



OFFERING MEMORANDUM

79.08 ACRES

MT ZION ROAD | CARROLL COUNTY | GEORGIA



Disclosure / Confidentiality Statement

The material contained in this Offering Memorandum is confidential, furnished solely for the purpose of considering the acquisition of the 79 Acres in Carroll 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 Residential ("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:



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The Opportunity

Pioneer Residential is pleased to present 6058 Mount Zion Road, a 79.08 acre parcel in Carroll County, Georgia. The Property offers the following attributes:

- The Opportunity is zoned A, Agriculture in Carroll County.
- The Site boasts 79 acres with a mix of timber— areas in pasture — a strong network of trails— a 2.3 acre fishing lake— and multiple property improvements.
- The Property improvements include a single level ranch home on a partially finished basement. The home provides 2,118 above grade sqft— 3 bedrooms— 2.5 bathrooms— sun room— and a basement with 1,500 finished sqft. Other improvements include a shop/ machinery building— multiple pole barns— gazebo— and a doc at the lake.
- The topography offers a mellow terrain with several additional building areas— multiple garden sites— and areas conducive to livestock.
- The lake measures 2.3 acres in size and offers an island— small dock— and a trail system that accommodates full sized vehicles.
- The Opportunity offers 981 feet of road frontage on Mount Zion Road. The Property is accessible through a gated entry and a paved scenic drive measuring approximately 1,000 feet.

Potential Use: Due to the above mentioned characteristics the Opportunity can service single family development/ stay-recreational use— or agricultural use.







Utilities:

The Property is served by well water– septic– electricity– and tank gas. All utilities should be independently verified by prospective purchaser.

Distance to Key Landmarks:

Interstate 20: 4.1 Miles

West GA Regional Airport: 4.9 Miles

John Tanner Park: 5.7 Miles

Alabama State Line: 9.8 Miles

Downtown Carrollton, GA: 11.3 Miles

Schools:

Mount Zion Elementary School

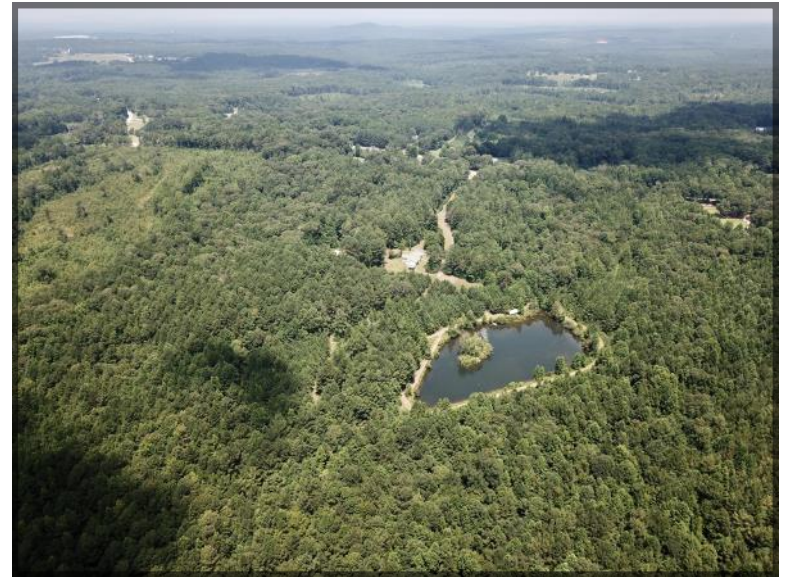
Mount Zion Middle School

Mount Zion High School

**school evaluation available at schooldigger.com*

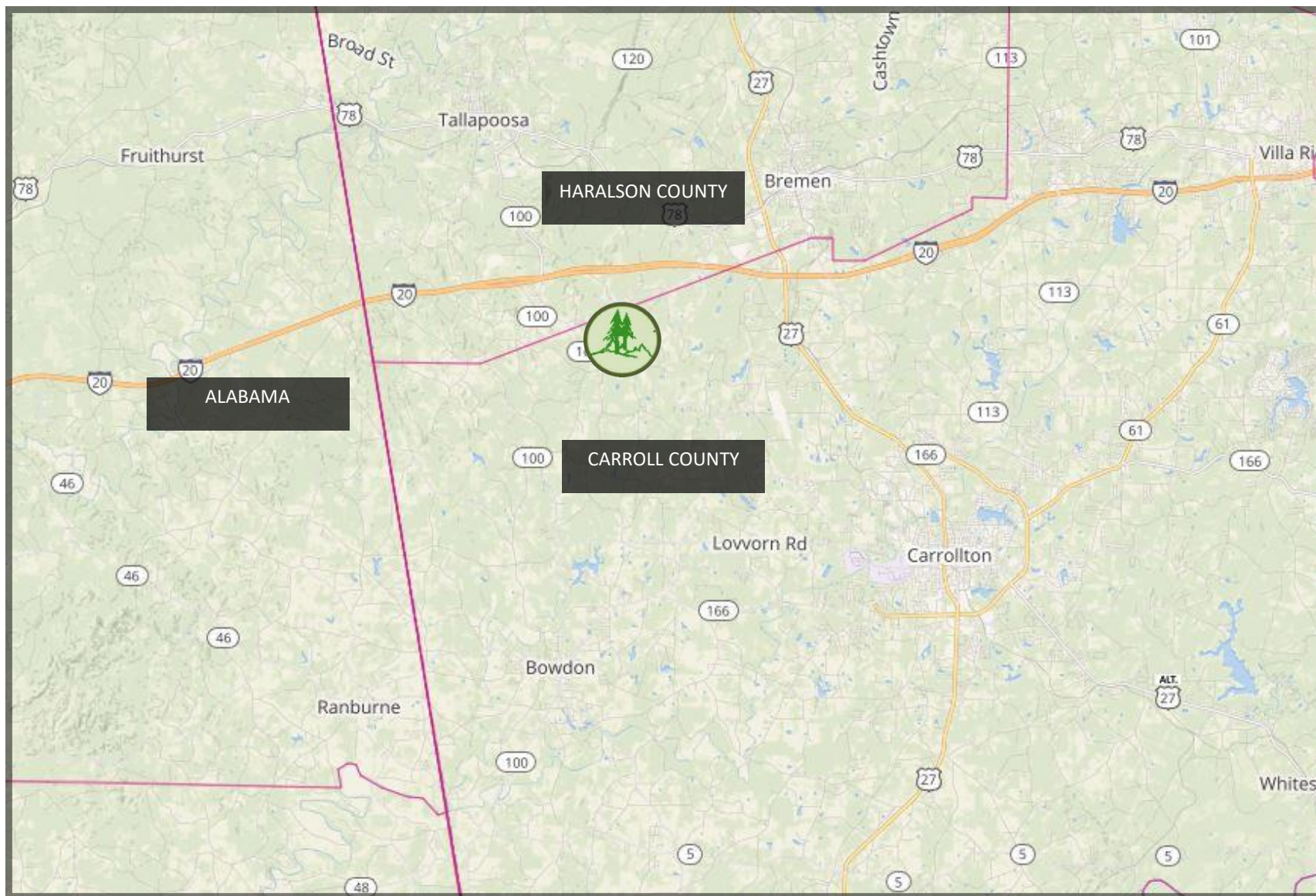
County Taxes:

County	Parcel ID	Tax Year	Tax Amount
Carroll	038 0032	2019	\$905
Carroll	038 0032	2018	\$507
Carroll	038 0032	2016	\$505

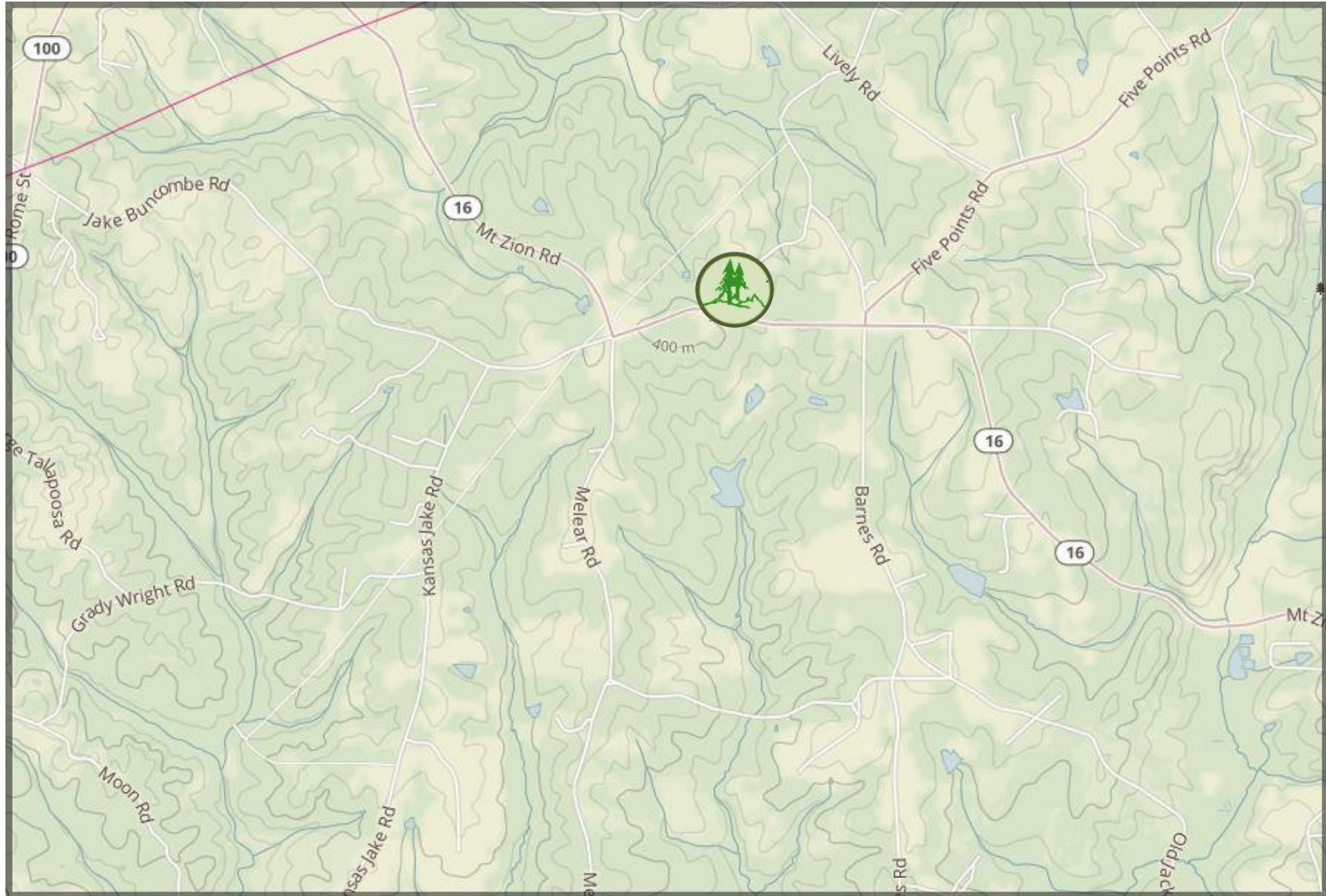


Location Overview

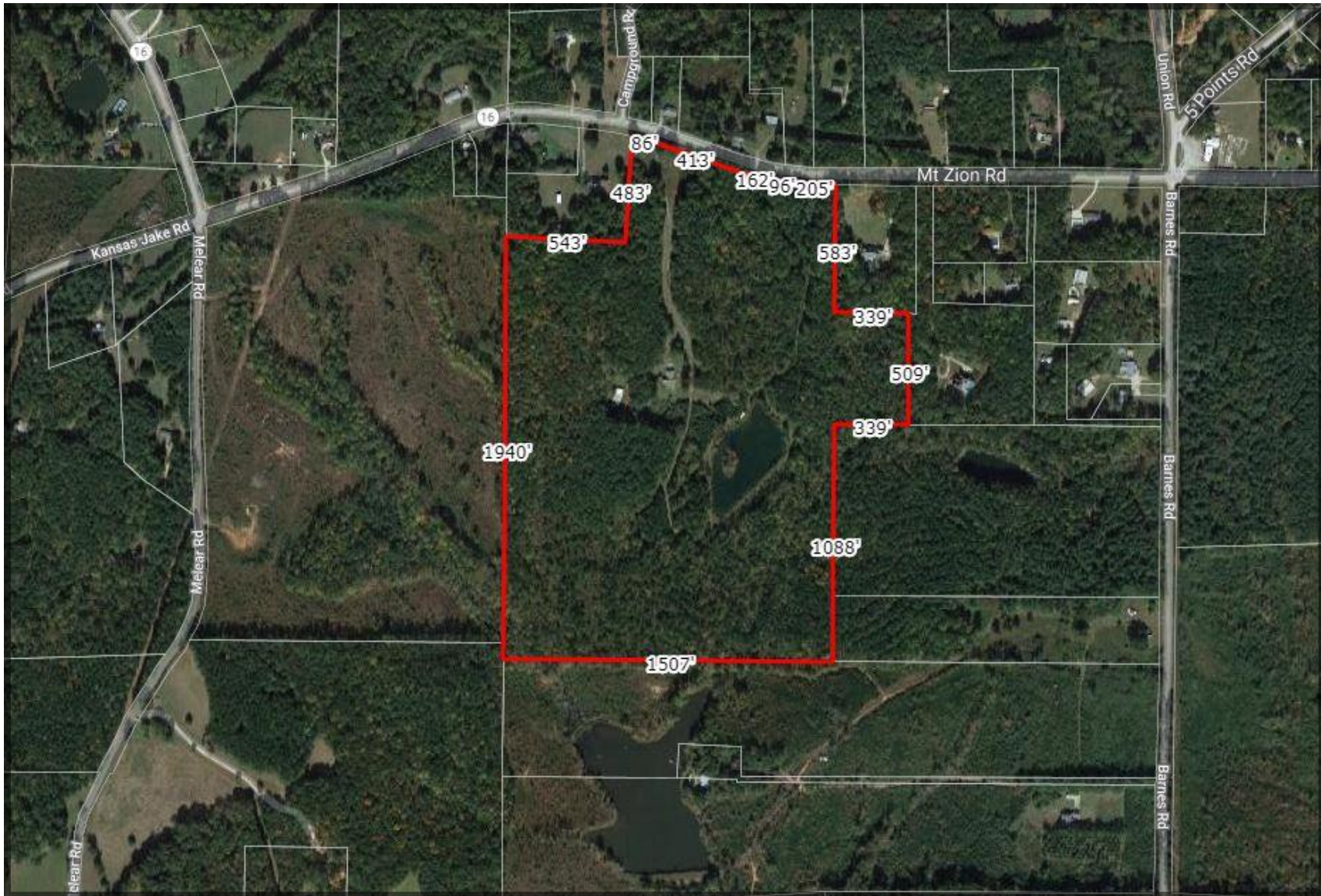
The Opportunity is located in the city of Waco. The area is near the Alabama/ Georgia state line and offers a rural setting. The Property is located just south of the Haralson County Line and offers an easy commute to Interstate 20 and commercial development. The Property holds an address of **6058 Mount Zion Rd, Waco, GA 30182**.



Topography Map View



Low Altitude Map View



The Process

The owner has set an offering price for the Property at \$419,000 (\$5,298 per acre).

Interested parties should submit an offer in the form of GAR documents or 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 project and address any questions at your convenience. If you would like to schedule a showing with a member of our team please contact one of the listing agents.



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