

LAND FOR SALE

13.3 WOODED ACRES WITH CABIN STYLE HOME

934 Marion Dairy Road, Lindale, GA 30147



OFFERING SUMMARY

SALE PRICE:	\$349,900
LOT SIZE:	13.3 Acres
ZONING:	AG
MARKET:	NW GA
SUBMARKET:	Rome

PROPERTY OVERVIEW

Privacy abounds on this 13.3 acre tract with a 3 Bedroom 2.5 Bath home on site. Enter the property on a long and winding gravel drive to explore the wooded acreage that also leads to the gated entrance to the home. The home sits on a cleared knoll with large carport area large enough for 5 cars or use part of it as a covered patio area. The home features a modern up to date kitchen with breakfast bar, stainless appliances, tons of storage and tile backsplash along with a wood burning stove with a stone hearth. The Master Bedroom is also located on the main level with Master Bath. Upstairs you will find a Family Loft area for watching TV and relaxing as well as 2 additional bedrooms and baths and rear stairs. At the rear of the home is a separate garage and shop area perfect for storage, Big Boy Toys, and more. The acreage offers abundant wildlife or several other homesites. You will not be disappointed with this property.

PROPERTY HIGHLIGHTS

- 3 BR/2.5 BA Private Gated Home Nestled in the Woods
- 13.3 Acres Tract
- Abundant Wildlife
- Near Downtown Rome and Amenities
- No Sign on Property, Call Agent for Showings

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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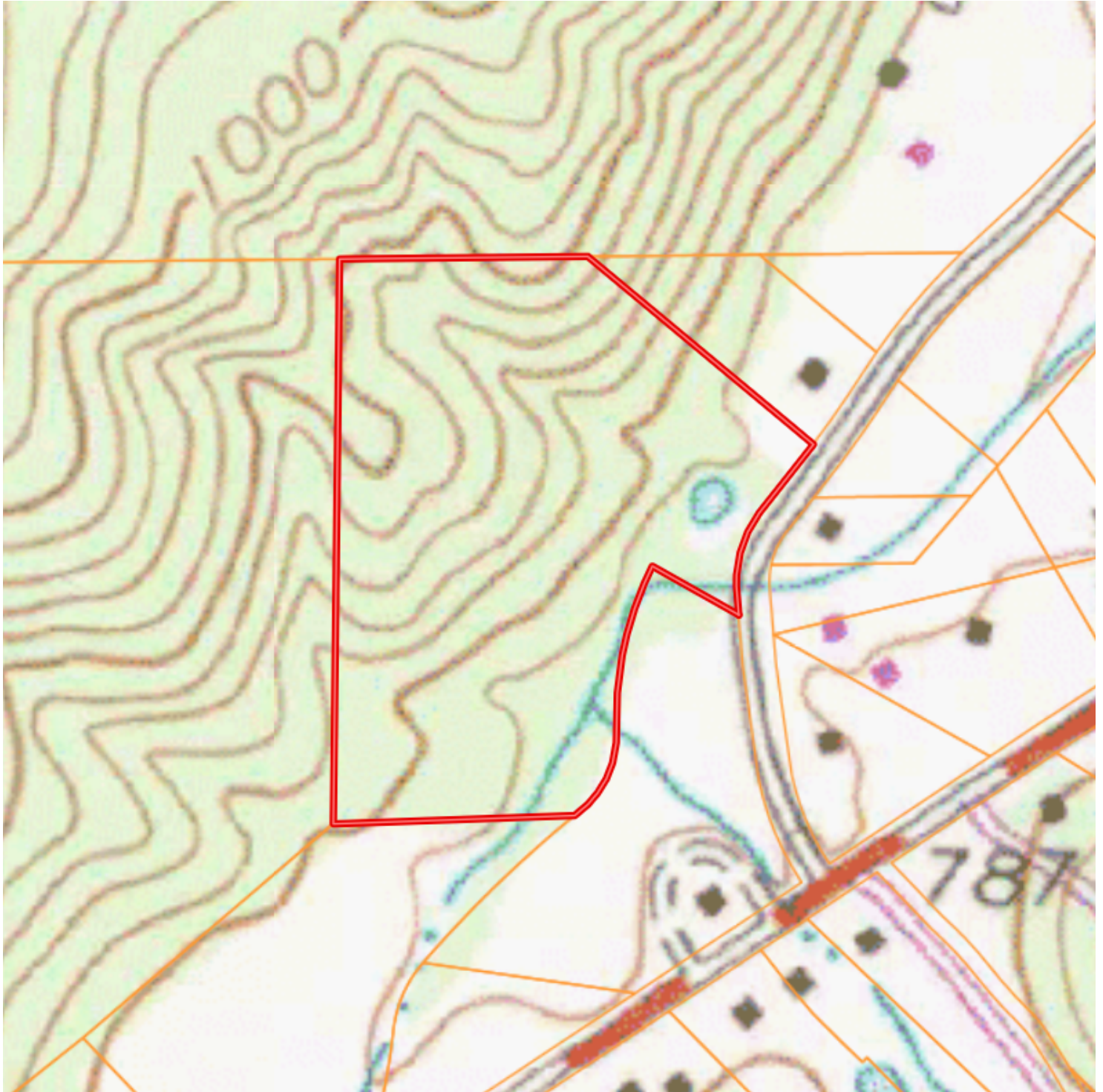
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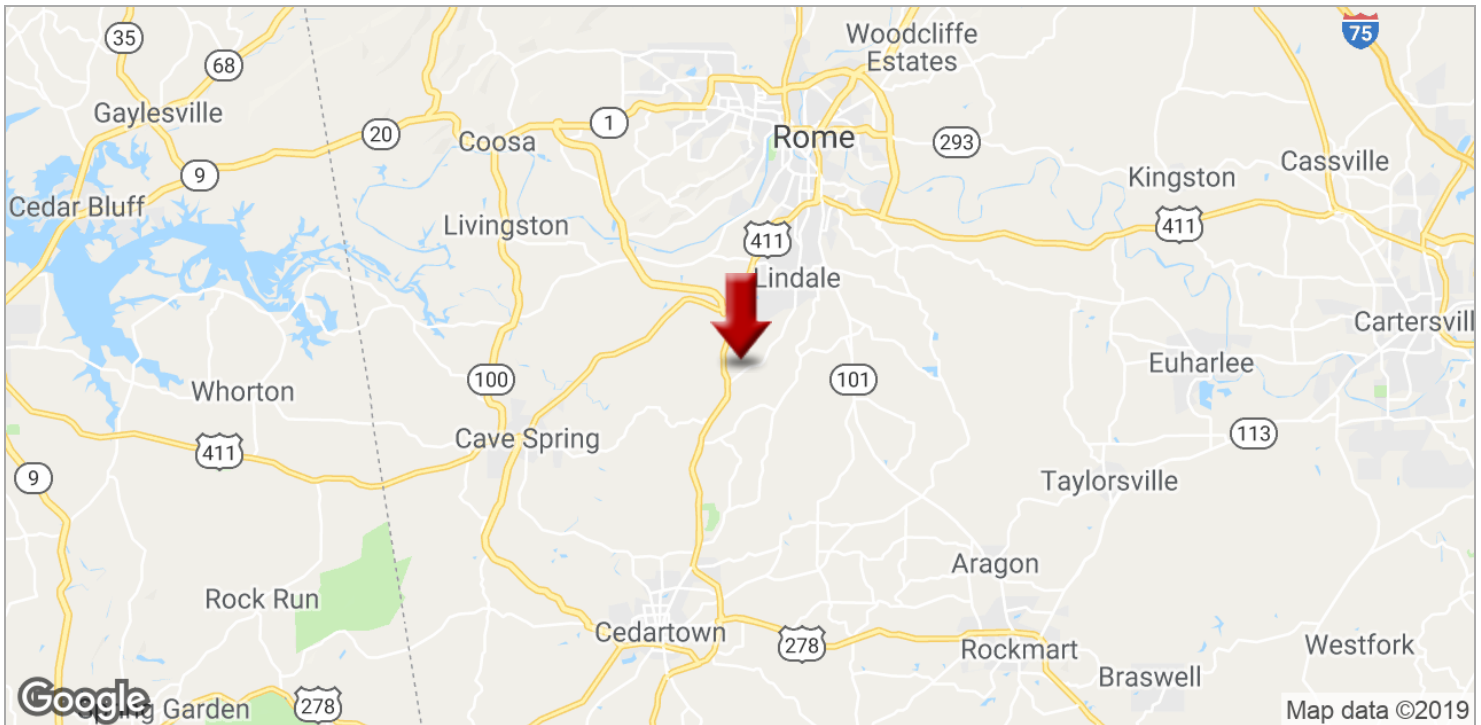
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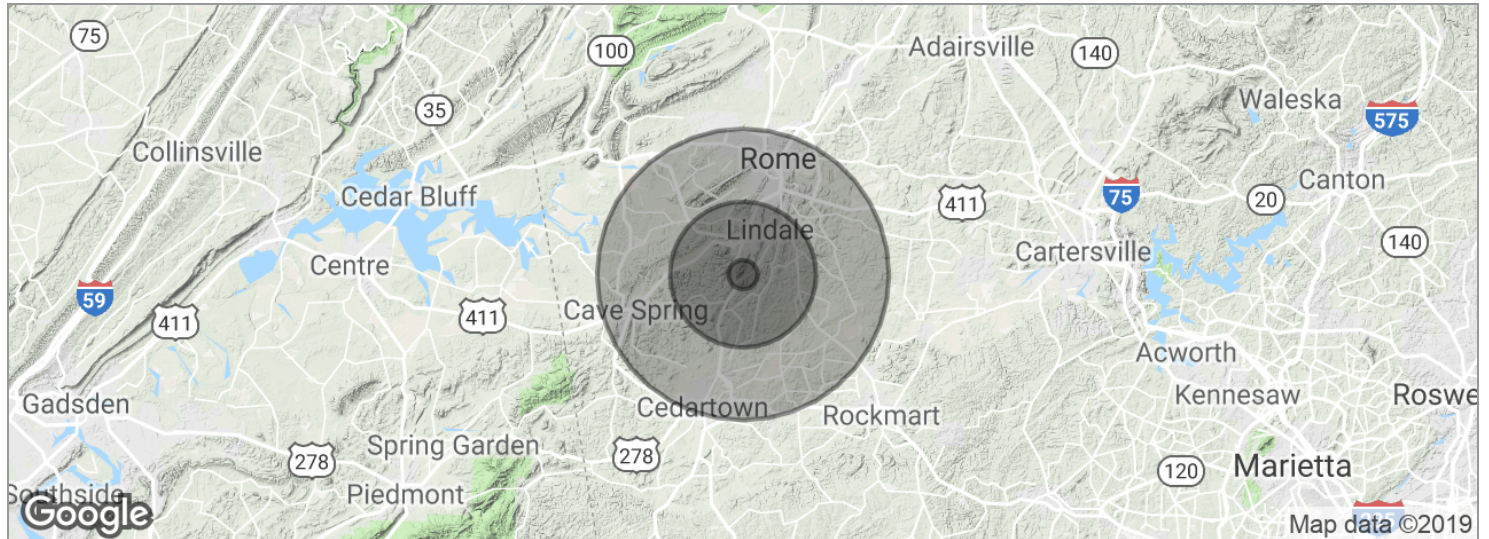
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POPULATION	1 MILE	5 MILES	10 MILES
Total population	465	16,550	79,142
Median age	44.0	39.6	37.0
Median age (male)	39.6	37.6	35.7
Median age (Female)	45.5	42.2	39.0

HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total households	161	5,829	28,882
# of persons per HH	2.9	2.8	2.7
Average HH income	\$62,681	\$52,876	\$52,133
Average house value	\$155,256	\$145,308	\$148,177

* 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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