



EXCLUSIVE OFFERING

173 Acres

EDGE 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 173± 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 173 acres on Edge Road in Monroe County, Georgia.

The property offers the following attributes:

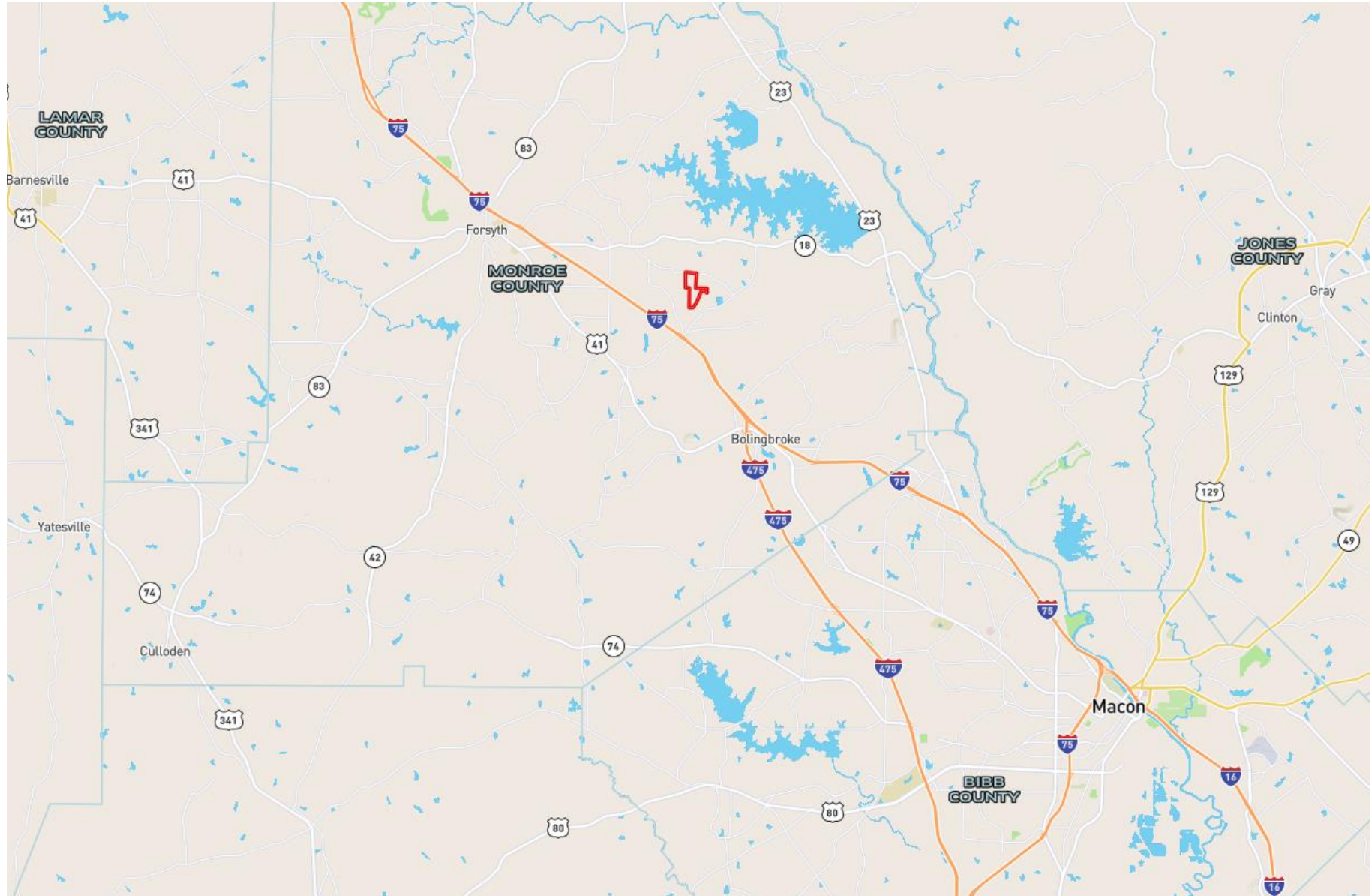
- Located less than five miles from Interstate 75, with convenient access to Atlanta and Macon.
- Convenient access to shopping in Forsyth, Bass Rd/Riverside Drive and Zebulon Road in north Macon, with retailers such as Bass Pro Shops, Publix, Belk, Barnes & Noble, Dillard's, Lowes, and Dick's Sporting 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. Multiple lake sites.
- The 3,500 Rum Creek WMA, 5,600 acre Lake Juliette, and the 35,000 Piedmont National Forest are located within 5 miles of the property.
- Nice drivable road system throughout the property.
- Multiple fields throughout property.
- Multiple potential lake sites on the property.



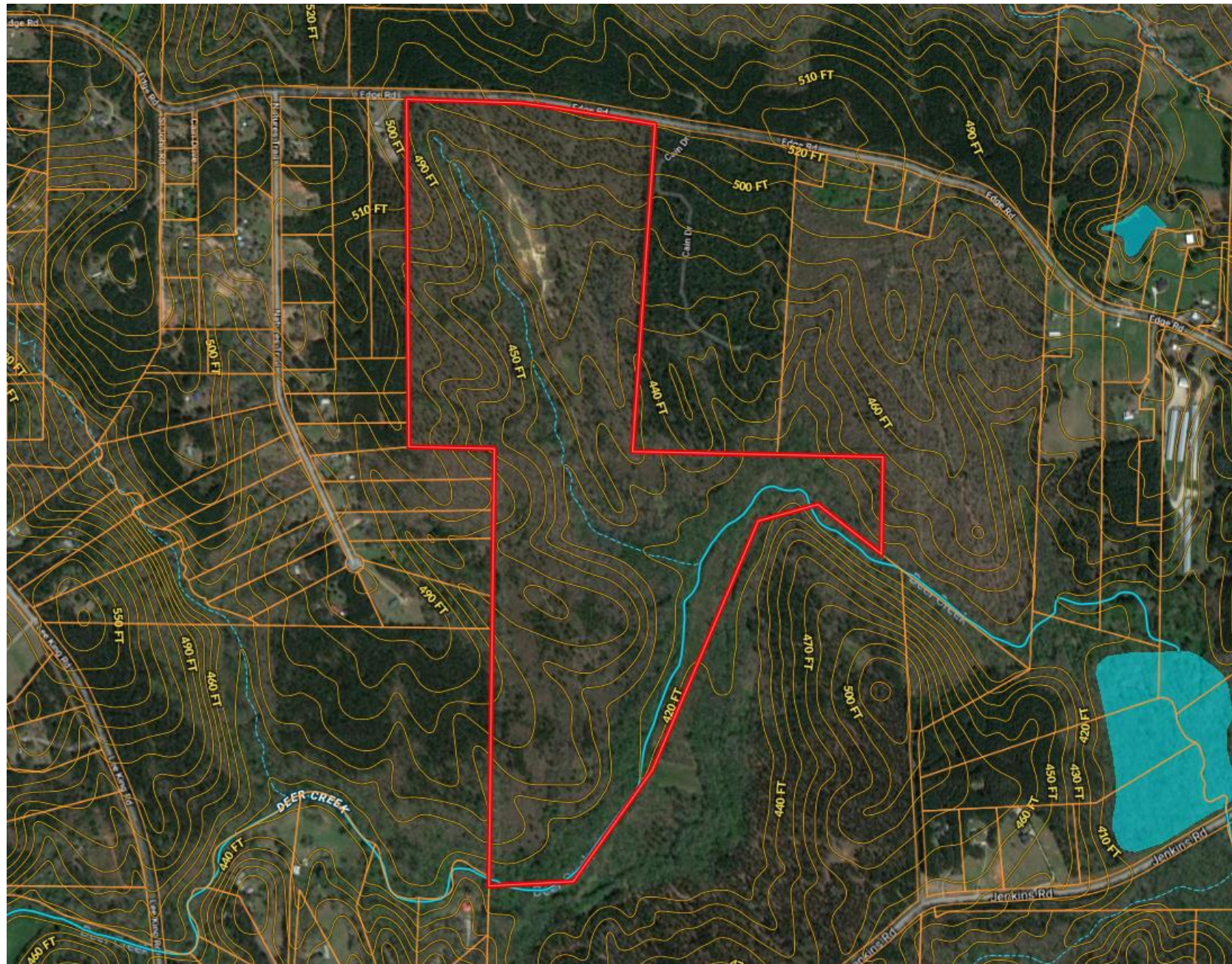
THE PROPERTY

Location:

The property is located on Edge Road in Monroe County. Parcel ID is 091 019 .



Low Altitude Aerial with Contours



Distance to Key Landmarks:

- Downtown Forsyth, Georgia: Less than 7 miles
- Bass Road and I-75 interchange in Macon, Georgia: Less than 15 Miles
- I-75 in Forsyth, Georgia: Less than 5 Miles
- I-285 in Atlanta, Georgia: Less than 60 Miles

School System:

Elementary School	TG Scott
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.

Lake Site:

Multiple lake sites.

Road Frontage:

1,690± of paved road frontage on Edge Road

THE PRICING

The Property is offered for sale at \$640,100 or \$3,700 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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