

LAND FOR SALE – 167.77 +/- 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 multiple bottom areas with a nice creek. Wildlife abounds on this property, and the property adjoins larger acreage tracts, farms and homes on acreage. With approximately 2,100 feet of frontage on Roy Brown Road, and access to public water, subdivision of the property is possible. The Seller also has 76+/- acres for sale directly across the street which can be included in the sale.

PROPERTY HIGHLIGHTS

LOCATION:	Haralson County, Georgia
ROAD FRONTAGE:	Approximately 2,100 feet of frontage on Roy Brown Road
TOPOGRAPHY:	Gently rolling to steep in some areas.
VEGETATION:	Creek Bottom with mature hardwoods. Most of the property is open after recent timber harvest.
MINERAL RIGHTS:	Certain non-surface mineral rights have been reserved by a previous owner.
POTENTIAL USES:	Recreation/Hunting, Residential, Agriculture, Timberland
PRICE:	\$1,750 per acre \$293,598



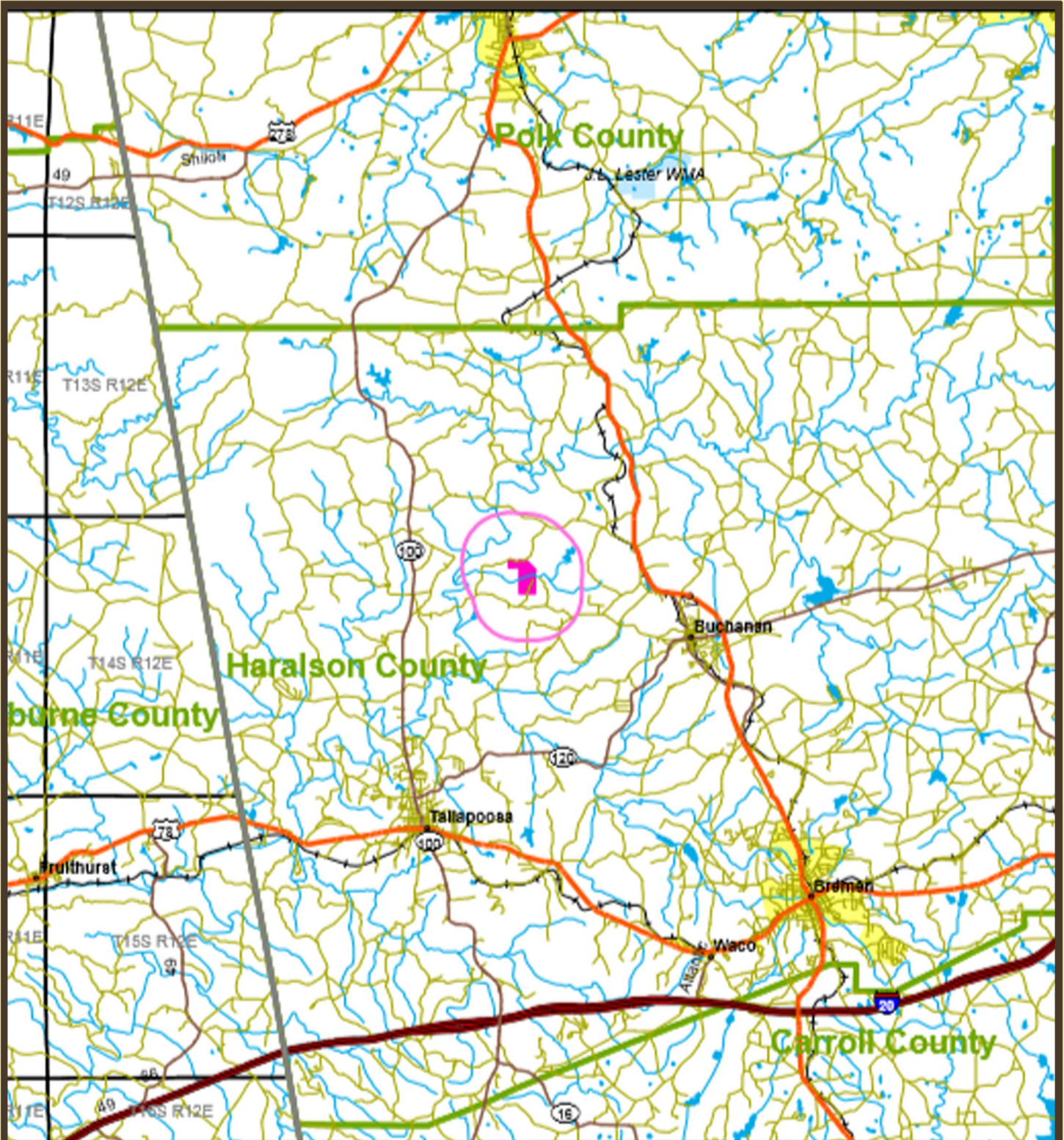
Allen Southern
Properties, Ltd.

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:

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LOCATION MAP



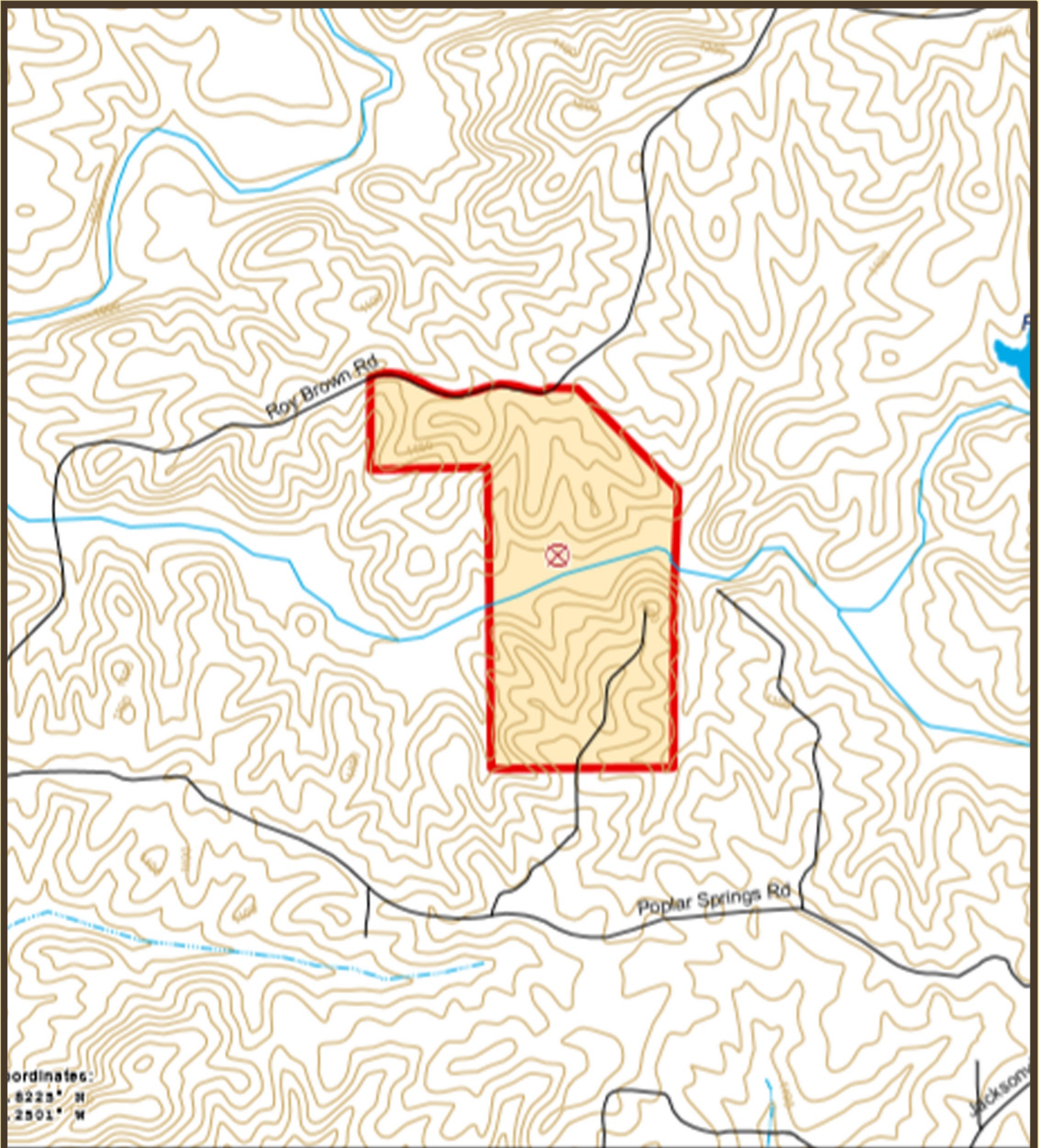
Flat Wood South - Location Map
Parcel # 13143Hb006
Haralson County, GA - approx. 168 acres +/-

AERIAL



Flat Wood South - Photo Map
Parcel # 13143Hb006

TOPOGRAPHY



Flat Wood South - Parcel Map
Parcel # 13143Hb006