

LAND FOR SALE – 181.18+/- ACRES

FLOYD COUNTY, GEORGIA



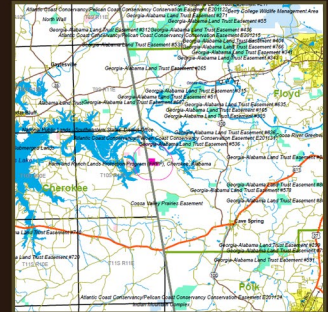
COMMENTS

This property has over 1,600 feet of double frontage on George Road and is comprised of planted pines of various ages and some hardwoods. Lake Weiss is just around the corner, and the public boat launch at Brushy Branch Park is just 2 miles away. With large timber tracts in the area, and the Coosa River and Lake Weiss close by, wildlife is abundant in the area. It would be my pleasure to walk this property with you.

Some mineral rights to this property have been withheld by a previous owner. More information is available upon request. This Property is enrolled in the Forest Land Protection Act ("FLPA"). BUYER shall agree to re-enroll the property in the FLPA covenant or If BUYER desires to remove the Real Property from the FLPA designation, such withdrawal shall be at BUYER's sole responsibility and expense.

PROPERTY HIGHLIGHTS

LOCATION:	Floyd County, Georgia
ROAD FRONTAGE:	Approximately 1,600 feet of double frontage on George Road.
TOPOGRAPHY:	Rolling and level with some flood plain.
VEGETATION:	Planted pines of various ages and creek bottoms.
MINERAL RIGHTS:	Certain Non-Surface Gas and Mineral Rights have been reserved by a previous owner.
POTENTIAL USES:	Recreation/Hunting, Residential, Agriculture, Timberland
PRICE:	\$4,200.00 per acre \$760,969.00



PRESENTED BY:

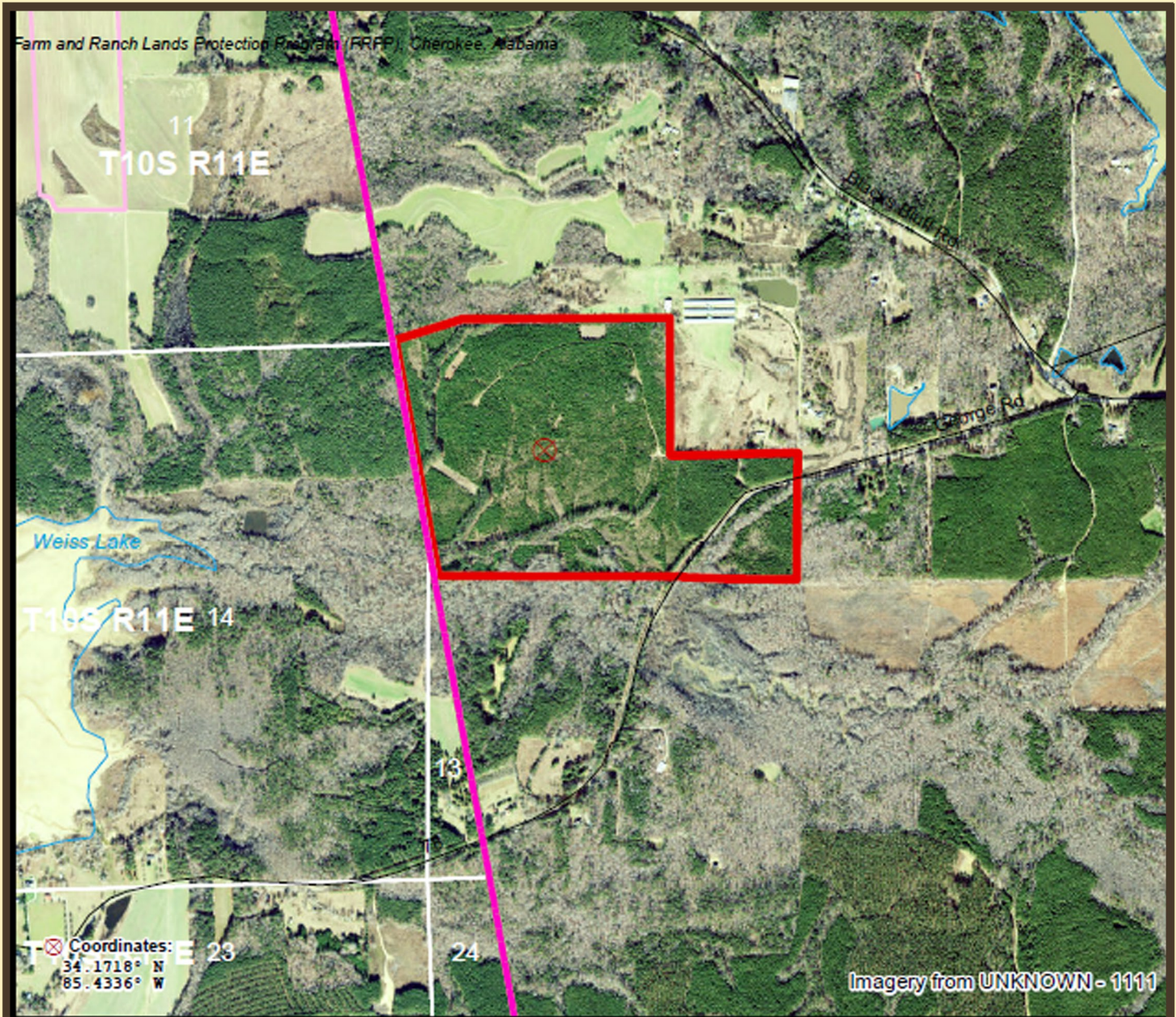
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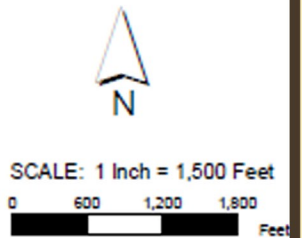
Information contained herein has been obtained from the owner of the property or from other sources we deem reliable. We have no reason to doubt its accuracy but cannot guarantee that it is correct.

AERIAL

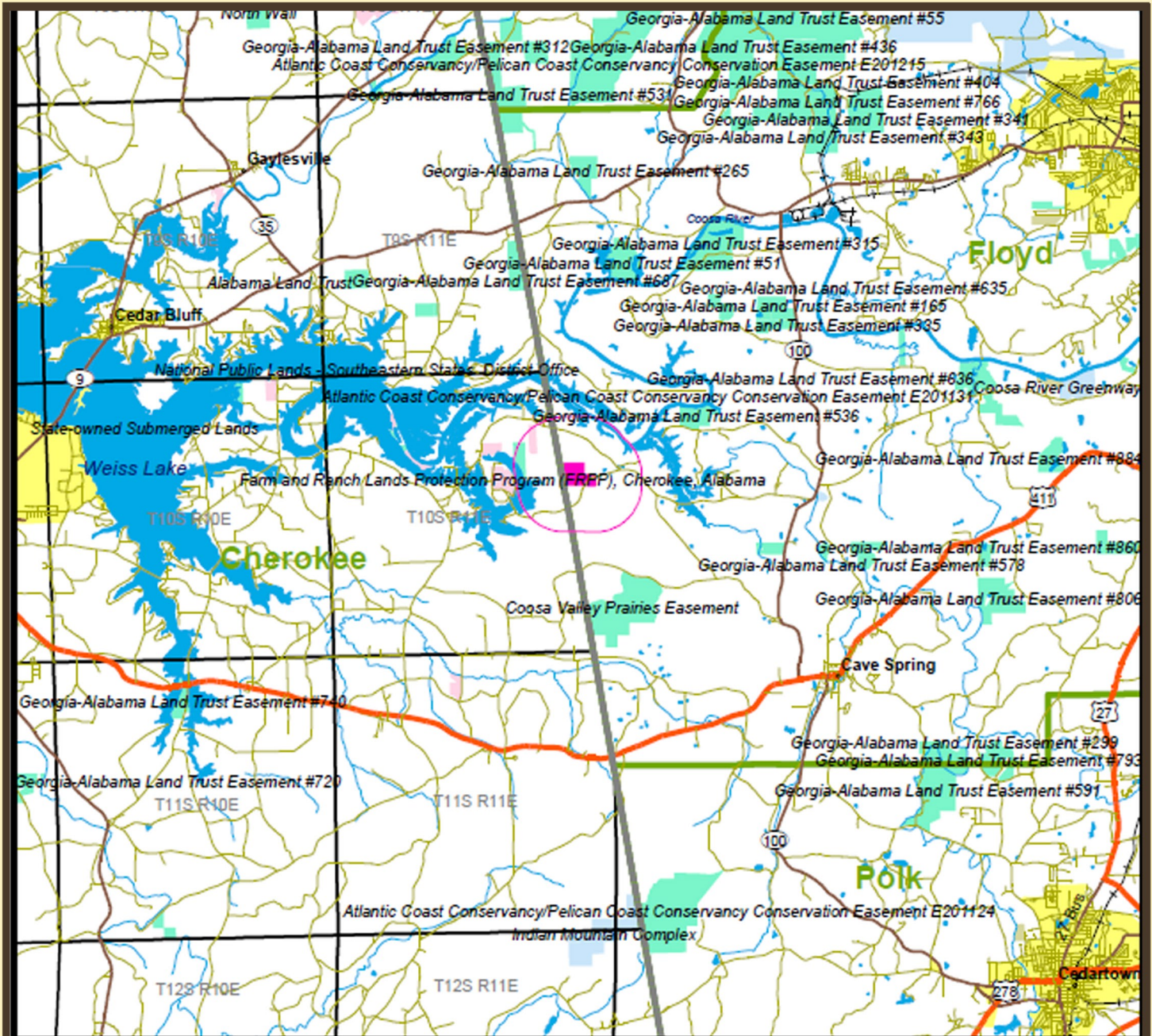


George Road - Photo Map
Parcel # 13115Hb1000
 Floyd County, GA - approx. 181.0 acres +/-

Property Listing	Interstate	USFS	Other Federal
County	US Highway	NPS	County/Local
Lake/Reservoir	State Highway	FWS	NGO/Private
Perennial River/Stream	Other Road	BLM	State
Intermittent Stream	Railroad	Tribal	Unknown

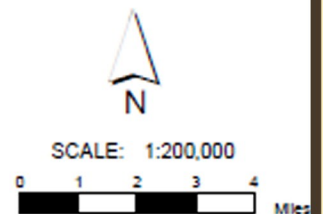


LOCATION MAP

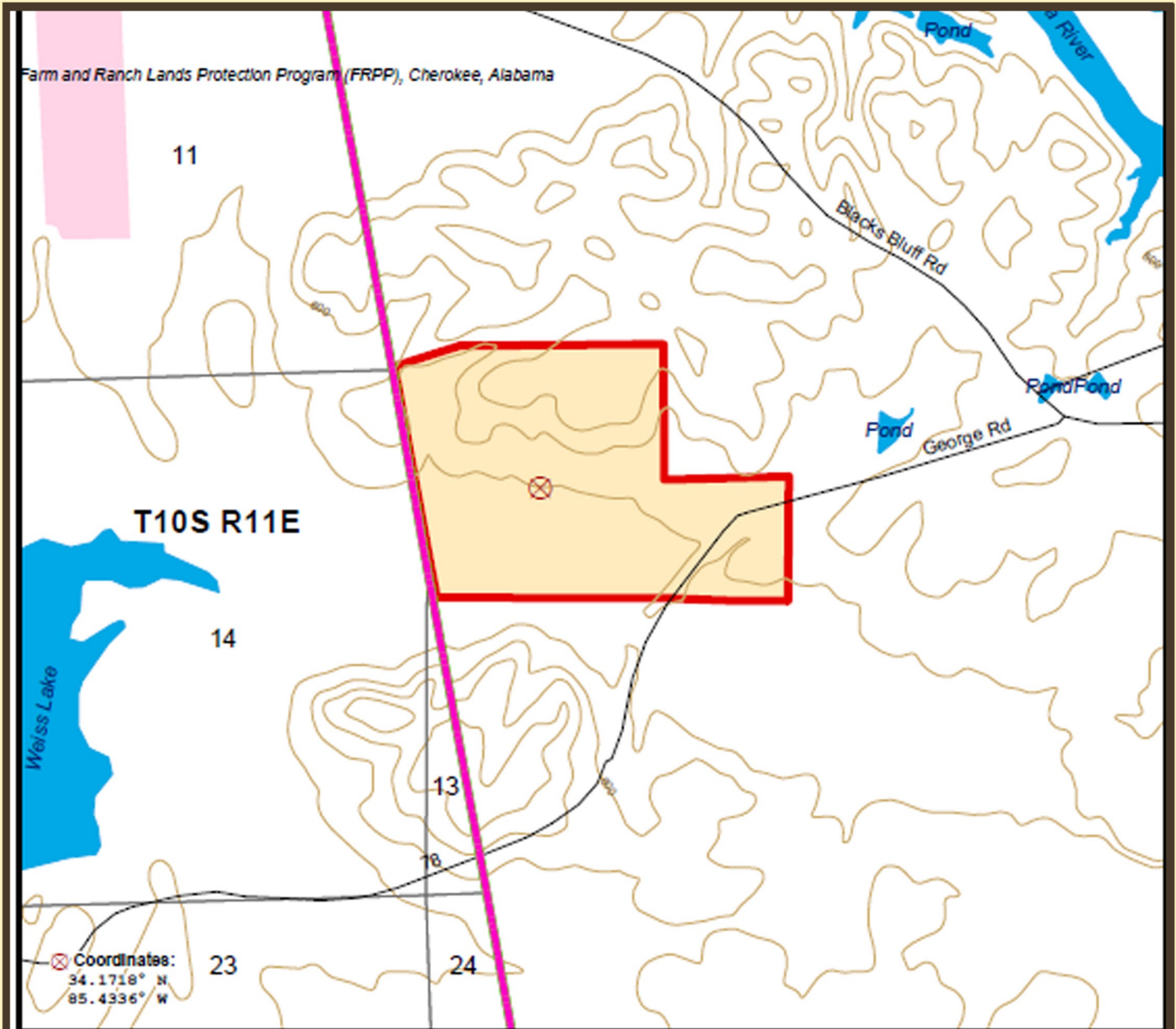


George Road - Location Map
Parcel # 13115Hb1000
 Floyd County, GA - approx. 181.0 acres +/-

Property Listing	Interstate	USFS	Other Federal
County	Primary Highway	NPS	County/Local
Urban Area	Secondary Highway	FWS	NGO/Private
Lake/Reservoir	Other Road	BLM	State
Perennial River/Stream	Railroad	Tribal	Unknown



TOPOGRAPHY



George Road - Parcel Map
Parcel # 13115Hb1000
 Floyd County, GA - approx. 181.0 acres +/-

Property Listing	Interstate	100' Contour	USFS	Other Federal
County	US Highway	20' Contour	NPS	County/Local
Lake/Reservoir	State Highway	Railroad	FWS	NGO/Private
Perennial River/Stream	Other Road		BLM	State
Intermittent Stream			Tribal	Unknown

