An aerial photograph of a large, wooded property. In the center, there is a large, dark-colored brick house with a complex roofline. To the left of the house is a well-maintained golf course with several green fairways and sand traps. The property is surrounded by a dense forest of trees, some of which are showing autumn colors. A road or driveway runs along the bottom edge of the property.

EXCLUSIVE OFFERING  
JASPER 698

**698± ACRES WITH 2,500 SF BRICK HOUSE**  
**JASPER COUNTY | GEORGIA**





## Disclosure / Confidentiality Statement

The material contained in this Offering Memorandum is confidential, furnished solely for the purpose of considering the acquisition of 698± Acres in Jasper 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 Ackerman & Co. and 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 and any downloadable files. 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. Ackerman and Co. and Pioneer Land Group represent 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:

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# 698± ACRES





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02. THE PROPERTY

03. THE PROCESS

04. SUPPORT INFORMATION (DOWNLOADABLE)

- Google Earth KMZ File
- Survey
- Soil Map
- Potential Lake Sites
- Additional Pictures



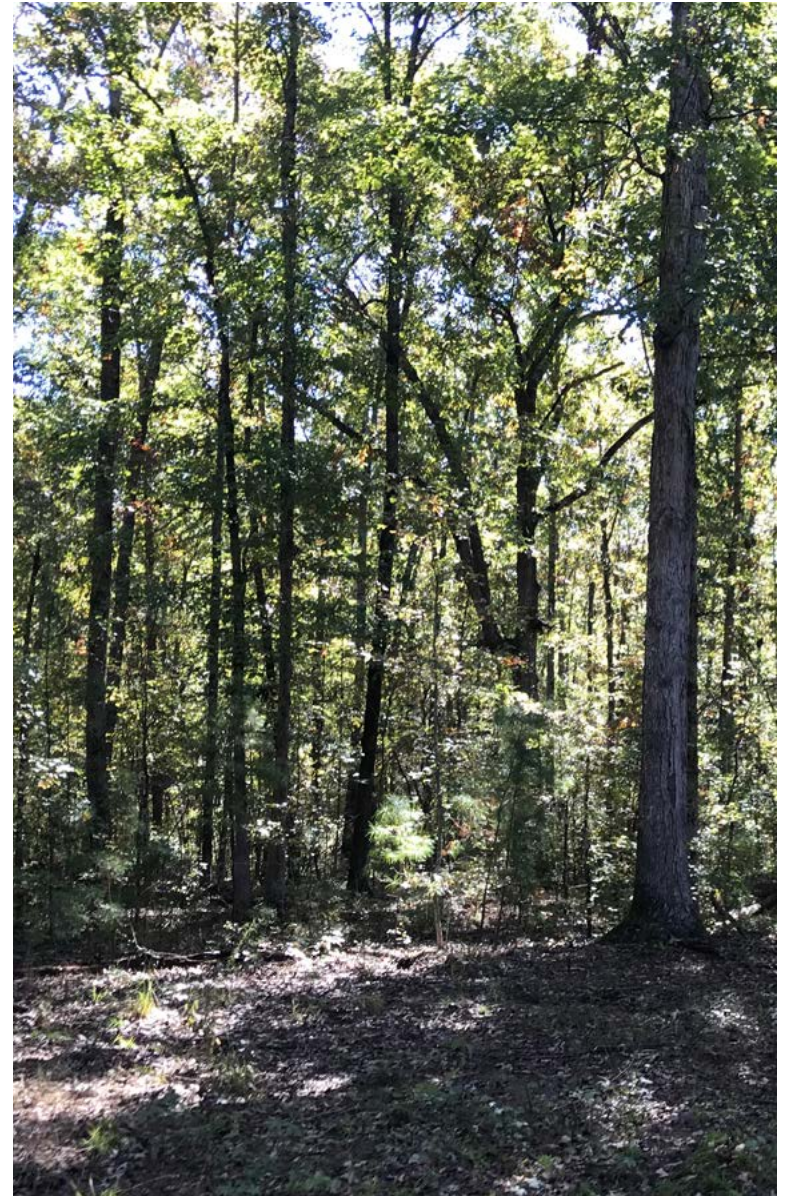
# the opportunity

Ackerman & Co. and Pioneer Land Group exclusively present **698± acres** on Fullerton Phillips Road ("The Property") in Jasper County, Georgia.

**The Project** offers the following attributes:

- Located between Atlanta and Macon and 10 miles from historic Monticello.
- Adjacent to the Cedar Creek WMA, Piedmont National Wildlife Refuge, and Chattahoochee-Oconee National Forest.
- Over 1 mile of paved road frontage.
- The property currently has a brick home that was built in 1938 and is almost 2,500 SF.
- Multiple food plots with the largest field being almost 10 acres.
- Very navigable by vehicle with many of the roads being gravel roads.
- Natural growth hardwoods and pines.
- Multiple potential lake sites.

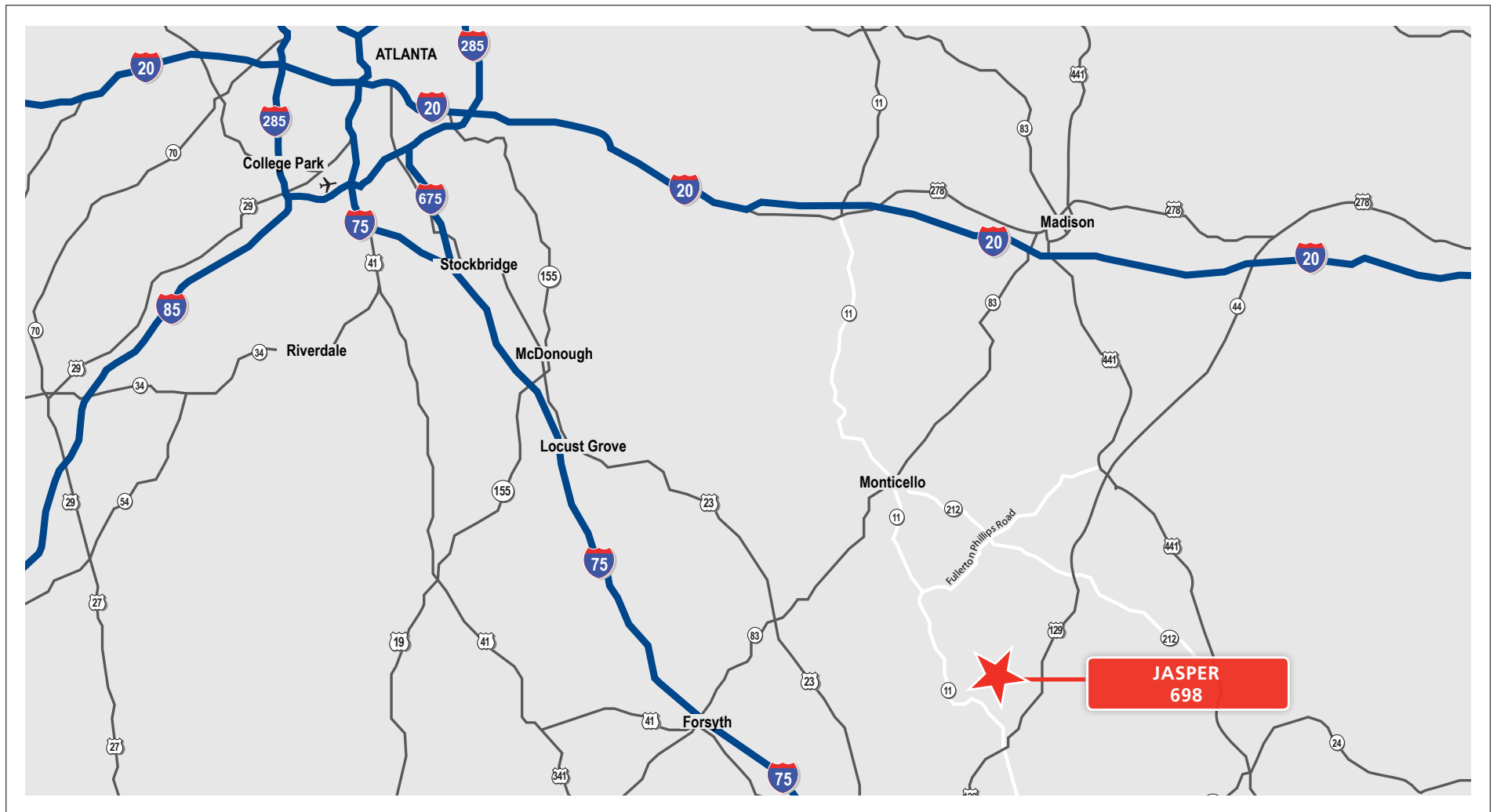
Interested parties should submit a letter of intent ("LOI") pursuant to the terms outlined in the Process section of this Offering Memorandum.



# the property

## Location

**The Property** is located at 770 Fullerton Phillips Road in Hillsboro, Georgia, 31038.



Distances

The **Property** is located 10 miles south of historic Monticello Georgia.

DISTANCES FROM JASPER 698	
LOCATION	DISTANCE
Monticello	10 Miles
Forsyth	27 Miles
Downtown Macon	27 Miles
Downtown Atlanta	70 Miles



Jasper County Courthouse

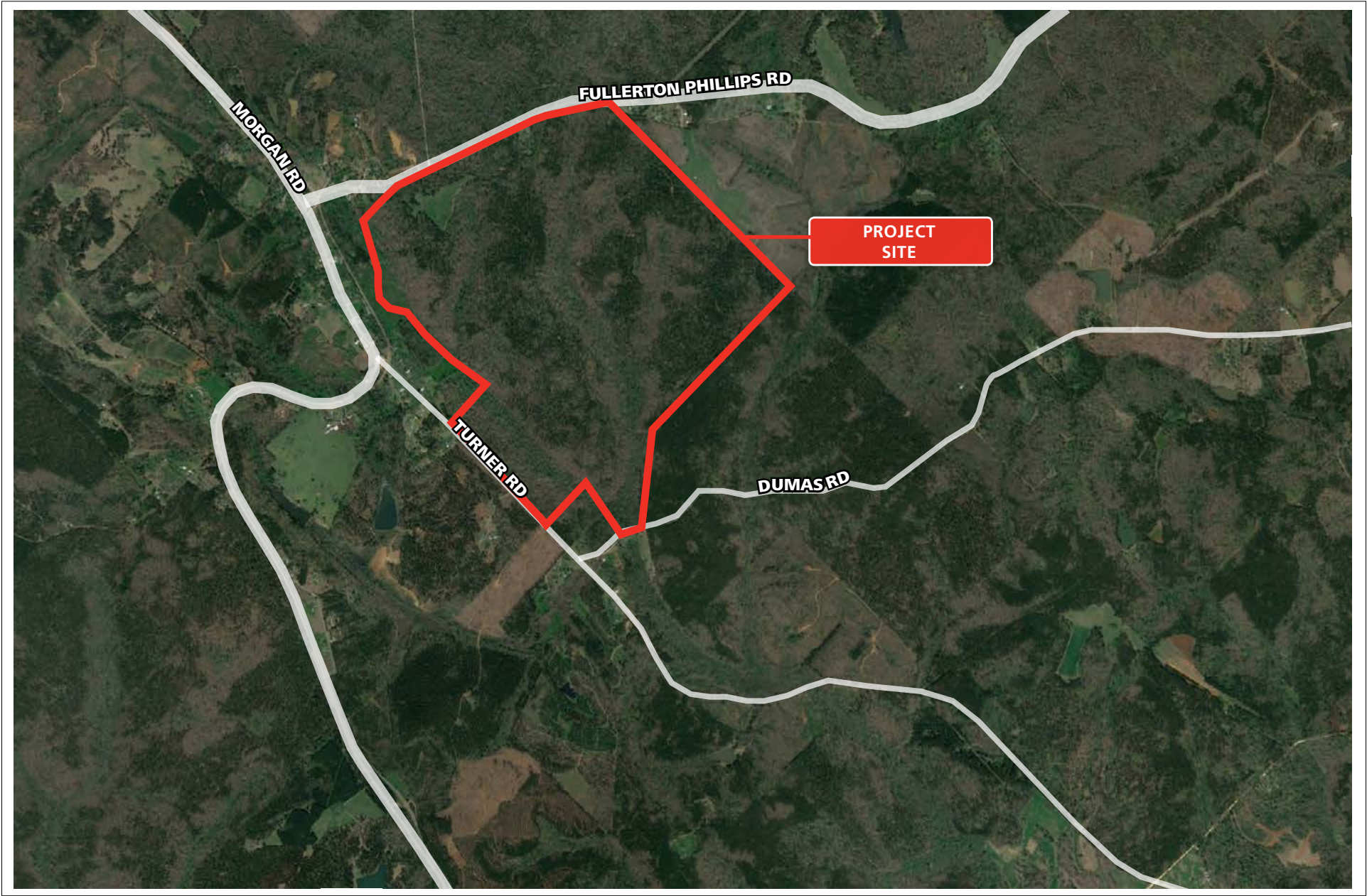




This aerial map displays the Jasper 698 area, outlined in red. The map is color-coded to show land ownership: green for Forest Service land (Chattahoochee Oconee National Forests), blue for State Land (Cedar Creek Shooting Range), and purple for Fish and Wildlife land (Piedmont National Wildlife Refuge). The town of Hillsboro is marked with a red outline. Major roads shown include US-83, GA-11, GA-212, and GA-129. A legend at the bottom identifies the color coding: Forest Service (green), State Land (blue), and Fish and Wildlife (purple).

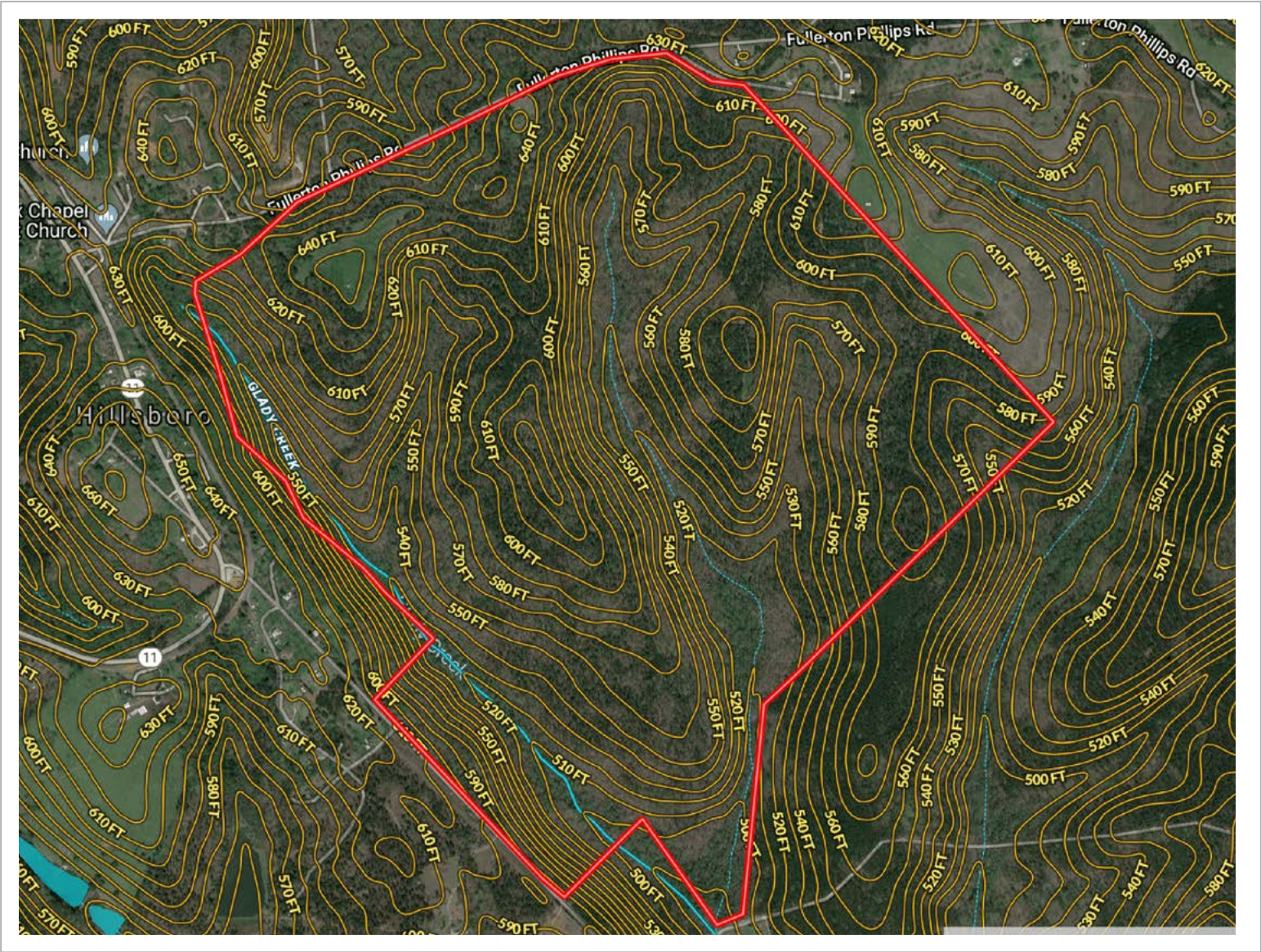


Low Altitude Aerial





Topography with creeks





## Existing House

The property currently has an almost 2,500 SF, 3 bedroom, 2 bathroom brick home that was built in 1938.





## Additional Features

### Road Frontage

**2,363 feet** of paved road frontage on Turner Road

**3,445 feet** of paved road frontage on Fullerton Phillips Road

**91 feet** of dirt road frontage on Dumas Road

### Potential Lake Sites

There has been a preliminary lake layout completed on the property with 4 lakes. These lakes range from 3.5 acres to 14 acres.

## Additional House Pictures





## the process

The Property is offered for sale at \$1,954,400 or \$2,800 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 project and address any questions at your convenience.**





## support information

Below are files that are related to **Jasper 698** and may be downloaded. Some of the files may not be compatible on a mobile device and will need to be downloaded on a desktop. Click the links to open the files.

- [Google Earth KMZ File](#)
- [Survey](#)
- [Soil Map](#)
- [Potential Lake Sites](#)
- [Additional Pictures](#)

To view all downloadable documents in one folder [click HERE](#).







**FOR MORE INFORMATION, PLEASE CONTACT:**

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**PIONEER**  
LAND GROUP