

LAND FOR SALE – 152.78+/- ACRES

HARALSON COUNTY, GEORGIA

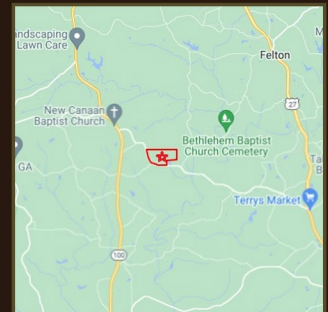


COMMENTS

This Property has long road frontage on Monroe Mill Road, which is one of the Haralson County Scenic Byways. Being comprised of younger planted pines with mature hardwoods in the creek bottoms, there is a lot of wildlife in the area. This could be a timber investment, a recreational property, a new homeplace or all of that combined. It would be my pleasure to walk the property with you. 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"). 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:	Long road frontage on Monroe Mill Road.
TOPOGRAPHY:	Rolling and Sloping Topography
VEGETATION:	Planted pines in various stages and mature hardwood creek bottoms.
MINERAL RIGHTS:	Certain Non-Surface Gas and Mineral Rights have been reserved by a previous owner.
POTENTIAL USES:	Recreation/Hunting, Residential, Agriculture, Timberland
PRICE:	\$4,050.00 per acre \$618,793.00



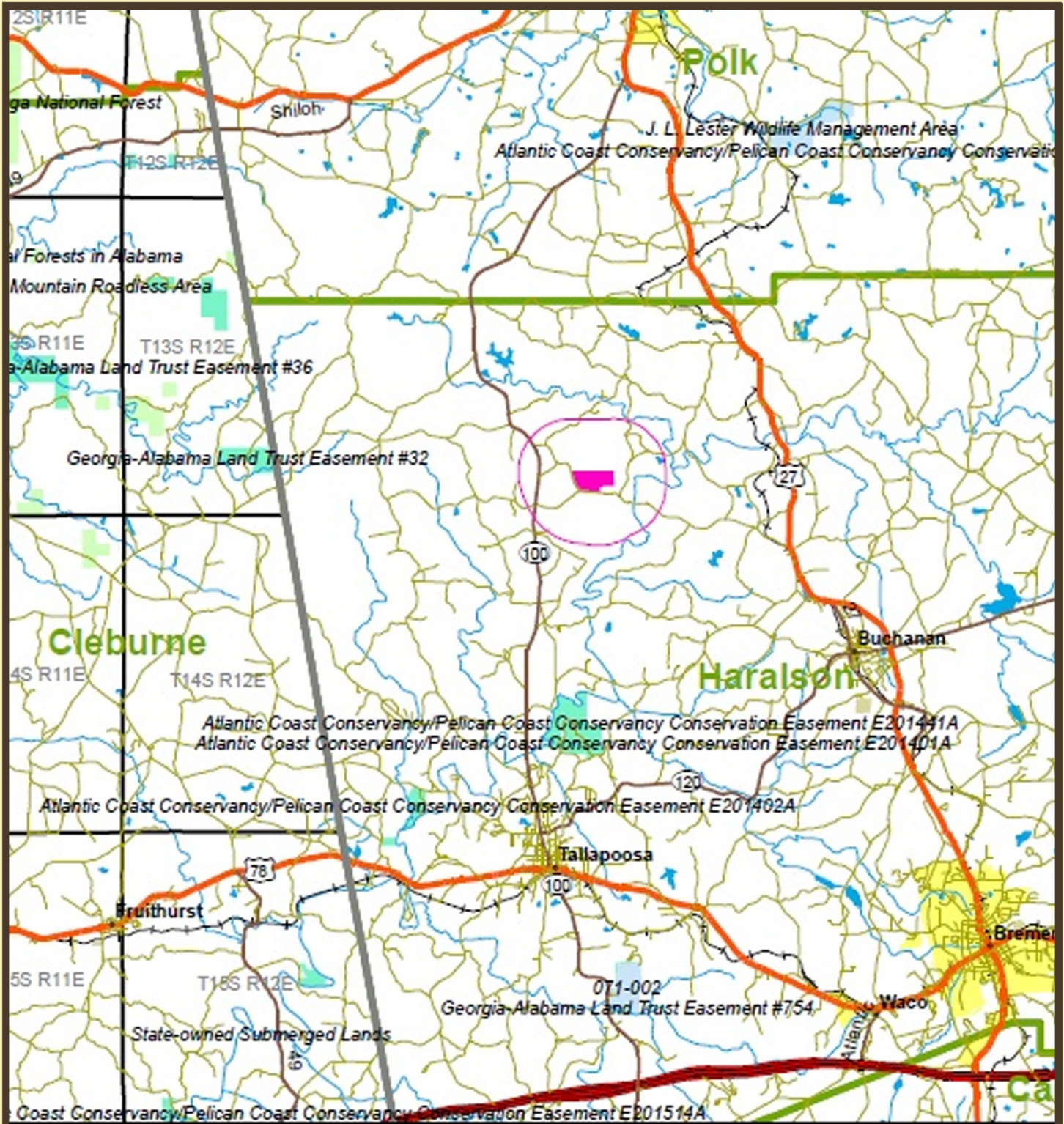
PRESENTED BY:

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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

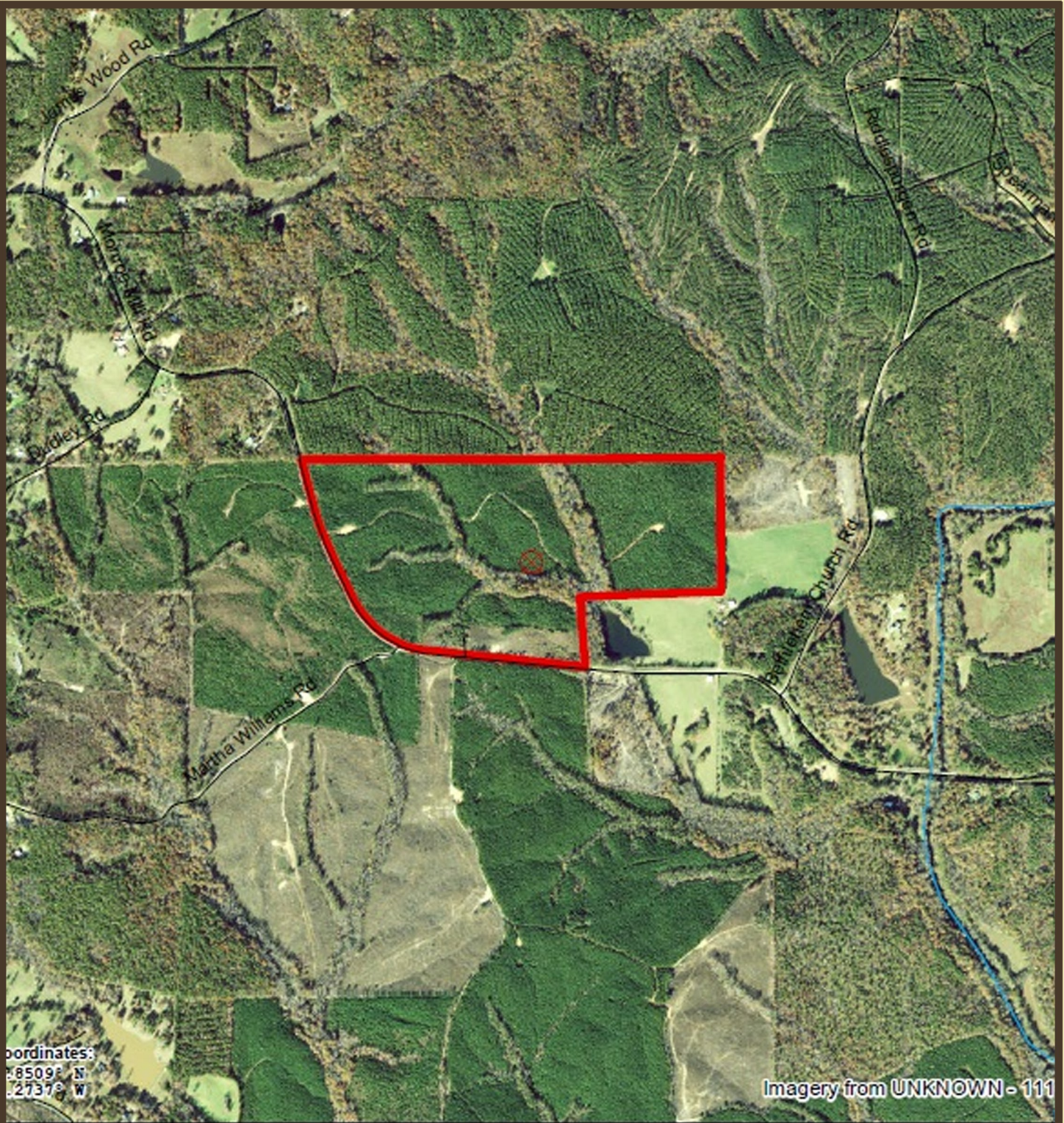


Monroe Mill Road - Location Map

Parcel # 13143Hb1005

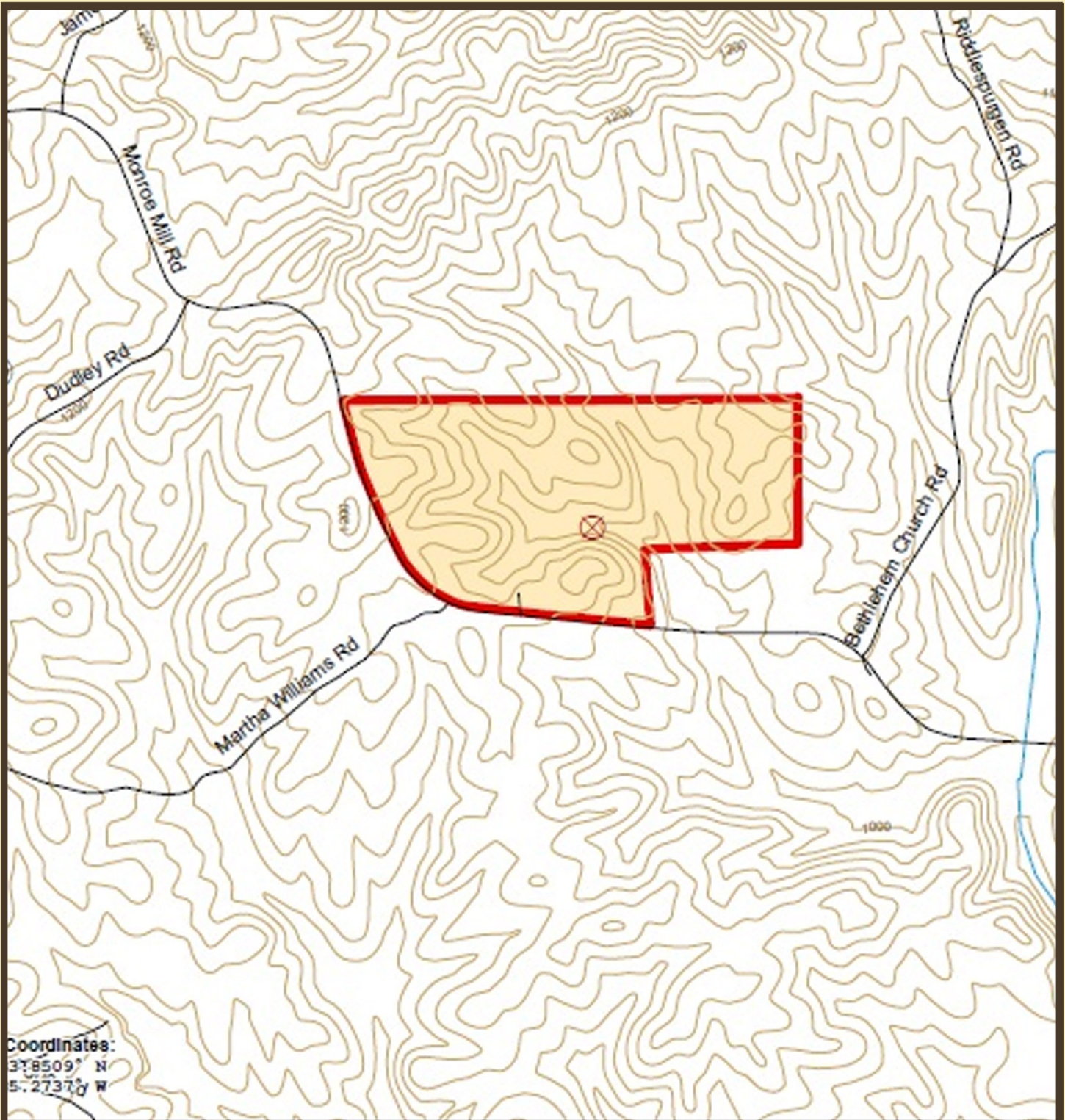
Haralson County, GA - approx. 153.0 acres +/-

AERIAL



Monroe Mill Road - Photo Map
Parcel # 13143Hb1005
Haralson County, GA - approx. 153.0 acres +/-

TOPOGRAPHY



Monroe Mill Road - Parcel Map
Parcel # 13143Hb1005
Haralson County, GA - approx. 153.0 acres +/-