

LAND FOR SALE – 917.27 +/- ACRES

GILMER COUNTY, GEORGIA



COMMENTS

This opportunity consists of 917.27 +/- acres of land located in Gilmer County, Georgia. The Property is zoned for residential development with some engineering and partial development of the internal road system in place. The first phase of development was initiated but later halted and included the primary access to Highway 136 and a culvert over Sevenmile Creek. A retreat for hunters and anglers, the property is mostly undeveloped and consists of well-established upland hardwood forests, planted pines, and bottomland. The property features lengthy frontage on both Talking Rock Creek and Sevenmile Creek, as well as other smaller creeks existing throughout. The property has approximately 2,572 +/- feet of frontage on Hwy 136, 4050 +/- feet of frontage on the East side of Shady Grove Road and 3,995 +/- feet of frontage on the West Side of Shady Grove Road. Carters Lake is approximately 1.3 miles away, and Highway 136 provides direct access to both 515/I-575 & I-75 making a trip into Atlanta 1.5 hours or less. The historic city of Ellijay is approximately 9 miles to the northeast of the property.

PROPERTY HIGHLIGHTS

LOCATION: The property is located on the west side of Highway 136 just South of the intersection of Highway 382 in Land Lots 47, 48, 49, 50, 58, 59, 60, 61, 61, 65, 84, 85 & 96, of the 24th District, 2nd Section, Gilmer County, Georgia. The property is further identified as Gilmer County Tax Parcels 3011-009, 3027-001 & 3027-002.

ZONING: The property is zoned R-1 (Residential Low-density District) Gilmer County which would allow up to 458 Lots.

- Minimum Lot Size 1.5 Acres
- Minimum Lot Width is 100 feet with Community Water Source or 150 feet with onsite Well
- Maximum Density .5 dwelling per acre

ADDITIONAL INFORMATION: For additional information click on the following links below:

- Survey Plat 729.43 Acres
- Survey Plat 187.84 Acres
- Preliminary Plat for Legends of Talking Rock
- R-1 Zoning Ordinance
- Subdivision Site Plans
- Conservation Site Plans
- Master Plan

PRICE: \$2,705,947.00

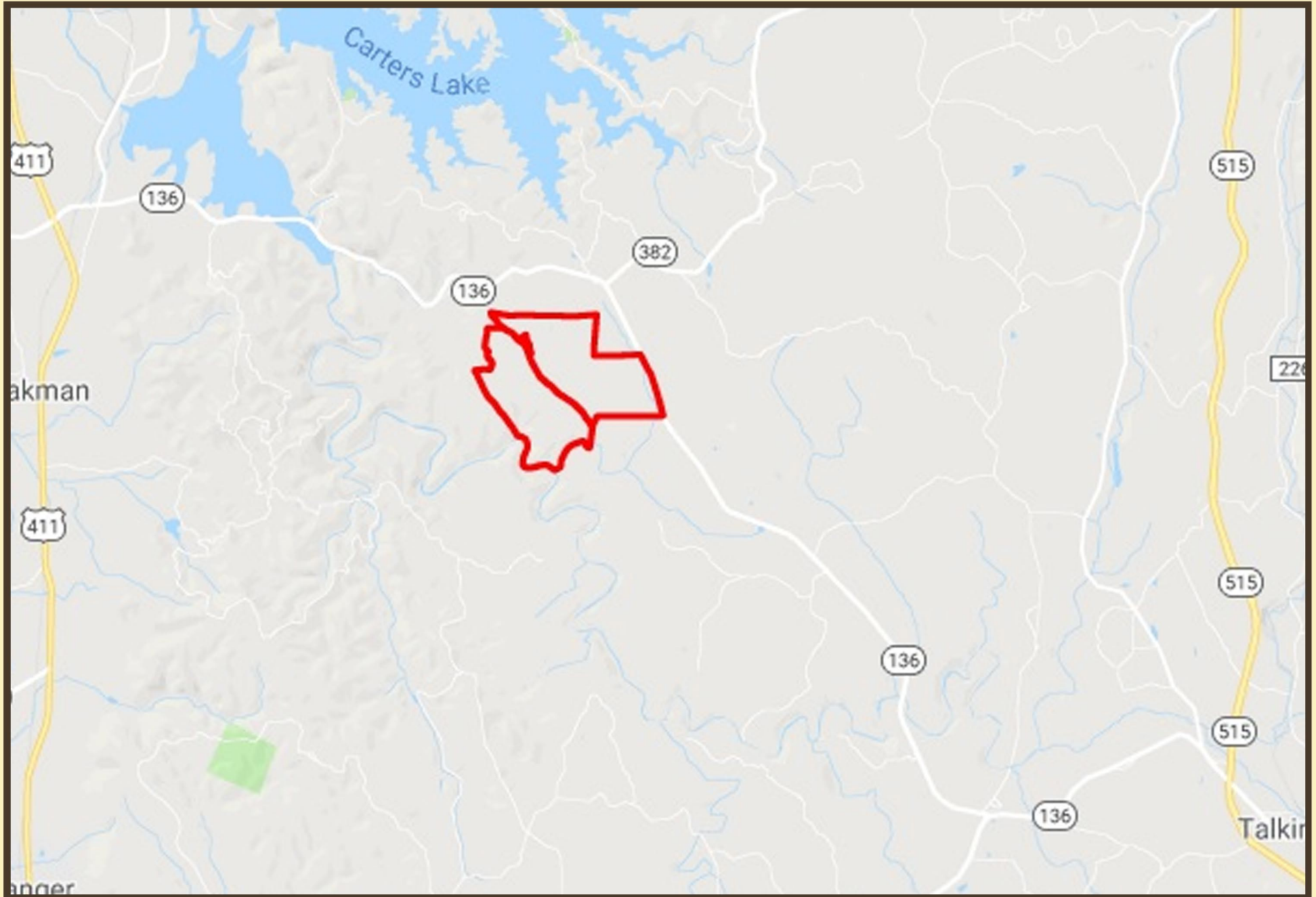


PRESENTED BY:

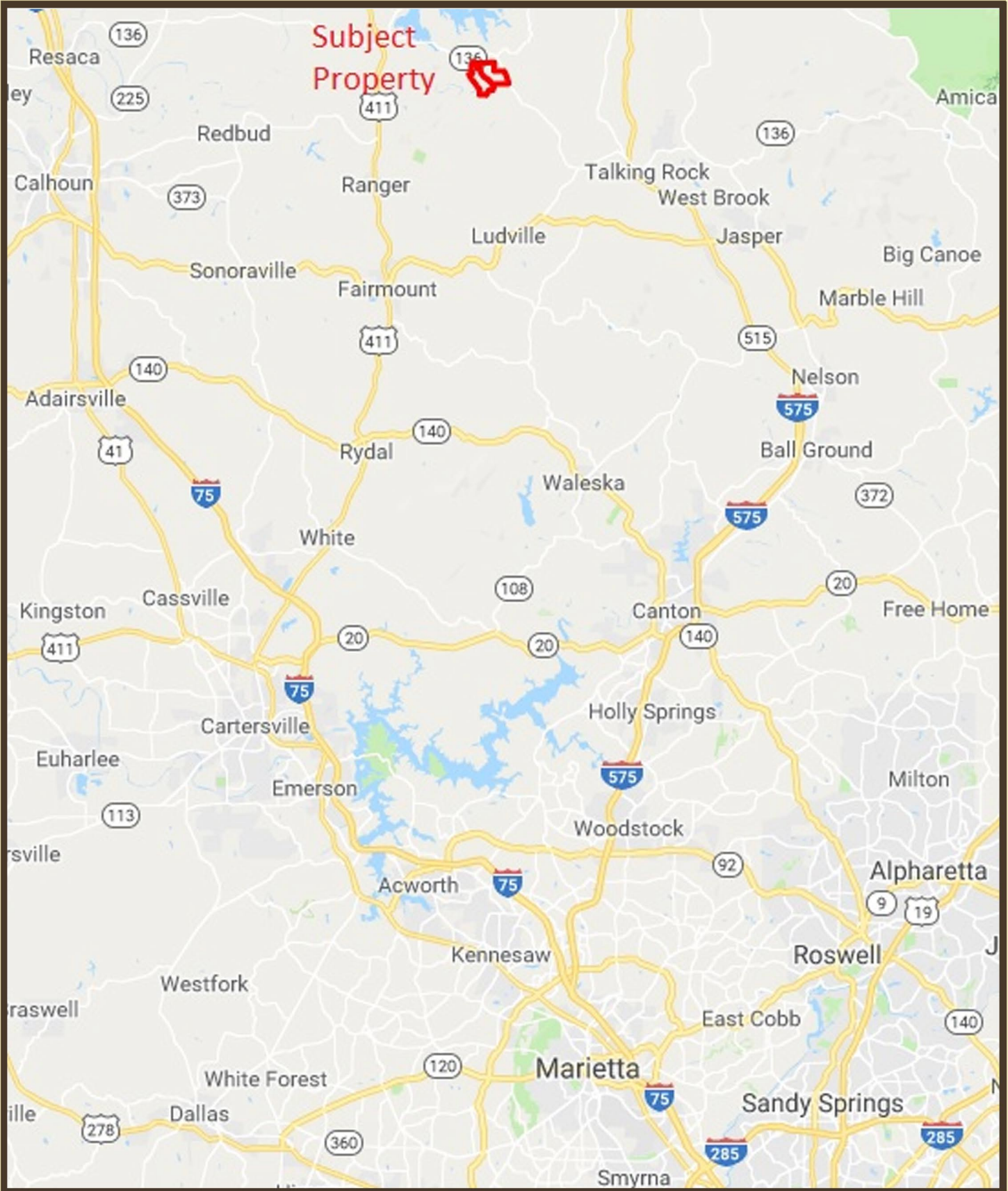
Matt Allen
Email: mallen@allensouthernproperties.com
Phone: (678) 873-8125
Allen Southern Properties, Ltd.
www.allensouthernproperties.com



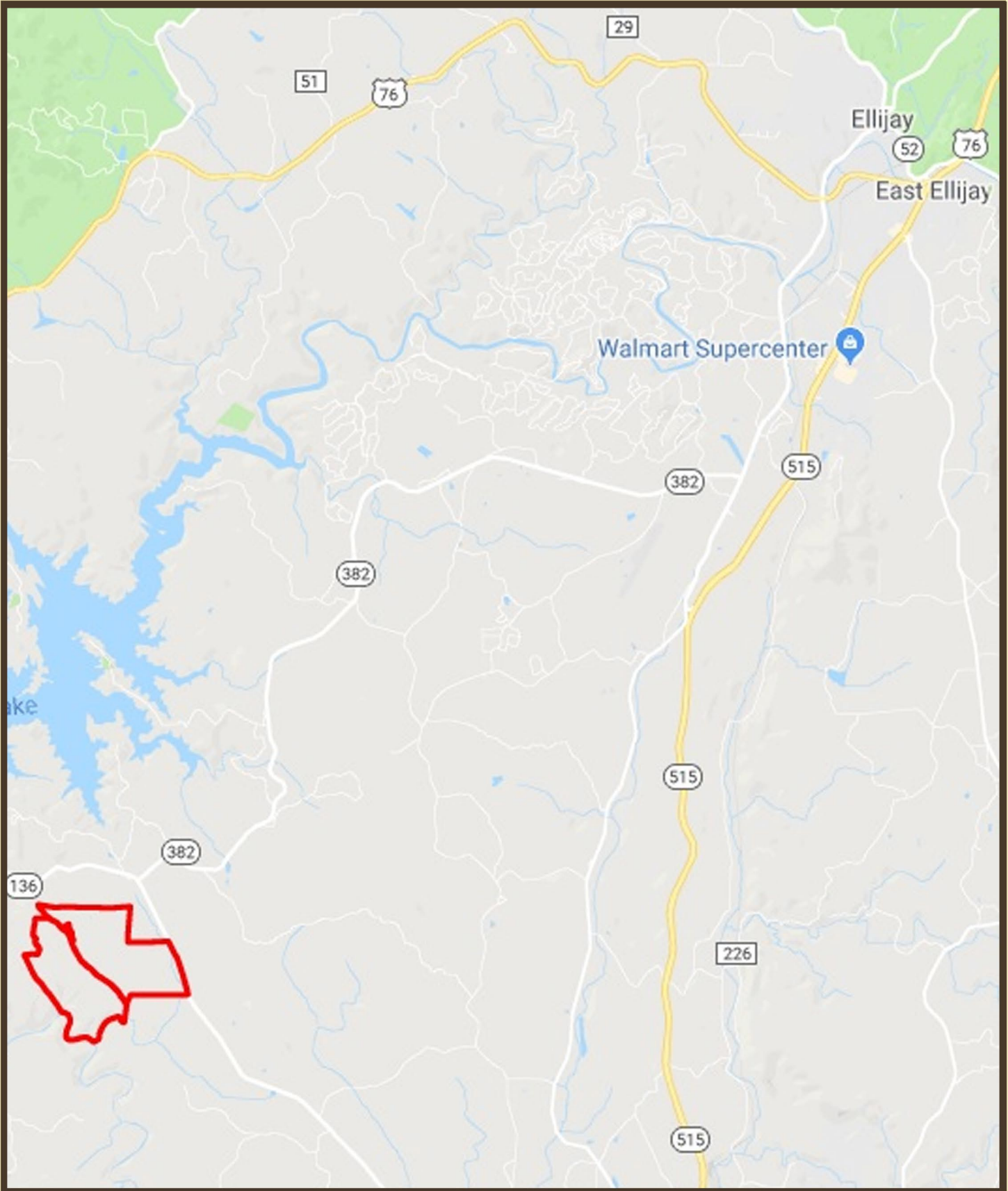
LOCATION MAP 1



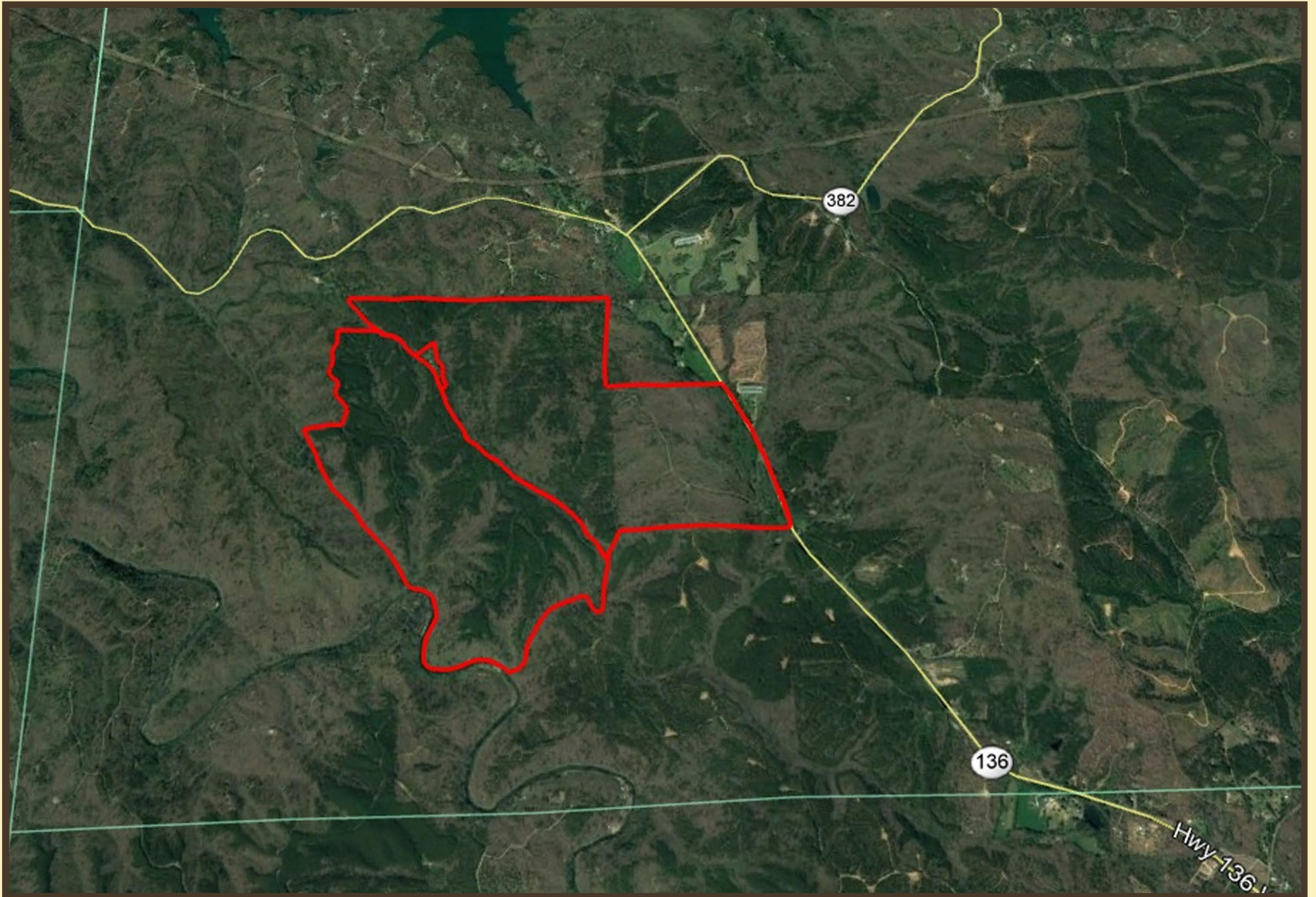
LOCATION MAP 2



LOCATION MAP 3



AERIAL



SURVEY +/-187.84 acres

THIS SURVEY SUBJECT TO ALL RIGHTS-OF-WAY AND EASEMENTS. ACRES SHOWN, CALCULATED, USING DIMENSIONS SHOWN ON PLAT.

NOTE: THIS PLAT CREATES A NEW PARCEL OF LAND AS CUT OUT OF A LARGER TRACT. WEST LINE AS IDENTIFIED BY OWNER. NO WARRANTY AS TO COMPLIANCE WITH SUBDIVISION REGULATIONS.

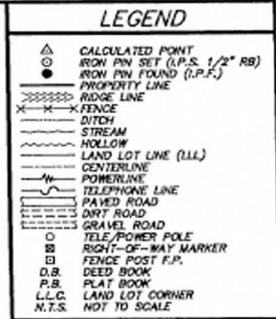
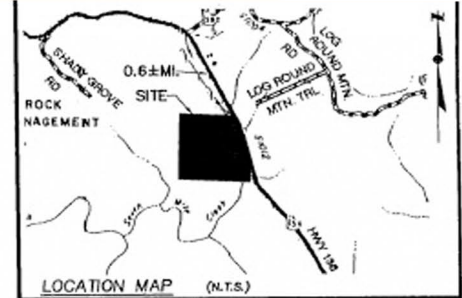
THE BEARINGS SHOWN ON THIS PLAT WERE CALCULATED FROM A RANDOM TRAVERSE USING FIELD ANGLES AND A SINGLE MAGNETIC OBSERVATION. THE BEARINGS MAY DIFFER FROM PREVIOUS SURVEYS DUE TO MAGNETIC DECLINATION, EVEN THOUGH THE PROPERTY LINES ARE THE SAME.

-- T.J. SILVERS --

THIS MAP OR PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 756,782 FEET.

TRACT "B"
32.21 Acres

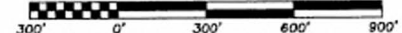
TRACT "A"
155.63 Acres



ALL MATTERS OF TITLE EXCEPTED.

SURVEY FOR
PAUL F. TIPTON
AND
SCOTT TIPTON
AND
CAROLYN IPPISCH

LAND LOTS 50, 58 & 59 24th DISTRICT 2nd SECTION
GILMER COUNTY, GA. FEBRUARY 19, 2004
SCALE: 1" = 300'



PREPARED BY: LANE S. BISHOP AND ASSOCIATES
P.O. BOX 1506
BLUE RIDGE, GA. 30513
PHONE: (706) 632-3919
FAX: (706) 632-6873
GA. R.L.S. #1575 GA. R.L.S. #2536

SURVEY REF: PLAT BY R.D. HYATT FOR SANFORD DATED 7-6-97
PLAT BY G. DOVER FOR PRIEST DATED 10-82
P.B. 29/PG.149; P.B.4-374/PG.102; P.B.18/PG.102;
D.B.249/PG.143; D.B.249/PG.141; D.B.859/PG.315;
P.B.38/PG.140; D.B.433/PG.96;

OFFICE: R.O.	FIELD: R.W.	DRAWN BY: K.B. 2/27/2004
CRD. FILE	DWG. FILE	J. O. #
GL24208	FTIPTON187	040219"D
		1(04)



LANE S. BISHOP AND ASSOCIATES
LAND AND ENGINEERING SURVEYS
P.O. BOX 1506 BLUE RIDGE GA., 30513
PHONE: (706)632-3919 FAX: (706)632-6873
REGISTERED SURVEYOR: GA R.L.S. #1575 & 2536
TN. R.L.S. #1324 N.C. R.L.S. #2745

Filed in office Clerk of Superior Court
Gilmer County, Georgia
Date: 02-19-2004
Recorded Plat Book, Page 112
Lane S. Bishop
Clerk of Superior Court

THE FIELD DATA UPON WHICH THIS MAP OR PLAT IS BASED HAS A PRECISION OF ONE FOOT IN 8,331 FEET, AN ANGULAR ERROR OF 10" PER ANGLE POINT AND WAS ADJUSTED USING GRANDALL'S RULE.

APPROVED FOR RECORDING
by: *Clayton H. Hill*
County Clerk or Deputy
date: 02-19-2004
Void if not recorded in 10 working days from above

THIS SURVEY PERFORMED USING A TOPCON GTS 3C TOTAL STATION. A COMPUTER USED FOR ALL CALCULATIONS.

A PORTION OF THIS PROPERTY IS IN A 100 YEAR FLOOD PLAIN AS PER: F.I.R.M. 1212300150"8"

THIS SURVEY IS FOR THE EXCLUSIVE USE OF THE PERSON(S) HEREON NAMED AND IS NOT INTENDED FOR ANY OTHER PARTY.

TOTAL = 187.84 Acres

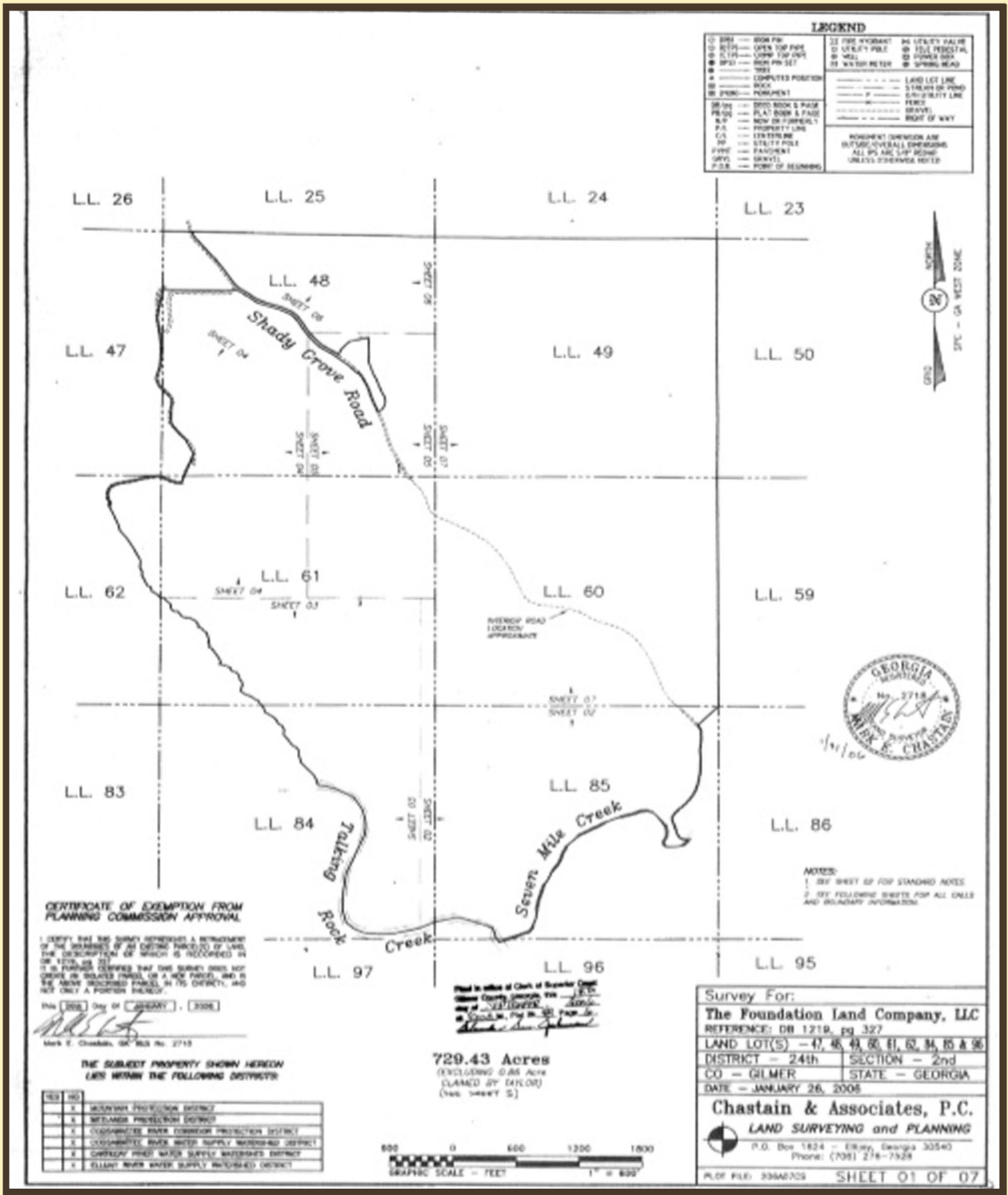
REVISION 3/15/04: ADDED LINE BETWEEN TRACT "A" & TRACT "B" AS INSTRUCTED

BASED ON MAPS PROVIDED BY GILMER COUNTY, I HEREBY CERTIFY THAT THIS PROJECT IS IN THE FOLLOWING PROTECTION DISTRICTS:

YES	NO	PROTECTION DISTRICTS
X		ELIJAH RIVER WATERSHED WATER SUPPLY
X		COOSAWATTEE RIVER CORRIDOR
X		WETLANDS
X		MOUNTAIN



SURVEY +/- 729.43 acres



LEGEND

○ CORNERS	— MON. PIN	— 2" IRON MONUMENT	— 4" UTILITY VALVE
○ OPEN TOP PIPE	— OPEN TOP PIPE	— UTILITY POLE	— TELE. PESTICIDE
○ CORR. TOP PIPE	— CORR. TOP PIPE	— W. WELL	— POWER BOX
○ MON. PIN SET	— MON. PIN SET	— W. WATER METER	— SPRING HEAD
— 100'	— 200'	— 300'	— 400'
— COMPUTED POSITION	— MONUMENT	— LAND LOT LINE	— STRICHEN OR POND
— MONUMENT	— MONUMENT	— 50'-FOOT CITY LINE	— FENCE
— DRIVE WALK & PAVE	— DRIVE WALK & PAVE	— DRIVE WALK & PAVE	— DRIVE WALK & PAVE
— PLAT BOOK & PAGE	— PLAT BOOK & PAGE	— PLAT BOOK & PAGE	— PLAT BOOK & PAGE
— MON. OF CORNER	— MON. OF CORNER	— MON. OF CORNER	— MON. OF CORNER
— PROPERTY LINE	— PROPERTY LINE	— PROPERTY LINE	— PROPERTY LINE
— CENTERLINE	— CENTERLINE	— CENTERLINE	— CENTERLINE
— UTILITY POLE	— UTILITY POLE	— UTILITY POLE	— UTILITY POLE
— FANCHET	— FANCHET	— FANCHET	— FANCHET
— DRIVE	— DRIVE	— DRIVE	— DRIVE
— POINT OF BEGINNING	— POINT OF BEGINNING	— POINT OF BEGINNING	— POINT OF BEGINNING



- NOTES:
 1. SEE SHEET 02 FOR STANDARD NOTES.
 2. SEE FOLLOWING SHEETS FOR ALL DILLS AND BOUNDARY INFORMATION.

CERTIFICATE OF EXEMPTION FROM PLANNING COMMISSION APPROVAL

I CERTIFY THAT THIS SURVEY REPRESENTS A REFINEMENT OF THE BOUNDARIES OF AN EXISTING PARCELS OF LAND, THE DESCRIPTION OF WHICH IS RECORDED IN THE PUBLIC RECORDS OF THE CLERK OF SUPERIOR COURT OF GILMER COUNTY, GEORGIA. IT IS FURTHER CERTIFIED THAT THIS SURVEY DOES NOT CHANGE OR ALTER THE CHARACTER OF A NEIGHBORHOOD, AND IS IN ACCORDANCE WITH THE ZONING ORDINANCES OF GILMER COUNTY, GEORGIA.

DATE: 2006, Day of JANUARY, 2006.
 Mark E. Chastain, GA No. 2718

THE SUBJECT PROPERTY SHOWN HEREON LIES WITHIN THE FOLLOWING DISTRICTS:

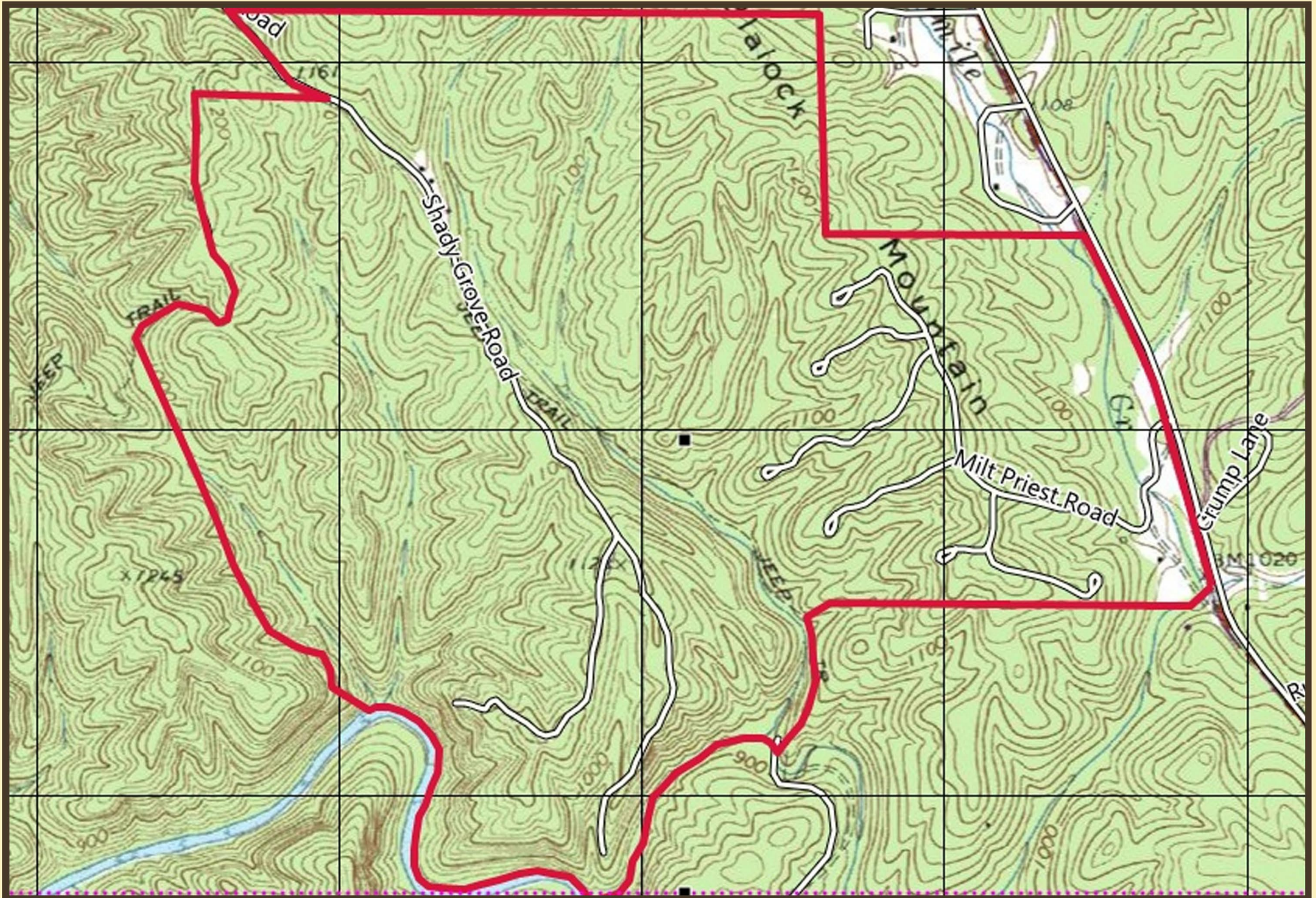
DISTRICT NO.	DISTRICT NAME
1	ADAMSVILLE DISTRICT
2	BELMONT DISTRICT
3	CLYDE DISTRICT
4	CLYDE DISTRICT
5	CLYDE DISTRICT
6	CLYDE DISTRICT
7	CLYDE DISTRICT
8	CLYDE DISTRICT

729.43 Acres
 (ENCLOSING 0.85 Acre CLAIMED BY [NAME])
 (SEE SHEET 02)



Survey For:
The Foundation Land Company, LLC
 REFERENCE: DB 1219, pg 327
 LAND LOT(S) — 47, 48, 49, 60, 61, 62, 84, 85 & 86
 DISTRICT — 24th SECTION — 2nd
 CO — GILMER STATE — GEORGIA
 DATE — JANUARY 26, 2006
Chastain & Associates, P.C.
 LAND SURVEYING and PLANNING
 P.O. Box 1824 - Elley, Georgia 30540
 Phone: (706) 276-7929
 P.L.O.F. FILE: 336A-702 SHEET 01 OF 07

TOPOGRAPHY



PRELIMINARY PLAT

PRELIMINARY PLAT FOR Legends of Talking Rock

LAND LOTS - 49, 50, 58, 59, 60 & 85
24th DISTRICT - 2nd SECTION
GILMER COUNTY, GEORGIA

TAX MAP PARCEL Nos. 3011-009 & 3027-001, 002
ZONING = R-1
TOTAL AREA = 124.3 ACRES
NUMBER OF LOTS = 81
MINIMUM LOT SIZE = 1.5 ACRE
SEWERAGE = INDIVIDUAL SEPTIC SYSTEMS
WATER = INDIVIDUAL WELLS
LOT DESIGNATION = DWELLING-SINGLE FAMILY

SHEET INDEX

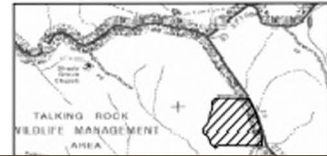
- 1) COVER SHEET & PRELIMINARY PLAT
- 2) CENTERLINE PROFILES
- 3) CENTERLINE PROFILES
- 4) CENTERLINE PROFILES
- 5) CENTERLINE PROFILES
- 6) CENTERLINE REPORTS
- 7) CENTERLINE REPORTS
- 8) SOILS
- 9) COVER SHEET SOIL EROSION, SEDIMENTATION & POLLUTION CONTROL PLAN
- 10) INITIAL SOIL EROSION, SEDIMENTATION & POLLUTION CONTROL PLAN
- 11) INITIAL SOIL EROSION, SEDIMENTATION & POLLUTION CONTROL PLAN
- 12) INITIAL SOIL EROSION, SEDIMENTATION & POLLUTION CONTROL PLAN
- 13) INITIAL SOIL EROSION, SEDIMENTATION & POLLUTION CONTROL PLAN
- 14) INTERMEDIATE SOIL EROSION, SEDIMENTATION & POLLUTION CONTROL PLAN
- 15) INTERMEDIATE SOIL EROSION, SEDIMENTATION & POLLUTION CONTROL PLAN
- 16) INTERMEDIATE SOIL EROSION, SEDIMENTATION & POLLUTION CONTROL PLAN
- 17) INTERMEDIATE SOIL EROSION, SEDIMENTATION & POLLUTION CONTROL PLAN
- 18) FINAL SOIL EROSION, SEDIMENTATION & POLLUTION CONTROL PLAN
- 19) FINAL SOIL EROSION, SEDIMENTATION & POLLUTION CONTROL PLAN
- 20) FINAL SOIL EROSION, SEDIMENTATION & POLLUTION CONTROL PLAN
- 21) FINAL SOIL EROSION, SEDIMENTATION & POLLUTION CONTROL PLAN
- 22) SOIL EROSION, SEDIMENTATION & POLLUTION CONTROL NOTES
- 23) SOIL EROSION, SEDIMENTATION & POLLUTION CONTROL DETAILS
- 24) HYDROLOGY MAP

Course	Bearing	Distance
11	S 87°12' E	253.87'
12	S 28°12' E	254.11'
13	Acct. 3070.43'	Ac: 247.85'
	Tr: 291.80'	CA: 109.1754'
	Dist. 222.6511'	280.96'
14	S 12°28' E	107.52'
15	S 22°03' E	422.50'
16	S 87°02' E	18.74'
17	S 12°28' E	177.10'
18	S 75°02' E	31.35'
19	S 87°02' E	18.74'
20	N 24°24' E	262.55'
21	N 20°24' E	253.62'
22	N 22°12' E	168.52'
23	N 22°12' E	168.52'
24	N 72°42' E	272.28'
25	N 84°42' E	203.11'
26	N 72°42' E	168.51'
27	N 22°12' E	168.52'
28	N 22°12' E	168.52'
29	N 22°12' E	168.52'
30	N 22°12' E	168.52'
31	N 22°12' E	168.52'
32	N 22°12' E	168.52'
33	N 22°12' E	168.52'
34	N 22°12' E	168.52'
35	N 22°12' E	168.52'
36	N 22°12' E	168.52'
37	N 22°12' E	168.52'
38	N 22°12' E	168.52'
39	N 22°12' E	168.52'
40	N 22°12' E	168.52'
41	N 22°12' E	168.52'
42	N 22°12' E	168.52'
43	N 22°12' E	168.52'
44	N 22°12' E	168.52'
45	N 22°12' E	168.52'
46	N 22°12' E	168.52'
47	N 22°12' E	168.52'
48	N 22°12' E	168.52'
49	N 22°12' E	168.52'
50	N 22°12' E	168.52'
51	N 22°12' E	168.52'
52	N 22°12' E	168.52'
53	N 22°12' E	168.52'
54	N 22°12' E	168.52'
55	N 22°12' E	168.52'
56	N 22°12' E	168.52'
57	N 22°12' E	168.52'
58	N 22°12' E	168.52'
59	N 22°12' E	168.52'
60	N 22°12' E	168.52'
61	N 22°12' E	168.52'
62	N 22°12' E	168.52'
63	N 22°12' E	168.52'
64	N 22°12' E	168.52'
65	N 22°12' E	168.52'
66	N 22°12' E	168.52'
67	N 22°12' E	168.52'
68	N 22°12' E	168.52'
69	N 22°12' E	168.52'
70	N 22°12' E	168.52'
71	N 22°12' E	168.52'
72	N 22°12' E	168.52'
73	N 22°12' E	168.52'
74	N 22°12' E	168.52'
75	N 22°12' E	168.52'
76	N 22°12' E	168.52'
77	N 22°12' E	168.52'
78	N 22°12' E	168.52'
79	N 22°12' E	168.52'
80	N 22°12' E	168.52'
81	N 22°12' E	168.52'



Preliminary Plat For:
Legends of Talking Rock
LAND LOT(S) - 49, 50, 58, 59, 60 & 85
DISTRICT - 24th SECTION - 2nd
CO - GILMER STATE - GEORGIA
DATE - AUGUST 24, 2007
Chaffin & Associates, P.C.

OWNER/DEVELOPER
Talking Rock Limited Partners
c/o Malouf Interests
3811 Turtle Creek Blvd.
Suite 1800
Dallas, TX 75219



BUILDING SETBACKS PARCEL LOT 1
25' FRONT
10' SIDES
10' REAR

THE SUBJECT PROPERTY SHOWN HEREON
LIES WITHIN THE FOLLOWING DISTRICTS:

DISTRICT	NO.
X	1
X	2
X	3
X	4

NOTES

NEW ROADS IN THIS DEVELOPMENT ARE TO BE REVEGETATED IMMEDIATELY.
STANDARD PLAT WITH GEORGIA D.O.T. IN PROGRESS.
LOAD PLAN AS SHOWN IS PER STUDY COMPLETED BY SCHWAB & ASSOCIATES ENGINEERING, INC. MARCH 15, 2007.

Preliminary Design Certificate
This plat is a preliminary design certificate for the proposed development. It is subject to the approval of the Georgia Department of Transportation (DOT) and the Georgia Department of Natural Resources (DNR). The DOT approval is required for all roads shown on this plat. The DNR approval is required for all wetlands shown on this plat. The approval of the DOT and DNR is a condition of the issuance of this plat. The approval of the DOT and DNR is a condition of the issuance of this plat. The approval of the DOT and DNR is a condition of the issuance of this plat.

Tentative Approval for Private Subsurface Sewerage Disposal
This plat is a tentative approval for private subsurface sewerage disposal. It is subject to the approval of the Georgia Department of Natural Resources (DNR). The approval of the DNR is a condition of the issuance of this plat. The approval of the DNR is a condition of the issuance of this plat. The approval of the DNR is a condition of the issuance of this plat.

Street Name(s) Approval
The proposed street names are subject to the approval of the Georgia Department of Transportation (DOT). The approval of the DOT is a condition of the issuance of this plat. The approval of the DOT is a condition of the issuance of this plat. The approval of the DOT is a condition of the issuance of this plat.

Soil Erosion and Sedimentation Control Plan
This plat is a soil erosion and sedimentation control plan. It is subject to the approval of the Georgia Department of Natural Resources (DNR). The approval of the DNR is a condition of the issuance of this plat. The approval of the DNR is a condition of the issuance of this plat. The approval of the DNR is a condition of the issuance of this plat.

Preliminary Plat Approval
This plat is a preliminary plat approval. It is subject to the approval of the Georgia Department of Natural Resources (DNR). The approval of the DNR is a condition of the issuance of this plat. The approval of the DNR is a condition of the issuance of this plat. The approval of the DNR is a condition of the issuance of this plat.

Developers Certificate
This plat is a developers certificate. It is subject to the approval of the Georgia Department of Natural Resources (DNR). The approval of the DNR is a condition of the issuance of this plat. The approval of the DNR is a condition of the issuance of this plat. The approval of the DNR is a condition of the issuance of this plat.

Stormwater Design Certificate
This plat is a stormwater design certificate. It is subject to the approval of the Georgia Department of Natural Resources (DNR). The approval of the DNR is a condition of the issuance of this plat. The approval of the DNR is a condition of the issuance of this plat. The approval of the DNR is a condition of the issuance of this plat.

Existing Topography
Shown Herein Taken From
Aerial Photographs Provided By
Jack W. Berry and Associates, Inc.
Date of Photography:

