

LAND FOR SALE – 26.574 +/- ACRES ON BROWNTOWN ROAD PAULDING COUNTY, GEORGIA



COMMENTS

This opportunity consists of 26.574 acres with hardwood and pine forests as well as a small creek. The property has approximately 358+/- feet of frontage on Browntown Road. There is a ridge running through the property offering multiple building sites.

PROPERTY HIGHLIGHTS

Located on the north side of Browntown Road, approximately .8 miles west of Highway 101/113 and approximately 2 miles west of Highway 278 in Paulding County, Georgia. Highway 278 provides direct access to Hartsfield International Airport and the many warehouse and industrial hubs on the west and south sides of the Atlanta Metropolitan Area. The Subject Property would make a nice homesite, recreational tract, or timberland investment property. Several large land owners adjoin this site.

Zoning: The Subject Property is zoned R-2 Suburban Residential Paulding County.

Asking Price: \$4,250.00 per acre



Allen Southern
Properties, Ltd.

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.

PRESENTED BY:

Matt Allen

Email:

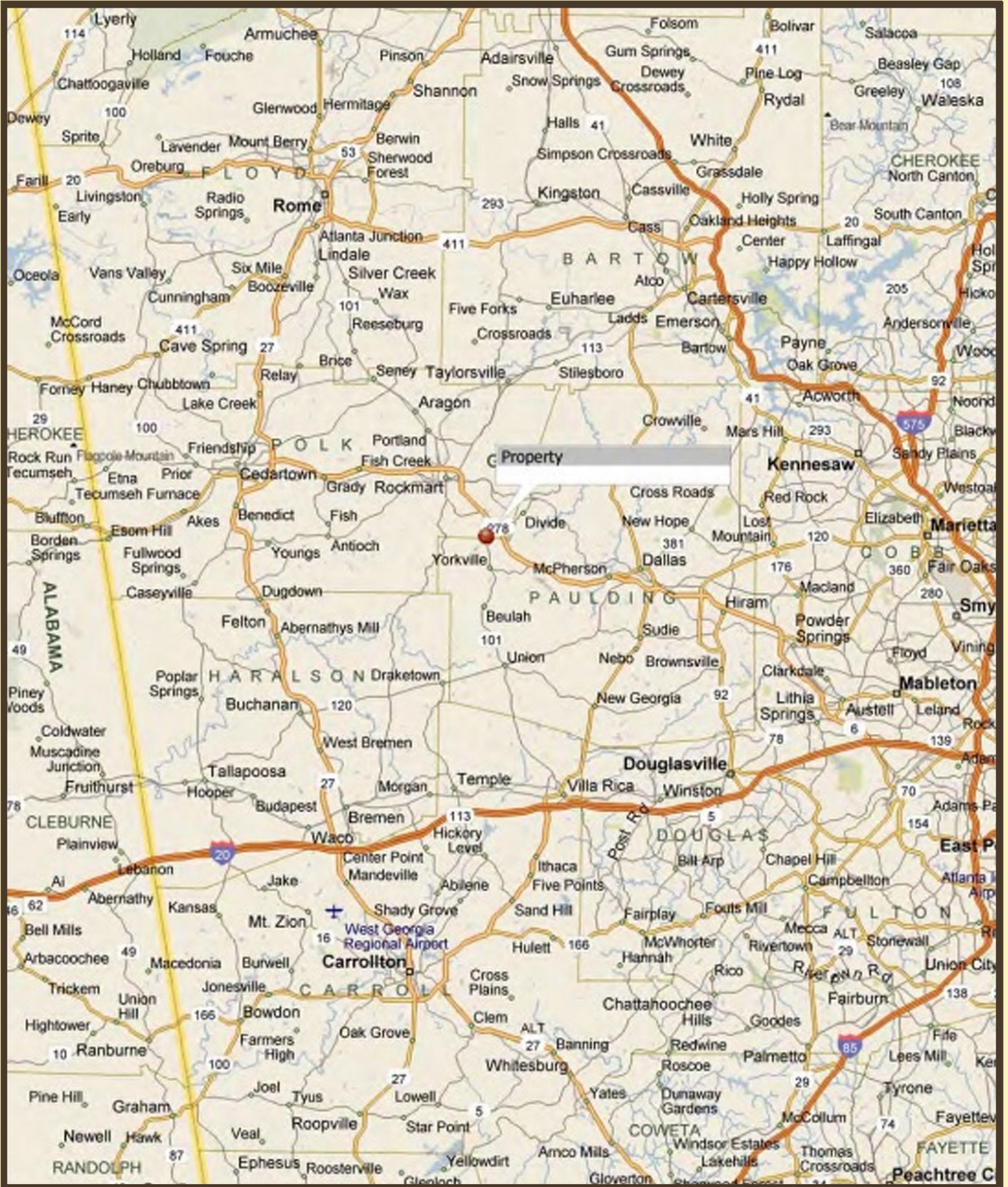
mallen@allensouthernproperties.com

Phone: (678) 873-8125

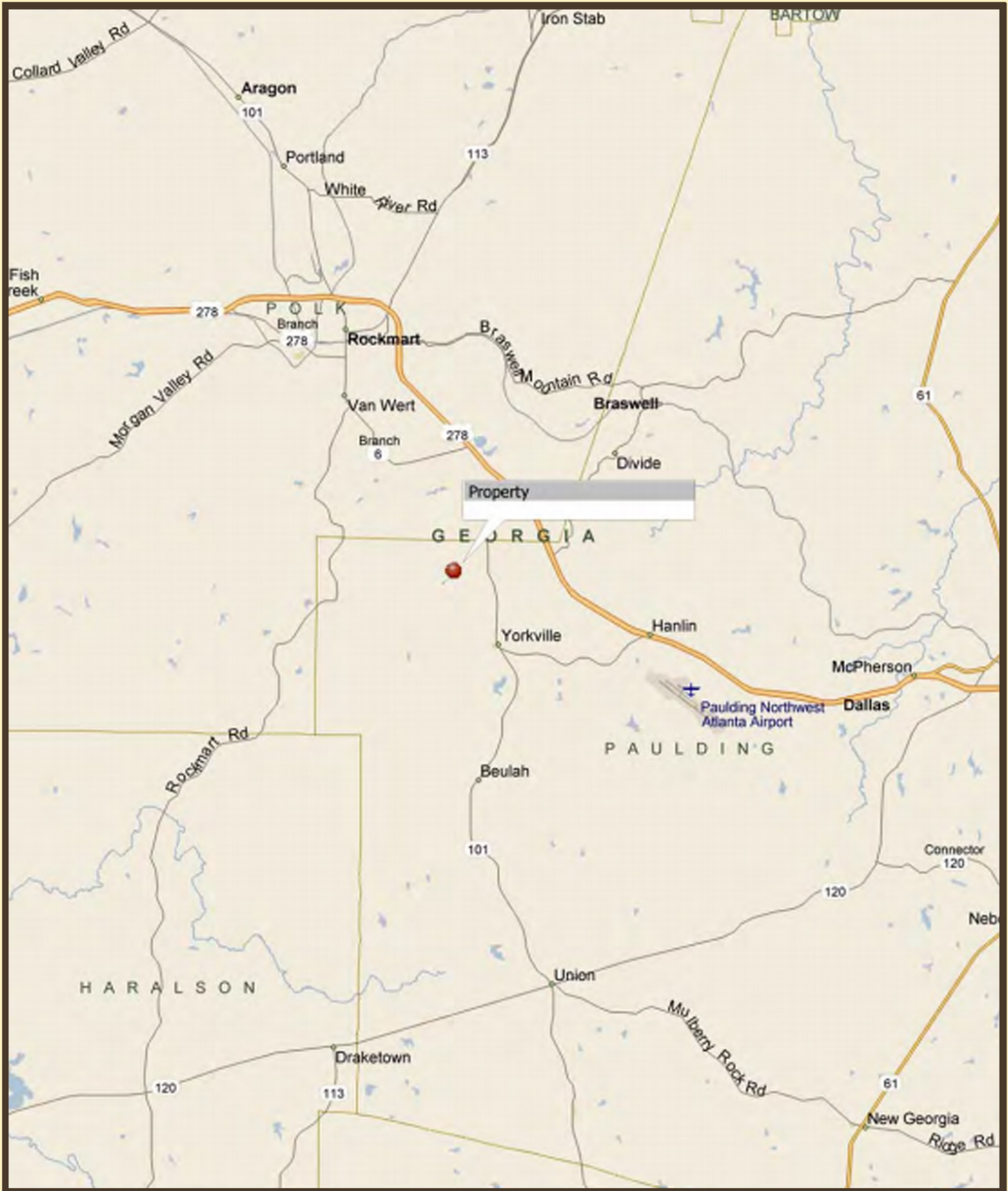
Allen Southern Properties, Ltd.

www.allensouthernproperties.com

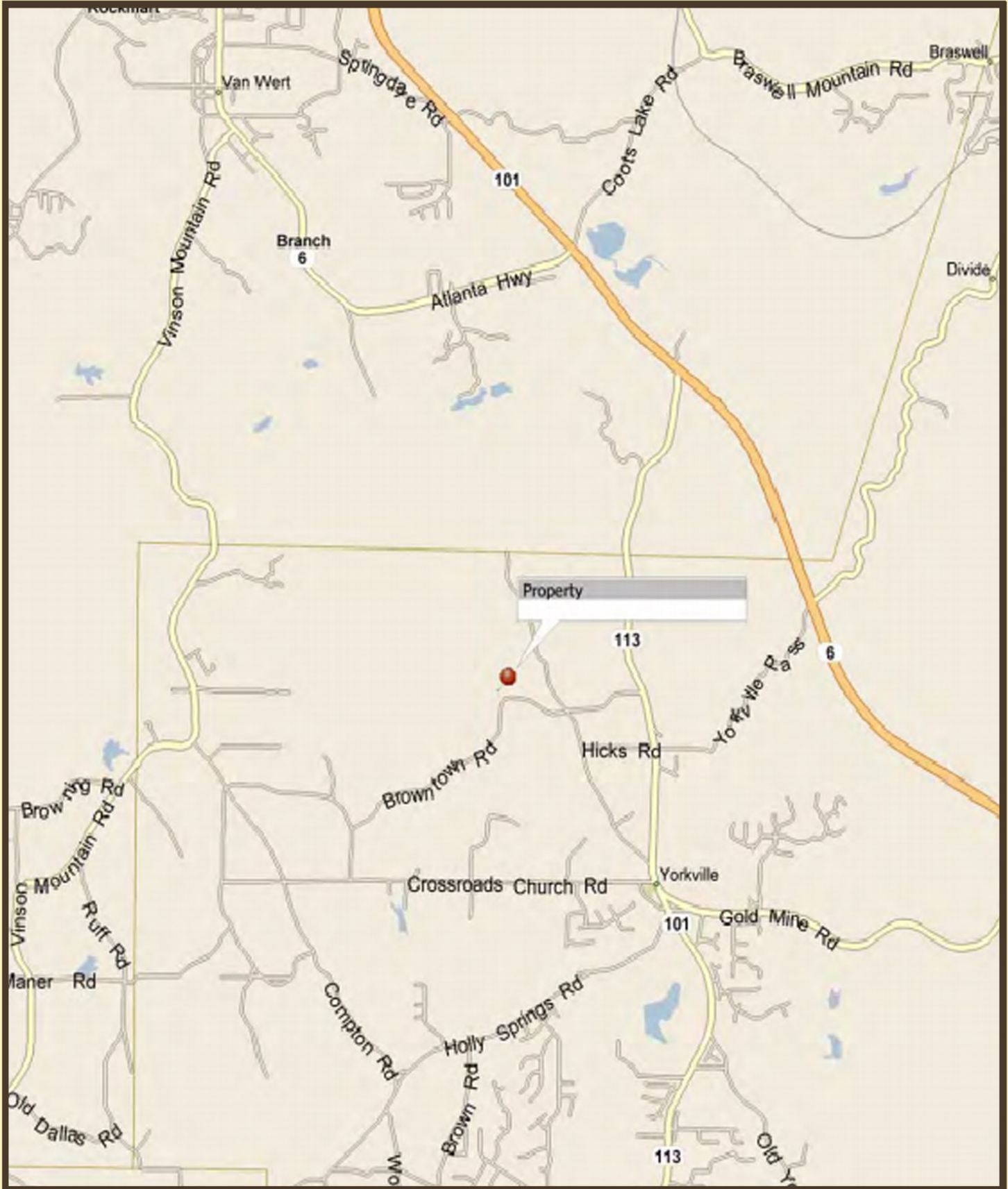
LOCATION MAP 1



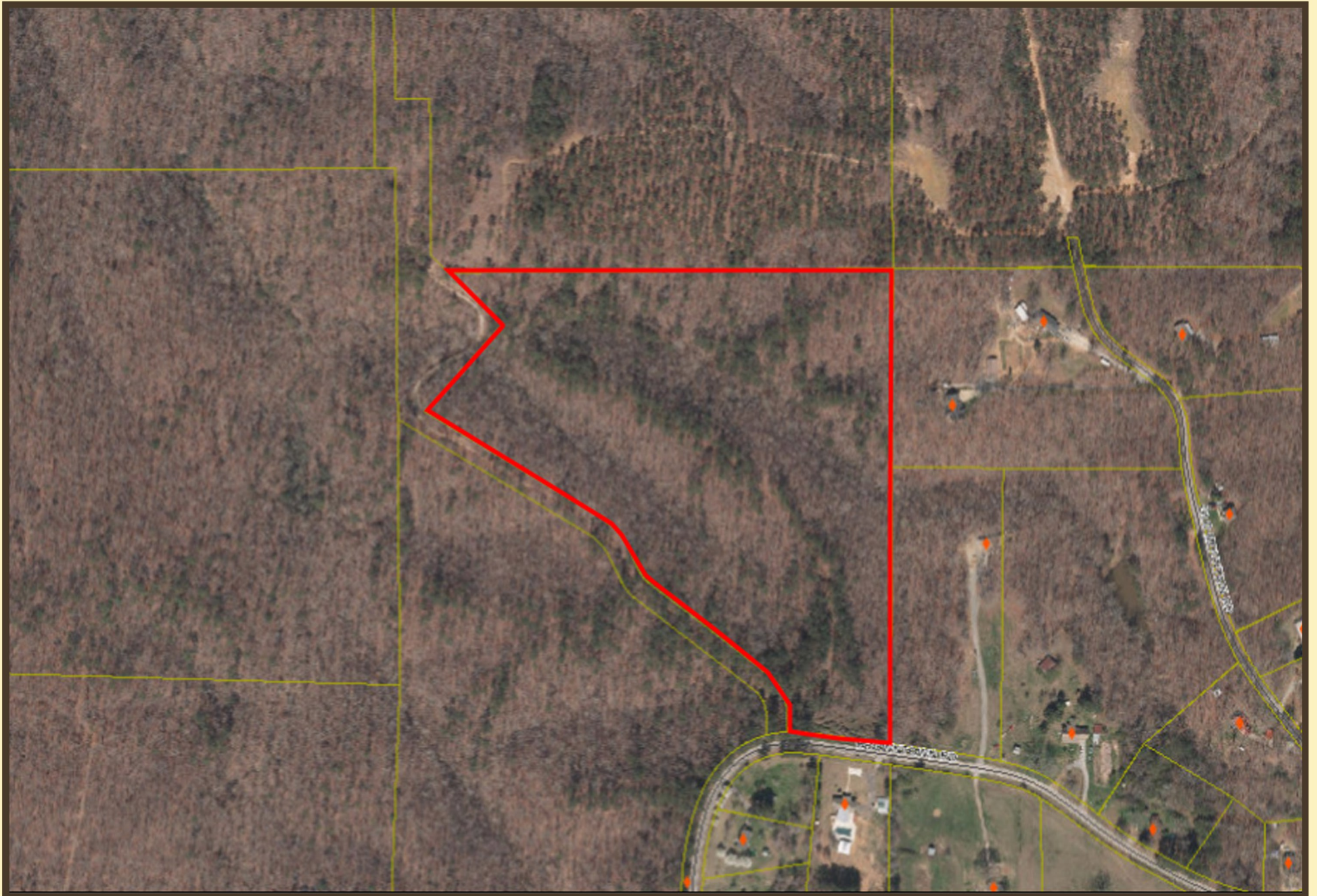
LOCATION MAP 2



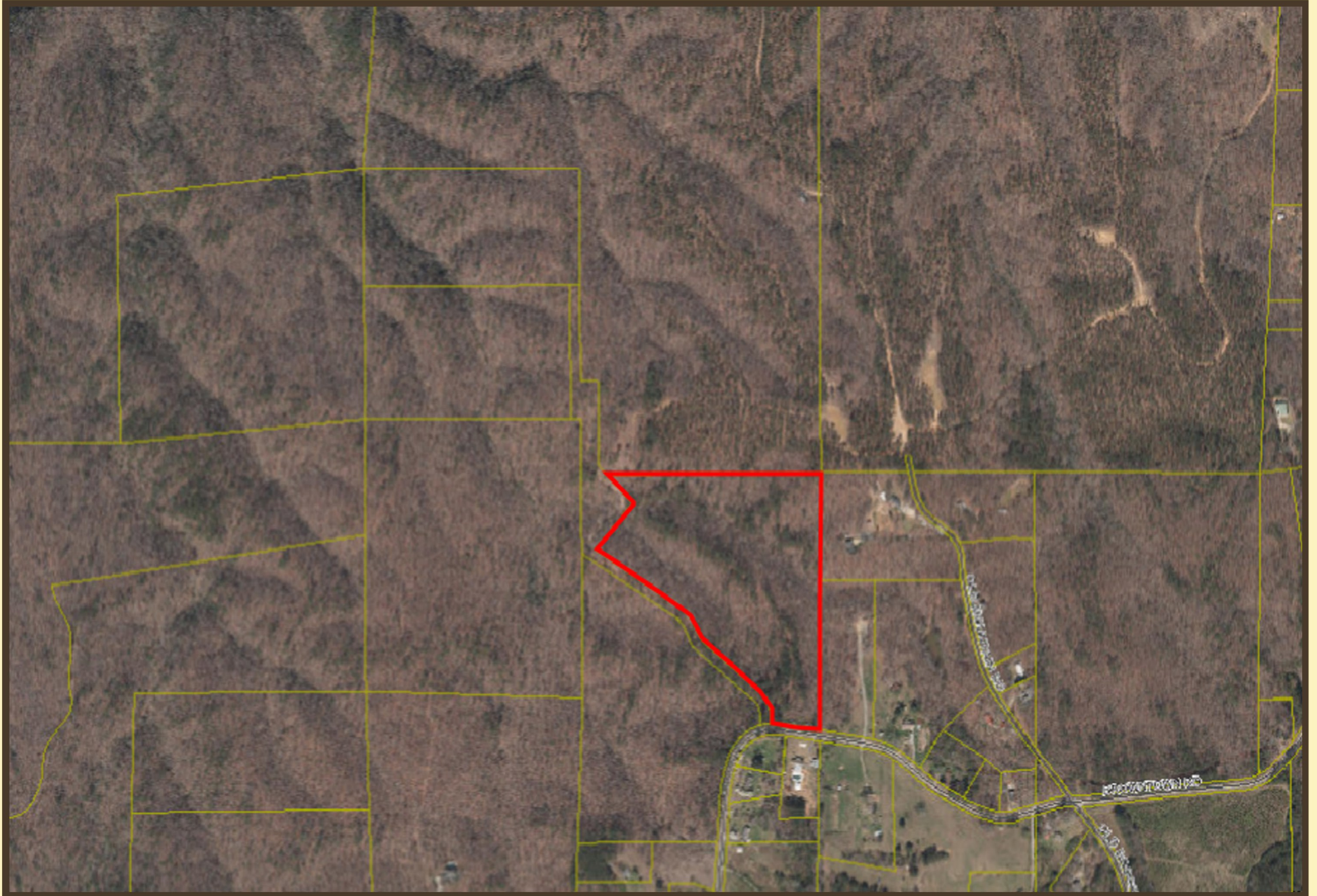
LOCATION MAP 3



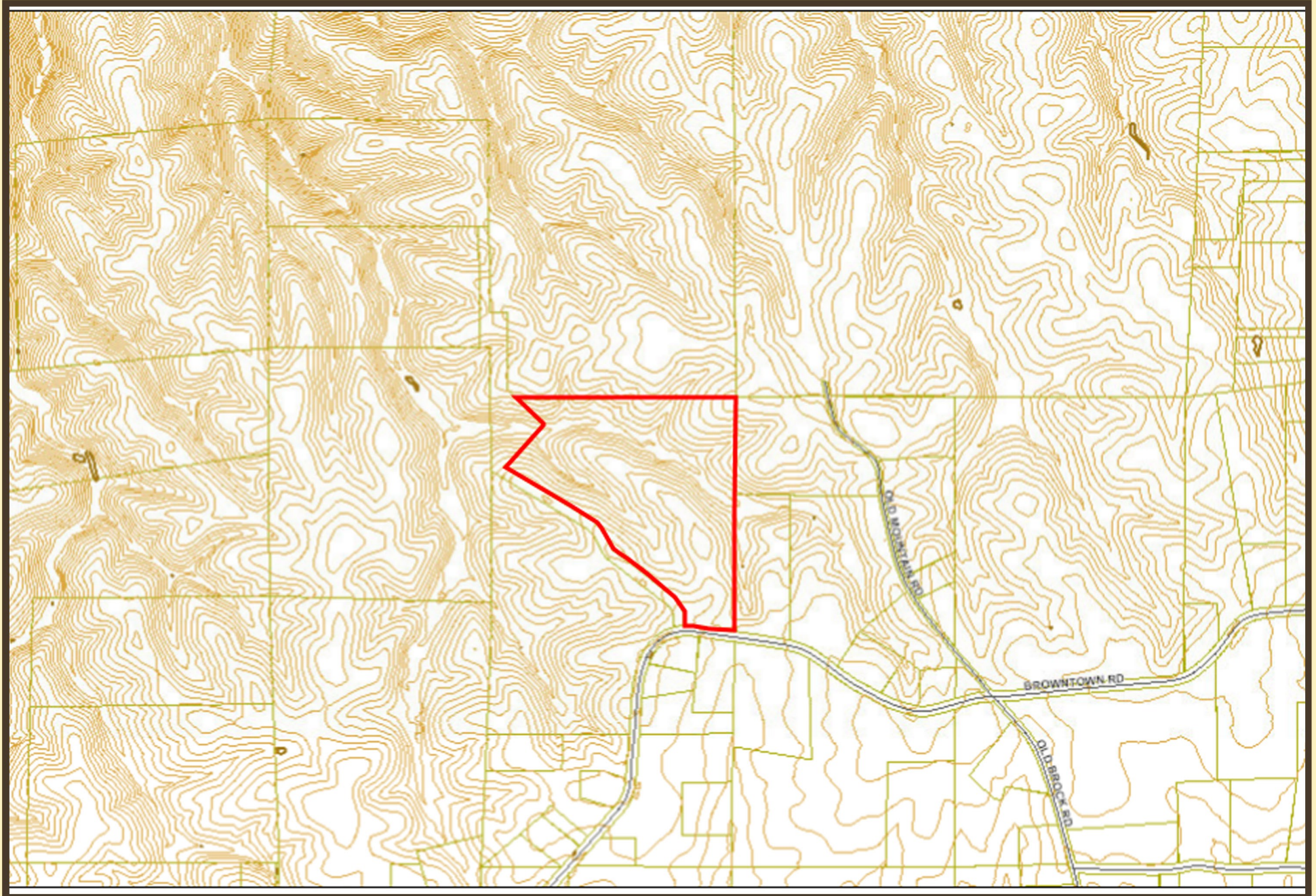
AERIAL #1



AERIAL #2



TOPOGRAPHY

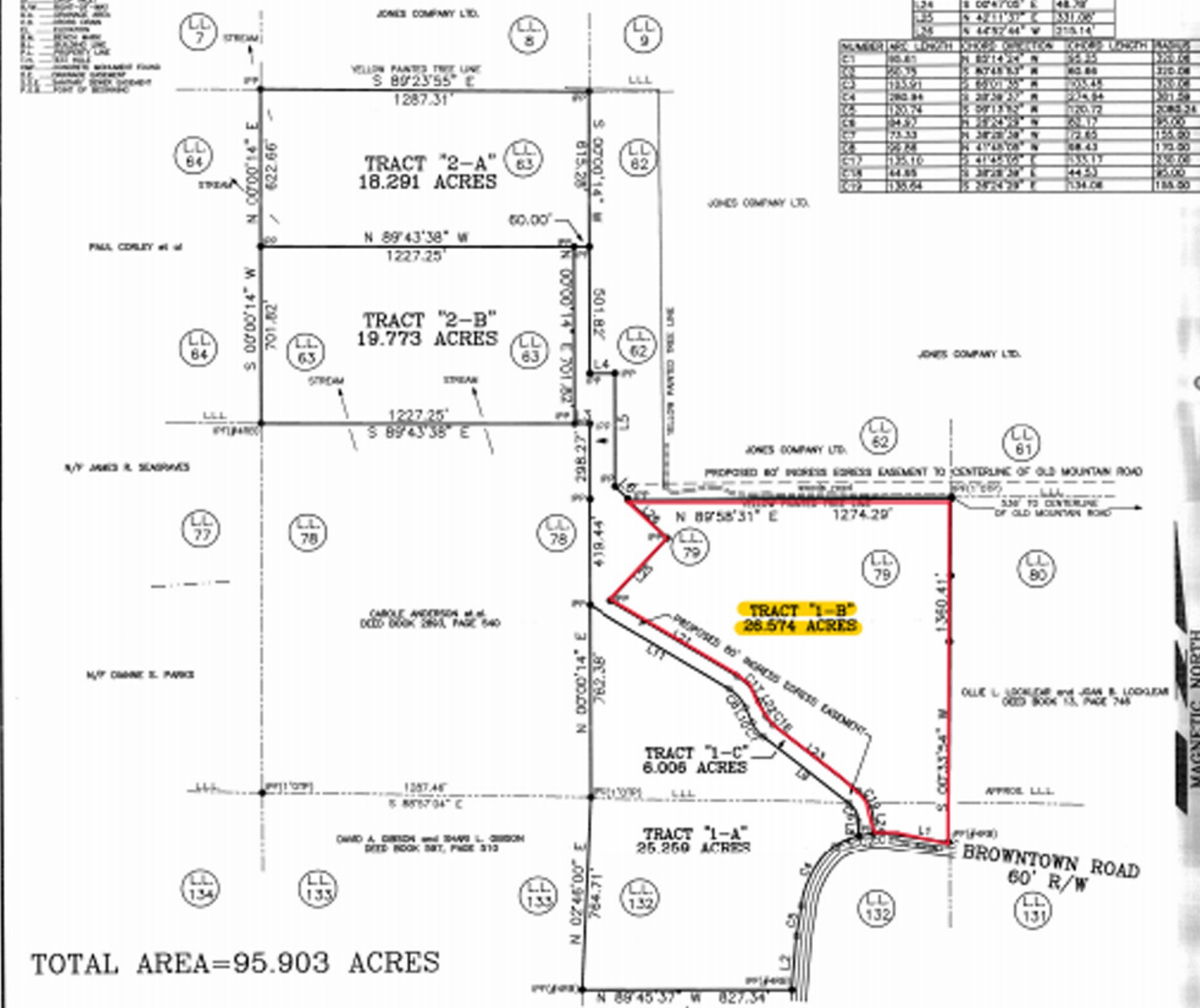


SURVEY

SURVEY FOR THE SEAGRAVES FAMILY, LP PROPERTY LOCATED IN LAND LOTS 62, 63, 79 and 132 19th DISTRICT, 3rd SECTION PAULDING COUNTY, GEORGIA

- LEGEND
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NUMBER	LENGTH	BEARING	AREA
1	1287.31	S 89°23'55" E	182,911.00
2	1227.25	N 89°43'38" W	182,911.00
3	1227.25	S 89°43'38" E	182,911.00
4	1274.29	N 89°58'31" E	182,911.00
5	1350.41	S 02°41'31" E	182,911.00
6	827.54	N 89°45'37" W	182,911.00
7	764.71	N 02°44'00" E	182,911.00
8	1357.46	S 89°57'34" E	182,911.00
9	1274.29	N 89°58'31" E	182,911.00
10	1350.41	S 02°41'31" E	182,911.00
11	827.54	N 89°45'37" W	182,911.00
12	764.71	N 02°44'00" E	182,911.00
13	1357.46	S 89°57'34" E	182,911.00
14	1274.29	N 89°58'31" E	182,911.00
15	1350.41	S 02°41'31" E	182,911.00
16	827.54	N 89°45'37" W	182,911.00
17	764.71	N 02°44'00" E	182,911.00
18	1357.46	S 89°57'34" E	182,911.00
19	1274.29	N 89°58'31" E	182,911.00
20	1350.41	S 02°41'31" E	182,911.00
21	827.54	N 89°45'37" W	182,911.00
22	764.71	N 02°44'00" E	182,911.00
23	1357.46	S 89°57'34" E	182,911.00
24	1274.29	N 89°58'31" E	182,911.00
25	1350.41	S 02°41'31" E	182,911.00
26	827.54	N 89°45'37" W	182,911.00
27	764.71	N 02°44'00" E	182,911.00
28	1357.46	S 89°57'34" E	182,911.00
29	1274.29	N 89°58'31" E	182,911.00
30	1350.41	S 02°41'31" E	182,911.00
31	827.54	N 89°45'37" W	182,911.00
32	764.71	N 02°44'00" E	182,911.00
33	1357.46	S 89°57'34" E	182,911.00
34	1274.29	N 89°58'31" E	182,911.00
35	1350.41	S 02°41'31" E	182,911.00
36	827.54	N 89°45'37" W	182,911.00
37	764.71	N 02°44'00" E	182,911.00
38	1357.46	S 89°57'34" E	182,911.00
39	1274.29	N 89°58'31" E	182,911.00
40	1350.41	S 02°41'31" E	182,911.00
41	827.54	N 89°45'37" W	182,911.00
42	764.71	N 02°44'00" E	182,911.00
43	1357.46	S 89°57'34" E	182,911.00
44	1274.29	N 89°58'31" E	182,911.00
45	1350.41	S 02°41'31" E	182,911.00
46	827.54	N 89°45'37" W	182,911.00
47	764.71	N 02°44'00" E	182,911.00
48	1357.46	S 89°57'34" E	182,911.00
49	1274.29	N 89°58'31" E	182,911.00
50	1350.41	S 02°41'31" E	182,911.00
51	827.54	N 89°45'37" W	182,911.00
52	764.71	N 02°44'00" E	182,911.00
53	1357.46	S 89°57'34" E	182,911.00
54	1274.29	N 89°58'31" E	182,911.00
55	1350.41	S 02°41'31" E	182,911.00
56	827.54	N 89°45'37" W	182,911.00
57	764.71	N 02°44'00" E	182,911.00
58	1357.46	S 89°57'34" E	182,911.00
59	1274.29	N 89°58'31" E	182,911.00
60	1350.41	S 02°41'31" E	182,911.00
61	827.54	N 89°45'37" W	182,911.00
62	764.71	N 02°44'00" E	182,911.00
63	1357.46	S 89°57'34" E	182,911.00
64	1274.29	N 89°58'31" E	182,911.00
65	1350.41	S 02°41'31" E	182,911.00
66	827.54	N 89°45'37" W	182,911.00
67	764.71	N 02°44'00" E	182,911.00
68	1357.46	S 89°57'34" E	182,911.00
69	1274.29	N 89°58'31" E	182,911.00
70	1350.41	S 02°41'31" E	182,911.00
71	827.54	N 89°45'37" W	182,911.00
72	764.71	N 02°44'00" E	182,911.00
73	1357.46	S 89°57'34" E	182,911.00
74	1274.29	N 89°58'31" E	182,911.00
75	1350.41	S 02°41'31" E	182,911.00
76	827.54	N 89°45'37" W	182,911.00
77	764.71	N 02°44'00" E	182,911.00
78	1357.46	S 89°57'34" E	182,911.00
79	1274.29	N 89°58'31" E	182,911.00
80	1350.41	S 02°41'31" E	182,911.00
81	827.54	N 89°45'37" W	182,911.00
82	764.71	N 02°44'00" E	182,911.00
83	1357.46	S 89°57'34" E	182,911.00
84	1274.29	N 89°58'31" E	182,911.00
85	1350.41	S 02°41'31" E	182,911.00
86	827.54	N 89°45'37" W	182,911.00
87	764.71	N 02°44'00" E	182,911.00
88	1357.46	S 89°57'34" E	182,911.00
89	1274.29	N 89°58'31" E	182,911.00
90	1350.41	S 02°41'31" E	182,911.00
91	827.54	N 89°45'37" W	182,911.00
92	764.71	N 02°44'00" E	182,911.00
93	1357.46	S 89°57'34" E	182,911.00
94	1274.29	N 89°58'31" E	182,911.00
95	1350.41	S 02°41'31" E	182,911.00
96	827.54	N 89°45'37" W	182,911.00
97	764.71	N 02°44'00" E	182,911.00
98	1357.46	S 89°57'34" E	182,911.00
99	1274.29	N 89°58'31" E	182,911.00
100	1350.41	S 02°41'31" E	182,911.00



TOTAL AREA=95.903 ACRES

- GENERAL NOTES**
- 1) THIS PLAN HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 272,800 FEET.
 - 2) THE FIELD DATA UPON WHICH THIS PLAN HAS BEEN CALCULATED HAS A CLOSURE PROPORTION ONE FOOT IN 7,539 FEET AND AN ANGULAR ERROR OF 14" PER ANGLE POINT AND HAS ADJUSTED USING THE LEAST SQUARES RULE.
 - 3) INSTRUMENT USED: SOVINA SET SPI ELECTRONIC TOTAL STATION.
 - 4) THIS PLAN HAS BEEN PREPARED WITHOUT THE BENEFIT OF A CURRENT TITLE REPORT, EASEMENTS OR OTHER ENCUMBRANCES MAY EXIST ON PUBLIC RECORDS BUT NOT SHOWN HEREON.
 - 5) THIS PROPERTY IS SUBJECT TO ALL EASEMENTS AND RIGHTS OF WAY SHOWN AND LEGISLATED AND RIGHT OF WAYS NOT SHOWN, RECORDED AND UNRECORDED.
 - 6) THE PLAN OR MAP SHOWN HAS BEEN PREPARED FOR THE EXCLUSIVE USE FOR THE PERSON(S) OR ENTITY NAMED HEREON.
 - 7) NO PROVISION HAS BEEN SECURED FOR THE OBLIGATION OR LOCATION OF STATE AND/OR LOCAL STREAM SHORE BUFFERS THAT MAY EXIST ON SUBJECT PROPERTY.
 - 8) NO PROVISION HAS BEEN SECURED FOR THE OBLIGATION OR LOCATION OF WETLANDS THAT MAY EXIST ON SUBJECT PROPERTY.
 - 9) FIELD WORK COMPLETED 1-8-2012.

SURVEY REFERENCES

- 1.) SURVEY FOR JAMES R. SEAGRAVES AND VIRGINIA DANNIE SEAGRAVES PARKS BY HEAD, HATCH, & ASSOCIATES LAND SURVEYORS DATED 9-27-01.
- 2.) SURVEY FOR KENNETH L. GURLEY, JR BY DEOL R. KELLY, LAND SURVEYOR DATED 15-19-87.
- 3.) SURVEY FOR OLLIE LOOKLEAR BY ELLIOT H. ANGEL, DATED 12-20-78.

IN MY PROFESSIONAL OPINION, THIS PLAN OR MAP AND THE SURVEY ON WHICH IT IS BASED IS MADE IN ACCORDANCE WITH THE MINIMUM STANDARDS SET BY THE BOARD OF SURVEYORS FOR THE STATE OF GEORGIA AND IS PROMULGATED TO THE ACCURACY STANDARDS AS ADOPTED BY THE STATE OF GEORGIA AND IS IN EFFECT ON THE DATE OF THIS SURVEY.

DRAWN BY: DEOL R. KELLY DATE: JANUARY 6, 2012 JOB NO.: 2306	APPROVED BY: CECS. R. KELLY JOB NO.: 2306-1 JOB NO.: 2306	REGISTERED LAND SURVEYOR: DEOL R. KELLY, E.L.S. #0066 44 MAURETTE PARK DALY, GEORGIA 30132 PHONE: (770) 445-8388	SCALE: 1" = 300'
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