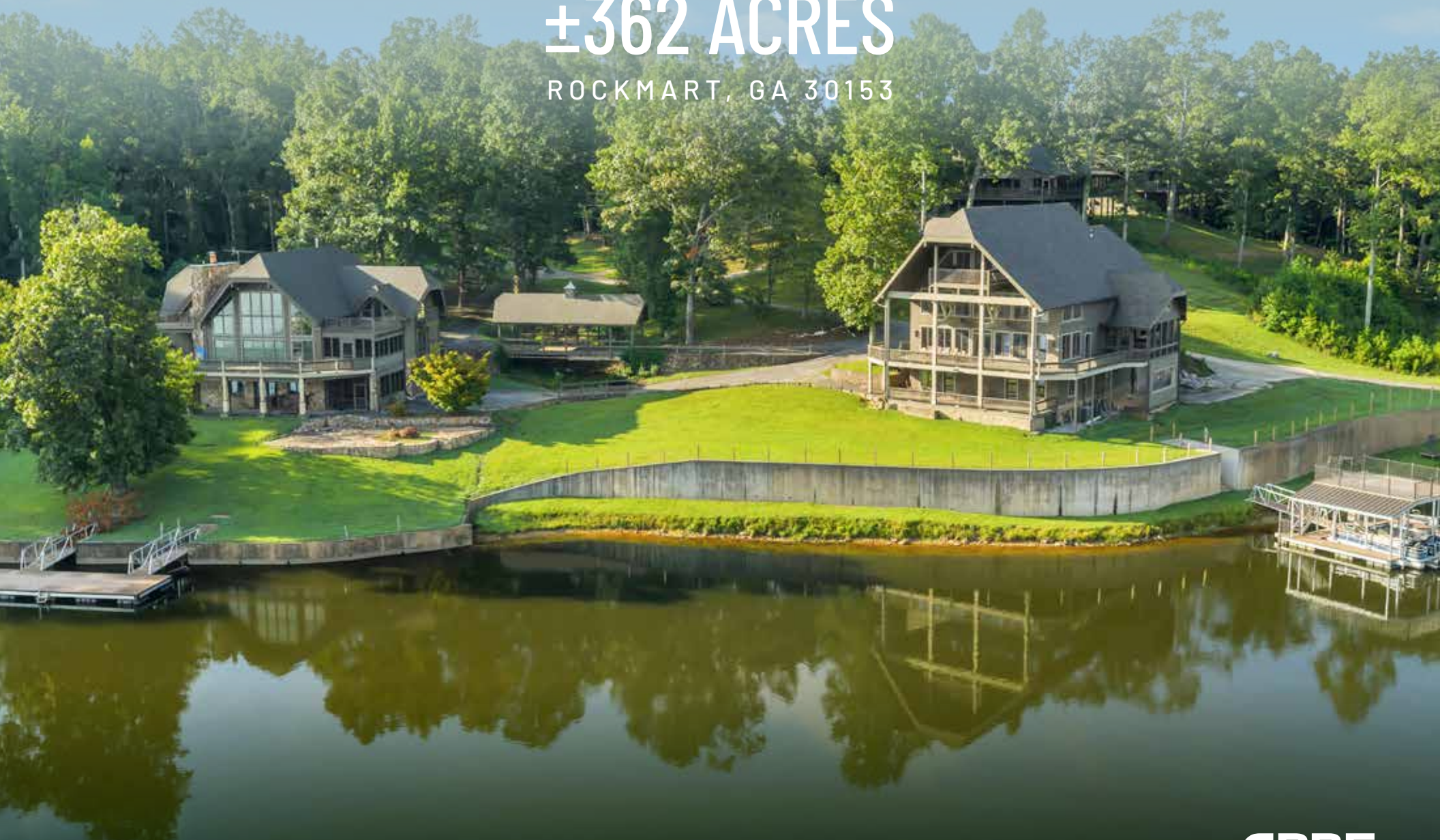


FOR SALE ±362 ACRES

ROCKMART, GA 30153



AFFILIATED BUSINESS DISCLOSURE

CBRE, Inc. ("CBRE") operates within a global family of companies with many subsidiaries and related entities (each an "Affiliate") engaging in a broad range of commercial real estate businesses including, but not limited to, brokerage services, property and facilities management, valuation, investment fund management and development. At times different Affiliates, including CBRE Global Investors, Inc. or Trammell Crow Company, may have or represent clients who have competing interests in the same transaction. For example, Affiliates or their clients may have or express an interest in the property described in this Memorandum (the "Property") and may be the successful bidder for the Property. Your receipt of this Memorandum constitutes your acknowledgment of that possibility and your agreement that neither CBRE nor any Affiliate has an obligation to disclose to you such Affiliates' interest or involvement in the sale or purchase of the Property. In all instances, however, CBRE and its Affiliates will act in the best interest of their respective client(s), at arms' length, not in concert, or in a manner detrimental to any third party. CBRE and its Affiliates will conduct their respective businesses in a manner consistent with the law and all fiduciary duties owed to their respective client(s).

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.

©2025 CBRE, Inc. All Rights Reserved.

TABLE OF CONTENTS

70+ acre private lake

04 PROPERTY
DESCRIPTION

09 LOCATION
MAPS

11 PROPERTY
AERIALS

13 TAX
MAP

14 PROPERTY
PHOTOS

PROPERTY DESCRIPTION

CBRE is pleased to present the unique opportunity to purchase ±362 acres in Polk and Haralson counties. This incredible property has a roughly 70 acre deep water lake, which has been professionally managed to grow big bass. The current owner has also had luck hunting waterfowl at the head of the lake. There are 6 homes on the lake and three docks, with extra garage space. Situated only a little over an hour from Atlanta, this property could be a family or corporate retreat with plenty of development potential.

Property Size	±362.66 acres
Location	Rockmart Road Rockmart, GA 30153 Haralson and Polk Counties
Access	Access via Rockmart Road and Bolton Road
Topography	Rolling hills
Zoning	Haralson County Zoning: R-2 and A-1 Polk County Zoning (142ac northern parcel): A-1
Minimum Lot Size	Haralson County: 5 acres Polk County: 1 acre
Utilities	Power and water utilities available subject to independent verification
Price	Contact Broker for pricing guidance



±362 ACRES

IMPROVEMENTS

This exceptional property has six residential buildings, each offering unique character and functionality. From the meticulously maintained elegance of the main residence to the inviting charm of the lakeside lodge, this offering presents a rare opportunity to acquire a well-appointed estate.

Clubhouse: Spacious Layout with four floors, five bedrooms, eight bathrooms, a large great room, and expansive outdoor spaces (decks and balcony). Master Suite amenities include a private office, laundry room, and a separate den with a fireplace and wet bar. Guest accommodations that include four ground-floor guest bedrooms, each with its own bathroom (one full, three $\frac{3}{4}$). The Clubhouse also has an elevator, two-car garage, and full HVAC system.

Main Lodge: Nestled gracefully on the water's edge, the Lodge Residence promises tranquil lakeside living. This building served as a guest house and for corporate retreats. The lodge has three floors, five bedrooms (including a manager's apartment), and seven bathrooms. The Great Room & Master Suite features a large great room with a vaulted ceiling and an expansive master suite with a garden tub and walk-in shower. Other amenities include a sun porch, gym with lake views, and a manager's apartment with its own kitchen.

Guest House (#1): A one-story retreat, features five bedrooms and five bathrooms, offering comfortable accommodations for visitors. Its inviting wraparound deck provides an ideal setting for relaxation and socializing. A spacious great room completes this inviting space.

Building #2: A one-story building with four bedrooms and four bathrooms. Its enhanced by a wraparound porch, perfect for enjoying the surrounding scenery.

Dining Hall/Apartments: This two-story building offers a unique blend of functionality. The ground floor houses a spacious dining hall, complete with a commercial kitchen, catering to various needs. The second floor features a manager's apartment and two additional guest rooms, providing convenient living quarters.

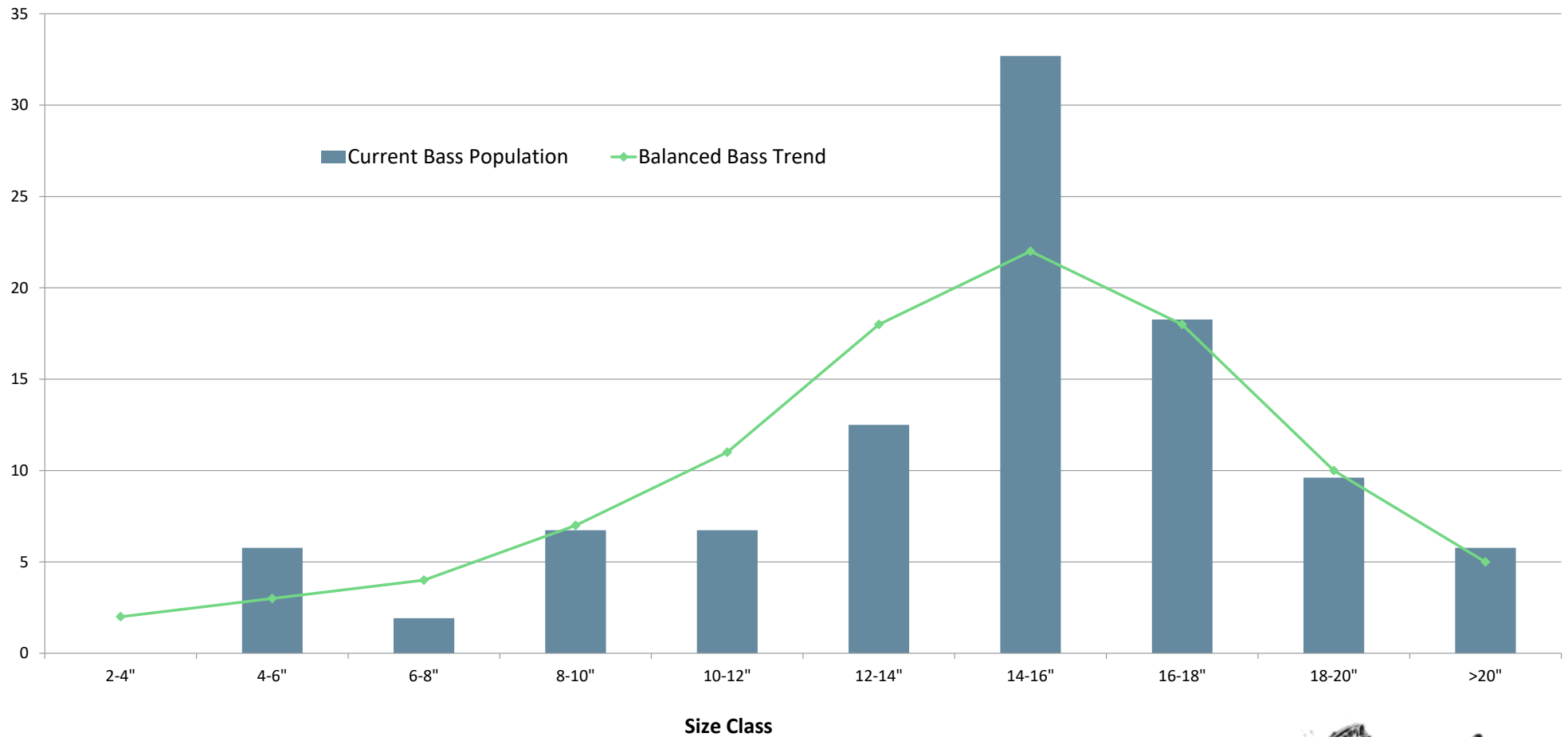
Manager's House: Situated on Bollen Road, this one-story home features three bedrooms and two bathrooms, providing comfortable and private living space.

Boathouse: Conveniently located at the Lodge, the boathouse offers easy access to the lake for boating and water activities.



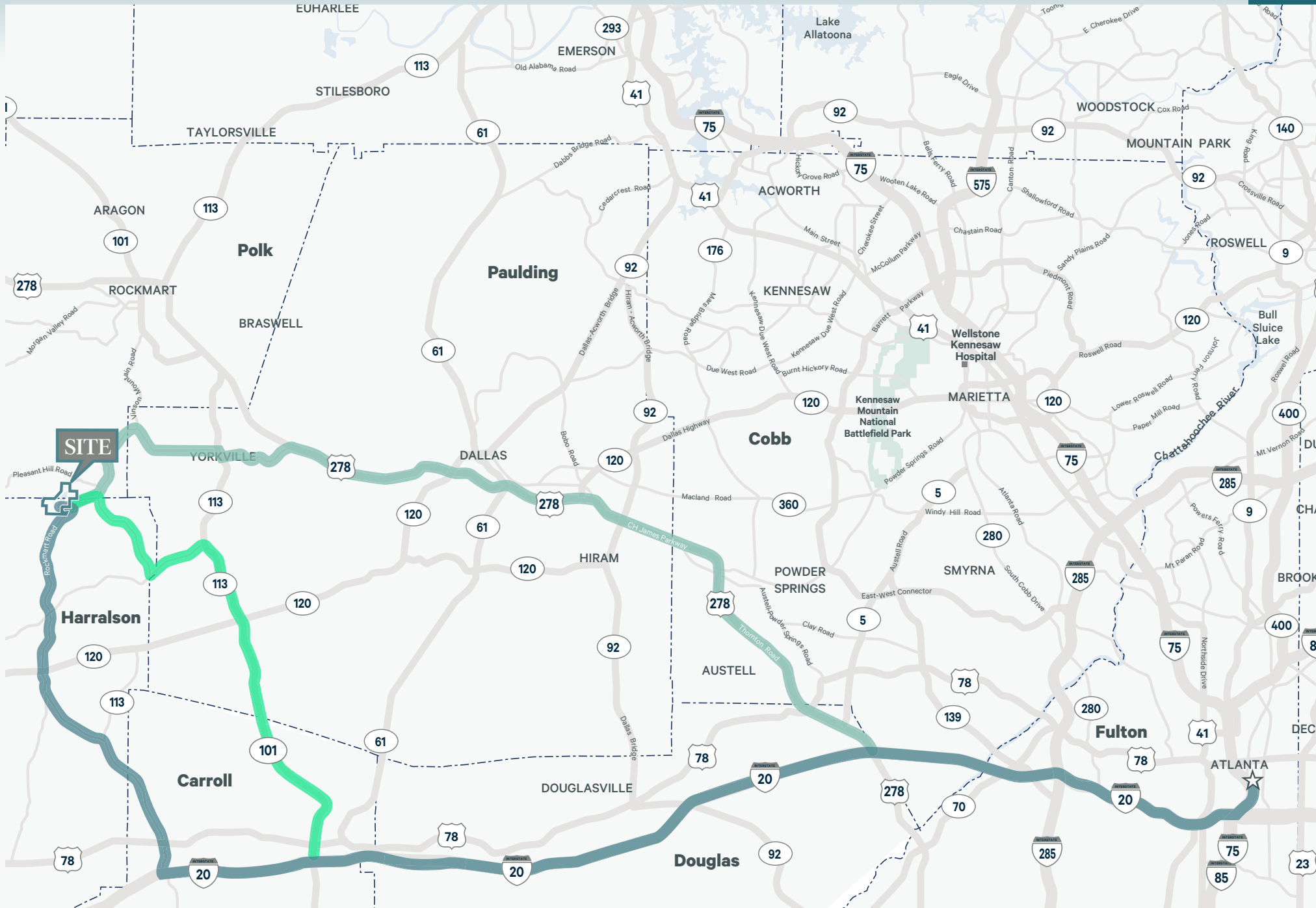
Largemouth Bass Results

Size Class Distribution of Largemouth Bass







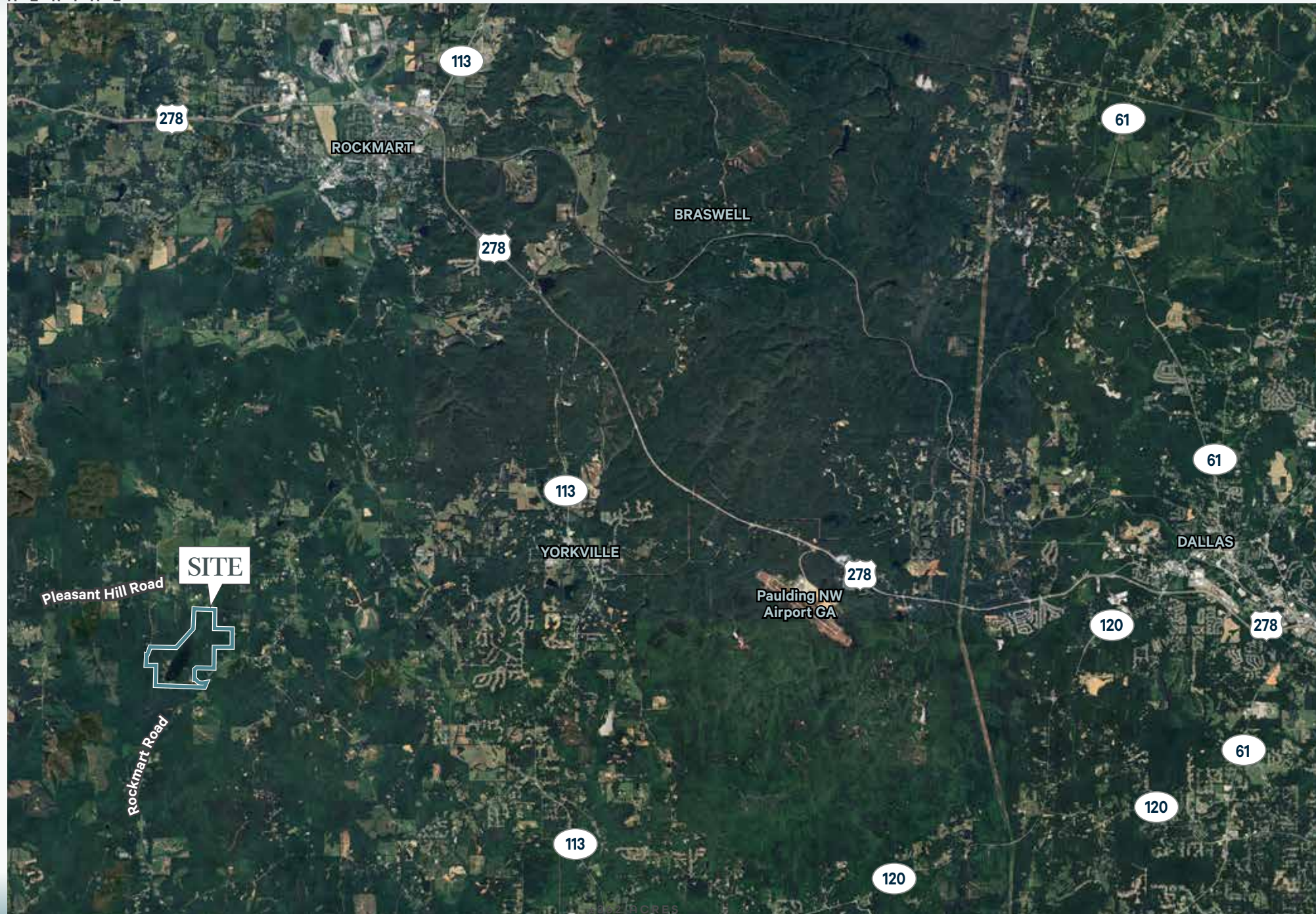


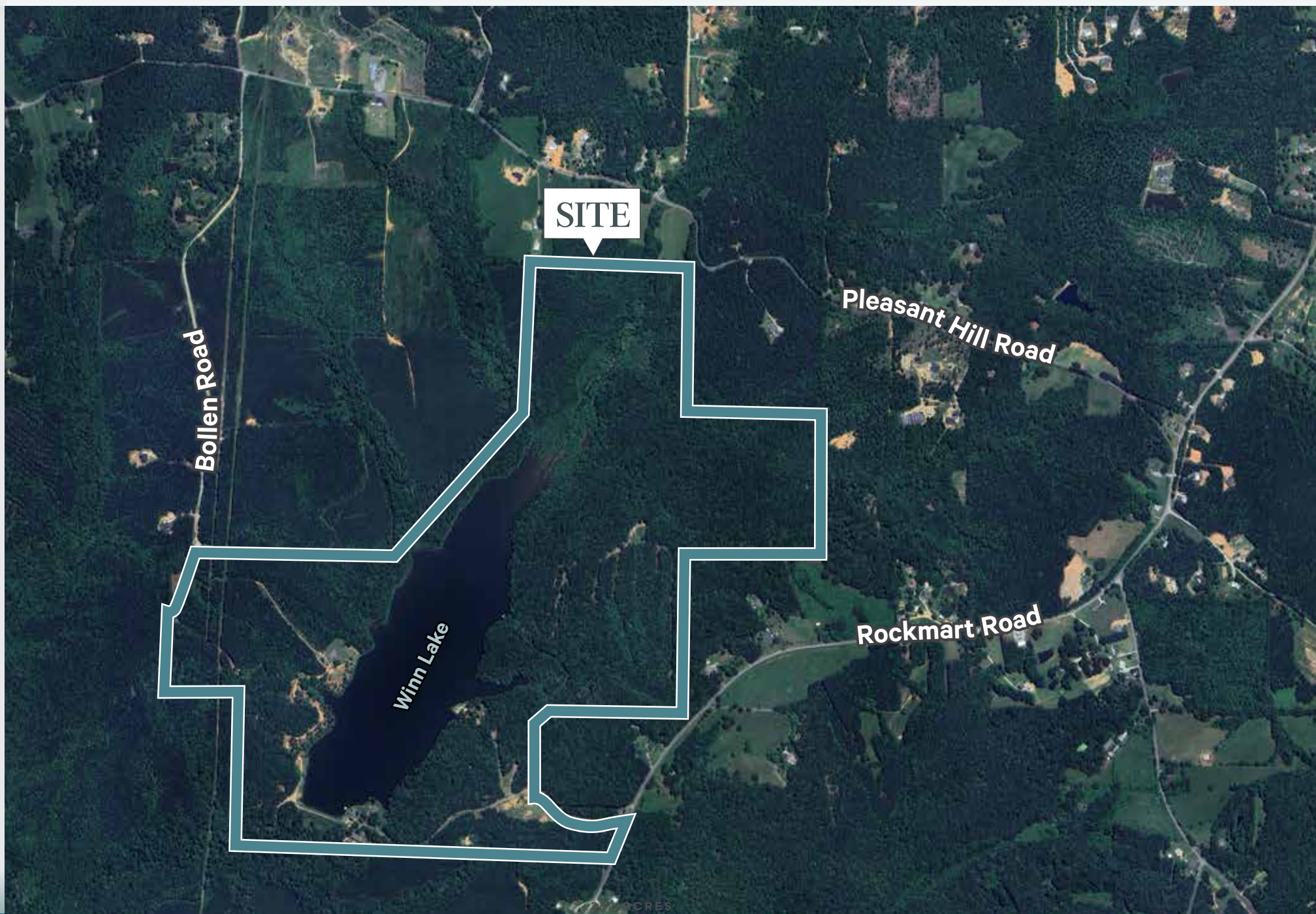
±362 ACRES

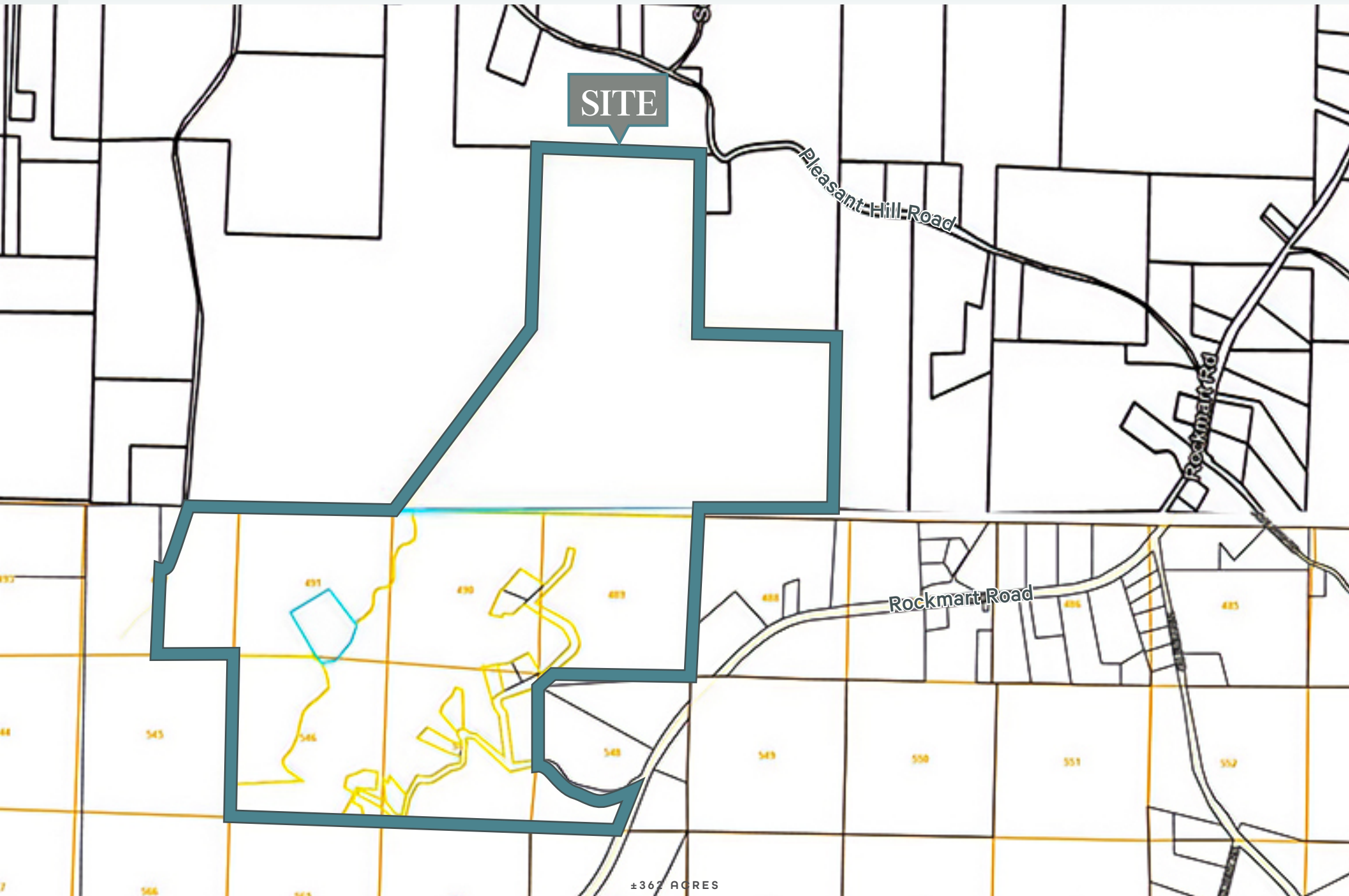
The map displays the Dallas area in Georgia, highlighting the location of the site in Polk County. Key features include:

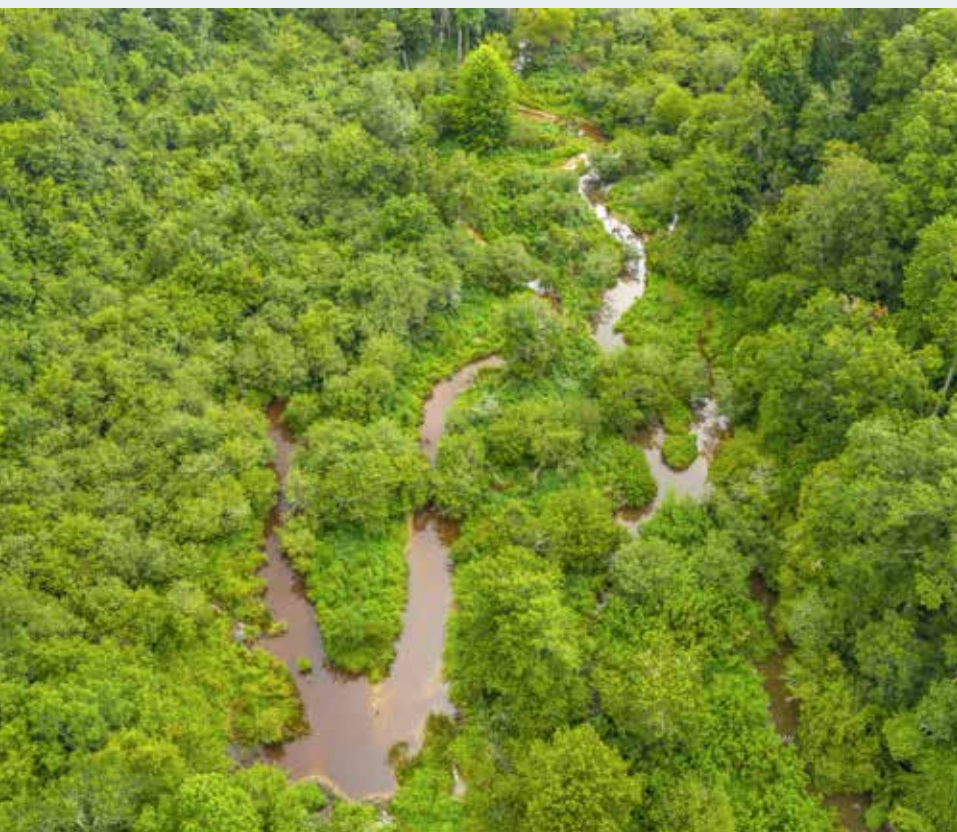
- Counties:** Polk, Paulding, Cobb, and Haralson.
- Cities/Towns:** Stilesboro, Taylorsville, Aragon, Rockmart, Yorkville, Dallas, Hiram, Powder Springs, and Acworth.
- Roads:** Major roads shown include US-278, US-41, US-61, US-92, and US-120. Local roads like Morgan Valley Road, Pleasant Hill Road, and Rockmart Road are also labeled.
- Site Location:** A callout box labeled "SITE" points to a specific location near Rockmart, Georgia.
- Scale:** The map includes a scale bar indicating ±362 ACRES.

10









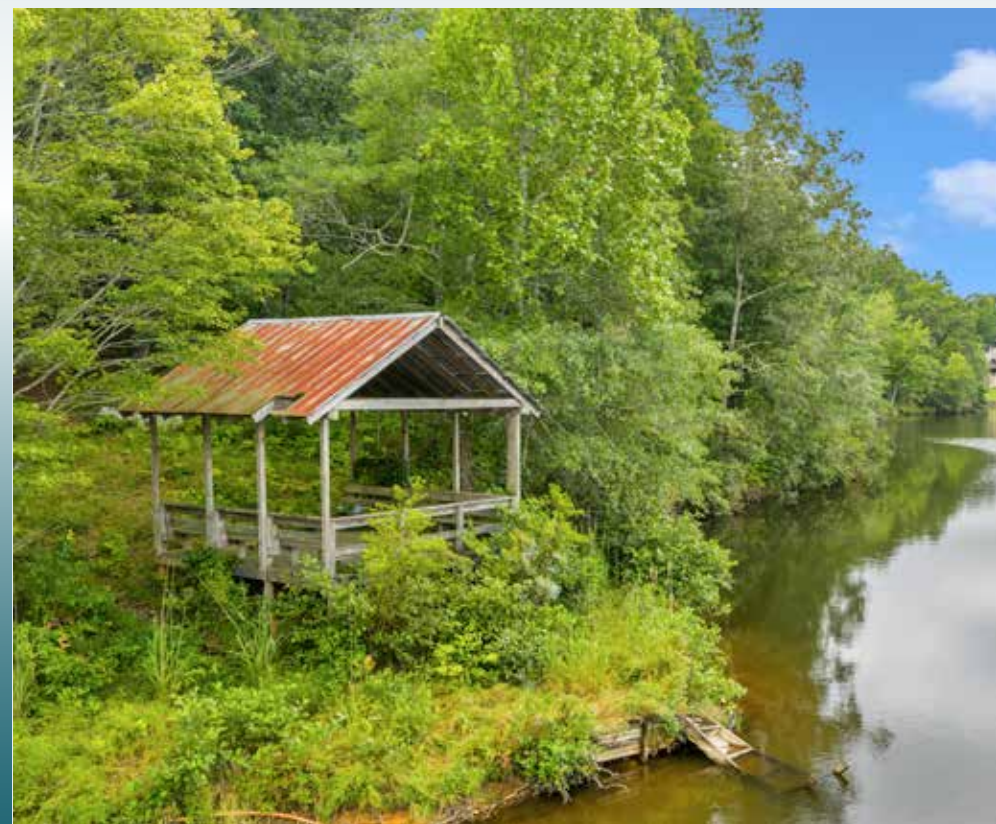




















FOR SALE

±362 ACRES

ROCKMART, GA 30153

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

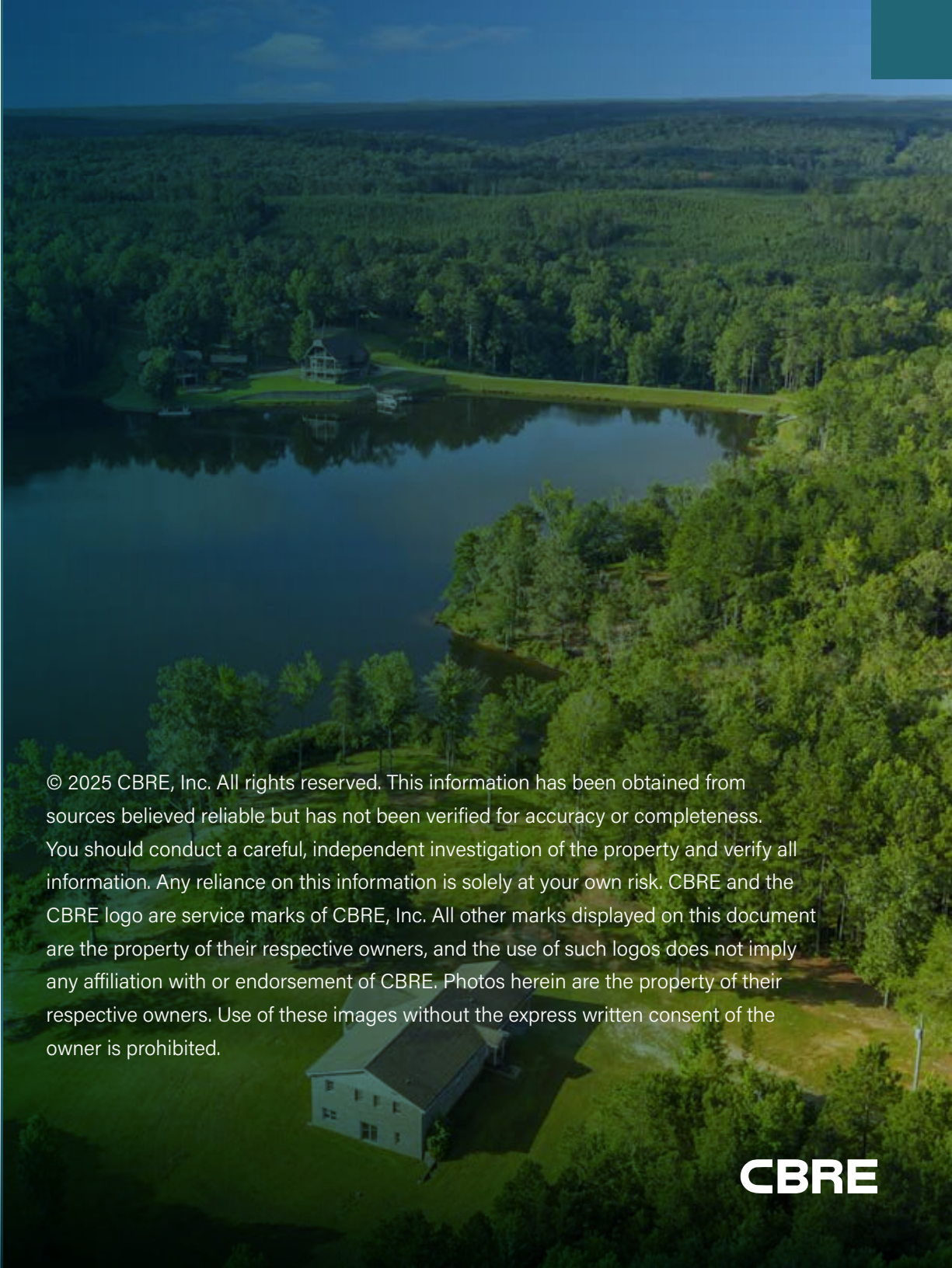
BO SCHILL

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

© 2025 CBRE, Inc. All rights reserved. This information has been obtained from sources believed reliable but has not been verified for accuracy or completeness. You should conduct a careful, independent investigation of the property and verify all information. Any reliance on this information is solely at your own risk. CBRE and the CBRE logo are service marks of CBRE, Inc. All other marks displayed on this document are the property of their respective owners, and the use of such logos does not imply any affiliation with or endorsement of CBRE. Photos herein are the property of their respective owners. Use of these images without the express written consent of the owner is prohibited.

An aerial photograph of a large, lush green property. In the foreground, there is a large, light-colored house with a dark roof. Behind the house, a calm lake reflects the surrounding dense forest. The property is bordered by more trees and a clear blue sky in the distance.

CBRE