

EXCLUSIVE OFFERING



98 Acres

RAMAH CHURCH ROAD | LAMAR 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 98± acres in Lamar 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

Office: (770) 225-0718

Fax: (770) 225-0718

Cell: (404) 867-3332

E-Mail: kgable@pioneerlandga.com

THE OPPORTUNITY

Pioneer Land Group is pleased to present 98 acres on Ramah Church Road in Lamar County, Georgia.

The property offers the following attributes:

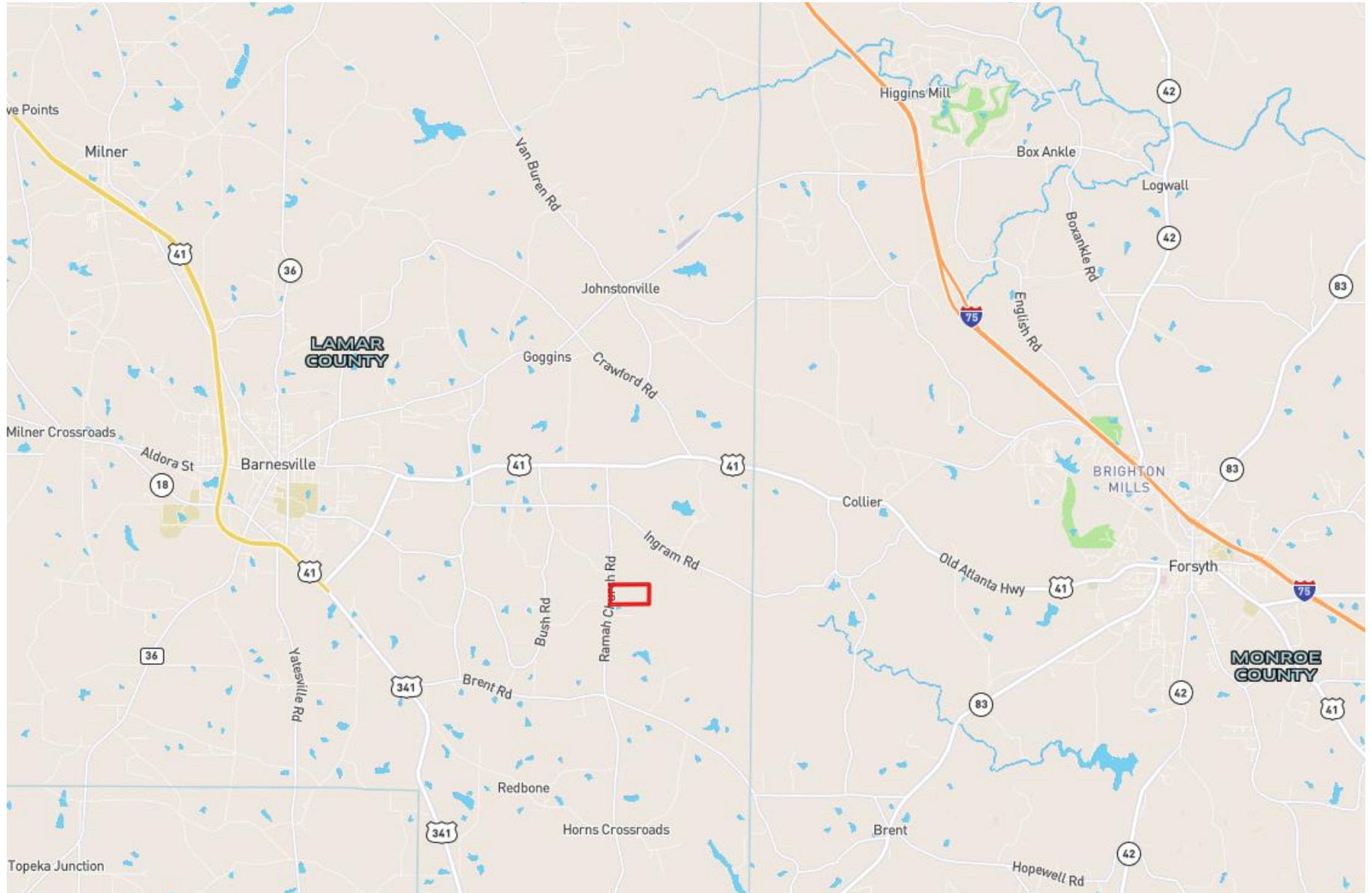
- Located less than 12 miles from Interstate 75, with convenient access to Atlanta and Macon
- Located within 15 minutes of downtown Barnesville and downtown Forsyth.
- Gordon College is located in the city of Barnesville, with enrollment around 5,000 students.
- The Tobesofkee Creek flows through the rear of the property.
- Nice drivable road system throughout the property.
- Multiple lake sites on the property.
- The majority of the property was planted in pine trees in 2014.



THE PROPERTY

Location:

The property is located on Ramah Church Road in Lamar County. Parcel ID is 096 014 .



Low Altitude Aerial with Contours



Distance to Key Landmarks:

- Downtown Forsyth, Georgia : Less than 11 miles
- Downtown Barnesville, Georgia: Less than 7 miles
- I-75 in Forsyth, Georgia: 11 Miles
- I-285 in Atlanta, Georgia: Less than 55 Miles

School System:

Elementary School	Lamar County
Middle School	Lamar County
High School	Lamar County

Lake Site:

Multiple lake sites.

Road Frontage:

1,495± of paved road frontage on Ramah Church Road



THE PRICING

The Property is offered for sale at \$259,700 or \$2,650 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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