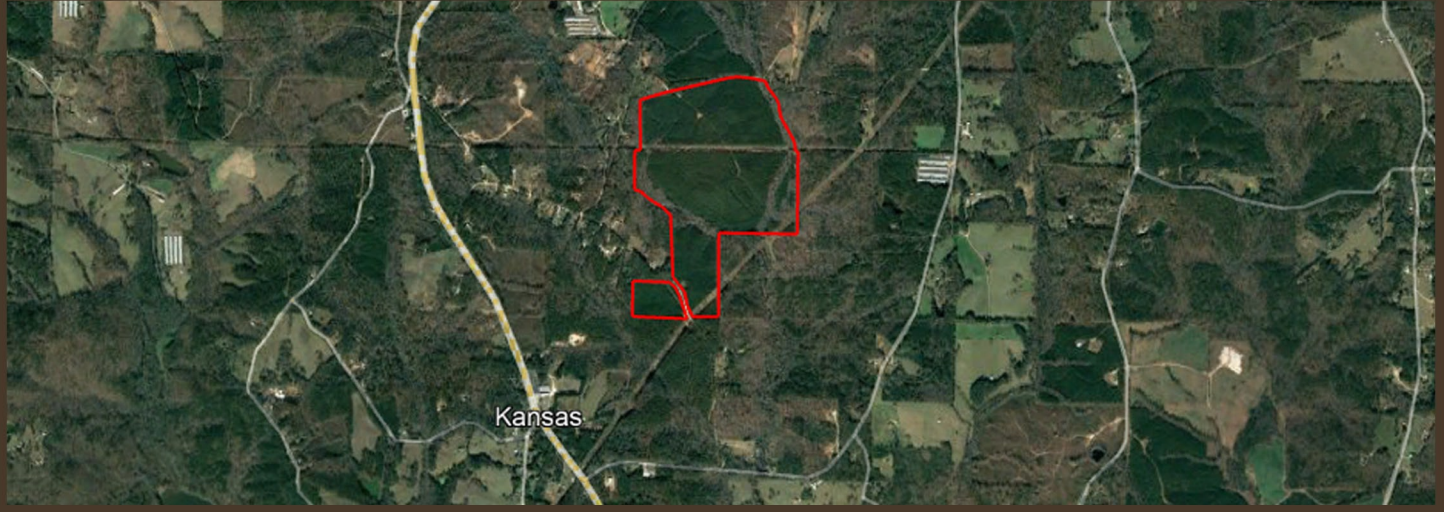


LAND FOR SALE +/-201.64 ACRES

CARROLL COUNTY, GEORGIA



COMMENTS

This +/- 201.64 acre Property has long frontage on Grady Wright Road to the north, and double frontage on Moon Road to the south. Being comprised of younger planted pines with mature hardwoods in the two creek bottoms, there is abundant wildlife in the area. Gentle topography on many areas of this property offer multiple homesites, with subdivision of the property being a possibility in the future. The property has convenient access to the City of Carrollton and the City of Bremen, and Interstate 20 is also close by, creating good access to the Atlanta area.

This is a subdivision of a larger parcel of land. Buyer shall perform a survey to determine exact acreage and legal description. Property Taxes cannot be determined at this time. 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") through 2029. 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:	Carroll County, Georgia
ROAD FRONTAGE:	Approximately 3,100+/- feet of frontage in two places (2,320+/- frontage on Grady Wright Road, and 780+/- double frontage on Moon Road). Both roads are gravel/dirt.
TOPOGRAPHY:	Some level areas with a majority of the topography being gently rolling and sloping.
VEGETATION:	Planted pines in various stages and hardwood creek bottoms. Additional timber information is available.
MINERAL RIGHTS:	Certain non-surface mineral rights have been reserved by a previous owner.
POTENTIAL USES:	Residential, Agriculture, Timberland, Recreation/Hunting
PRICE:	\$3,900.00 per acre \$786,412.38.00

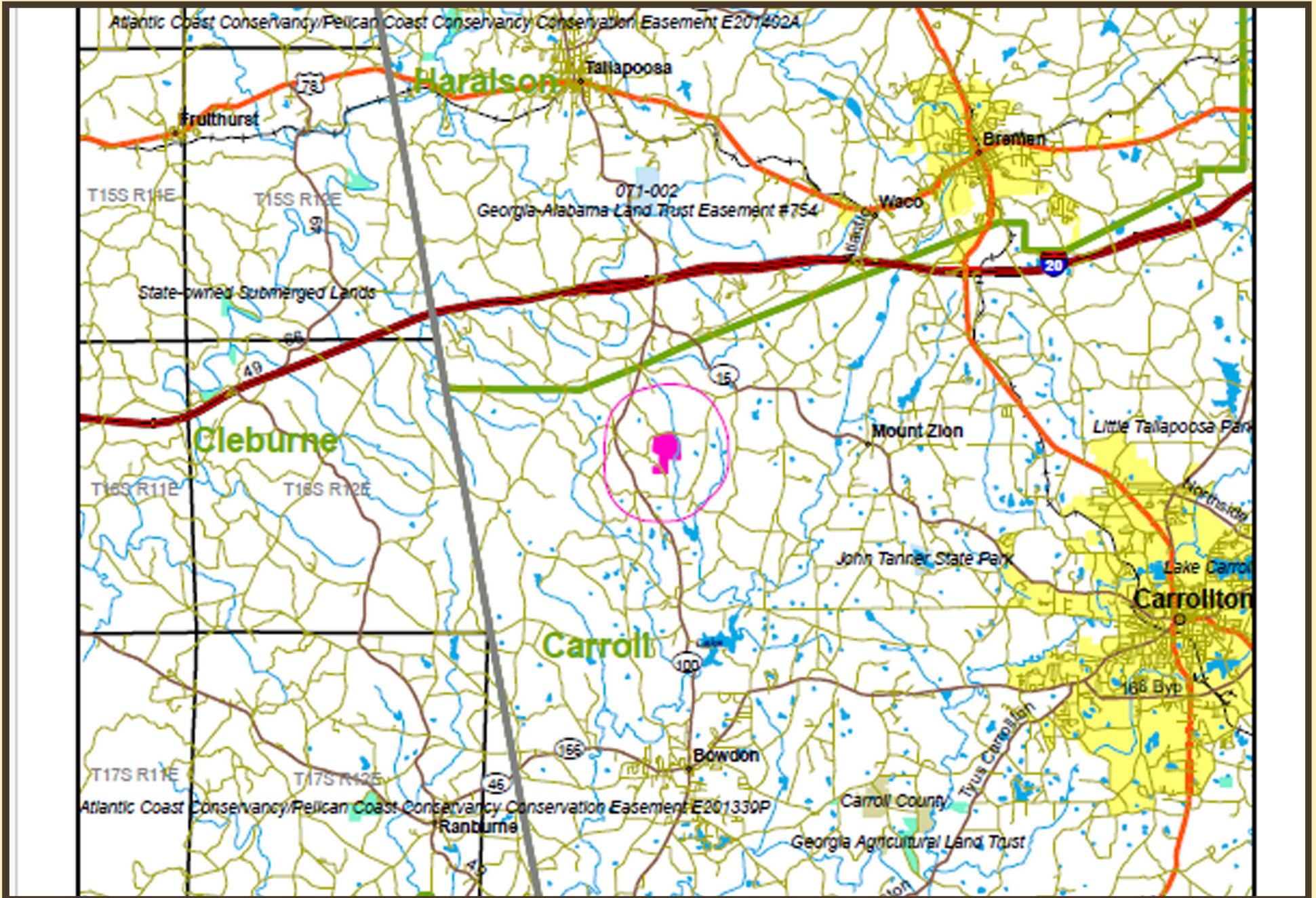


PRESENTED BY:

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

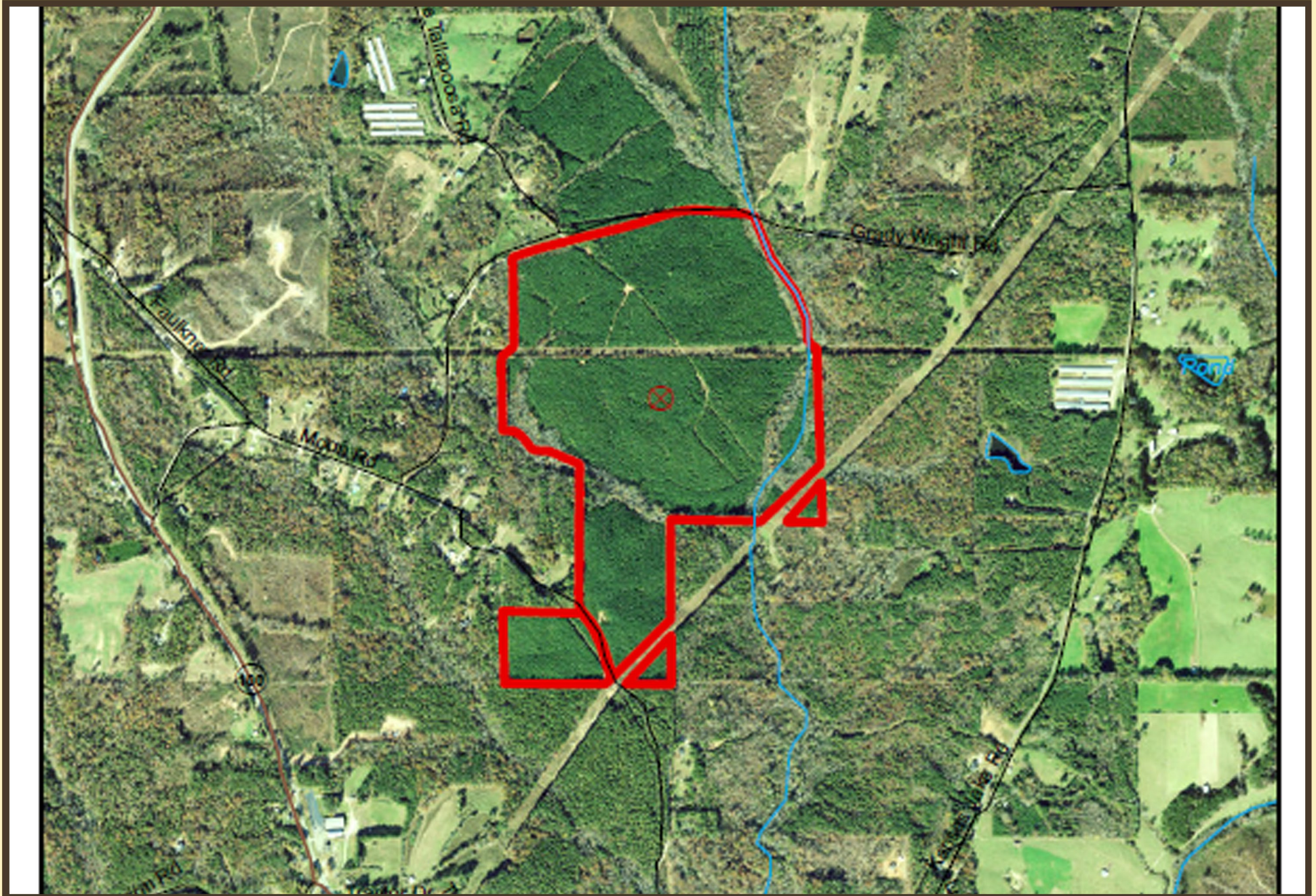


LOCATION MAP

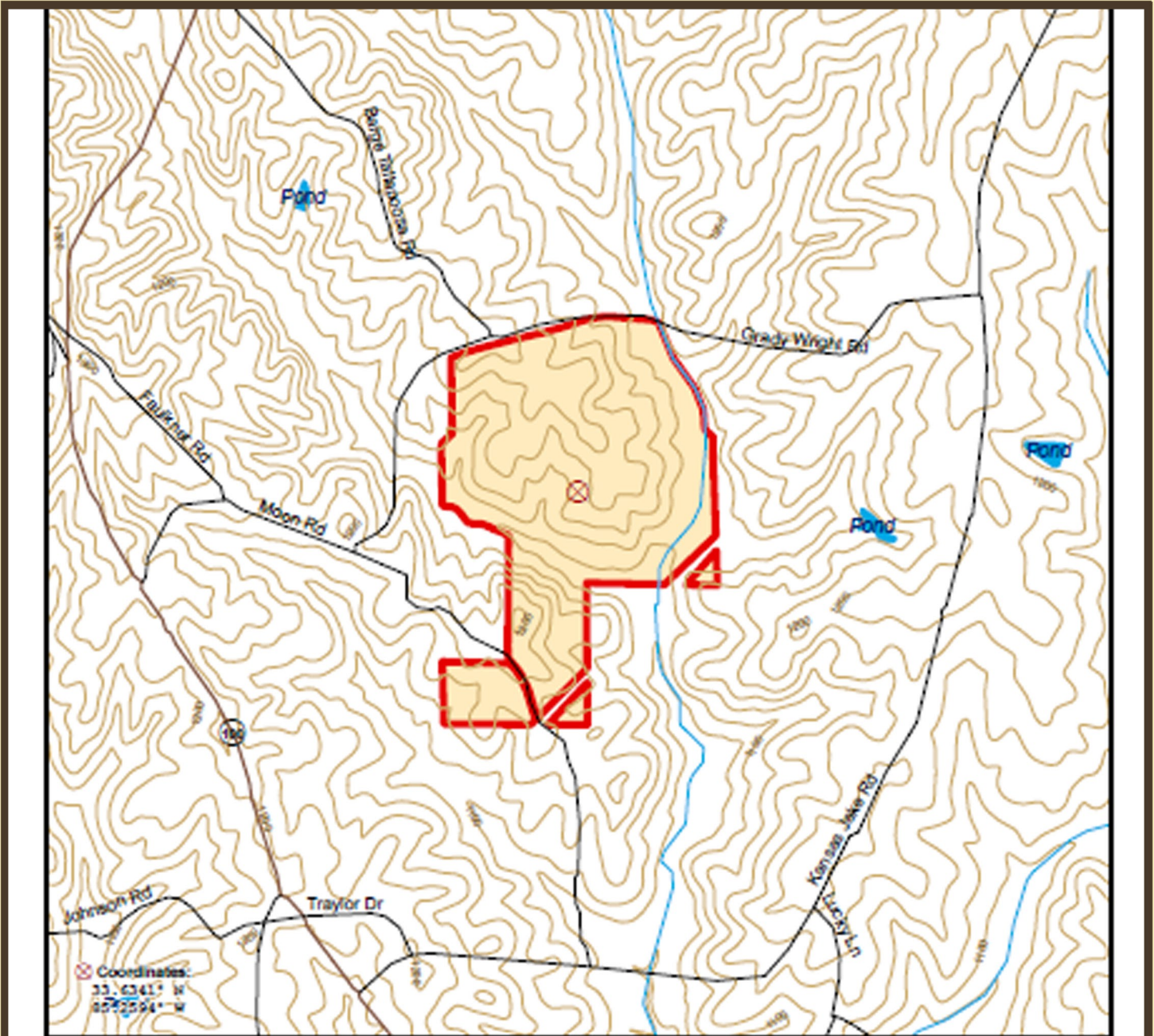


Information contained herein has been obtained from the owner of the property or from other sources we deem reliable. We have no reason to doubt its accuracy but can not guarantee that it's correct.

AERIAL MAP 1



TOPOGRAPHY

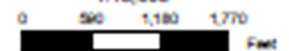


F063 - Kansas - Parcel Map
Parcel #13045Hb1000
 Carroll County, GA - approx. 201.6 acres +/-

Property Listing	Interstate	100' Contour	USFS	NOC/Private
County	US Highway	20' Contour	NPS	Unknown
Lake/Reservoir	State Highway	Railroad	FWS	
Perennial River/Stream	Other Road		RLM	
Intermittent Stream			Total	
			Other Federal	
			County/Local	



SCALE: 1:18,000



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