



## OFFERING MEMORANDUM

**67.15 ACRES**

**FROLONA ROAD | HEARD 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 67 Acres in Heard 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 Land Group ("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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Kyle Gable

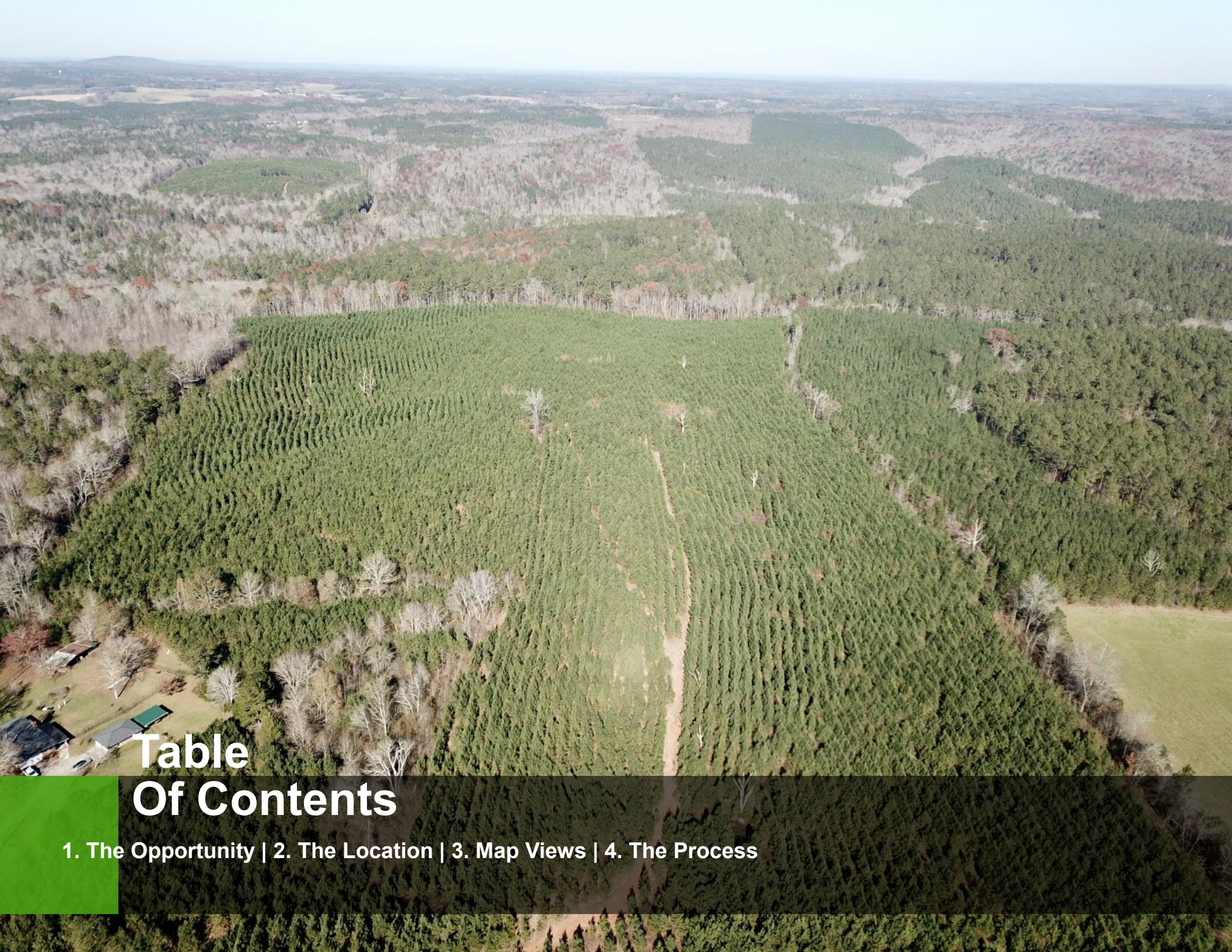
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# Table Of Contents

1. The Opportunity | 2. The Location | 3. Map Views | 4. The Process



## The Opportunity

Pioneer Land Group is pleased to present Frolona Road, a 67 acre parcel in Heard County, Georgia. The Property offers the following attributes:

- The Opportunity is zoned A, Agriculture.
- The Property is currently used as a timber tract. The Land was planted in Loblolly pines seven years ago. There are over 600 trees planted per acre. The third generation pine was hand planted at a 6x12 spacing. Thus making majority of the tract in Pine. The timber will be ready for thinning in approximately seven years and ready for clear cut in about twenty.
- The topography is varying with level contours present allowing for multiple build sites and the soil is conducive to different use/activity. Due to the zoning there is a five acre build minimum. *(soil map available on pg. 6).*
- The Site offers 1,301' of frontage on Frolona Road. The road is paved and maintained by the County. Public water is available at the street.
- The Opportunity is navigable by an established road system. The road will accommodate full size vehicle.
- Several game trails are noted on the tract. Heard County delivers great hunts and is known for having a variety of game.
- The Land offers a topographic lay that is conducive to various improvement types. The Property can service single family development– recreational use– or continue use as a timber investment opportunity.









**Utilities:**

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

**Distance to Key Landmarks:**

Hartsfield-Jackson Atlanta International Airport: 58.3 Miles

U.S. Route 27/ Martha Berry Hwy (major corridor): 8.3 Miles

Historic Downtown Newnan: 27.7 Miles

Historic Downtown Carrollton: 24.9 Miles

Chattahoochee Bend State Park: 23.3 Miles

**Schools:**

Heard Elementary School- ★★☆☆☆

Heard County Middle School- ★★★★★

Heard County High School- ★★★★★

*\*Ranking 's obtained through schooldigger.com*

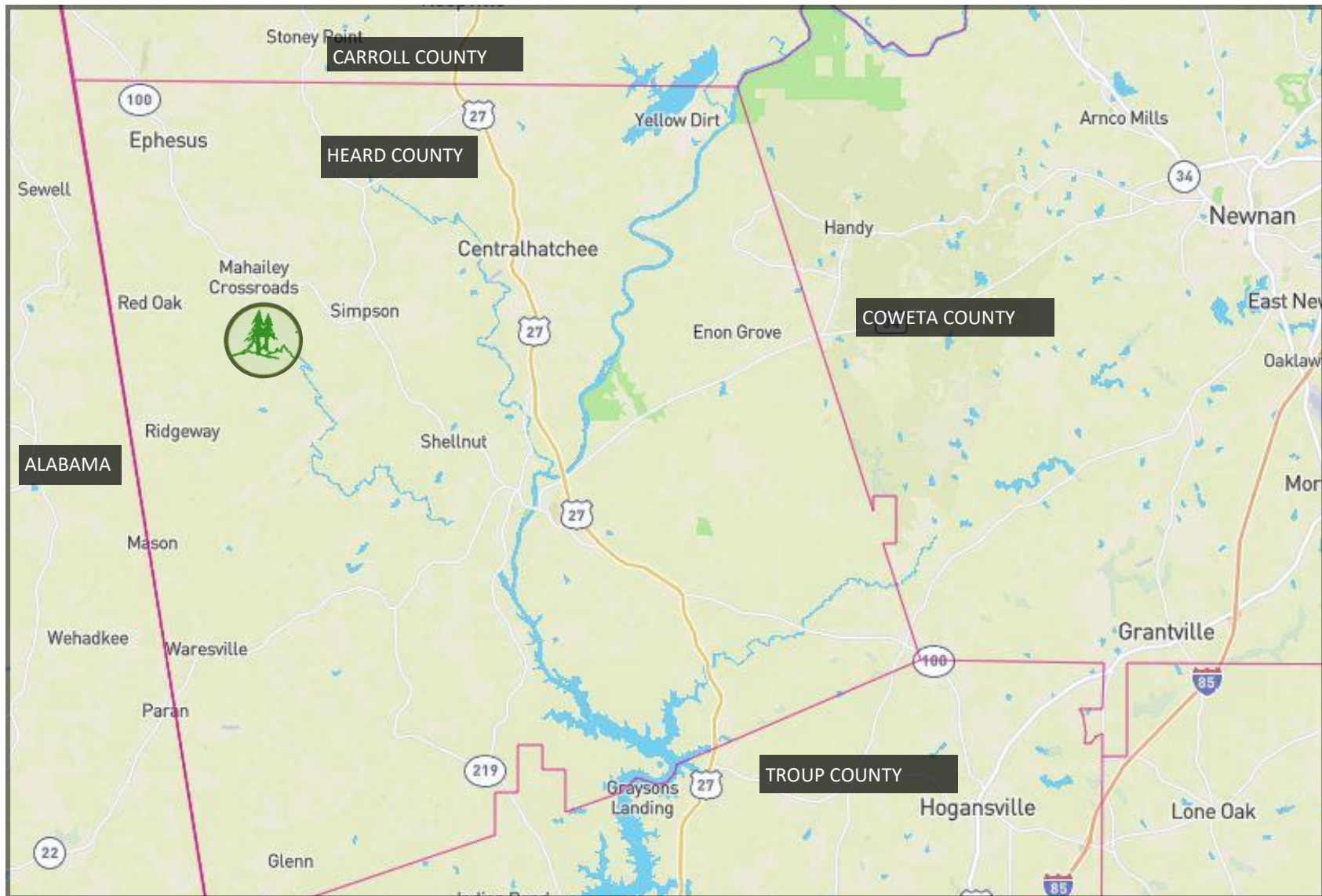
**County Taxes:**

County	Parcel ID	Tax Year	Tax Amount
Heard	00100003	2020	\$1,766.00
Heard	00100003	2019	\$1,926.00
Heard	00100003	2018	\$416.00



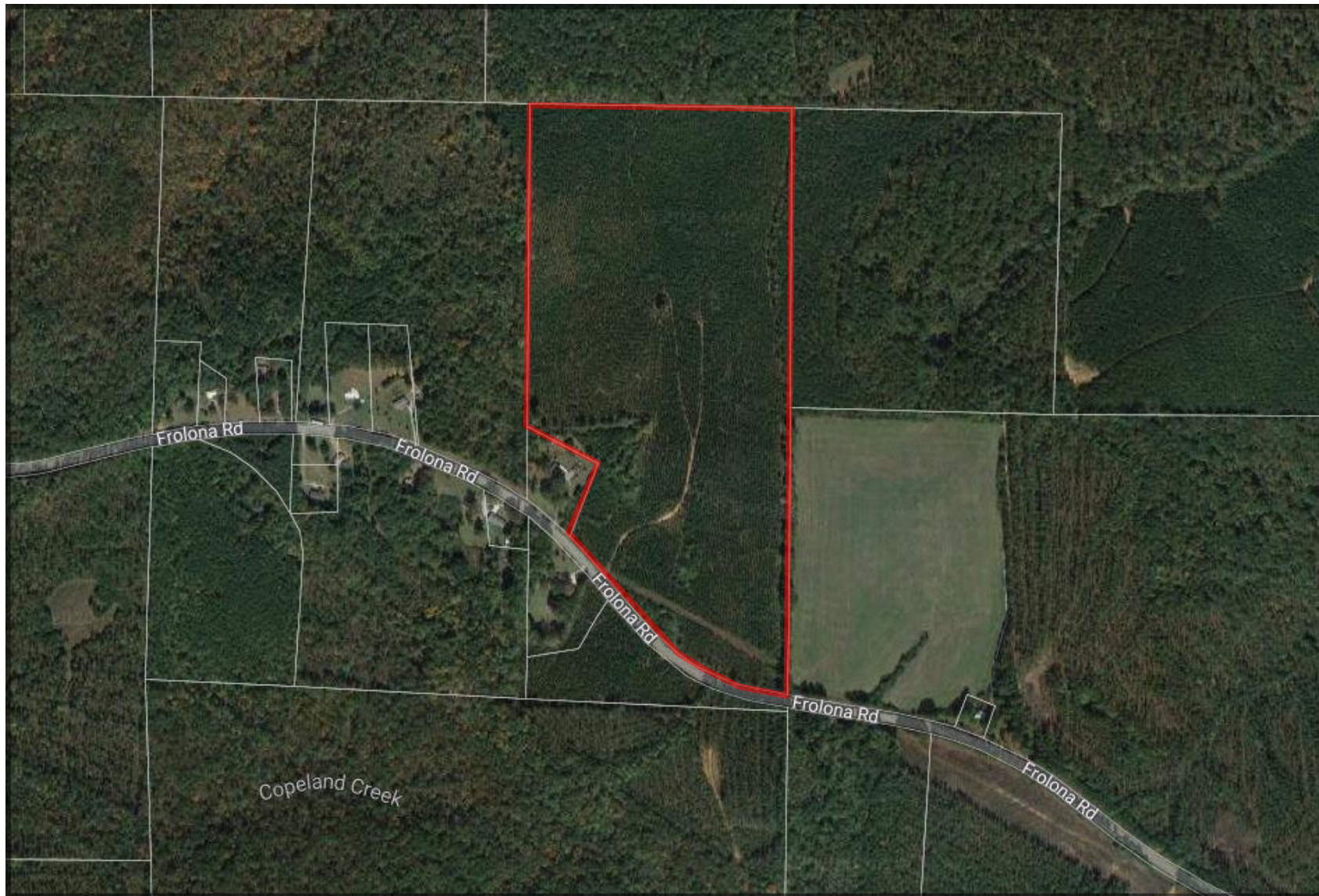
## Location Overview

The Opportunity is located in the city of Franklin which is the county seat of Heard County. The City is centrally positioned in the county and offers a rural setting. Home of the Braves- The Heard County School System is competitive in education and sports and is noted as a top performing school system in the state of Georgia. The Property lies west of US 27 and just south of Hwy 100. The neighboring address is **5524 Frolona Road Franklin, GA**.



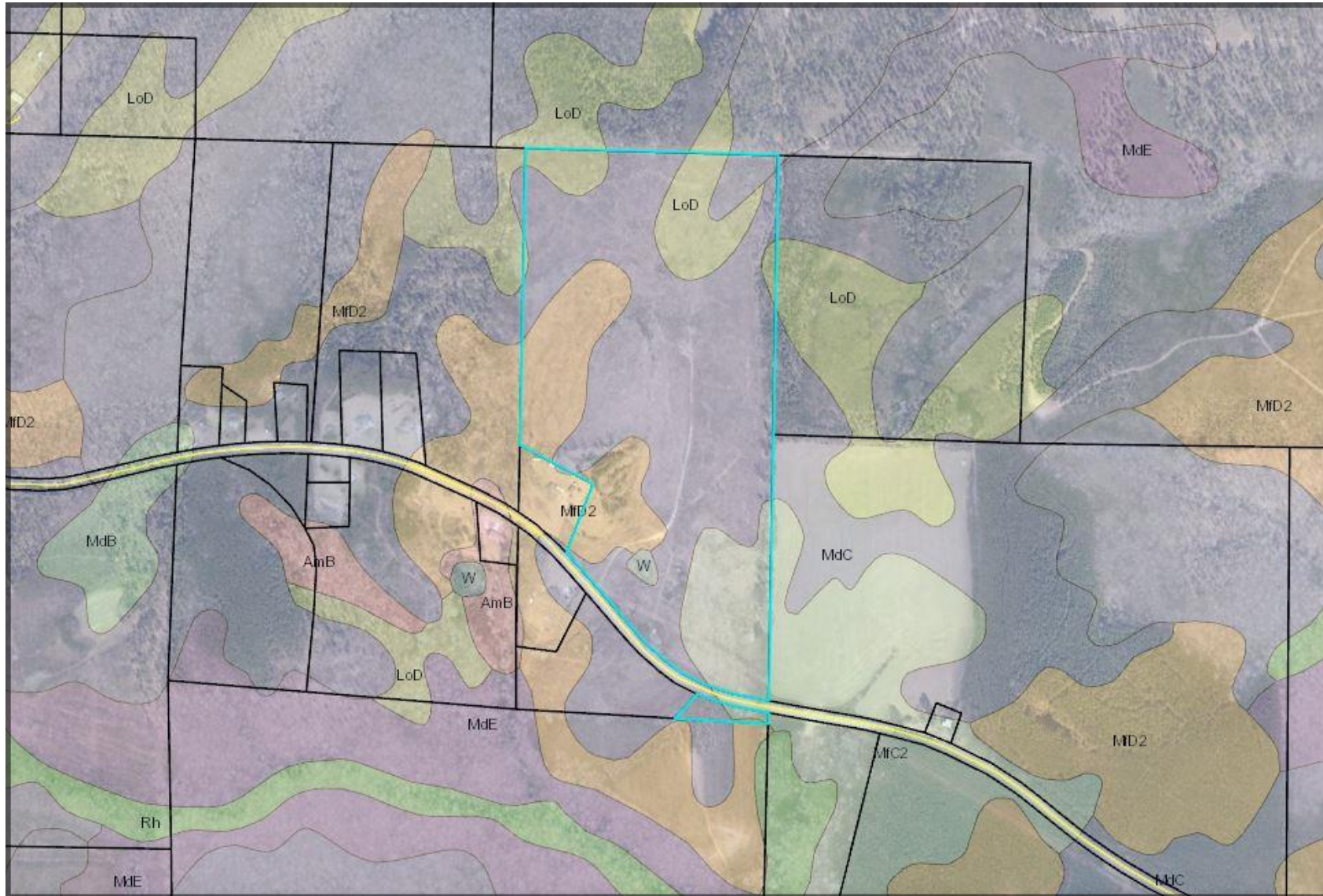


## High Altitude Map View





## Soil Map View









## The Process

The owner has set an offering price for the Property at \$174,590 ( \$2,600 per acre). The Property can be assembled or sold independently. Building guidelines will be set forth if the Property is sold separately.

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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