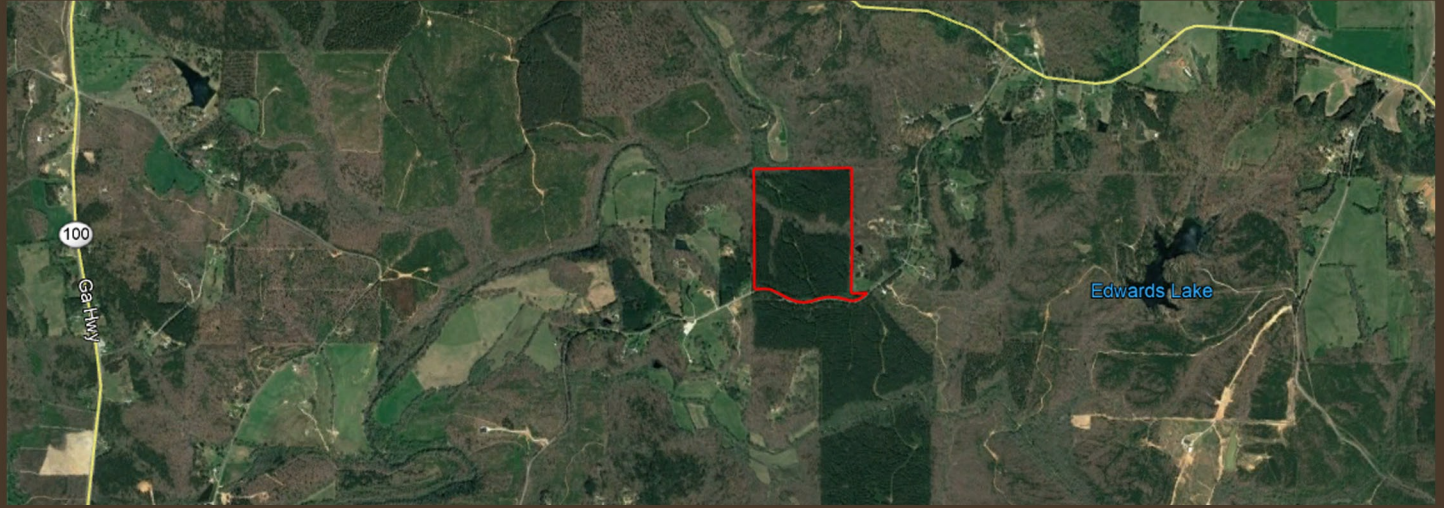


LAND FOR SALE – 76.33 +/- ACRES

HARALSON COUNTY, GEORGIA



COMMENTS

This property is open and ready for your dream farm or to be re-planted in pine timber. There are expansive views and nice home sites that overlook a bottom area with mature hardwood trees. Wildlife abounds on this property, and the property adjoins larger acreage tracts, farms, and homes on acreage. With approximately 1,900 feet of frontage on Roy Brown Road, and access to public water, subdivision of the property is possible. The Seller also has 168+/- acres for sale directly across the street which can be included in the sale.

PROPERTY HIGHLIGHTS

LOCATION:	Haralson County, Georgia
ROAD FRONTAGE:	Approximately 1900 feet on Roy Brown Road
TOPOGRAPHY:	Gently rolling to steep in some areas.
VEGETATION:	Majority of the property is open after recent timber harvest. Mature hardwood drain on property.
MINERAL RIGHTS:	Certain non-surface mineral rights have been reserved by a previous owner.
POTENTIAL USES:	Recreation/Hunting, Residential, Agriculture, Timberland
PRICE:	\$1,850 per acre \$141,211



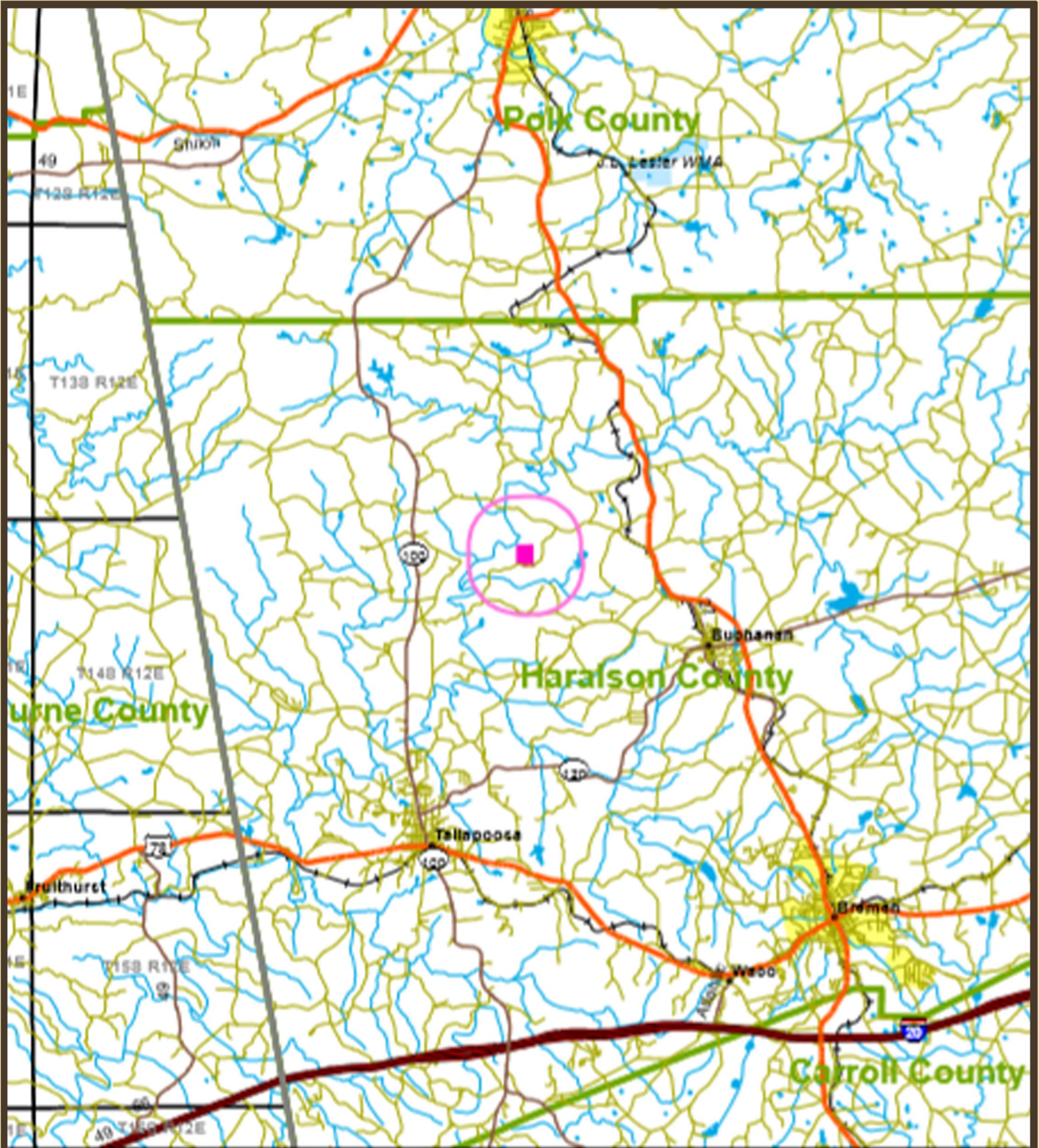
PRESENTED BY:

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



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.

LOCATION MAP



Flat Wood North - Location Map
Parcel # 13143Hb010

AERIAL

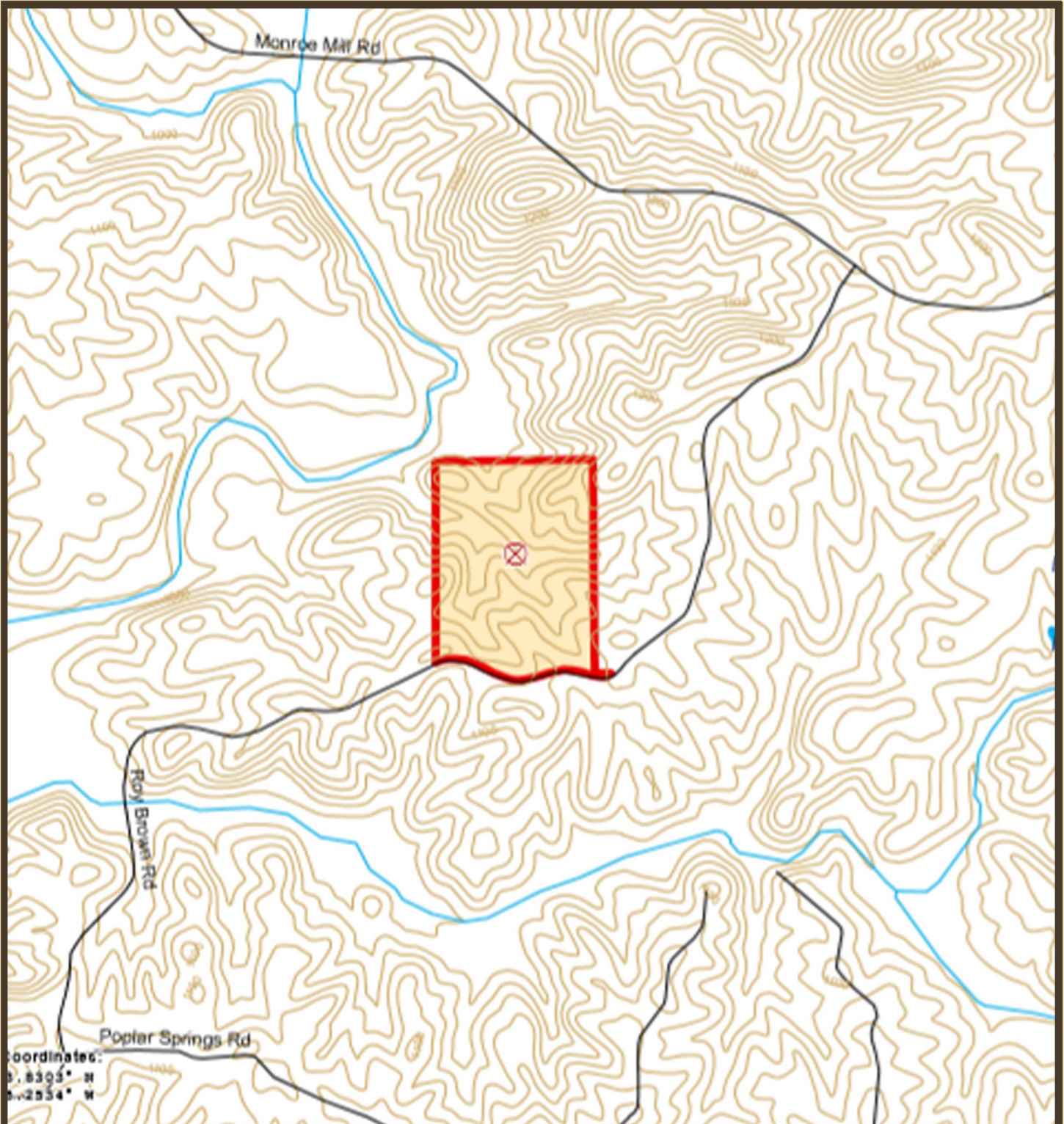


Coordinates:
83.5303° W
33.2834° N

Imagery from Eagle Forestry Services -

Flat Wood North - Photo Map
Parcel # 13143Hb010
Haralson County, GA - approx. 76 acres +/-

TOPOGRAPHY



Coordinates:
83° 25' 34" W
32° 25' 34" N

Flat Wood North - Parcel Map
Parcel # 13143Hb010
Haralson County, GA - approx. 76 acres +/-