

LAND FOR SALE – 288.07 +/- ACRES

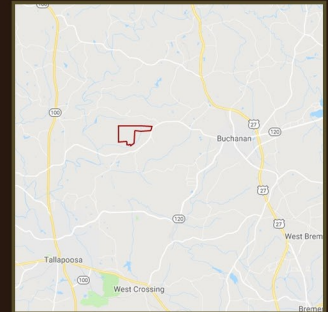
HARALSON COUNTY, GEORGIA



COMMENTS

With over 650 feet of frontage on Jacksonville Road and convenient access to Interstate 20 and the Cities of Buchanan, Tallapoosa, and Bremen, this could be the property you have been looking for. A majority of this property has recently been planted in pine trees. The balance of the property consists of recently harvested open timberland and small bottom land areas with hardwood trees. Additional timber information is available upon request. A small creek crosses the property. This would make an awesome hunting property that isn't too far from town!

Some mineral rights to this property have been withheld by a previous owner. More information is available upon request. This Property is enrolled in the Forest Land Protection Act ("FLPA"). BUYER shall agree to re-enroll the property in the FLPA covenant or If BUYER desires to remove the Real Property from the FLPA designation, such withdrawal shall be at BUYER's sole responsibility and expense.



PROPERTY HIGHLIGHTS

| | |
|------------------------|--------------------------------------------------------------------------------------|
| LOCATION: | Haralson County, Georgia |
| ROAD FRONTAGE: | Approximately 650 +/- feet of frontage on Jacksonville Road. |
| TOPOGRAPHY: | Rolling, sloping. |
| VEGETATION: | Planted pines, bottomland, and clear cut areas. Timber data is available on request. |
| MINERAL RIGHTS: | Certain Non-Surface Gas and Mineral Rights have been reserved by a previous owner. |
| POTENTIAL USES: | Recreation/Hunting, Residential, Agriculture, Timberland |
| PRICE: | \$3,100.00 per acre \$893,017.00 |

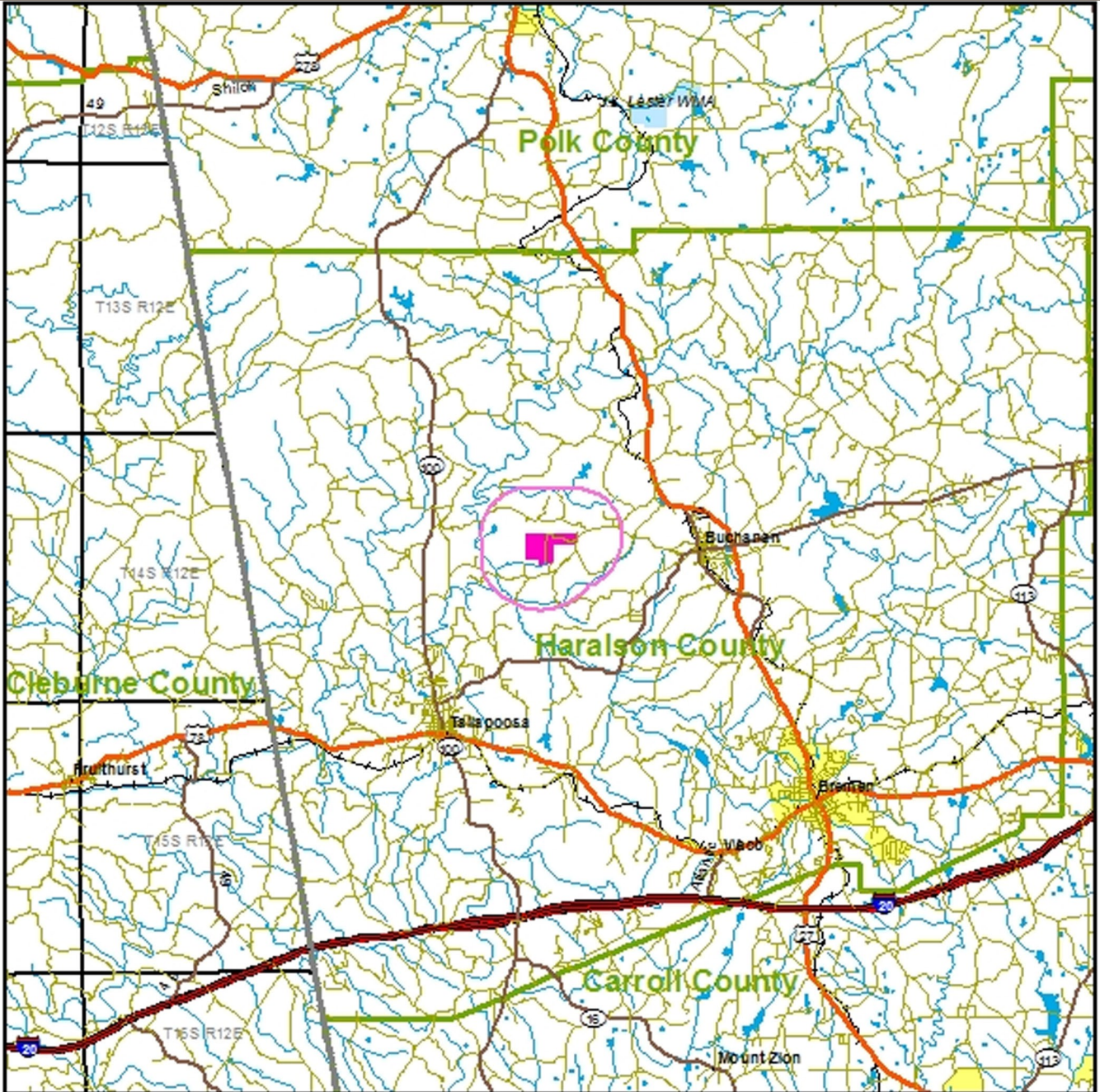
PRESENTED BY:

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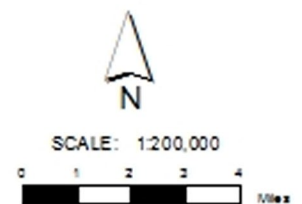
Information contained herein has been obtained from the owner of the property or from other sources we deem reliable. We have no reason to doubt its accuracy but cannot guarantee that it is correct.

LOCATION MAP



Jacksonville - Location Map
Parcel # 13143Hb007
 Haralson County, GA - approx. 288 acres +/-

| | | | | | | | |
|-------------------------------------------------------------------------------------|------------------------|-------------------------------------------------------------------------------------|-------------------|-------------------------------------------------------------------------------------|-------|-------------------------------------------------------------------------------------|---------------|
|  | Property Listing |  | Interstate |  | USFS |  | BIA/Tribal |
|  | County |  | Primary Highway |  | NPS |  | Other Federal |
|  | Urban Area |  | Secondary Highway |  | USFWS |  | State |
|  | Lake/Reservoir |  | Other Road |  | BLM |  | County/Local |
|  | Perennial River/Stream |  | Railroad | | | | |



AERIAL



Jacksonville - Photo Map

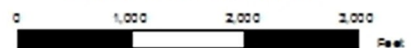
Parcel # 13143Hb007

Haralson County, GA - approx. 288 acres +/-

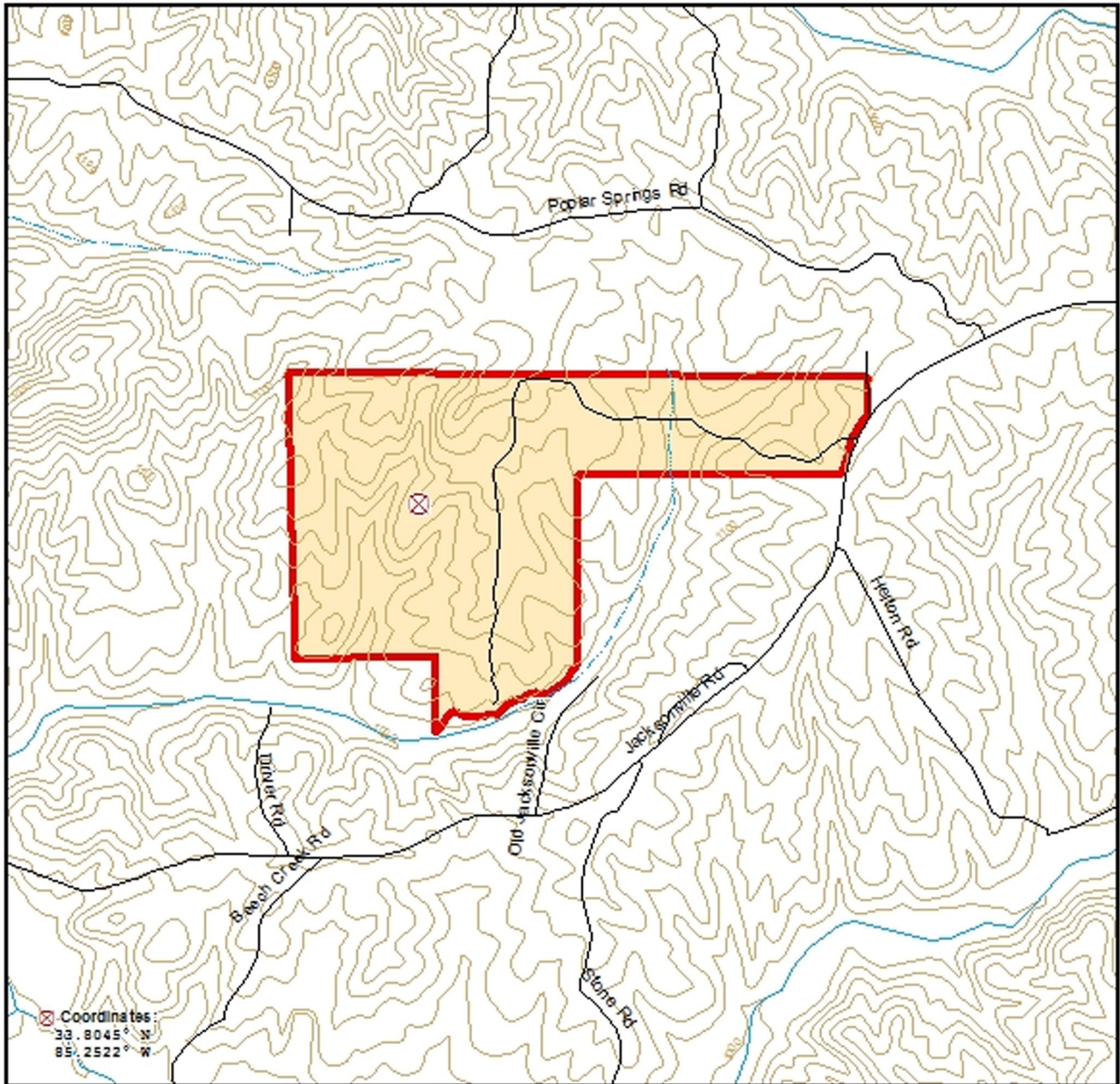
| | | |
|------------------------|---------------|---------------|
| Property Listing | Interstate | USFS |
| County | US Highway | NPS |
| Lake/Reservoir | State Highway | USFWS |
| Perennial River/Stream | Other Road | BLM |
| Intermittent Stream | Railroad | BIA/Tribal |
| | | Other Federal |
| | | State |
| | | County/Local |



SCALE: 1 Inch = 1,500 Feet



TOPOGRAPHY



Jacksonville - Parcel Map
Parcel # 13143Hb007
 Haralson County, GA - approx. 288 acres +/-

| | | |
|------------------------|---------------|---------------|
| Property Listing | 100' Contour | USFS |
| County | 20' Contour | NPS |
| Lake/Reservoir | Interstate | USFWS |
| Perennial River/Stream | US Highway | BLM |
| Intermittent Stream | State Highway | BIA/Tribal |
| | Other Road | Other Federal |
| | Railroad | State |
| | | County/Local |



SCALE: 1 inch = 1,500 Feet

