

LAND FOR SALE

BEAUTIFUL EQUESTRIAN ESTATE

215 Holbrooks Road, Cedartown, GA 30125



OFFERING SUMMARY

SALE PRICE:	\$749,000
LOT SIZE:	32 Acres
ZONING:	AG/RES
MARKET:	NW GA
SUBMARKET:	Cedartown

PROPERTY OVERVIEW

If you love horses, this beautiful property is for you! Welcome to Morgan Hill Farm, home to World Champion Tennessee Walking Horses, situated on 32 +- acres. Upon driving up the winding drive to a classic farmhouse style home you will not only notice the beautiful property itself but the orchards, pastures and pond. Also on the property is a full organic garden. A large 50'x80' barn is complete with 6 stalls, tack room, wash rack, hay storage and just outside is a riding ring and water tank. A smaller barn features 3 unfinished stalls, 40' full run out stable, full tack room, round bale storage for winter feeding and pond/water access. The farmhouse sits majestically overlooking the pastures and offers a little more than 3,000 SF built in 1996 by Master Builder Tim Parks and is a Certified Georgia Power Good Cents Home. There are 2 bedrooms and 1.5 baths on the main level and private office and library upstairs. This space could be converted to an exquisite Master Suite on another bedroom. Bath upstairs is stubbed but not completed. The home was remodeled in 2016 with updates and improvements. An apartment/suite has 1 bedroom, full kitchen & bath and offers main level access to the home. Outside you will find a beautiful in-ground pool and entertaining area. The 3 car oversized garage is custom designed for a large truck to park and has full attic storage above.

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

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GA #339795

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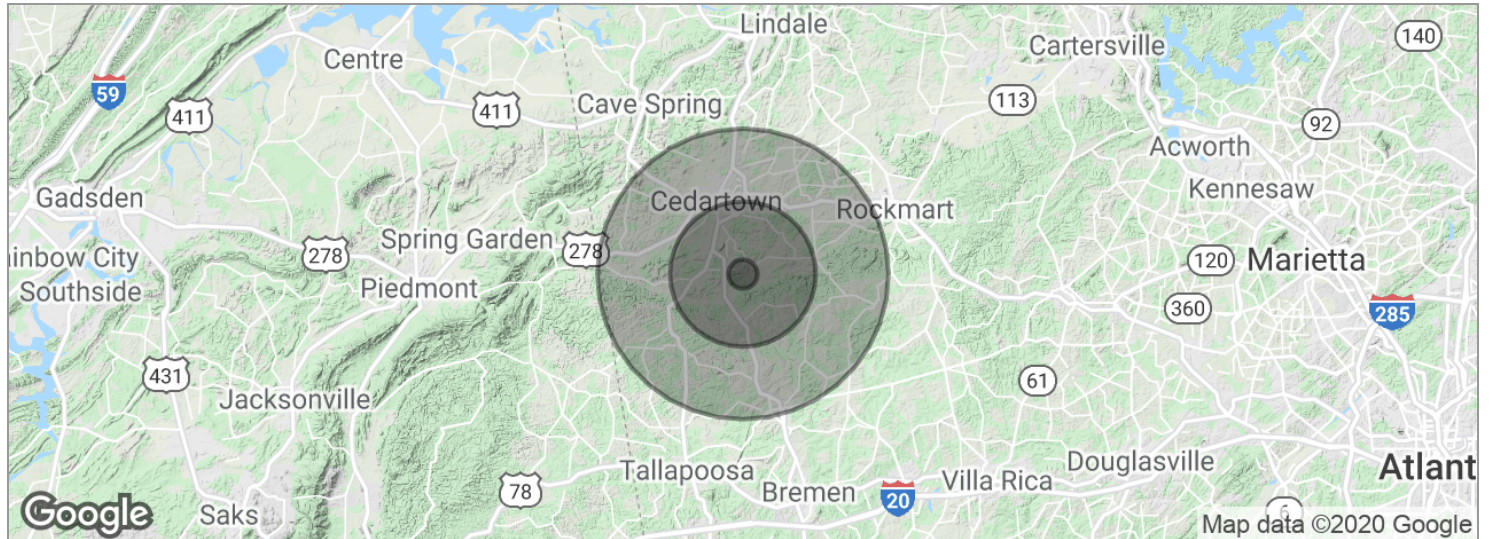
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POPULATION	1 MILE	5 MILES	10 MILES
Total population	465	12,128	36,516
Median age	34.1	34.9	37.2
Median age (male)	31.2	33.0	35.4
Median age (Female)	35.0	36.2	38.9
HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total households	158	4,060	12,951
# of persons per HH	2.9	3.0	2.8
Average HH income	\$32,063	\$38,708	\$48,548
Average house value	\$227,605	\$134,403	\$147,812

** Demographic data derived from 2010 US Census*

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CEDARTOWN, GA

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PRESENTED BY:

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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
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162 W. Main Street, Suite 104
Cartersville, GA 30120
Direct: 770-846-7702
Email: mike@garrettlandbrokers.com
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