

EXCLUSIVE OFFERING



20-147± Acres Remaining

HWY 42/CHARLES JOHNSON 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 27-147± 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:



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THE OPPORTUNITY

Pioneer Land Group is pleased to present 27-147± acres at Hwy 42 and Charles Johnson Road in Monroe County, Georgia.

The property offers the following attributes:

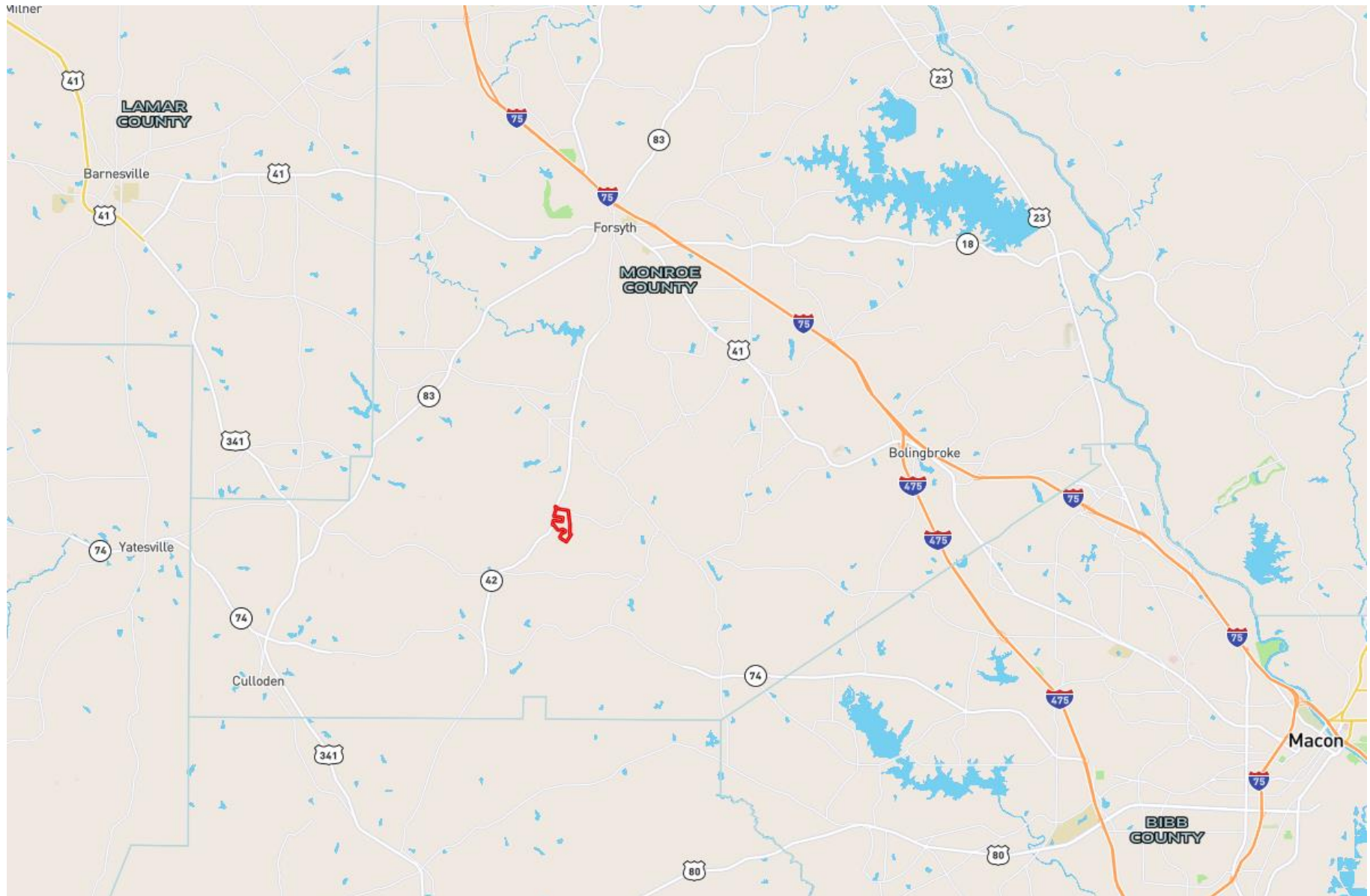
- Located less than eight miles from Interstate 75, with convenient access to Atlanta and Macon.
- Convenient access to shopping in Forsyth, Bass Rd/Riverside Drive and Zebulon Road in north Macon, with retailers such as Bass Pro Shops, Publix, Belk, Barnes & Noble, Dillard's, Lowes, and Dick's Sporting Goods.
- Good school system with convenient access to private schools in north Macon like Stratford Academy, Middle Georgia Christian, Tatnall Square, and First Presbyterian Day.
- The Little Tobesofkee Creek is the southern property line of the property. The total property has almost 1 mile of frontage on the creek.
- The property is subdivided into three parcels with acreage ranging in 27 acres to 90 acres. Tracts can be combined for additional acreage.
- There are covenant and restrictions on the property. For more information please contact Broker.



THE PROPERTY

Location:

The property is located at the corner of Highway 42 and Charles Johnson Road in Monroe County.



Low Altitude Aerial



Utilities:

The property is currently served by electrical power. County water is located on Charles Johnson east of the property.

Road Frontage:

The total property currently has 3,695± feet of frontage on Charles Johnson Road and 4,015± feet of frontage on Highway 42.

Distance to Key Landmarks:

- Downtown Forsyth, Georgia: Less than 8 miles
- I-75 and I-475 in Macon, Georgia: Less than 14 Miles
- I-75 in Forsyth, Georgia: Less than 8 Miles
- I-285 in Atlanta, Georgia: Less than 60 Miles

School System:

Elementary School	Hubbard
Middle School	Monroe County
High School	Mary Person

This property also has convenient access to a number of private schools in north Macon like Stratford Academy, Middle Georgia Christian, Tatnall Square, and First Presbyterian Day.

THE PRICING

The Property is offered for sale as follows:

27± Acres: Total \$121,500 or \$4,500 per acre

30± Acres: Total \$120,000 or \$4,000 per acre

90± Acres: Total \$315,000 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





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