

FOR SALE ±1,000 ACRES – ROCKMART HIGHWAY

ROME, GA 30137

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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 ±1,000 acres in Floyd county. The property can be purchased as a whole or divided into two properties. The ±661-acre timber tract to the north has a gas and power easement though it, which allows long range shooting opportunities as well as easy food plot conversion. Proximity to the mill and maturity of standing timber provides income opportunities whenever the new owner desires the cash flow. The ±329 acres of land to the south is setup for a cattle farm, which the owner recently operated on the property. There is an extensive road system throughout the properties with a handful of exiting ponds. There is an approved lake site on the timber tract, which could be revisited by a new owner. There are five existing barns on the property as well as a rental home, which has a current tenant. There is also an old home near the gate that has fire damage and will most likely be a tear down. A large group of turkeys was seen on our last visit to the property and the owner continually has success chasing spring gobblers.

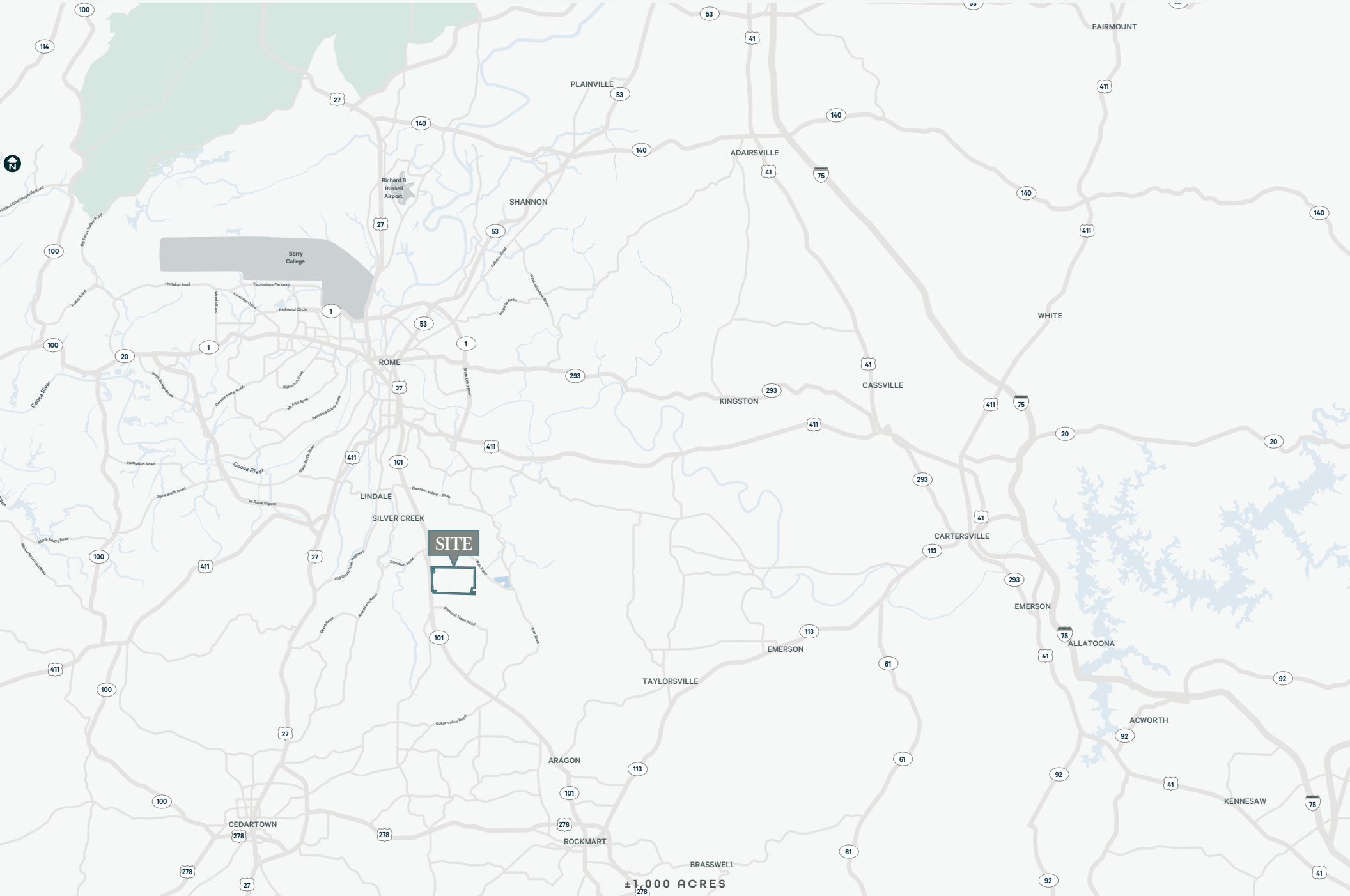
Property Size	±1,000.27 acres, will consider subdividing
Location	Rockmart Highway Rome, GA 30173 Floyd County
Frontage	±4,170 feet on Rockmart Road SE, and ±300 feet on Craton Road
Topography	Rolling
Zoning	A-R, Agricultural Residential
Improvements	Two pole barns, and 3 bedroom-2 bath 2,246 SF rental home
Utilities	Power and water utilities available subject to independent verification
Price	Contact Broker for pricing guidance



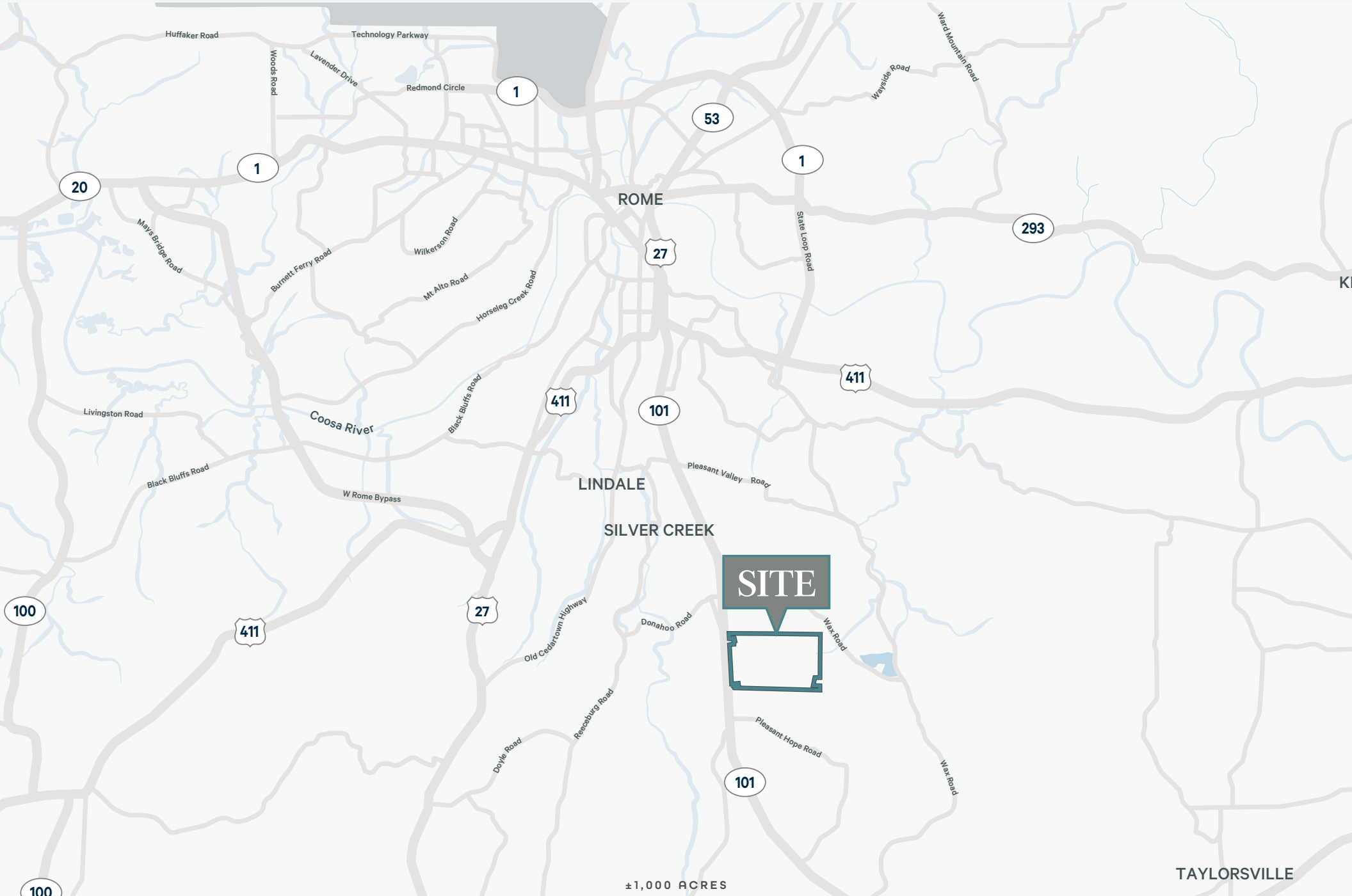
±1,000 ACRES



LOCATION MAP

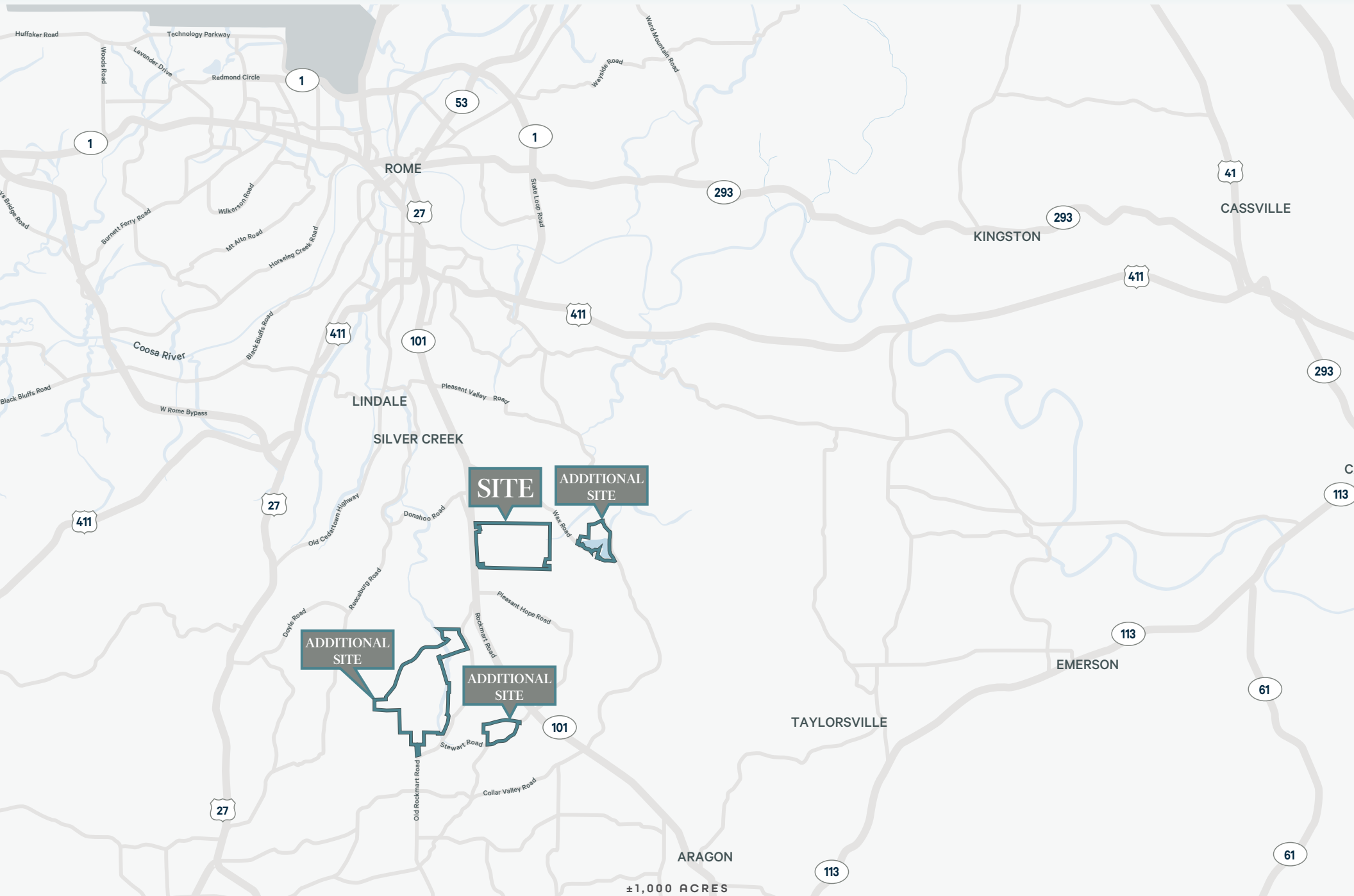


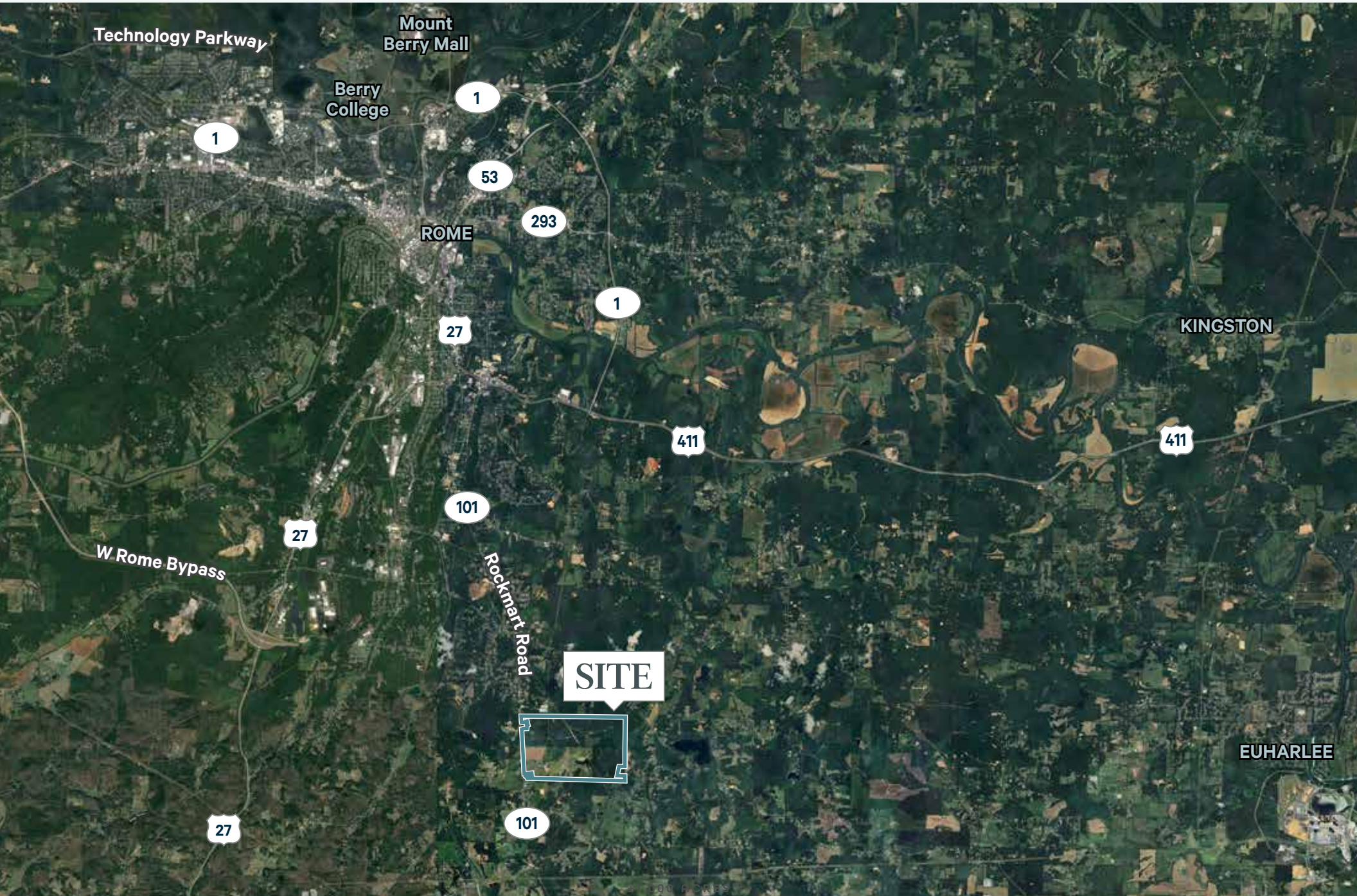
LOCATION MAP



±1,000 ACRES

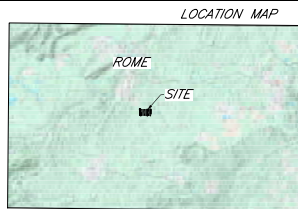
LOCATION MAP



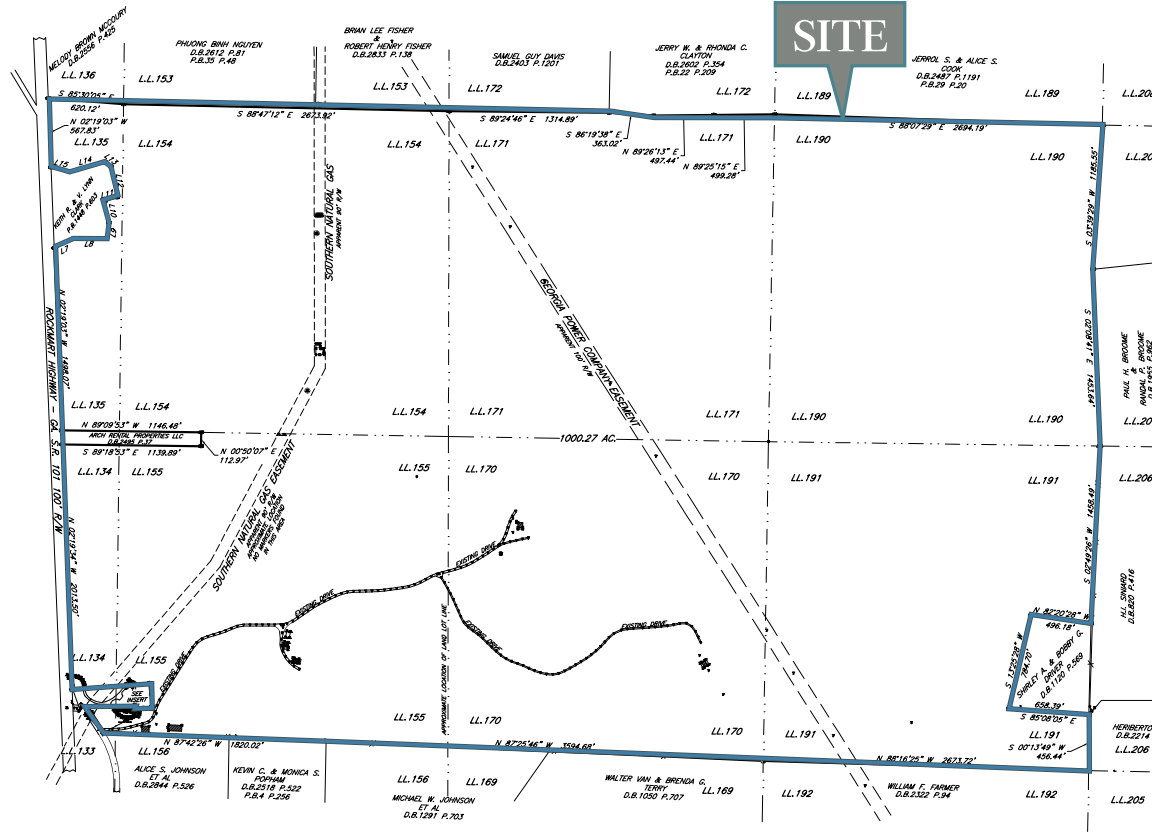
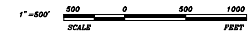
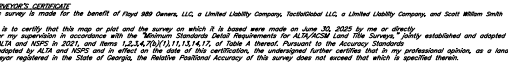




SURVEY



COMBINATION SURVEY FOR:
FLOYD 989 OWNERS, LLC
LOCATED IN LAND LOTS 134, 135, 154, 155, 170, 171, 190 & 191
22ND DISTRICT AND 3RD SECTION
FLOYD COUNTY, GEORGIA
SCALE: 1"=500'
DATE: 06/30/25

[illegible]

Commitment No. 25-17 issued by American Land Title Association Dated May 17, 2025

APPENDIX

DEEDS REC PART 8

DEED BOOK 206 PAGE 922 - DOES AFFECT (AS SHOWN ON PLAT BEING APPROXIMATE LOCATION OF UNDERGROUND POWER POLE DEEDS)

DEED BOOK 206 PAGE 923 - DOES AFFECT (AS SHOWN ON PLAT BEING APPROXIMATE LOCATION OF UNDERGROUND POWER POLE DEEDS)

DEED BOOK 178B PAGE 851 - DOES AFFECT (AS SHOWN ON PLAT BEING APPROXIMATE LOCATION OF UNDERGROUND POWER POLE DEEDS)

DEED BOOK 206 PAGE 178A - DOES AFFECT (AS SHOWN ON PLAT BEING APPROXIMATE LOCATION OF UNDERGROUND POWER POLE DEEDS)

DEED BOOK 206 PAGE 178B - DOES AFFECT (AS SHOWN ON PLAT BEING SOUTHERN NATURAL GAS EASEMENT)

DEED BOOK 204 PAGE 263 - DOES AFFECT (AS SHOWN ON PLAT BEING SOUTHERN NATURAL GAS EASEMENT)

DEED BOOK 206 PAGE 263 - DOES AFFECT (AS SHOWN ON PLAT BEING SOUTHERN NATURAL GAS EASEMENT)

DEED BOOK 180 PAGE 222 - DOES AFFECT (AS SHOWN ON PLAT BEING GEORGIA POWER CO EASEMENT)

DEED BOOK 180 PAGE 222 - DOES AFFECT (AS SHOWN ON PLAT BEING GEORGIA POWER CO EASEMENT)

DEED BOOK 206 PAGE 263 - DOES AFFECT (LIES INSIDE SUBJECT PROPERTY BEING BLANKET IN NATURE)

DEED BOOK 206 PAGE 263 - DOES AFFECT (LIES INSIDE SUBJECT PROPERTY BEING BLANKET IN NATURE)

DEED BOOK 206 PAGE 750H - DOES NOT AFFECT (WRONG DEED REFERENCE)

DEED BOOK 206 PAGE 358 - DOES NOT AFFECT (WRONG DEED REFERENCE)

DEED BOOK 206 PAGE 358 - DOES AFFECT (AS SHOWN ON PLAT BEING SOUTHERN NATURAL GAS EASEMENT)

DEED BOOK 206 PAGE 358 - DOES AFFECT (AS SHOWN ON PLAT BEING SOUTHERN NATURAL GAS EASEMENT)

DEED BOOK 206 PAGE 358 - UNABLE TO DETERMINE (DUE TO FLOOD LINE)

DEED BOOK 206 PAGE 358 - DOES AFFECT (AS SHOWN ON PLAT BEING BLANKET IN NATURE)

DEED BOOK 206 PAGE 822 - DOES AFFECT (AS SHOWN ON PLAT BEING APPROXIMATE LOCATION OF UNDERGROUND POWER POLE DEEDS)

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DEED BOOK 178B PAGE 851 - DOES AFFECT (AS SHOWN ON PLAT BEING APPROXIMATE LOCATION OF UNDERGROUND POWER POLE DEEDS)

DEED BOOK 204 PAGE 276 - DOES AFFECT (AS SHOWN ON PLAT BEING SOUTHERN NATURAL GAS EASEMENT)

DEED BOOK 206 PAGE 276 - DOES AFFECT (AS SHOWN ON PLAT BEING SOUTHERN NATURAL GAS EASEMENT)

DEED BOOK 180 PAGE 100 - DOES AFFECT (AS SHOWN ON PLAT BEING ROCKWATER HIGHWAY)

DEED BOOK 180 PAGE 100 - DOES AFFECT (AS SHOWN ON PLAT BEING ROCKWATER HIGHWAY)

DEED BOOK 206 PAGE 486 - DOES AFFECT (AS SHOWN ON PLAT BEING SOUTHERN NATURAL GAS EASEMENT)

1. FOR THE FEMA FLOOD INSURANCE RATE MAP COMPARISON PANEL# 131150209R2.100079, EFFECTIVE DATE: 06/26/2010, AND IS SHOWN AS BEING ZONE X.

2. THE PROPERTY HAS DIRECT ACCESS TO ROADWAY HIGHWAY - GALS.R. 101.

3. THIS PROPERTY IS ZONED A-R.

4. THIS PROPERTY IS LOCATED AT 5819 KODAK HIGHLAND.

5. NO BARRIER EASEMENTS FOUND AFFECTING SUBJECT PROPERTY.

6. NO CONDITIONS OR BURNING GRASSES OR OTHER OBSTRUCTIONS FOUND ON SUBJECT PROPERTY.

7. NO EVIDENCE OF SITE USE AS A SOLID WASTE DUMP OR SLUMP OF SANITARY LANDFILL.

8. LEGAL DESCRIPTION FOR SUBJECT PROPERTY MATHEMATICALLY CLOSSES AND HAS NO GAPS OR OMISSIONS.

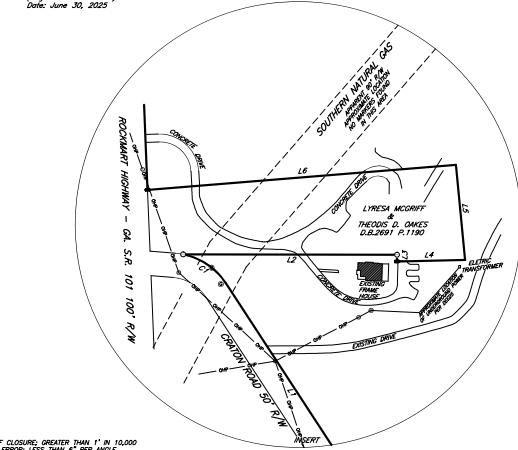
9. NO EVIDENCE OF EXISTING OR PROPOSED EARTH RETENTION STRUCTURES FOUND ON SUBJECT PROPERTY.

10. NO PROPOSED CHANGES IN STREET RIGHT OF WAY LINES OR NO OBSERVED EVIDENCE ON RECENT AERIAL PHOTOGRAPHY OR CONSTRUCTION AFFECTING SUBJECT PROPERTY.

11. NO EVIDENCE OF SUBJECT PROPERTY BEING DISCLOSED IN TITLE COMMITMENT NO. 25-17.

12. NO VISIBLE IMPROVEMENTS HAVE BEEN MADE SINCE THE DATE OF THE FIELD SURVEY 06/24/2010.

By: ADAM H. EVANS
(Registration No. 3308)
Date: June 30, 2025



CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	137.75'	109.08'	106.25'	N 55°49'42" W	45°22'08"

LINE	BEARING	DISTANCE
L1	N 35°08'58" W	191.80'
L2	S 89°54'28" E	439.08'
L3	S 01°34'14" W	14.28'
L4	N 88°37'57" E	140.08'
L5	N 05°30'47" W	196.15'
L6	S 85°20'50" W	635.28'
L7	N 63°16'28" E	176.42'
L8	N 89°25'48" E	269.35'
L9	N 09°02'28" E	128.01'
L10	N 09°38'52" E	182.53'
L11	N 73°58'28" E	101.77'
L12	N 11°01'02" E	258.65'
L13	N 52°19'22" E	65.66'
L14	S 74°29'18" W	300.17'
L15	N 77°33'02" E	153.84'

S.M.H.	STORM SEWER MANHOLE	=====	PROPERTY LINE
I.E.	INVERT ELEVATION	-----	STORM DRAINAGE PIPE
SSMH	SANITARY SEWER MANHOLE	-X-X-X-X-X-	FENCE
F.F.E.	FINISH FLOOR ELEVATION	=====	EDGE OF PAVEMENT
		---o---o---o---o---o---	OVER HEAD POWER

LEGEND:
○ 5/8 REBAR SET
● IRON PIN FOUND
▲ FENCE TURN--CORNER
⊙ CALCULATED POSITION
■ CONCRETE MARKER FOUND
— FENCE ON OR NEAR LINE

THIS PLAT IS A RETICEMENT OF AN EXISTING PARCEL OR PARCELS OF LAND AND DOES NOT SUBMIT TO OR CHALLENGE THE VALIDITY OF ANY RECORDS OR DOCUMENTS TO ANY LOCAL PROPERTY RECORDS. THE RECORDING OF THIS PLAT DOES NOT CONSTITUTE AN ENDORSEMENT OF THE PLAT OR THE SURVEY OR ANY OF THE INFORMATION CONTAINED THEREIN. THE SURVEYOR HAS OBTAINED THE NECESSARY PERMISSIONS FROM THE APPROPRIATE AGENCIES TO OBTAIN THE PARCELS OF PLAT AND CANNOT GUARANTEE THE ACCURACY OF THE INFORMATION CONTAINED THEREIN. THE SURVEYOR HAS OBTAINED THE NECESSARY PERMISSIONS FROM THE APPROPRIATE AGENCIES TO OBTAIN THE PARCELS OF PLAT AND CANNOT GUARANTEE THE ACCURACY OF THE INFORMATION CONTAINED THEREIN. THE SURVEYOR HAS OBTAINED THE NECESSARY PERMISSIONS FROM THE APPROPRIATE AGENCIES TO OBTAIN THE PARCELS OF PLAT AND CANNOT GUARANTEE THE ACCURACY OF THE INFORMATION CONTAINED THEREIN.

STATEWIDE LAND SURVEYORS,
521 ETHEL STREET
DOUGLAS, GEORGIA 31533
912-334-7723

John H. Evans

6-1, 6-2, 6-3, 6-4

STATEWIDE LAND SURVEYORS
521 ETHEL STREET
DOUGLAS, GEORGIA 3153
912-383-2192
912-218-2941

±1,000 ACRES







FOR SALE ±1,000 ACRES

ROME, GA 30137

C O N T A C T S

SCOTT MCGREGOR

Executive Vice President
+1 404 783 0013
scott.mcgregor@cbre.com
Lic. 118133

JOHN HAYNES

Senior Vice President
+1 404 354 4686
john.haynes@cbre.com
Lic. 283033

BO SCHILL

Broker
+1 404 295 0074
bo.schill@cbre.com
Lic. 362847

CBRE

3550 Lenox Road
Suite 2400
+1 404 504 7900
www.cbre.com
Loc. 7800

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