

FOR SALE ±1,287 ACRES

ROME/ROCKMART, GA 30173

CONFIDENTIAL OFFERING MEMORANDUM

CBRE

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CBRE is representing the Seller, not the Purchaser, in this transaction and will be paid by the Seller, not the Purchaser. Any cooperating Broker shall have written exclusive authorization from Purchaser and co-op commission, if any, to be paid by purchaser.

CONFIDENTIALITY AGREEMENT

Your receipt of this Memorandum constitutes your acknowledgment that (i) it is a confidential Memorandum solely for your limited use and benefit in determining whether you desire to express further interest in the acquisition of the Property, (ii) you will hold it in the strictest confidence, (iii) you will not disclose it or its contents to any third party without the prior written authorization of the owner of the Property ("Owner") or CBRE, Inc. ("CBRE"), and (iv) you will not use any part of this Memorandum in any manner detrimental to the Owner or CBRE.

If after reviewing this Memorandum, you have no further interest in purchasing the Property, kindly return it to CBRE.

DISCLAIMER

This Memorandum contains select information pertaining to the Property and the Owner and does not purport to be all-inclusive or contain all or part of the information which prospective investors may require to evaluate a purchase of the Property. The information contained in this Memorandum has been obtained from sources believed to be reliable, but has not been verified for accuracy, completeness, or fitness for any particular purpose. All information is presented "as is" without representation or warranty of any kind. Such information includes estimates based on forward-looking assumptions relating to the general economy, market conditions, competition and other factors which are subject to uncertainty and may not represent the current or future performance of the Property. All references to acreages, square footages, and other measurements are approximations. This Memorandum describes certain documents, including leases and other materials, in summary form. These summaries may not be complete nor accurate descriptions of the full agreements referenced. Additional information and an opportunity to inspect the Property may be made available to qualified prospective purchasers. You are advised to independently verify the accuracy and completeness of all summaries and information contained herein, to consult with independent legal and financial advisors, and carefully investigate the economics of this transaction and Property's suitability for your needs. ANY RELIANCE ON THE CONTENT OF THIS MEMORANDUM IS SOLELY AT YOUR OWN RISK.

The Owner expressly reserves the right, at its sole discretion, to reject any or all expressions of interest or offers to purchase the Property, and/or to terminate discussions at any time with or without notice to you. All offers, counteroffers, and negotiations shall be non-binding and neither CBRE, Inc. nor the Owner shall have any legal commitment or obligation except as set forth in a fully executed, definitive purchase and sale agreement delivered by the Owner.

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PROPERTY DESCRIPTION

CBRE is pleased to present the unique opportunity to purchase $\pm 1,287$ acres in Floyd and Polk counties. If you like to hunt deer, turkeys, dove, ducks, and the occasional wild quail covey, this is the property to see. Anyone involved in the equestrian lifestyle should also take a look as the barns and fence are already in place. The owners have harvested 170 inch deer on the property and continually have success in the turkey woods. The road system is incredible on the property and quality management of timber and wildlife is readily apparent. The owners elected to plant longleaf pine in one section of the property, which shows their long term vision for the property. There is an existing bunk house with large garage, giant smoker, and party pavilion well located on the property. There is already about half a mile of high fence in place and ample acreage if there is a desire for a fully high fenced operation. Above one of the ponds is a deer cooler with several connected garages for farm equipment and toys. There are also RV and camper hookups along with grilling stations in this area. Down the hill from the "campsite" is a high quality rifle range and the powerline running through the property allows for land range targets. Silver Creek runs through the property and there are numerous established food plots and high quality hunting blinds.

Property Size	$\pm 1,287.36$ acres
Location	Brice Station Road Silver Creek, GA 30173 Floyd and Polk Counties
Topography	Rolling
Zoning	A-R, Agricultural Residential
Improvements	4 bedroom-3 bath main house with gazebo, pool, man cave, and gun room. 1 bedroom-1 bath guest house. Horse barn with 6-8 stalls, pole barn, enclosed equipment barn, deer cooler, and shooting range. Camp site for 4-5 RV/trailers with hook ups. Three 3 bedroom-2 bath rental homes
Utilities	Power and water utilities available subject to independent verification
Price	Contact Broker for pricing guidance

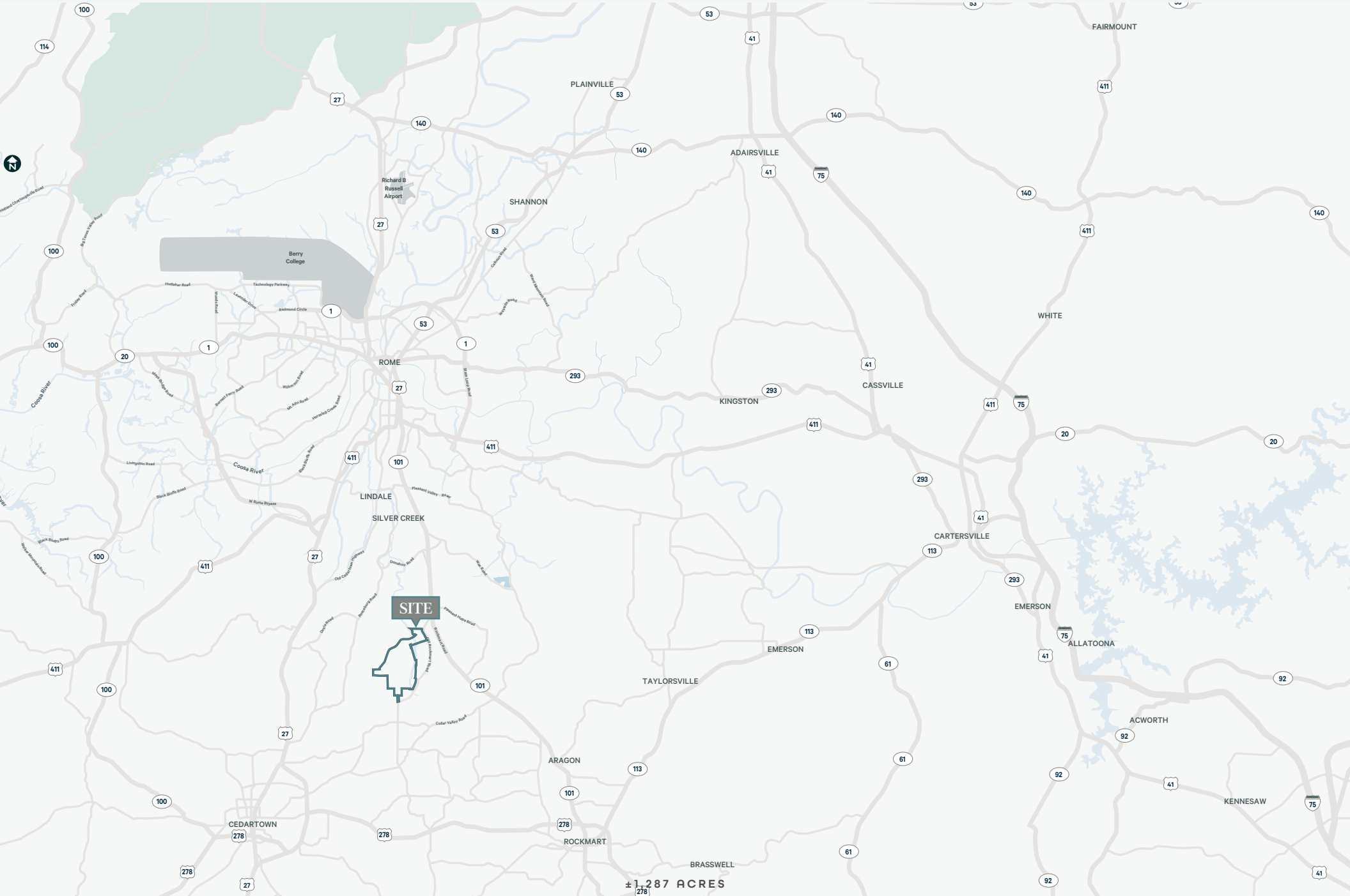
The hunting preserve has at least four access points and is divided partially by a rail line. There are ± 143 acres across the tracks which boasts a beautiful home and several barns and equipment buildings. The home has a high-end pool with pavilion and the newest barn is as nice as any you will find. This property and the improvements can all be purchased together or divided from the larger tract. There are three rental homes on the southern end of the hunting preserve, which all have current tenants. There is a conservation easement in place on the majority of the hunting preserve, but it allows three dwellings to be constructed including one large building for guests. The property is an easy weekend getaway with an hour and ten minute trip from Truist Park.



$\pm 1,287$ ACRES

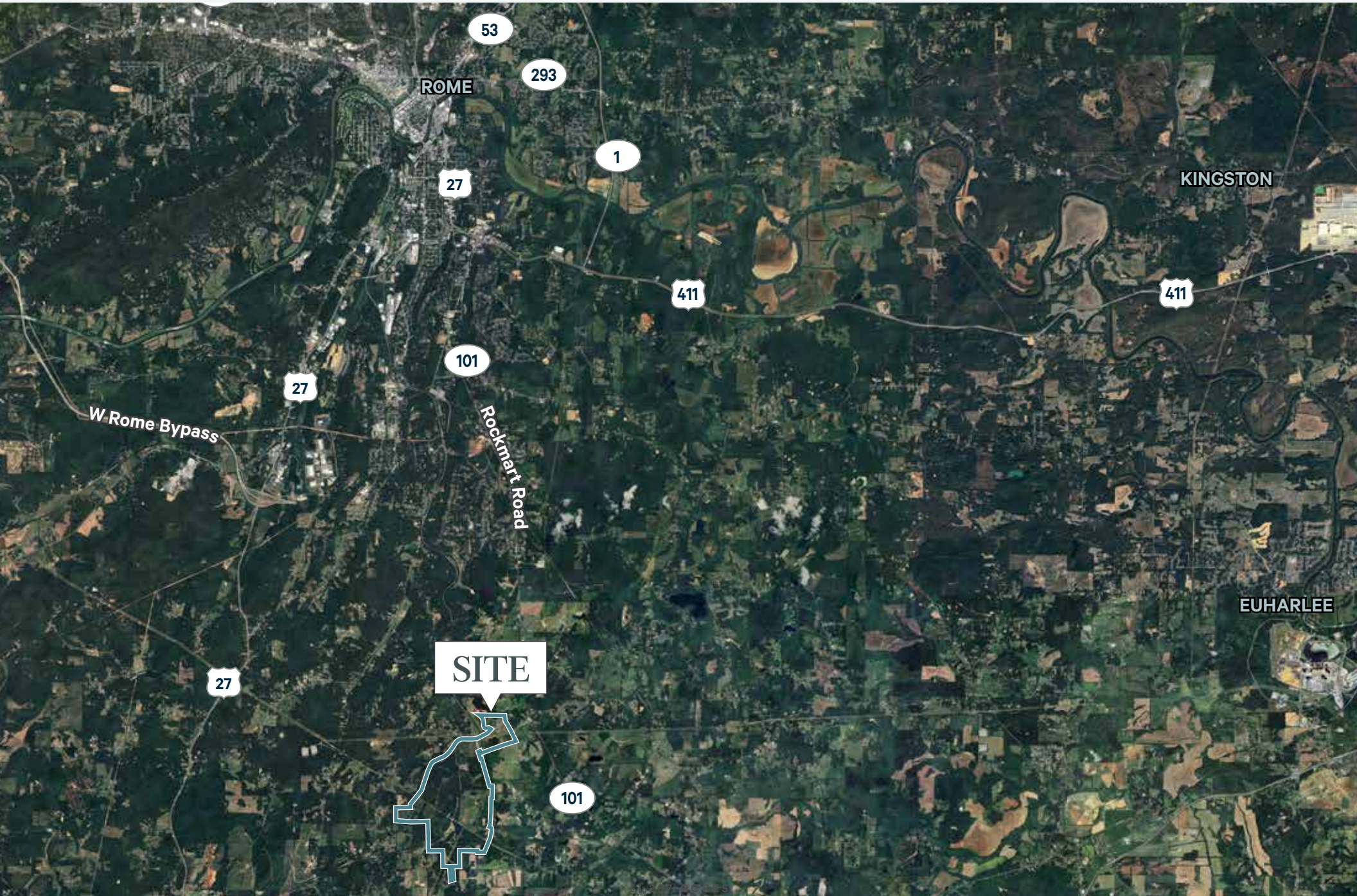


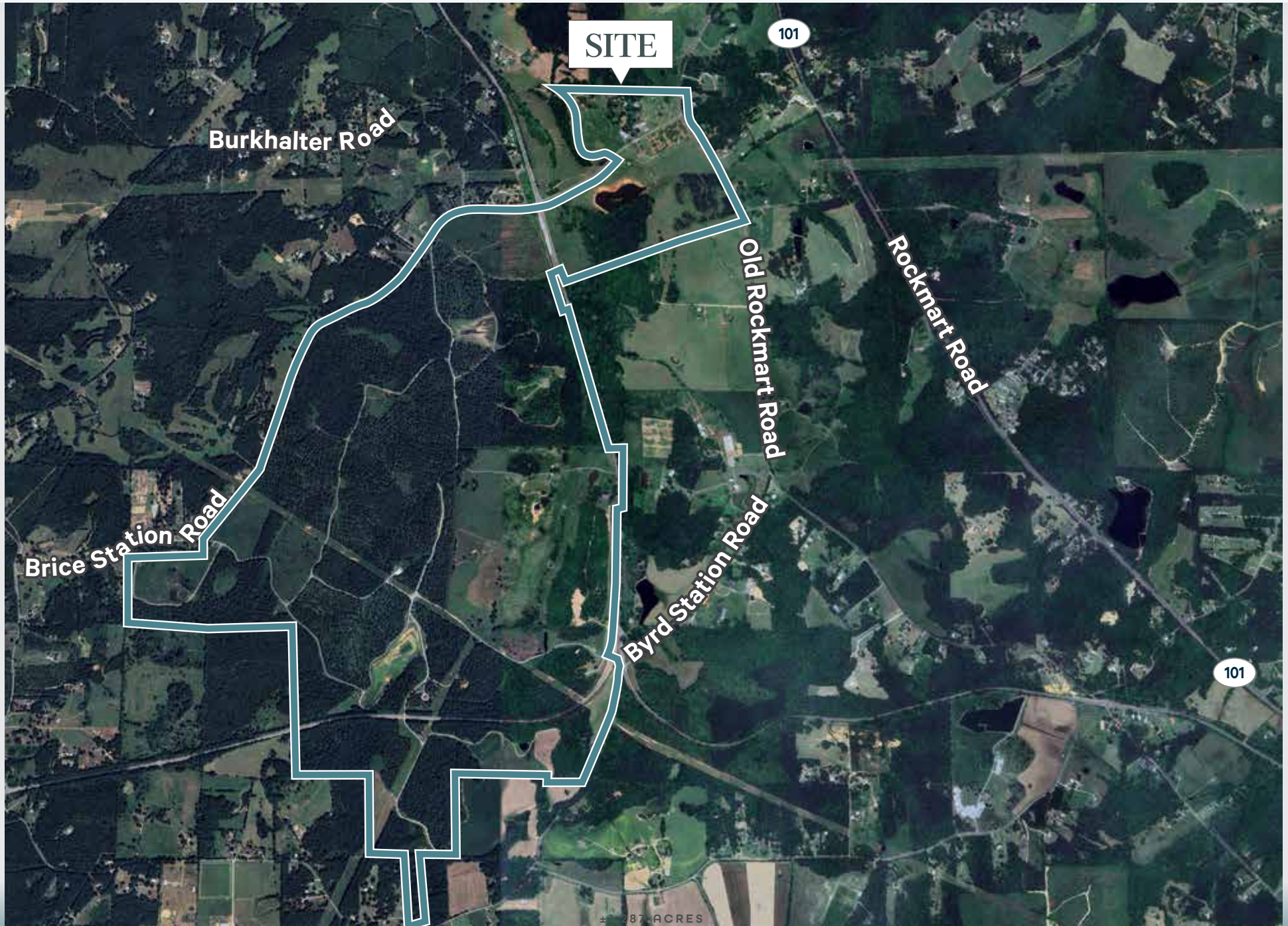
LOCATION MAP

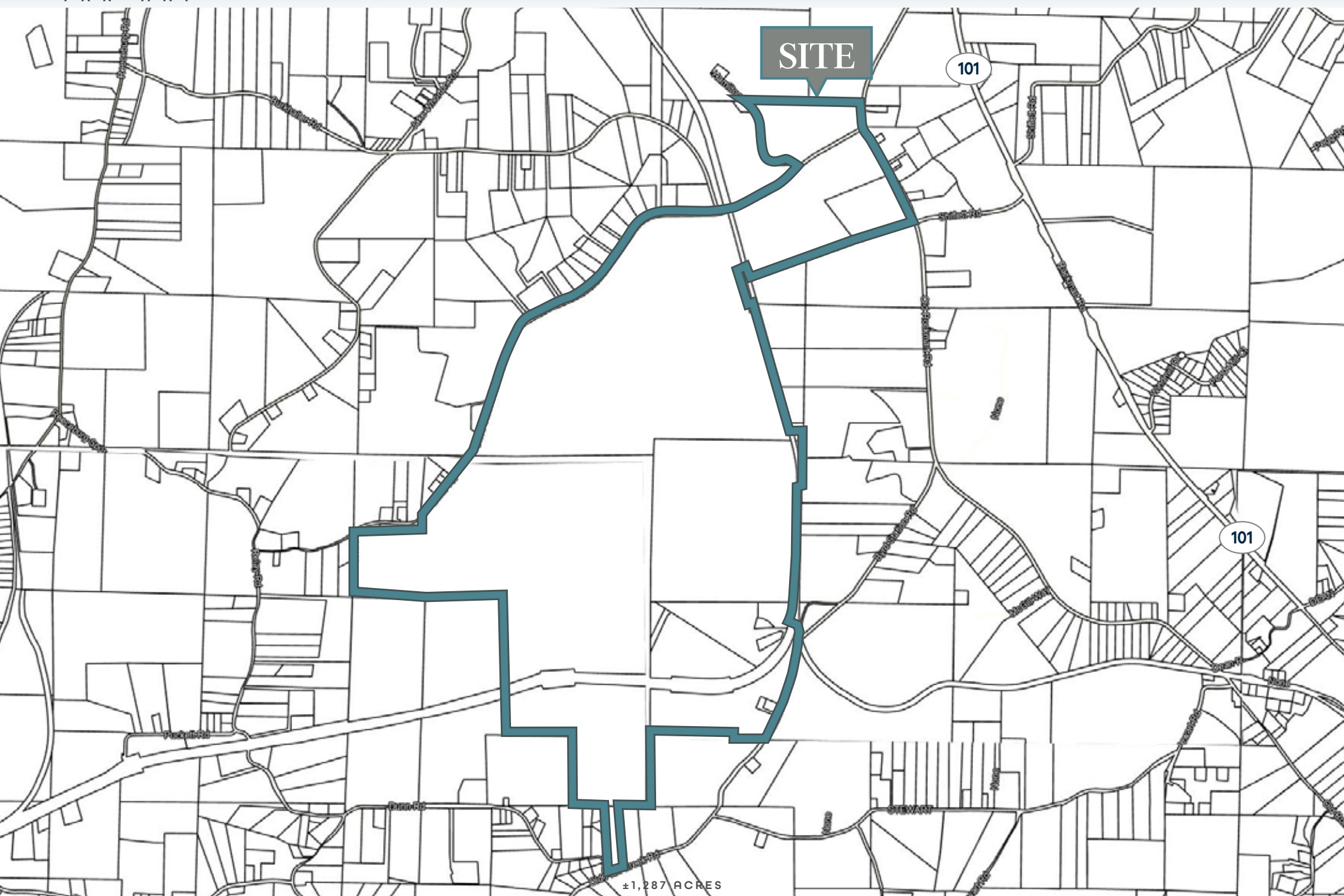


A map of the Rome, Georgia area, showing the location of the proposed site. The site is highlighted in green and labeled "SITE" with a callout. The map includes major roads like I-75, I-41, and US-27, and nearby towns such as Rome, Lindale, Silver Creek, Kingston, Cassville, Cartersville, Emerson, Taylorsville, Aragon, Rockmart, Cedartown, and Brasswell. The site is located south of Silver Creek and west of Taylorsville.

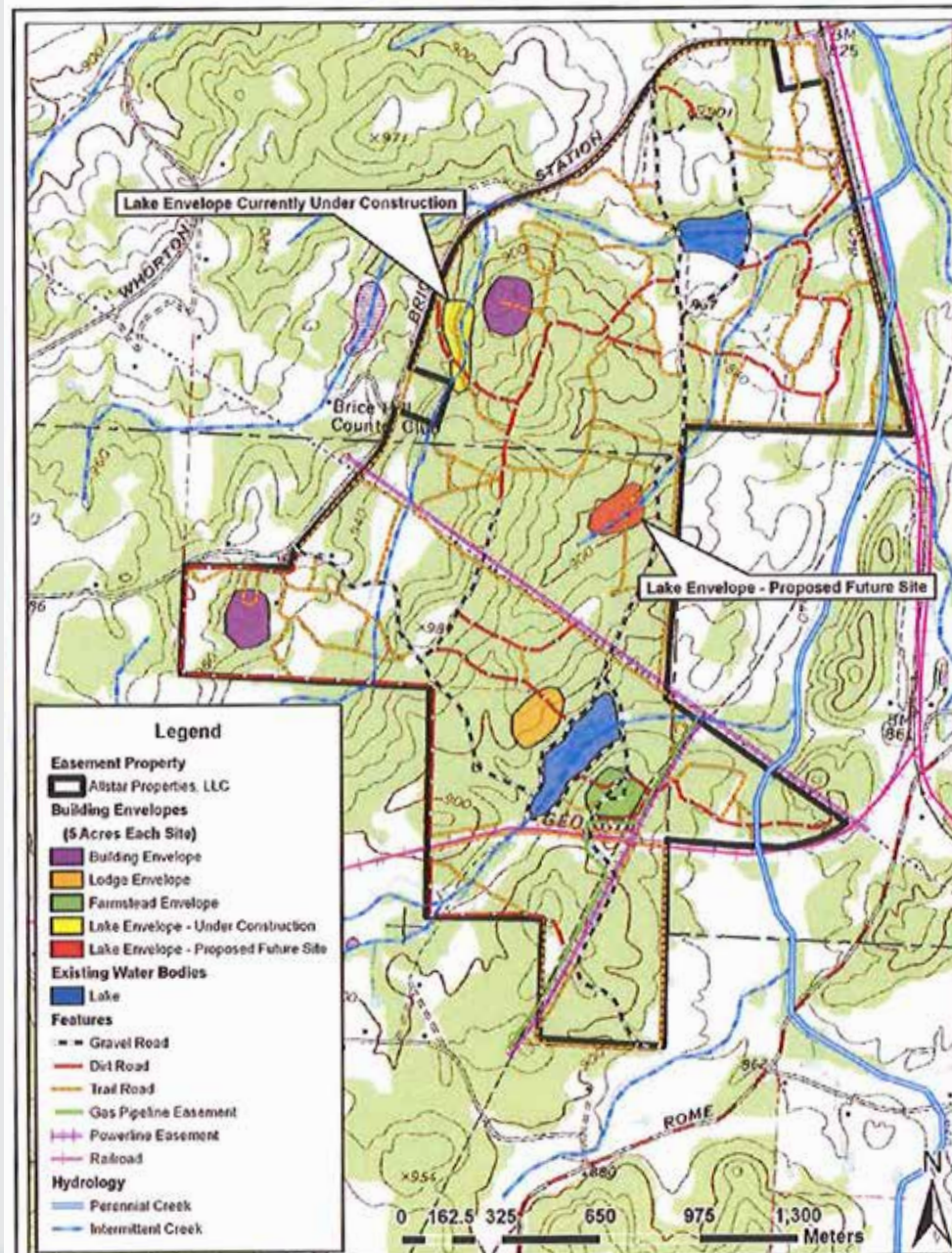
BRASSWELL







Building Envelope Map



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