



**302+ ACRES ON HI ROC RD/ NE RICHARD RD
ROCKDALE COUNTY | GEORGIA**

EXCLUSIVE OFFERING

Ackerman & Co.  **PIONEER**
LAND GROUP

Disclosure / Confidentiality Statement

The material contained in this Offering Memorandum is confidential, furnished solely for the purpose of considering the acquisition of **Yellow River Farm 302+ acres in Rockdale 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 Ackerman & Co. and 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 and any downloadable files. 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. Ackerman and Co. and Pioneer Land Group represent 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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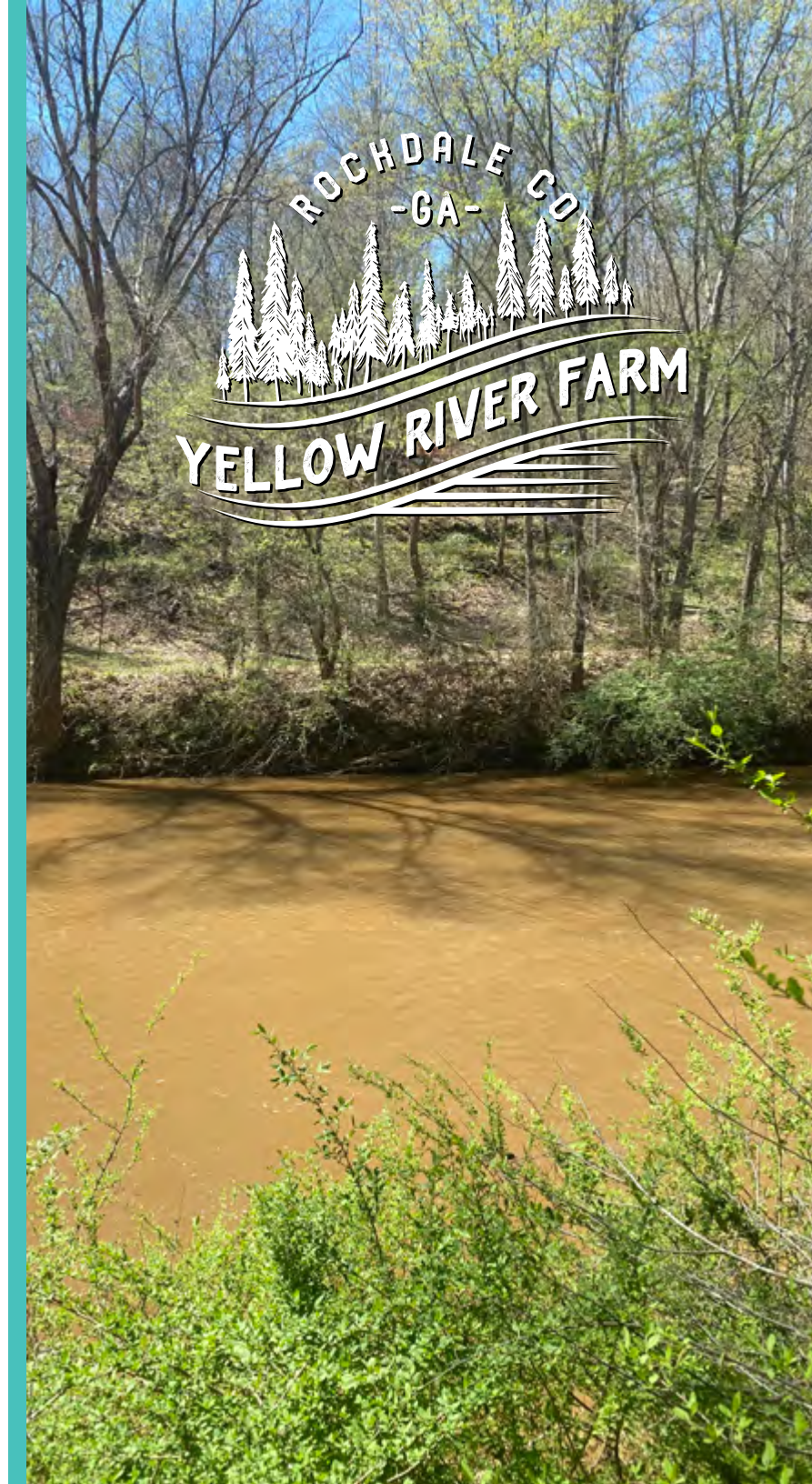




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The Opportunity

Ackerman & Co. and Pioneer Land Group are pleased to present for sale 302+ Acres located on Hi Roc Rd and NE Richard Road with frontage on the Yellow River in Rockdale County

Yellow River Farm offers the following attributes:

- Located less than 25 miles from Downtown Atlanta.
- Approximately 3 miles from historic Downtown Conyers which offers dining, entertainment and shopping.
- Less than 5 miles from Interstate 20, offering convenient access via the Hwy 138 interchange.
- Over 4,500 feet of frontage on the Yellow River.
- Over 4 miles of drivable roads throughout the property.
- The property consists of hardwoods and pines.
- Numerous wildlife fields for hunting.
- Carr Branch bisects the property and provides a place for duck hunting.
- With the granite out-cropping and river frontage, the property has conservation easement potential.

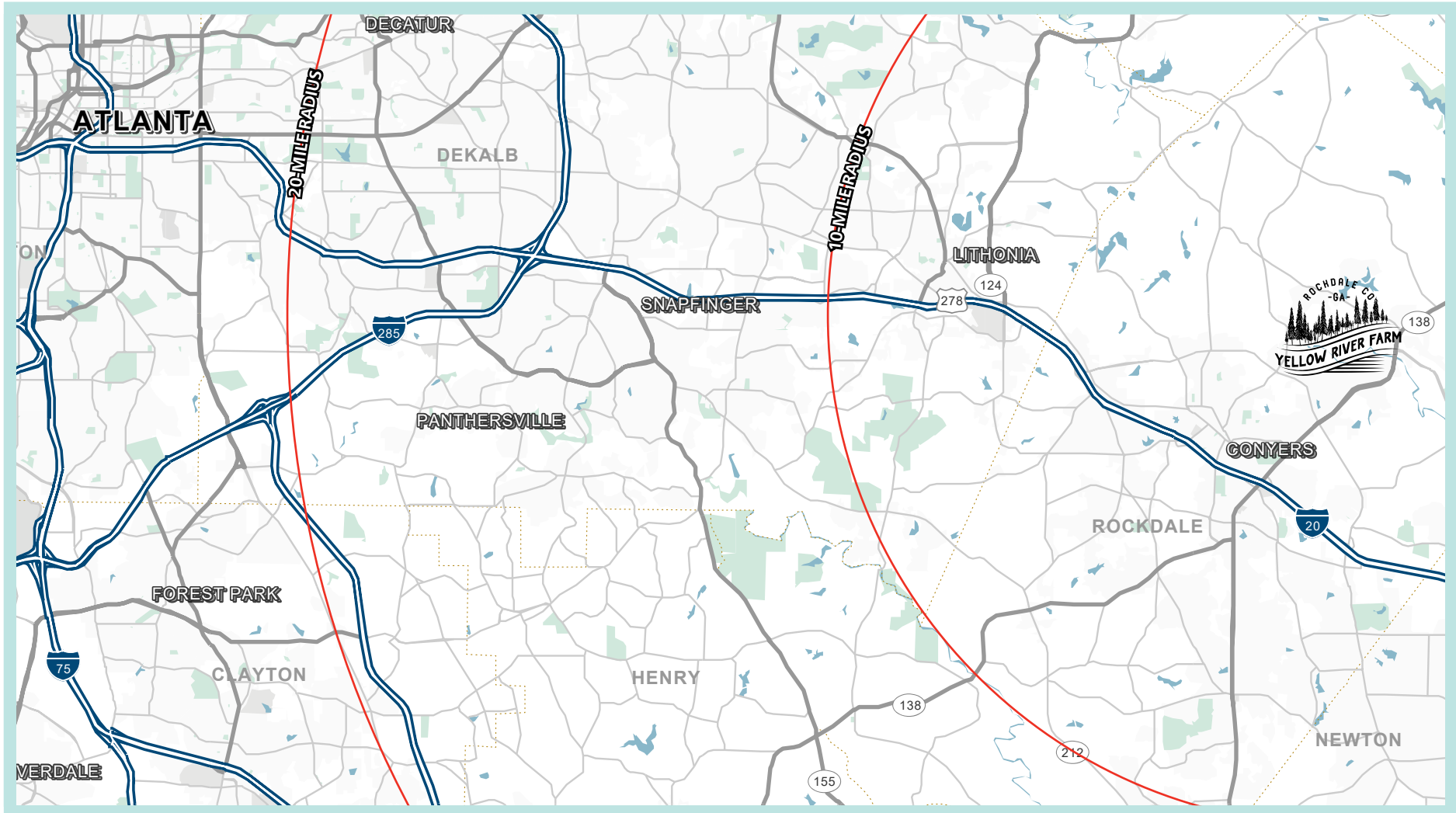
Yellow River Farm is the perfect investment tract, recreational tract, estate home, weekend home, or conservation easement property with close proximity to Atlanta that features frontage on the Yellow River.

Interested parties should submit a letter of intent ("LOI") pursuant to the terms outlined in the Process section of this Offering Memorandum.

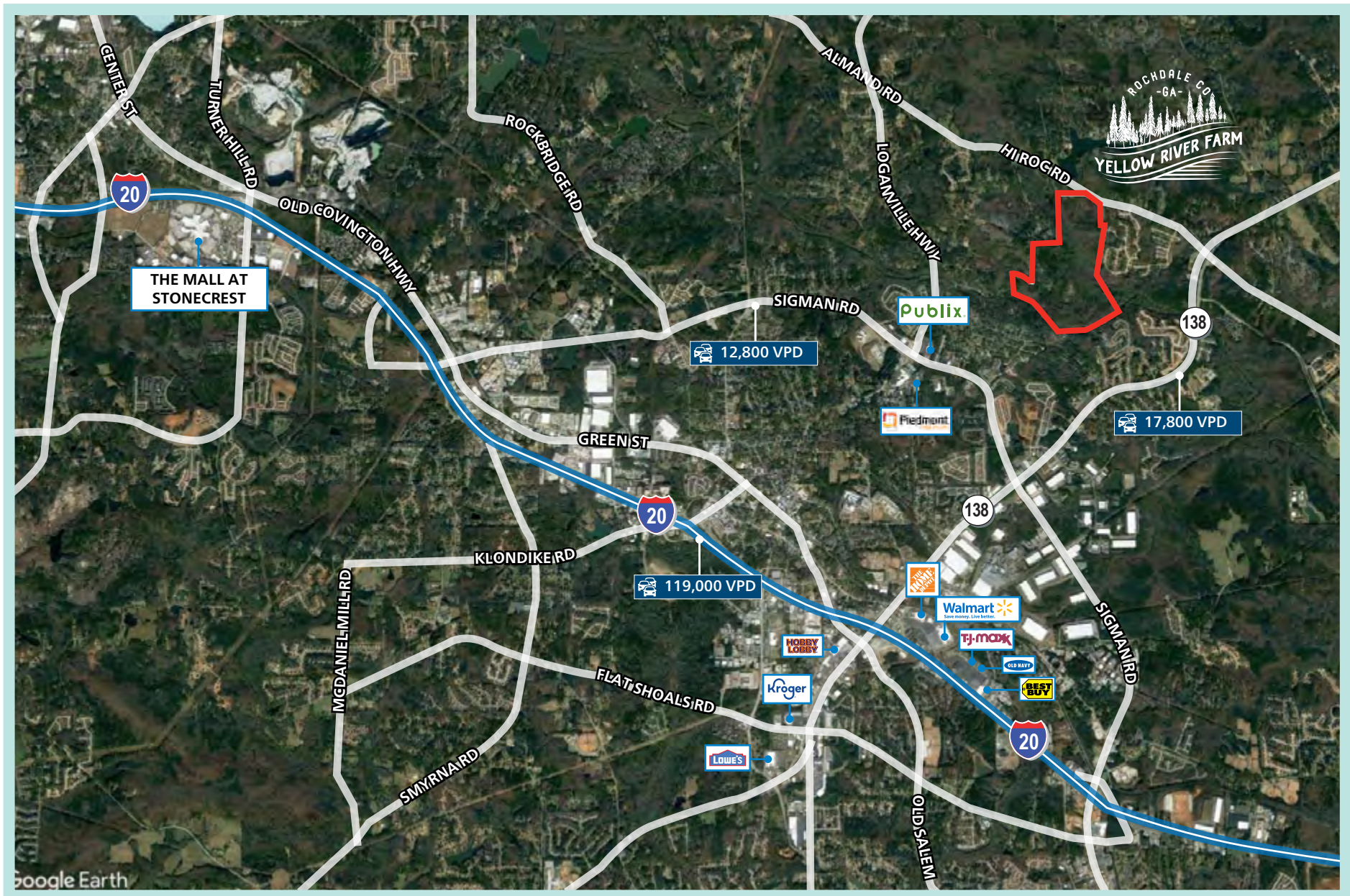


The Property

Yellow River Farm is located at the end of NE Richard Rd and also has frontage on Hi Roc Rd in Conyers, Georgia 30012. The parcel ID for the property is 0640010024, 0640010001, 0650010031 and 650010031c.



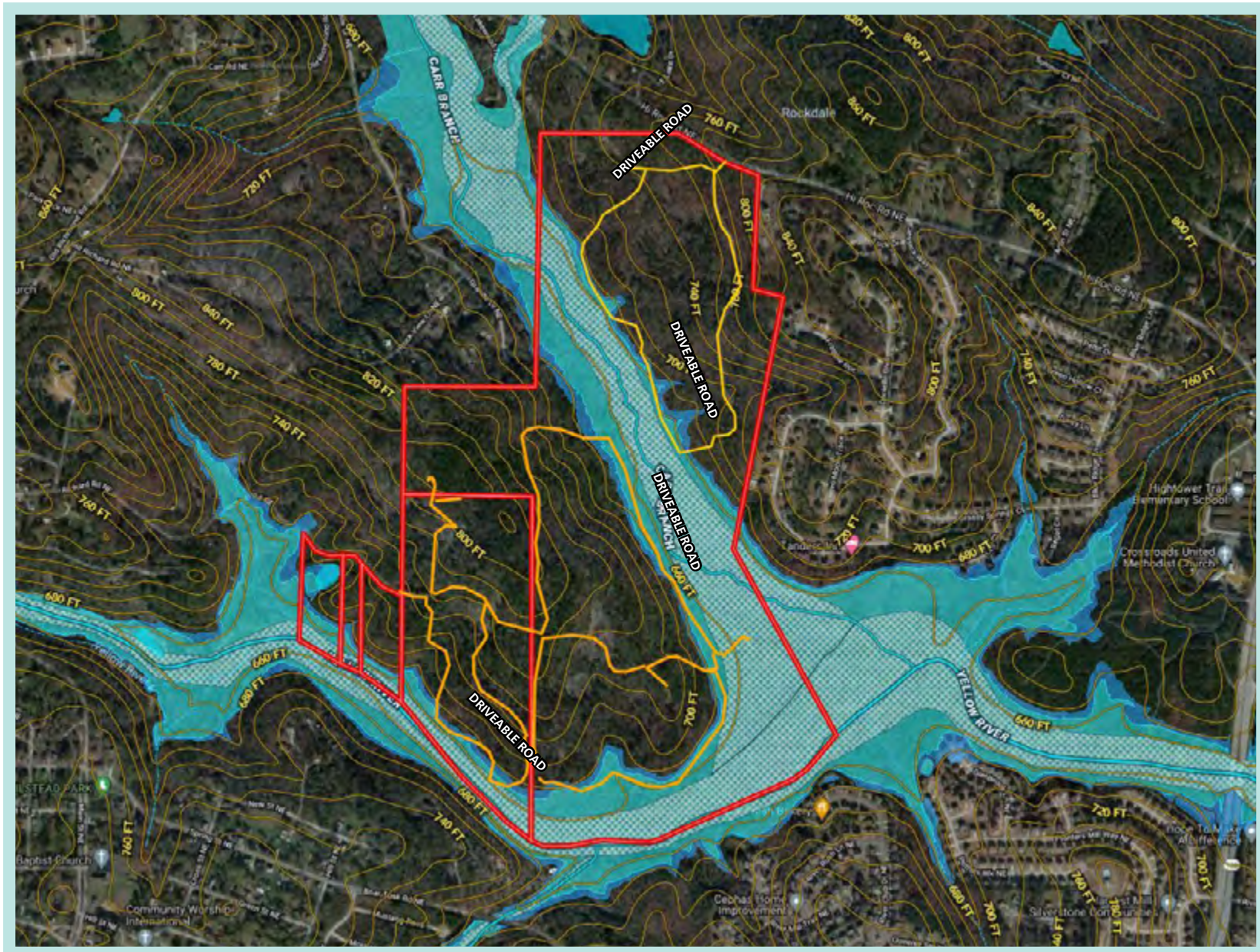
HIGH ALTITUDE AERIAL WITH NEARBY AMENITIES



LOW ALTITUDE AERIAL



TOPOGRAPHY MAP



Topography shows 20' contour intervals

ADDITIONAL DETAILS:

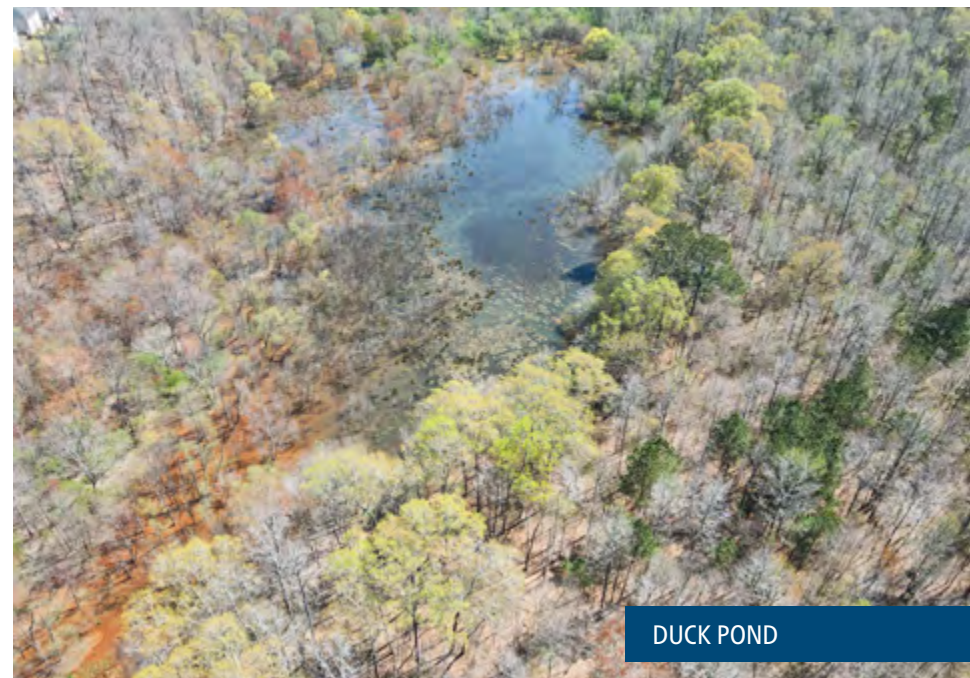
ZONING

The Property is currently zoned R1 in Rockdale County with the following requirements:

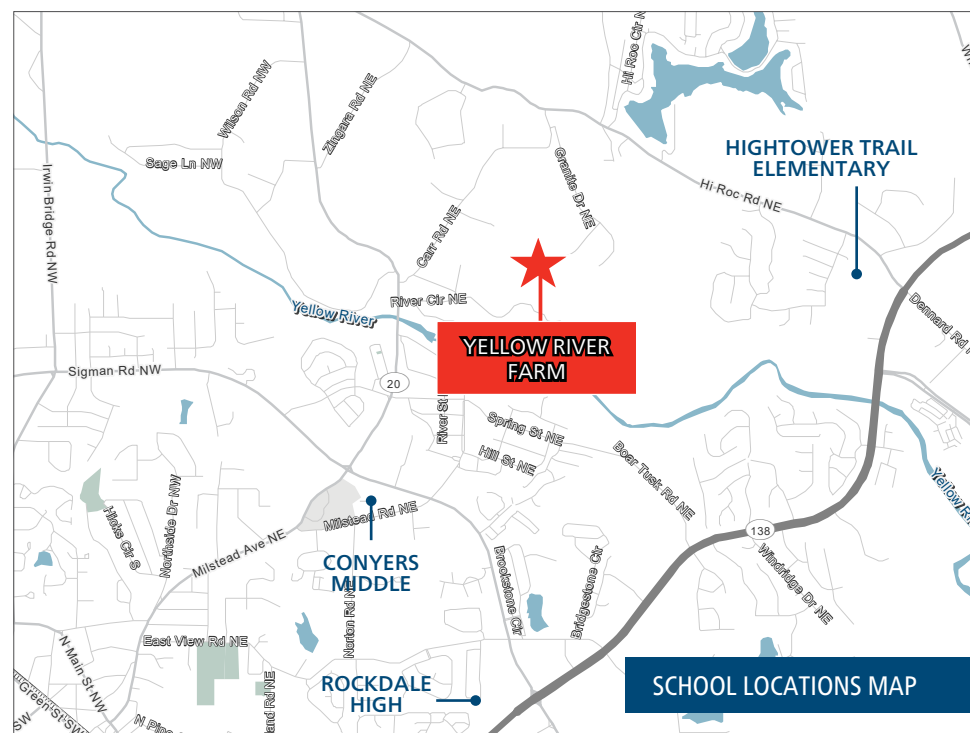
Minimum Lot Size	1 Acre
Maximum Density per Acre	1.0
Minimum Lot Width	100'
Minimum Floor Area	1,600 SF

SCHOOLS

SCHOOL	DISTANCE IN MILES
ELEMENTARY SCHOOL	
Hightower Trail Elementary	3.0 Miles
MIDDLE SCHOOL	
Conyers Middle	1.9 Miles
HIGH SCHOOL	
Rockdale High	3.0 Miles



DUCK POND



SCHOOL LOCATIONS MAP

The Market

Yellow River Farm is located in Rockdale County, Georgia with a population of approximately 91,000 people. The city of Conyers is the county seat. Over the recent years, Rockdale County has continued to grow and become a desired place for families to live. Below are some highlights from the growing Rockdale County and City of Conyers:

- The Georgia International Horse Park, founded in 1995, has hosted some of the largest equestrian events in the world, including the 1996 Olympics. Currently, it serves as a venue for many different services and events, including weddings, festivals, family reunions, equestrian events, sports competitions and more. In 2019, it was voted "Official Best Outdoor Venue in Georgia".
- In 1944, monks from Kentucky embarked on a journey to Georgia and founded The Monastery of the Holy Spirit. Today, the Monastery has become a great destination for the entire family. There are shops, places to sample gourmet food and walks with nature throughout the 2,300-acre site.
- Rockdale County also has a handful of parks that offer hiking, fishing, boating, playgrounds and walking trails. Black Shoals Park, Johnson Park and Costley Mill Park are a few of those.

With all of the amenities and attractions in Rockdale County and the City of Conyers, there will continue to be desired growth. Yellow River Farm offers an excellent opportunity for a builder to establish a presence in this market.



Georgia International Horse Park



The Monastery of the Holy Spirit

Proposal Requirements

The property is offered at the following prices

- Tract A (302.62 Acres) Total Price of \$1,100,000 or \$3,634 per Acre.
- Tract B (5.97 Acres) Total Price of \$59,700 or \$10,000 per Acre
- Tract C (9.09 Acres) Total Price of \$90,900 or \$10,000 Per Acre

Interested parties should submit proposals in the form of 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.



Support Information

Below are files that are related to **Yellow River Farm** and may be downloaded.* Click the links to open the files.



[VIEW ALL FILES](#)



[GOOGLE EARTH KMZ](#)

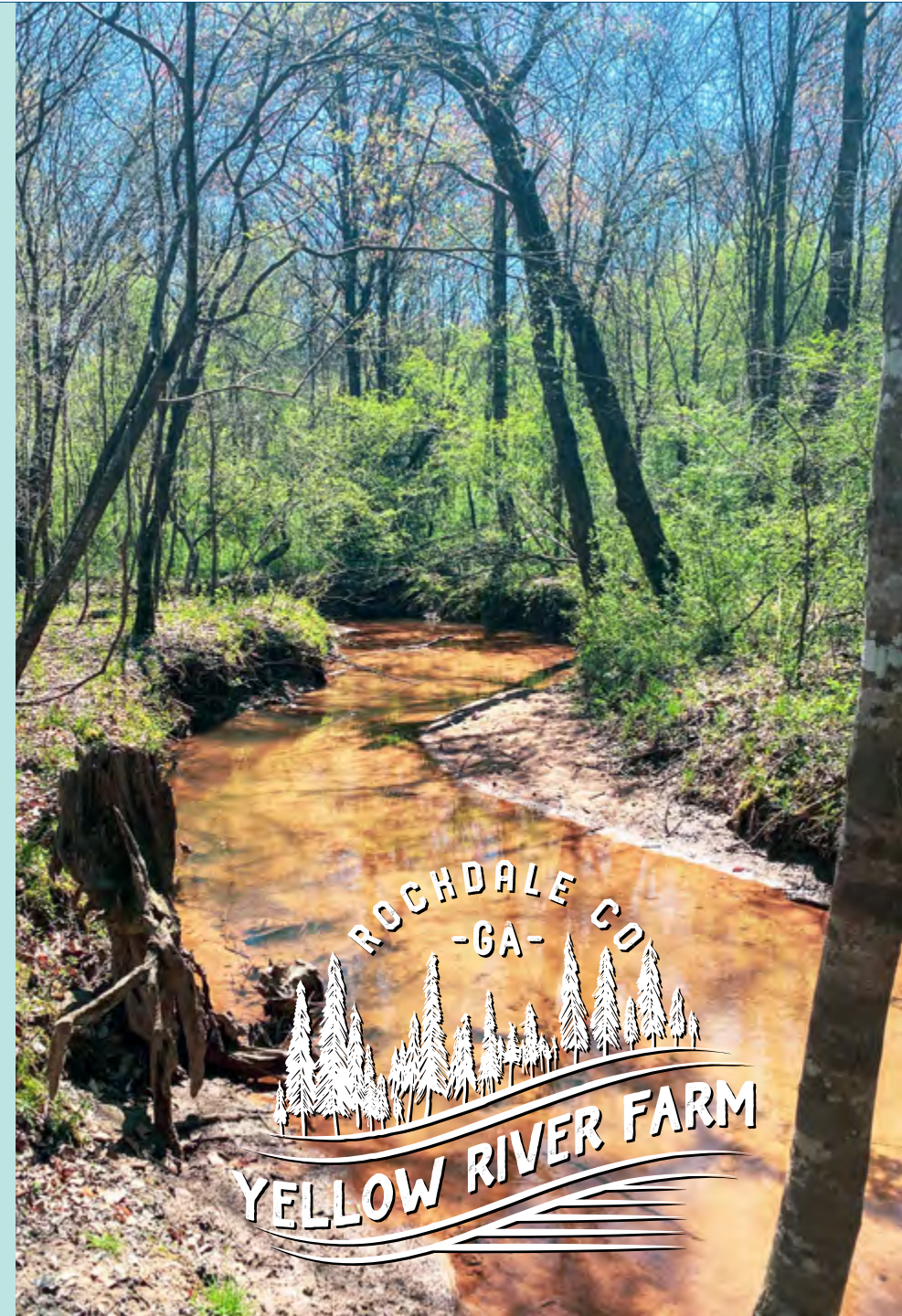


[MAPRIGHT INTERACTIVE MAP](#)



[PROPERTY PICTURES & VIDEO](#)

*We advise that these files be downloaded to a desktop computer and not on a mobile device as they may not be compatible.

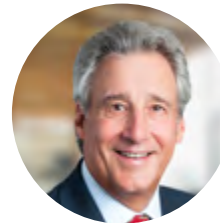


MEET OUR TEAM

The **Ackerman/Pioneer Land Advisory Group (APLG)** has represented owners in land sales that have paved the way for many noteworthy housing and commercial real estate developments across the Southeast.

The team has brokered **\$400+ million** in transactions.

FOR MORE INFORMATION, CONTACT:



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