mike@garrettlandbrokers.com
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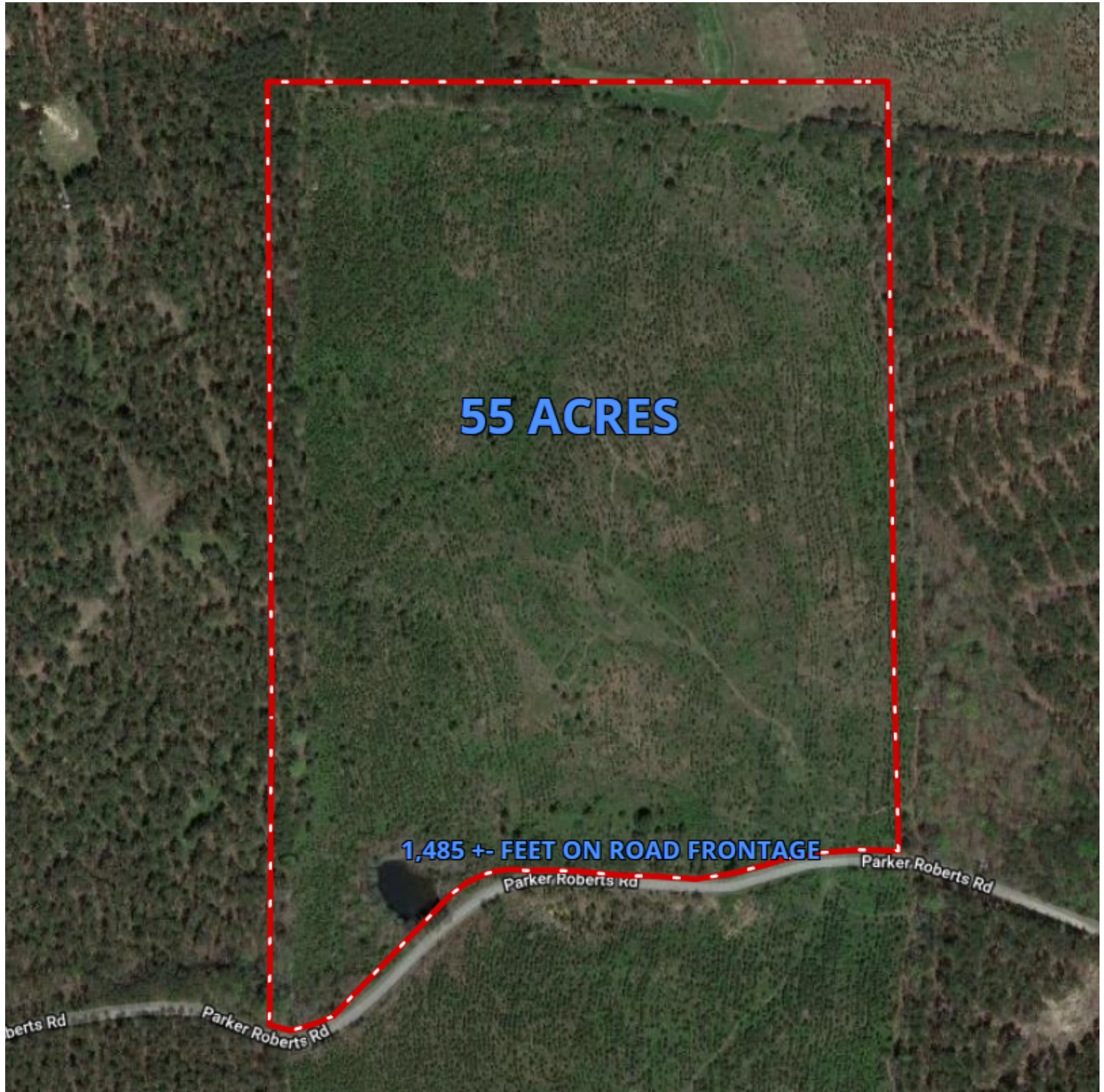
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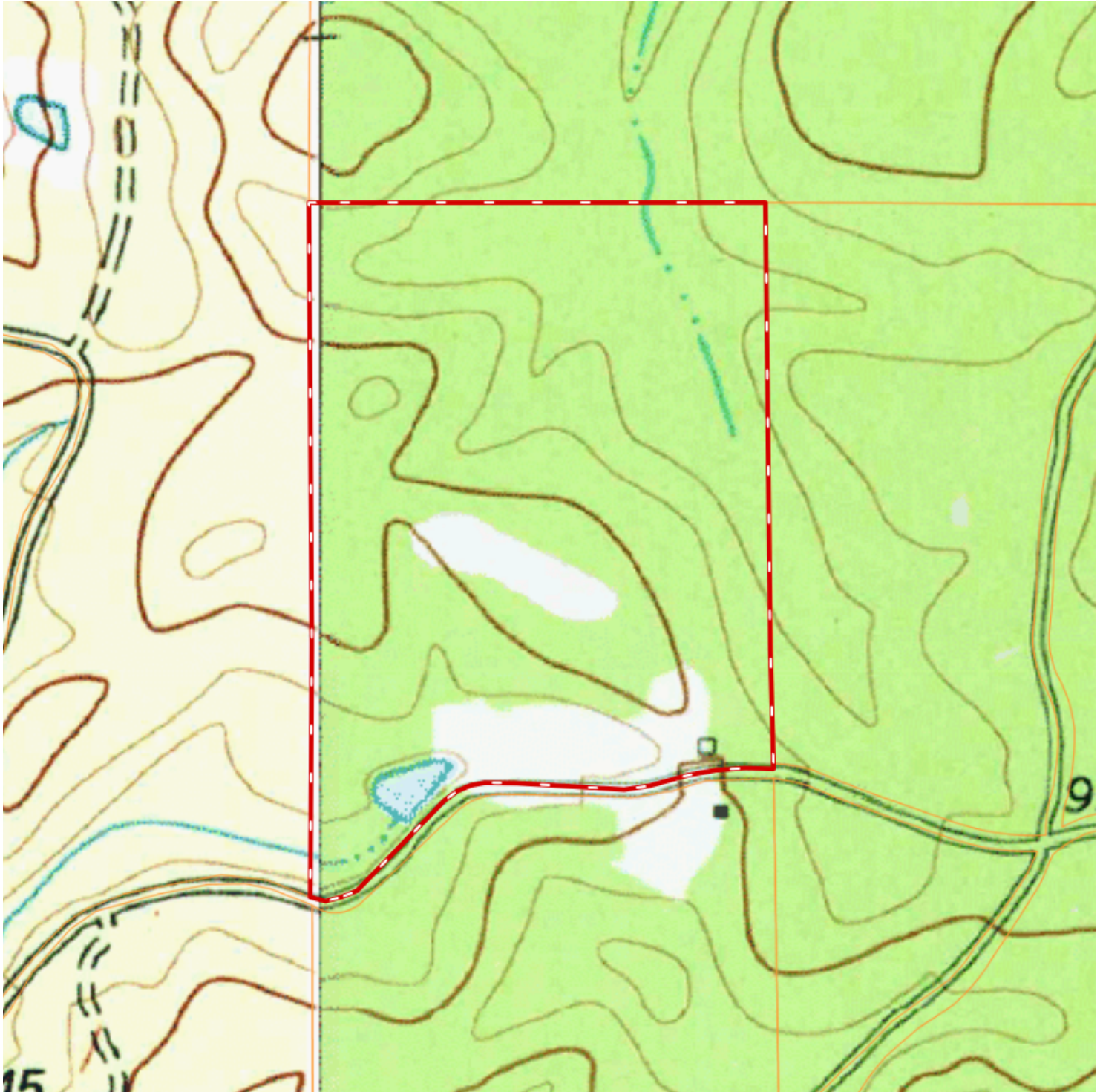
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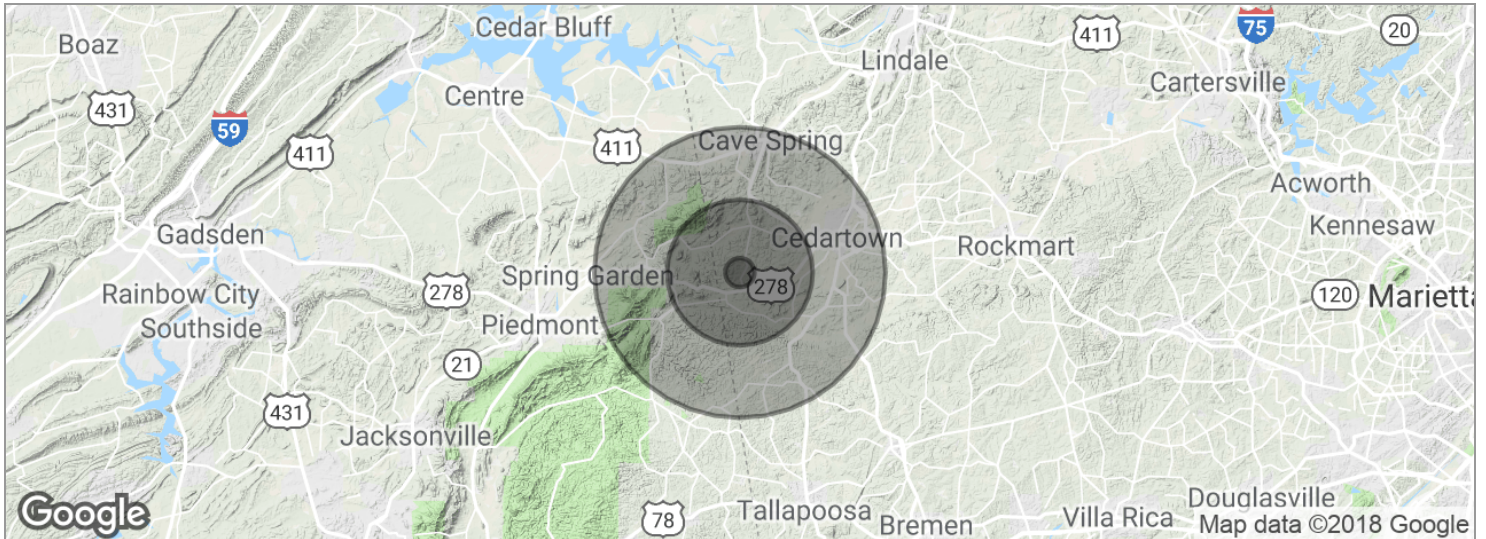
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POPULATION	1 MILE	5 MILES	10 MILES
Total population	177	3,790	18,274
Median age	31.7	33.1	36.1
Median age (male)	29.6	31.3	34.4
Median age (Female)	36.7	37.5	38.1

HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total households	59	1,317	6,568
# of persons per HH	3.0	2.9	2.8
Average HH income	\$49,616	\$48,396	\$44,830
Average house value		\$103,412	\$123,231

** 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
Email: mike@garrettlandbrokers.com
www.GarrettLandBrokers.com



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