

LAND FOR SALE

205.5 +- ACRES THE PERFECT RECREATIONAL TRACT

Felton Rockmart Road, Buchanan, GA 30117



OFFERING SUMMARY

SALE PRICE:	\$2,695 / acre
LOT SIZE:	205.5 Acres
ZONING:	AG
MARKET:	NW GA
SUBMARKET:	Buchanan

PROPERTY OVERVIEW

Beautiful mountainous property with several possible homesites for a family compound or develop to fit your needs. Hunting Cabin on site if you're looking for a recreational tract. 2 Bedroom/1 Bath, metal roof and porch on 2 sides. This property has numerous white oaks on the rolling mountainous west side of the property and has 2 mountain streams join just below a waterfall. The east side with a easier topo mostly includes pine timber. Numerous ATV trails traverse the property and several food plot areas were noted. Well maintained road system to property.

PROPERTY HIGHLIGHTS

- 205.5 +- Acres of Privacy
- Various Topo and Multiple ATV trails
- Hunting Cabin with 2 BR/1 BA
- Ready for Development or Recreation
- Several Mountain Streams and a Waterfall
- Well Maintained Road System to Property

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

MIKE GARRETT
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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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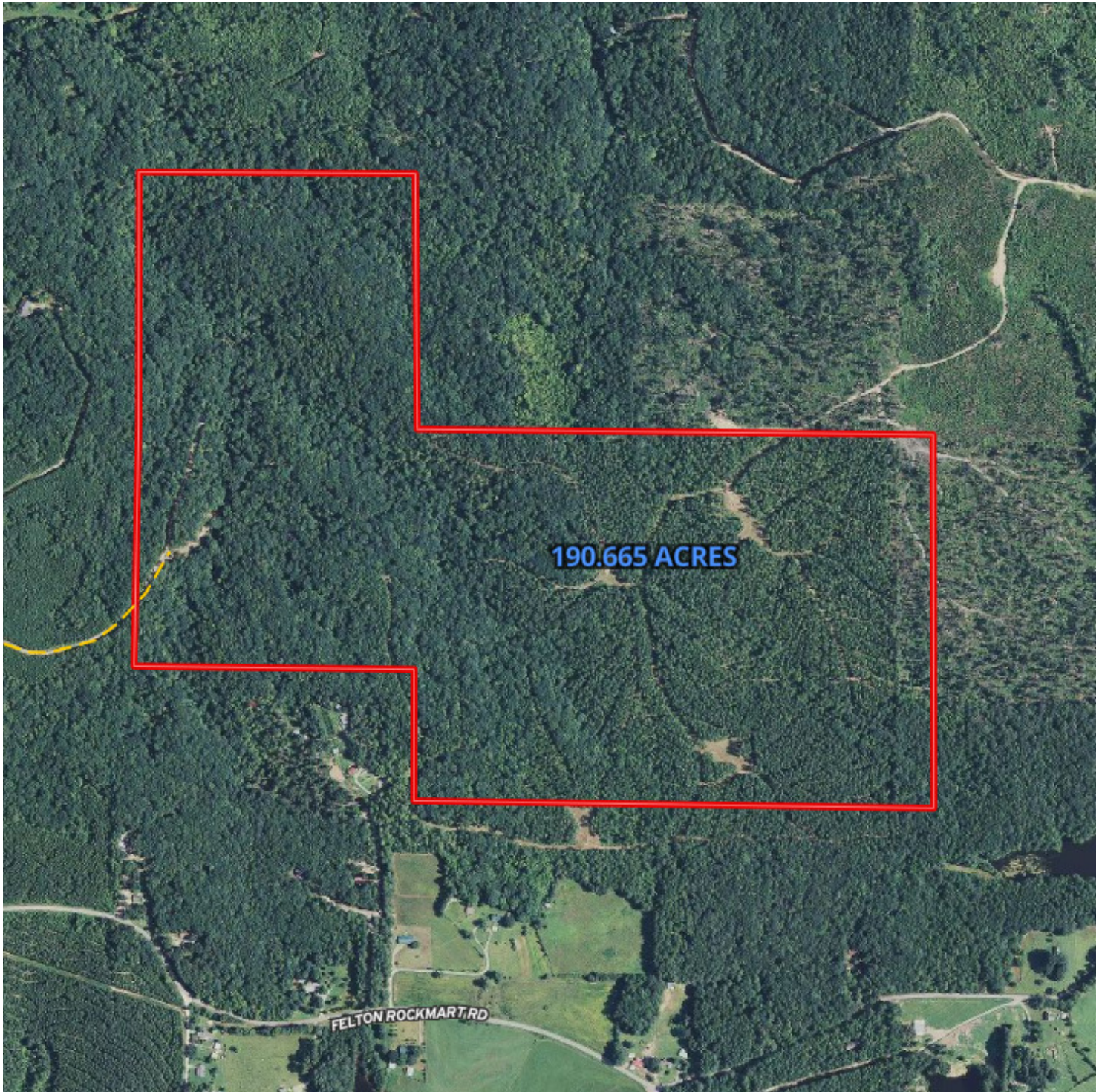
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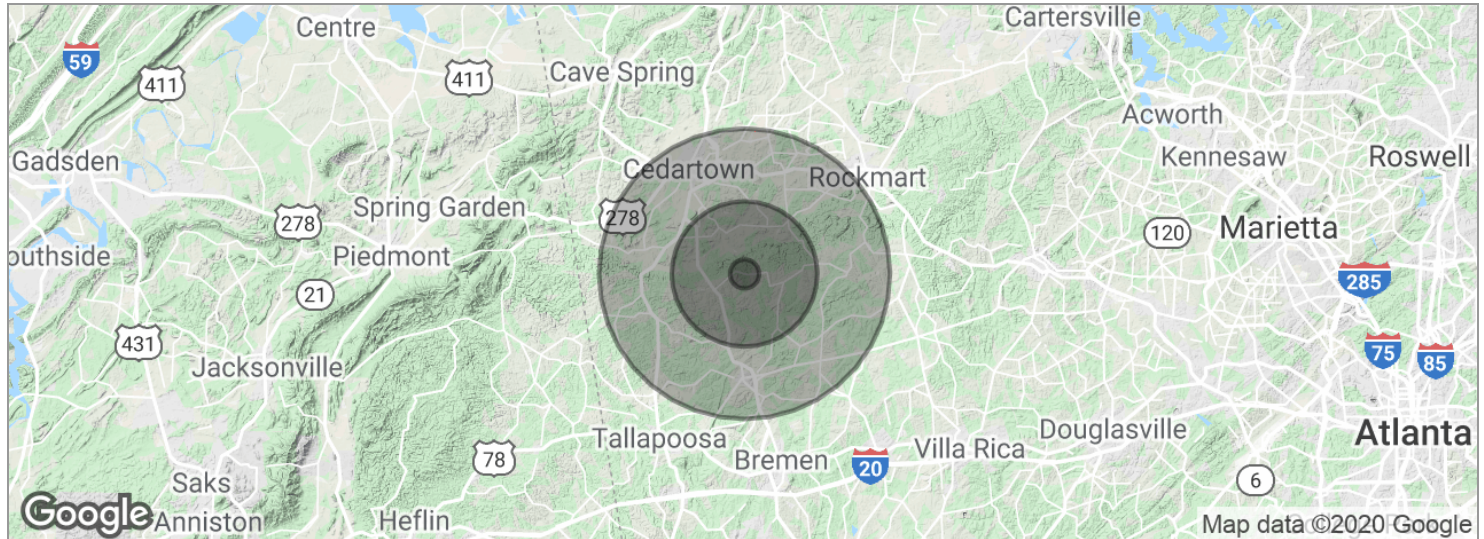
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POPULATION	1 MILE	5 MILES	10 MILES
Total population	334	9,174	37,632
Median age	34.4	35.7	37.2
Median age (male)	31.6	33.4	35.2
Median age (Female)	36.2	37.6	39.0
HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total households	113	3,144	13,413
# of persons per HH	3.0	2.9	2.8
Average HH income	\$39,167	\$43,940	\$48,017
Average house value		\$141,940	\$143,566

* 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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BUCHANAN, GA

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PRESENTED BY:

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