

LAND FOR SALE

276 BANKS ROAD

276 Banks Road, Ellijay, GA 30540



OFFERING SUMMARY

SALE PRICE:	\$525,900
LOT SIZE:	210.36 Acres
ZONING:	AG

PROPERTY OVERVIEW

210 beautiful acres with mature timber, mountain views and Fir Creek running through the property. The acreage has been in the same family for over 100 years and offers numerous building sites. The old log homestead still stands on the property which dates back to 1890's. Several springs on property and teeming with wildlife.

PROPERTY HIGHLIGHTS

- 210 Pristine Acres with Mountain Views
- Crystal Clear Fir Creek Runs Through Property
- Numerous Excellent Home Sites
- Near Fort Mountain State Park

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

MIKE GARRETT
Associate, ALC
O: 678.540.4300
C: 770.846.7702
mike@garrettlandbrokers.com
GA #339795

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

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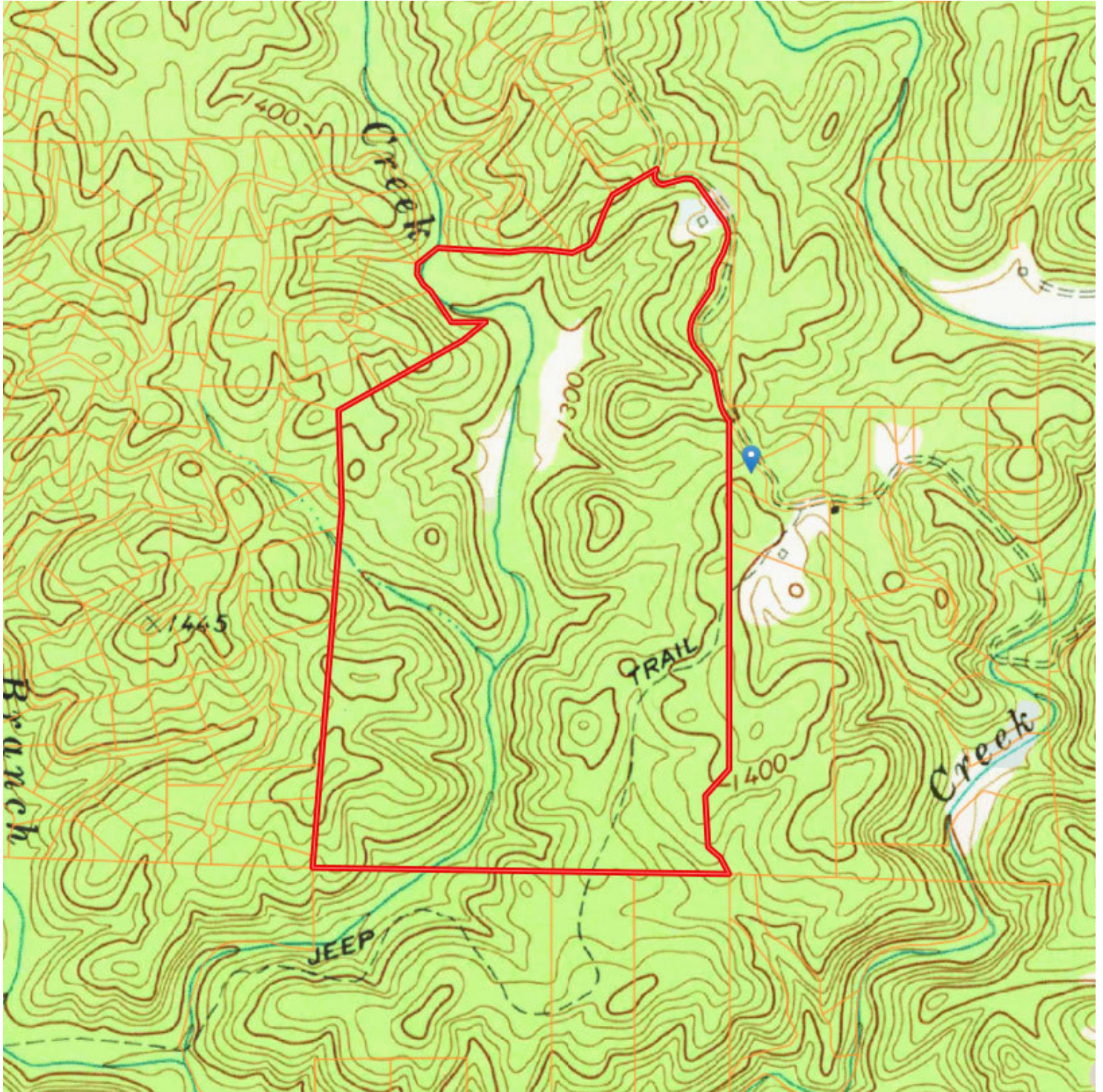
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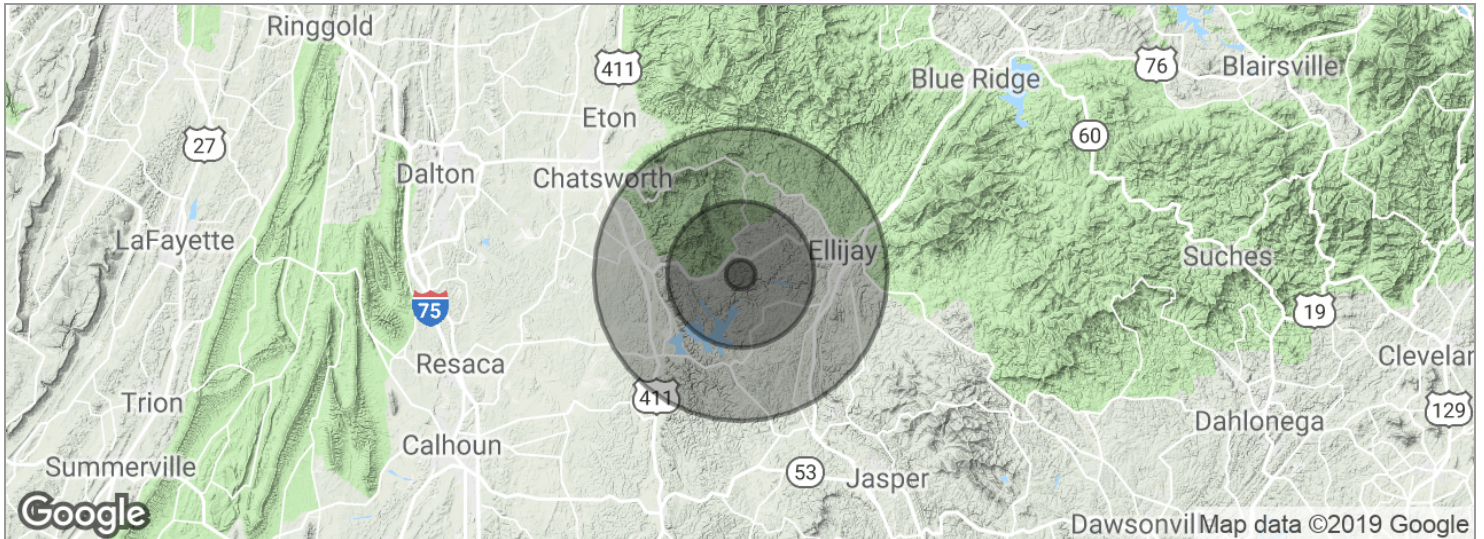
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POPULATION	1 MILE	5 MILES	10 MILES
Total population	331	6,139	28,096
Median age	38.1	39.3	38.9
Median age (male)	38.3	39.5	38.0
Median age (Female)	37.9	39.1	40.2

HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total households	128	2,433	11,228
# of persons per HH	2.6	2.5	2.5
Average HH income	\$48,763	\$48,626	\$47,678
Average house value	\$146,434	\$145,694	\$154,009

* 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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