



EXCLUSIVE OFFERING

140 Acres

ABERCROMBIE ROAD | MONROE COUNTY | GEORGIA

PIONEER
LAND GROUP

Disclosure / Confidentiality Statement

The material contained in this Offering Memorandum is confidential, furnished solely for the purpose of considering the acquisition of 140 acres in Monroe County, Georgia ("Property"), and is not to be used for any other purpose or made available to any other person without the express written consent of Pioneer Land Group ("Broker") and the Owner ("Owner"). This Offering Memorandum was prepared by Broker, and the information contained herein has been obtained from sources that Broker deems to be reliable, and Broker has no reason to doubt its accuracy. However, neither Owner, its affiliates, officers, directors or employees, nor the Broker, nor any other party, make any warranty or representation, expressed or implied, as to the accuracy or completeness of the information contained herein, including but not limited to financial information and projections, and any engineering and environmental information. Prospective purchasers should make their own investigations, projections, and conclusions. It is expected that prospective purchasers will conduct their own independent due diligence concerning the Property, including such engineering inspections as they deem necessary to determine the condition of the Property. Pioneer Land Group represents the Owner in this transaction and makes no representations, expressed or implied, as to the foregoing matters.

This Offering Memorandum is exclusively presented by the Broker. For additional information or to schedule a property tour, please contact:



Kyle Gable

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THE OPPORTUNITY

Pioneer Land Group is pleased to present 140 acres at Hwy 42 and Charles Johnson Road in Monroe County, Georgia.

The property offers the following attributes:

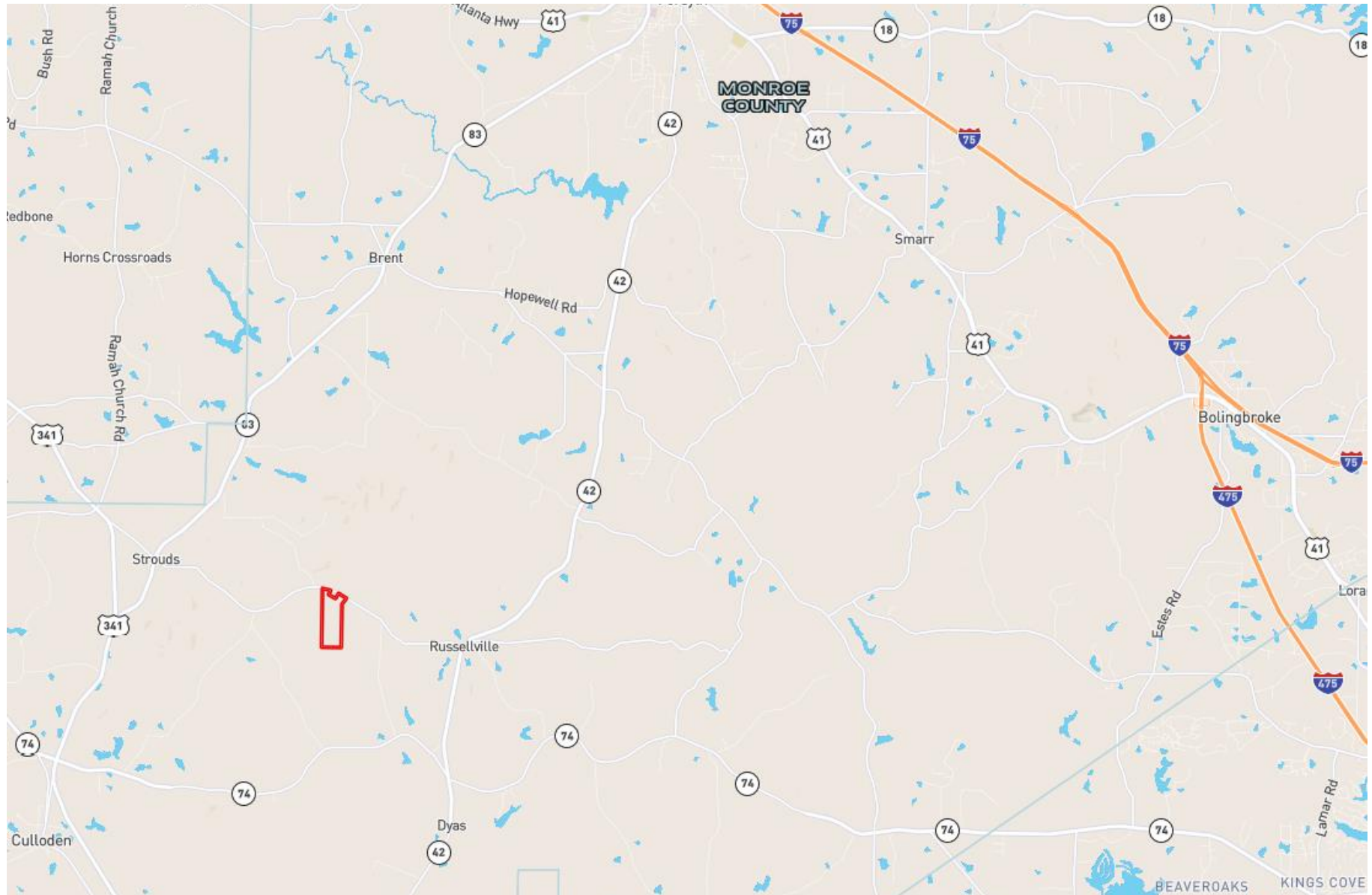
- Located less than 15 miles from Interstate 75 and Interstate 475, with convenient access to Atlanta and Macon.
- Convenient access to shopping in Forsyth, Bass Rd/Riverside Drive and Zebulon Road in north Macon, with retailers such as Bass Pro Shops, Publix, Belk, Barnes & Noble, Dillard's, Lowes, and Dick's Sporting Goods.
- Good school system with convenient access to private schools in north Macon such as Stratford Academy, Middle Georgia Christian, Tatnall Square, and First Presbyterian Day.
- Almost 100 acres of mature pines with the rest of the acreage in hardwood branches.
- Multiple lake sites.
- A gas line bisects the property allowing for future wildlife fields.



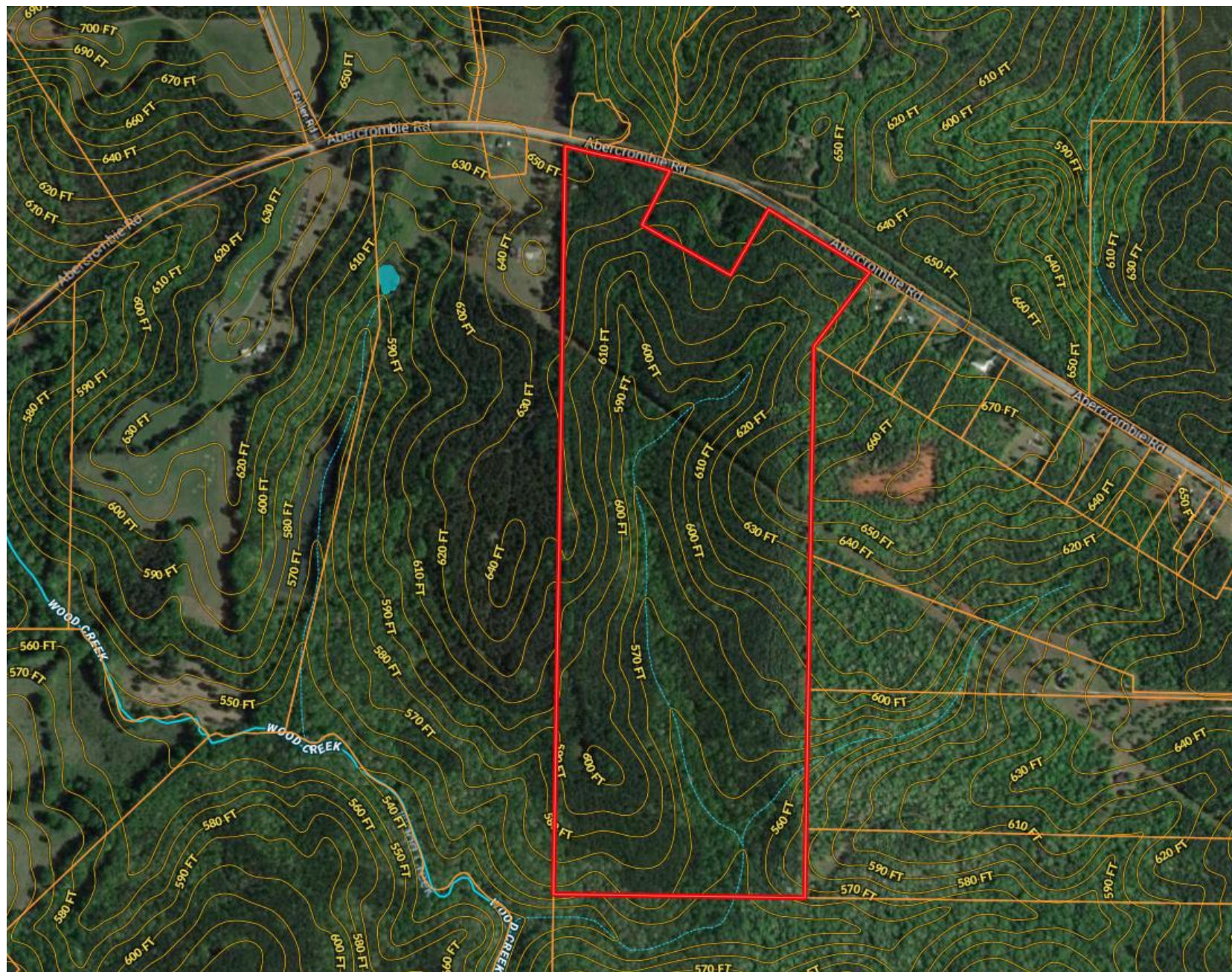
THE PROPERTY

Location:

The property is located on Abercrombie Road, between Highway 83 and Highway 42 in Monroe County, Georgia.



Low Altitude Aerial



Utilities:

The property is currently served by electrical power.

Road Frontage:

980 +/- feet on Abercrombie Road

Distance to Key Landmarks:

Downtown Forsyth, Georgia: Less than 13 miles

Bass Road and I-75 interchange in Macon, Georgia: Less than 25 Miles

I-75 in Forsyth, Georgia: Less than 13 Miles

I-75/I-475 in Bolingbroke, Georgia: Less than 17 miles

I-285 in Atlanta, Georgia: 63 Miles

School System:

Elementary School	Hubbard
Middle School	Monroe County
High School	Mary Person

Lake Site:

Multiple lake sites.

THE PRICING

The Property is offered for sale at \$490,000 or \$3,500 per acre.

Interested parties should submit proposals in the form of a proposed term sheet that includes the following information:

- Price
- Earnest money
- Due diligence period
- Closing period
- Contingencies
- Overview of purchaser including financial capabilities

We are available to discuss the Property and address any questions at your convenience.





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