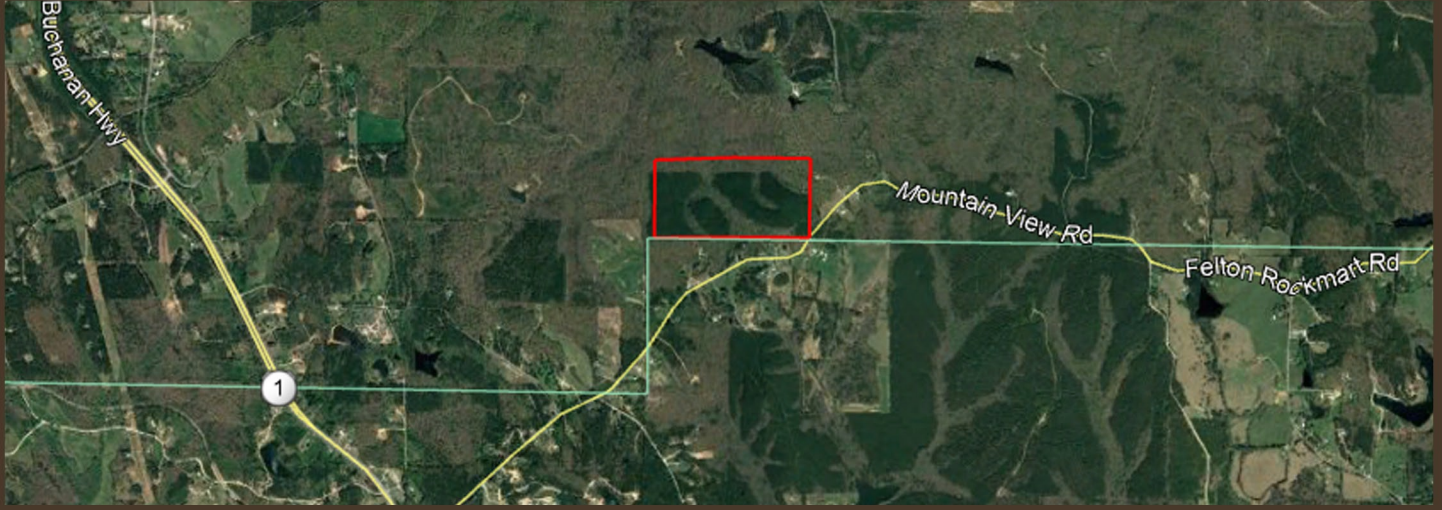


LAND FOR SALE – 69.99 +/- ACRES

POLK COUNTY, GEORGIA

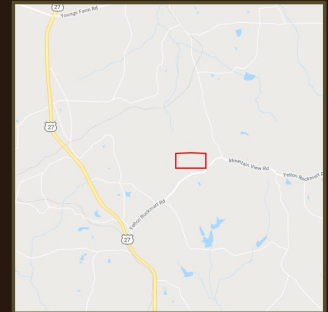


COMMENTS

This property is open and ready for your dream farm or to be re-planted in pine timber. There are long range expansive views and nice home sites that overlook several large bottom areas with mature hardwood trees. Wildlife abounds on this property, and the property adjoins larger acreage tracts and farms.

PROPERTY HIGHLIGHTS

LOCATION:	Polk County, Georgia
ROAD FRONTAGE:	Approximately 75 +/- feet on Felton Rockmart Road
TOPOGRAPHY:	Rolling, sloping bottomland areas
VEGETATION:	Mature hardwood bottoms with majority of the property open after timber harvest.
MINERAL RIGHTS:	Certain non-surface mineral rights have been reserved by a previous owner.
POTENTIAL USES:	Recreation/Hunting, Residential, Agriculture, Timberland
PRICE:	\$1,850.00 per acre \$129,482.00



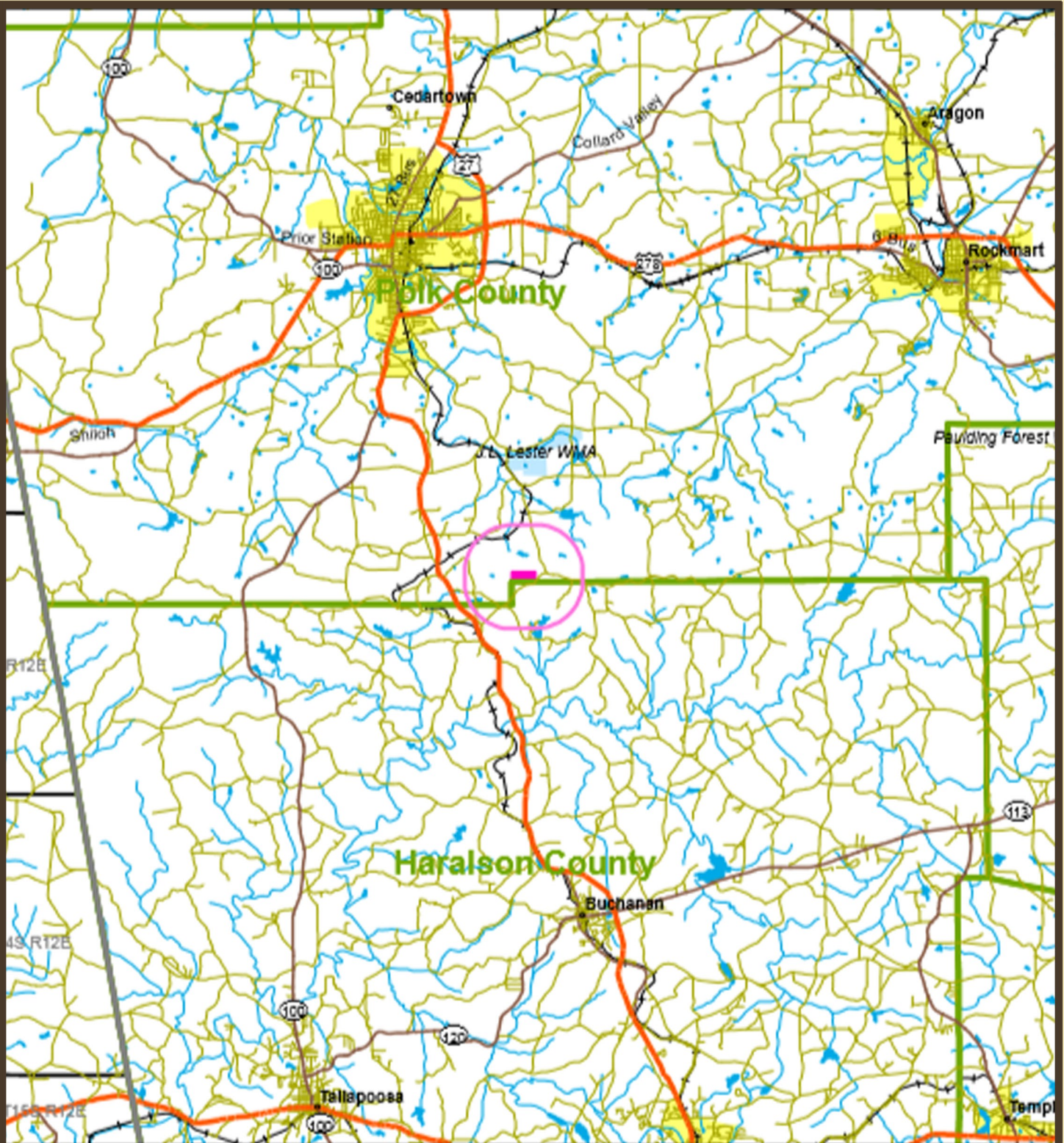
Allen Southern
Properties, Ltd.

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



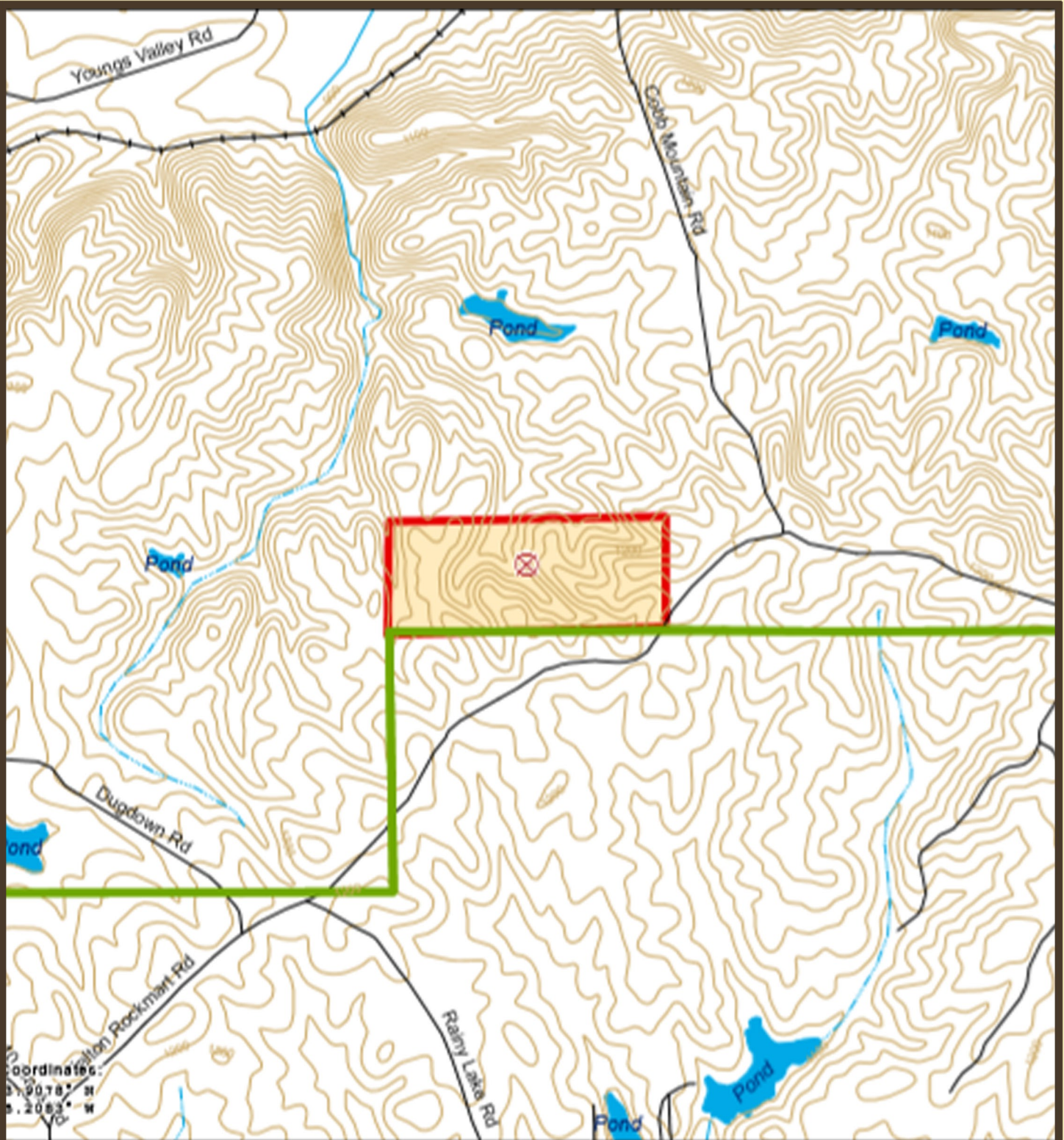
Felton - Location Map
Parcel # 13233Hb014
Polk County, GA - approx. 70 acres +/-

AERIAL



Felton - Photo Map
Parcel # 13233Hb014
Polk County, GA - approx. 70 acres +/-

TOPOGRAPHY



Felton - Parcel Map
Parcel # 13233Hb014
Polk County, GA - approx. 70 acres +/-