

LAKE ON 80 ACRES WITH CABIN

320 Forsyth Lake Road, Rockmart, GA 30153



OFFERING SUMMARY

SALE PRICE:	\$296,000
LOT SIZE:	80.0 Acres
ZONING:	AG
MARKET:	NW Georgia
SUBMARKET:	Rockmart

PROPERTY OVERVIEW

80 acres with cabin and lake frontage. Numerous white oak trees throughout the acreage, numerous roads and ATV trails throughout this rolling mountainous paradise. I don't see many properties that has all this acreage includes. A-frame cabin along the lake frontage, spring fed lake located on a dead end road, the acreage is surrounded by other large tracts teeming with wildlife.

PROPERTY HIGHLIGHTS

- Numerous Road and ATV Trails
- A-Frame Cabin Overlooking the Lake
- Surrounded by Wooded Tracts Teeming with Wildlife
- 80+- Acres with Lake Frontage

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

MIKE GARRETT
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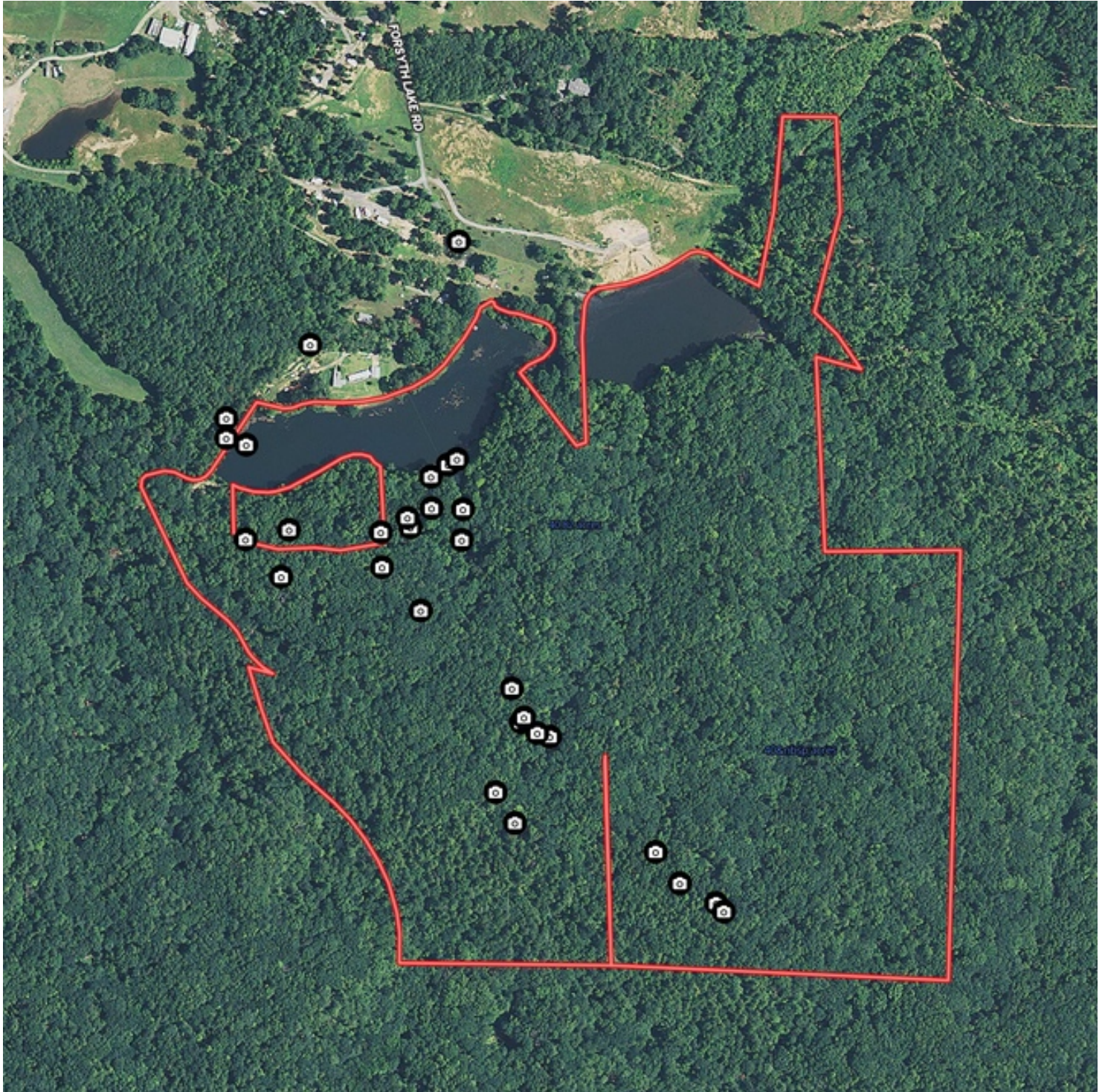
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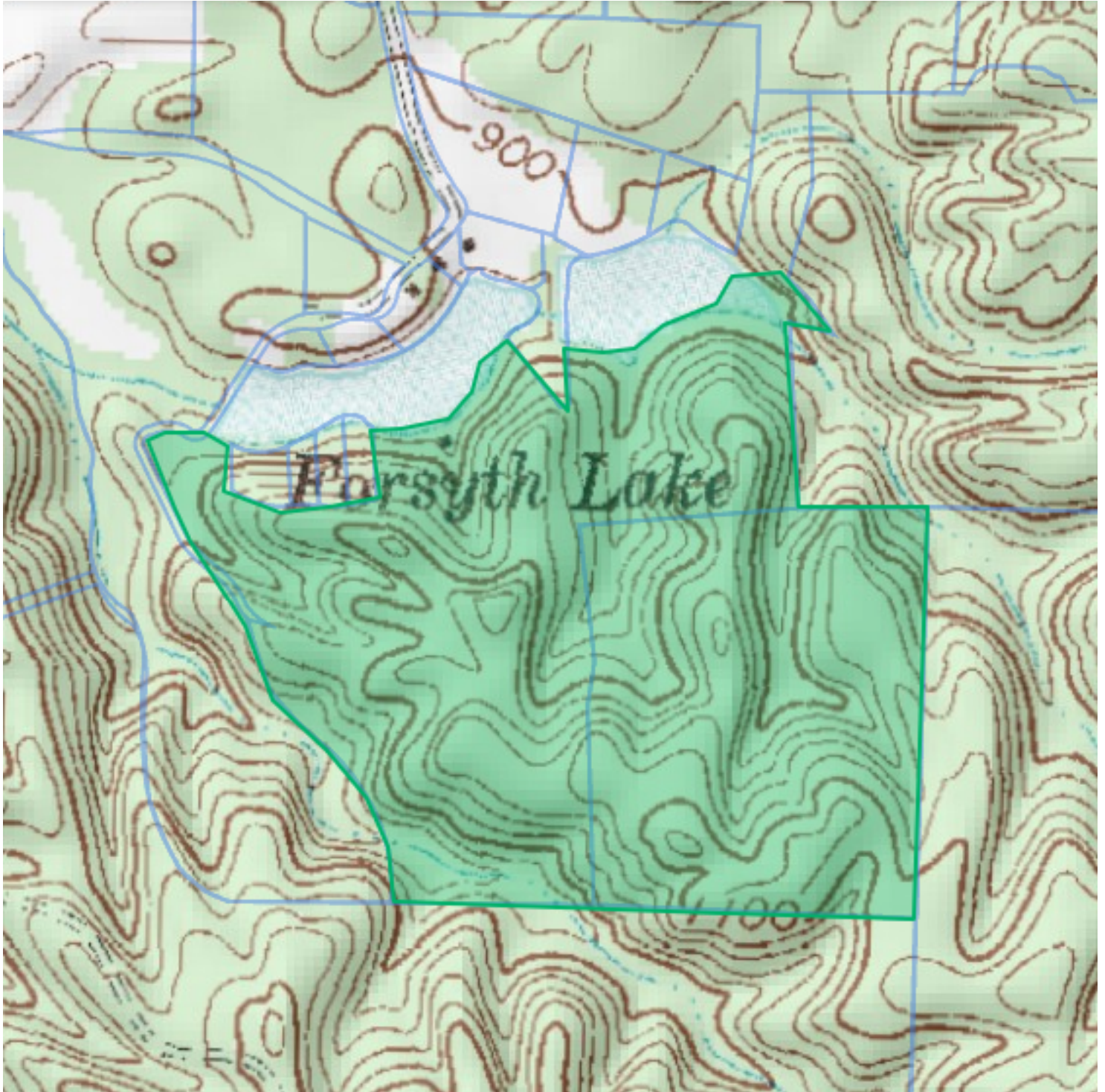
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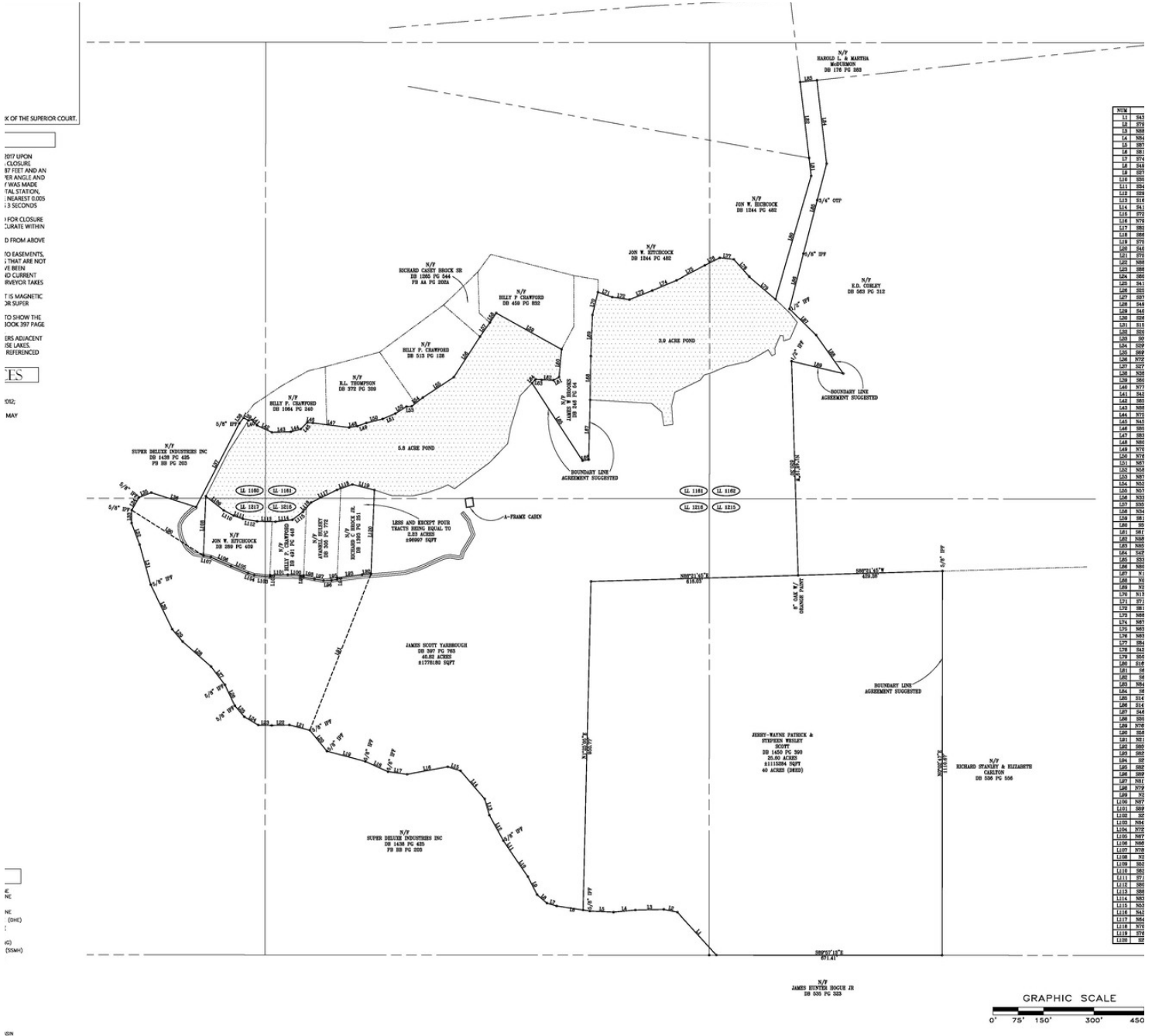
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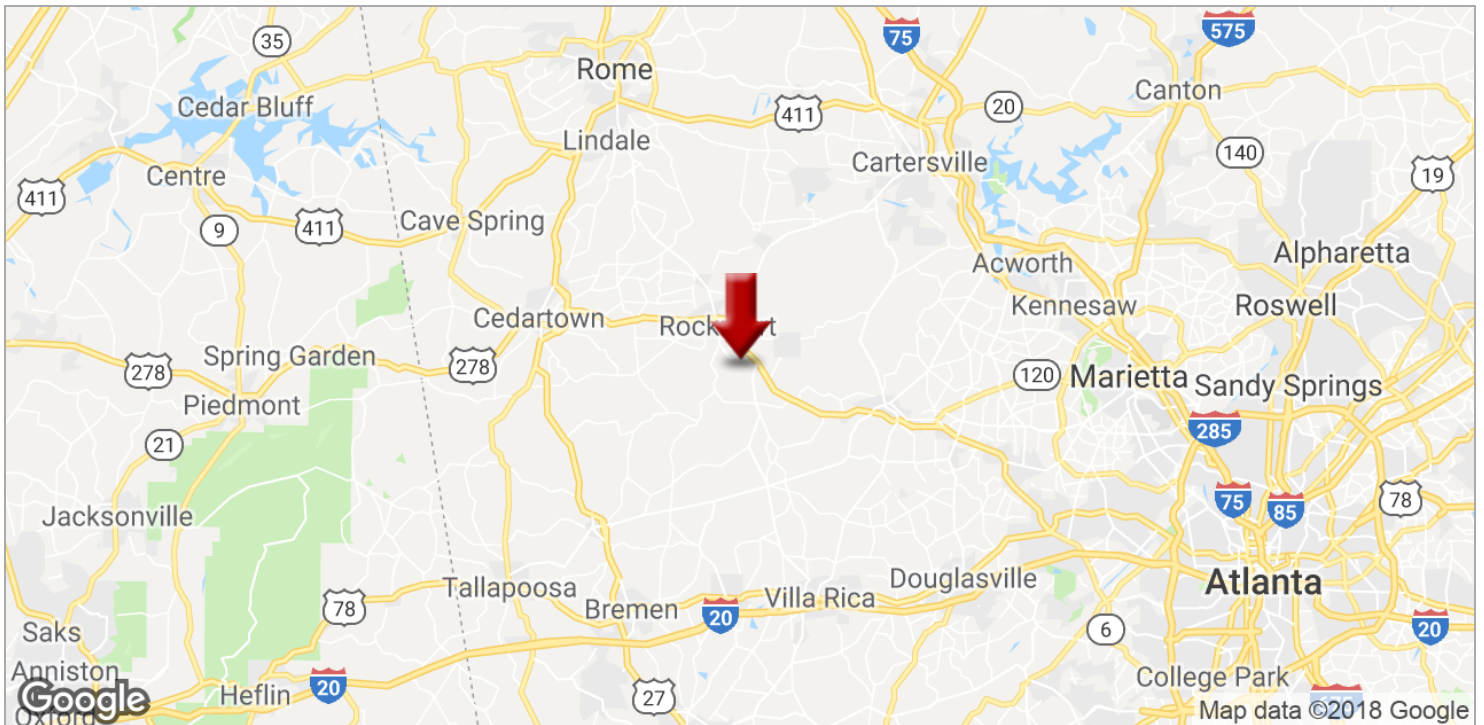
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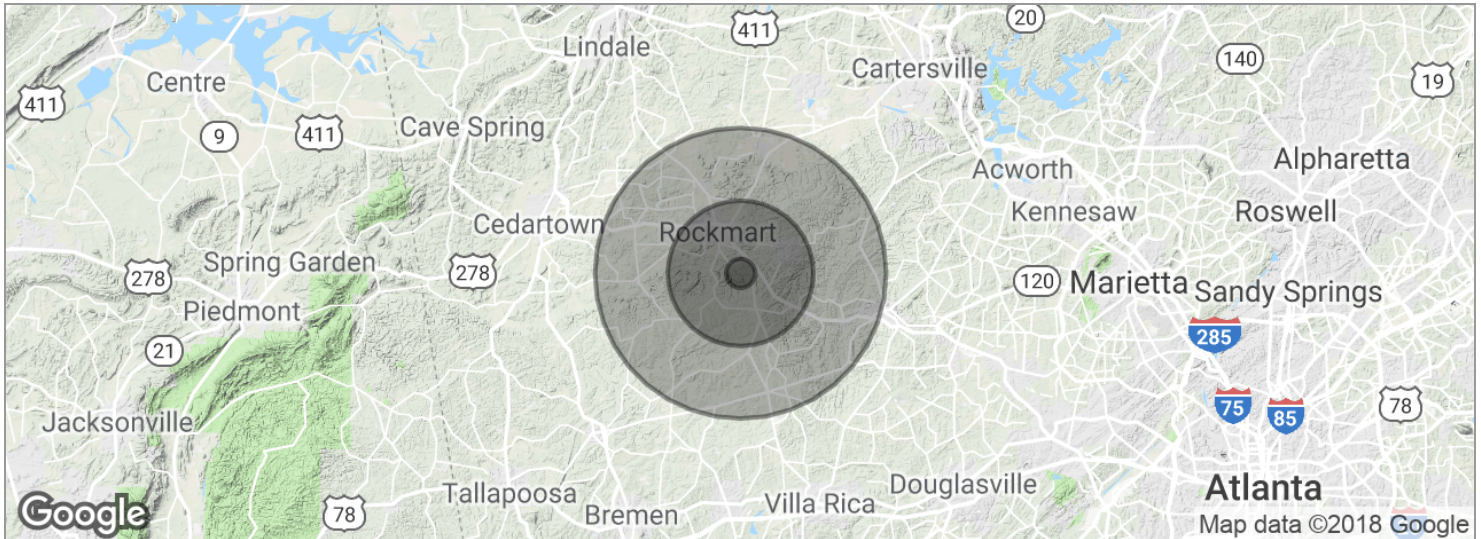
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POPULATION	1 MILE	5 MILES	10 MILES
Total population	537	11,557	41,407
Median age	35.9	35.4	35.3
Median age (male)	29.0	30.8	32.5
Median age (Female)	41.3	39.5	38.1
HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total households	205	4,328	15,036
# of persons per HH	2.6	2.7	2.8
Average HH income	\$44,561	\$50,332	\$54,444
Average house value	\$126,367	\$145,035	\$159,222

** 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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