

LAND FOR SALE – 135.05 ACRES

PAULDING COUNTY, GEORGIA



COMMENTS

This opportunity consists of 135 .05 acres and is located in Land Lots 1116, 1117, 1046 & 1065 of the 19th District, 3rd Section, Paulding County, Georgia. The property has approximately 2,500+/- feet of frontage on the Tallapoosa River and 1,490 feet of frontage on Goldin Road.

PROPERTY HIGHLIGHTS

This beautiful property, with frontage on the Tallapoosa River, boasts a good interior road system, mature pine and upland and bottom land hardwoods, small fields, 2 creeks, and a nice mixture of gently rolling to sloping land. Deer, Turkey, Ducks and other wildlife abound on this property. With approximately 1,490 feet of frontage on Goldin Road, subdividing the property is possible, and there are many beautiful homesites. Must make an appointment and sign waiver to walk the Property. Property is in a 10 year tax covenant with Paulding County. Owner will consider subdividing the Property.

Zoning: The Subject Property is zoned R-2

Asking Price: \$3,975/acre



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:

Matt Allen

Email:

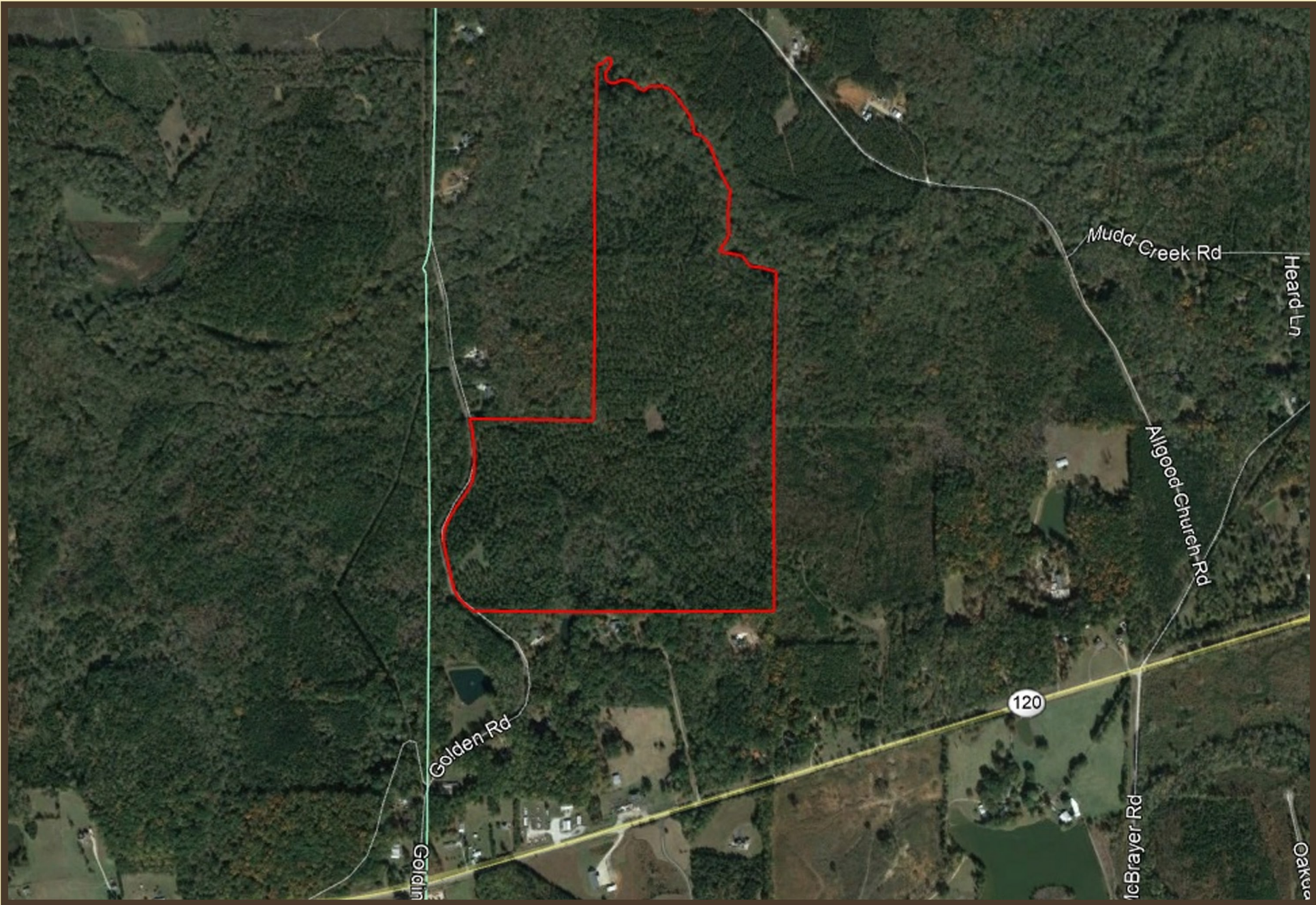
mallen@allensouthernproperties.com

Phone: (678) 873-8125

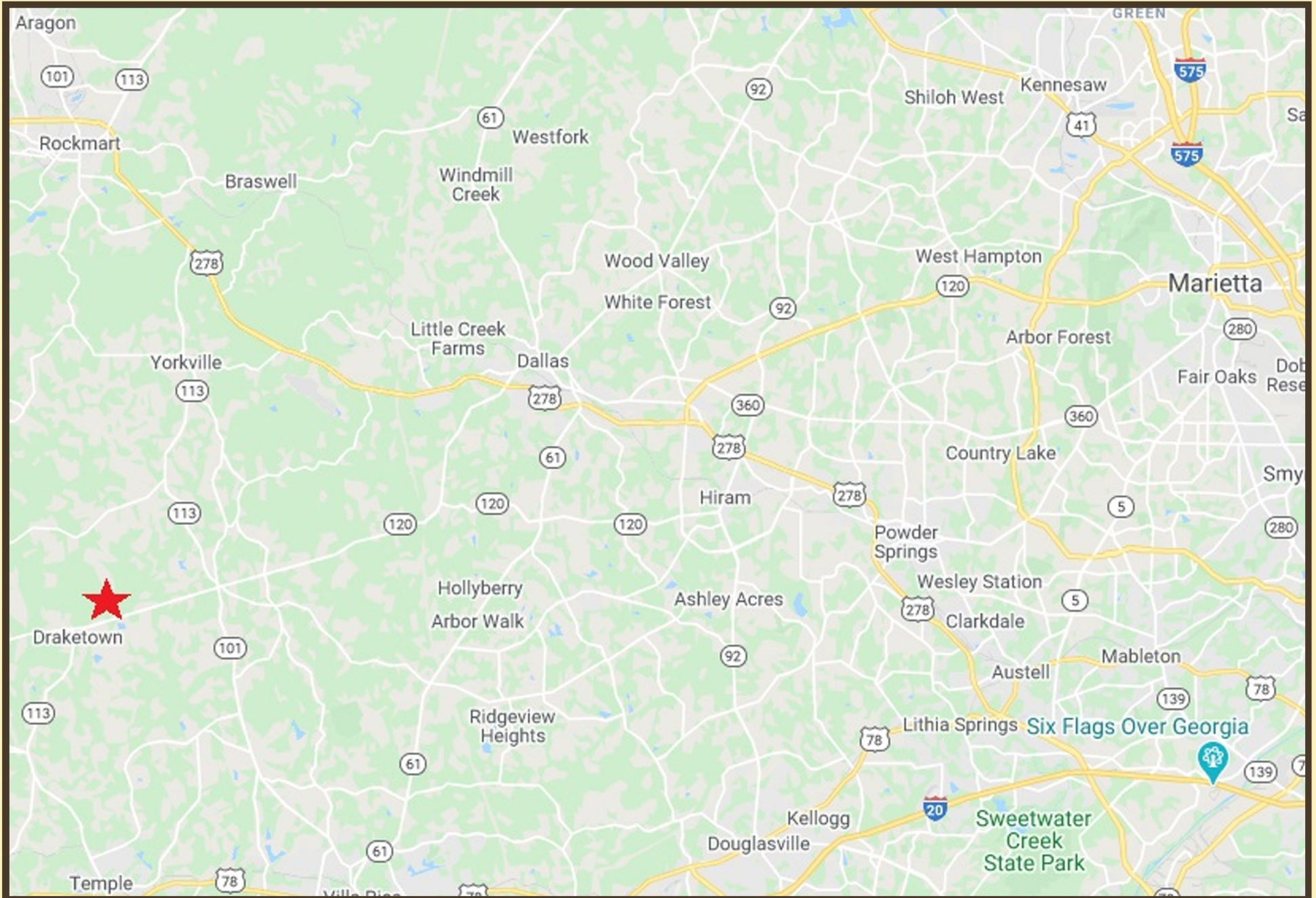
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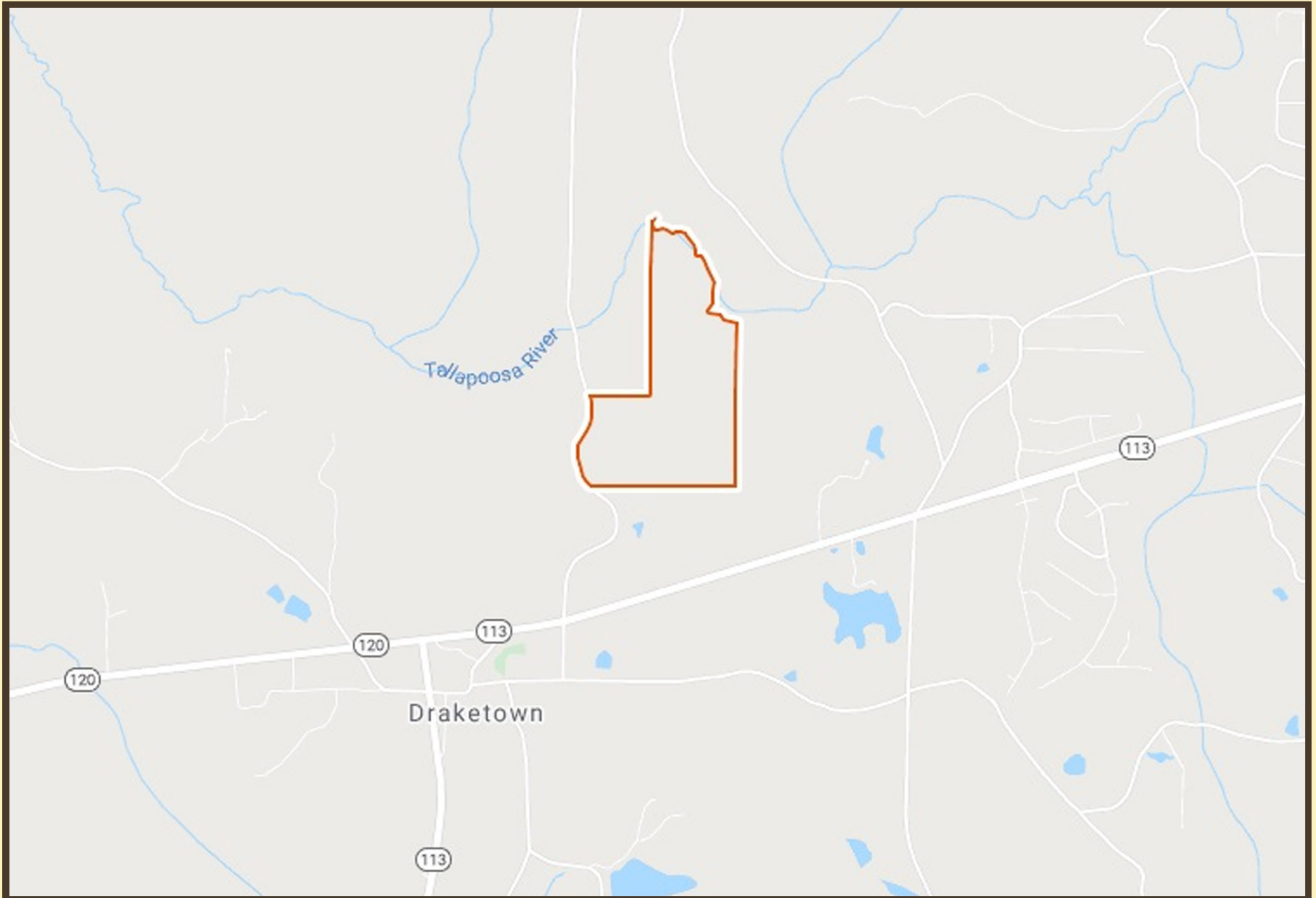
AERIAL



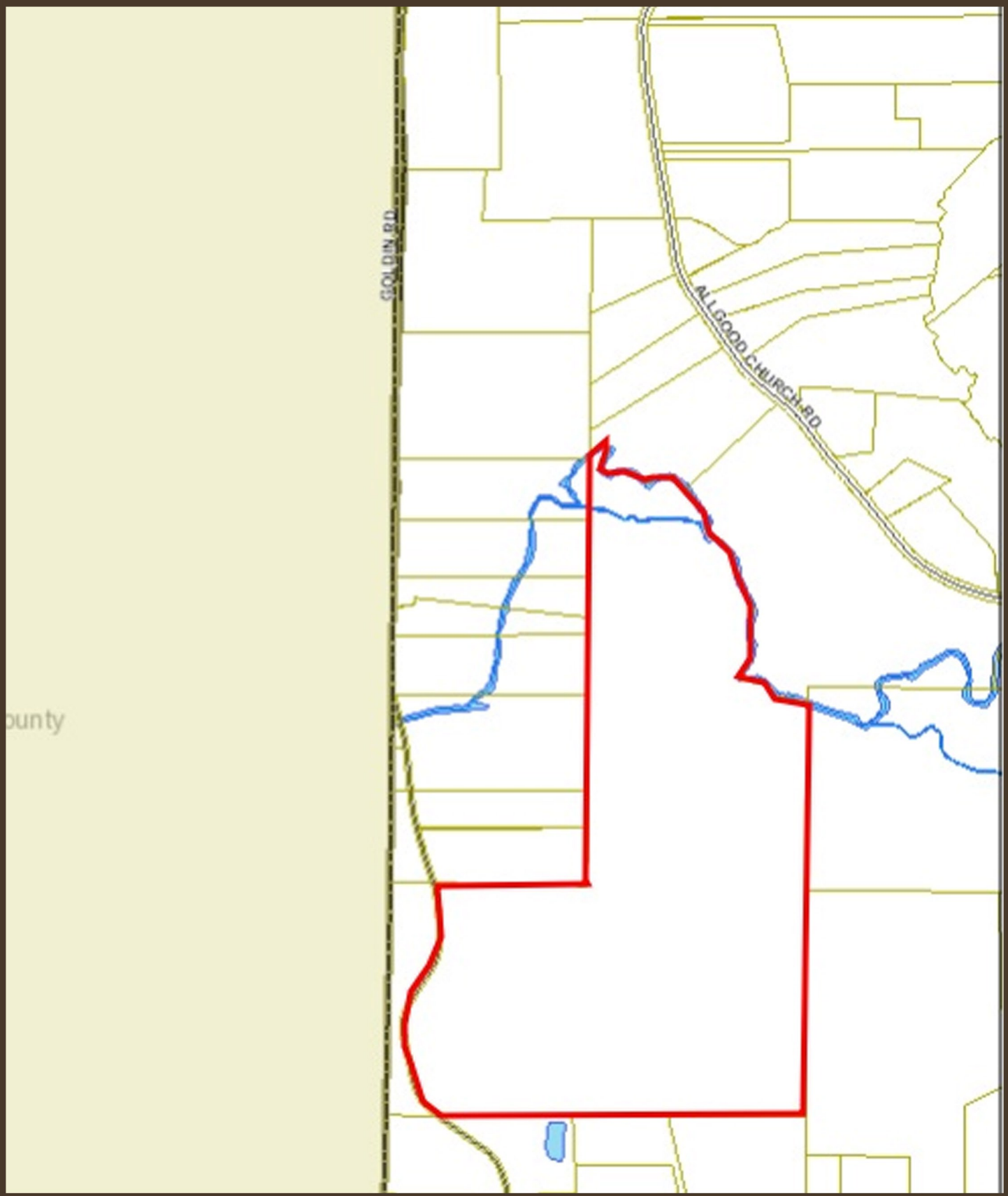
LOCATION MAP #1



LOCATION MAP #2



PARCEL MAP



SURVEY

LINE	BEARING	DISTANCE	CURVE	CHD. BRG.	CHD. DIST.	ARC LENGTH	RADIUS
L1	N55°04'20"W	216.70	C1	N55°04'20"W	216.70	220.00	320.00
L2	N13°07'42"E	196.60	C2	N13°07'42"E	196.60	203.00	270.00
L3	N32°25'52"E	183.88	C3	N32°25'52"E	183.88	193.00	250.00
L4	N08°28'52"W	198.97	C4	N08°28'52"W	198.97	203.00	270.00

REFERENCES

1. SURVEY FOR: DOUBLE "M" RANCH
PREPARED BY: DECL. R. KELLY, GA. RLS. NO. 2066
DATED: OCTOBER 5, 1981
RECORDED IN P.B. 11, PAGE 83.
2. SURVEY FOR: EULA & JOHN GOLDIN ESTATE
PREPARED BY: RICHARD W. CANNON, GA. RLS. NO. 2446
LAST REVISED: MARCH 16, 1999
RECORDED IN P.B. 31, PAGE 160.
3. SURVEY FOR: DAVID AND WANDA OSBORNE
PREPARED BY: WILLIAM H. ALEXANDER, JR., GA. RLS. NO. 1643
DATED: OCTOBER 26, 1985
RECORDED IN P.B. 14, PAGE 182.
4. WARRANTY DEED BETWEEN: PATRICIA SUMMERS (GRANTOR) AND PATRICIA ANN SUMMERS AND CLIFFORD RAY WILEY (GRANTEES), DATED: MARCH 23, 2007.
RECORDED IN D.B. 2385, PAGE 802 (PLAT RECORDED IN D.B. 2385, PAGE 772).
5. SPECIAL WARRANTY DEED BETWEEN: JOE & MARLENE MONTALBANO (GRANTORS) AND BURNELL KELLY (GRANTOR) AND THE MONTALBANO FAMILY TRUST (GRANTEES)
RECORDED IN D.B. 968, PAGE 993.

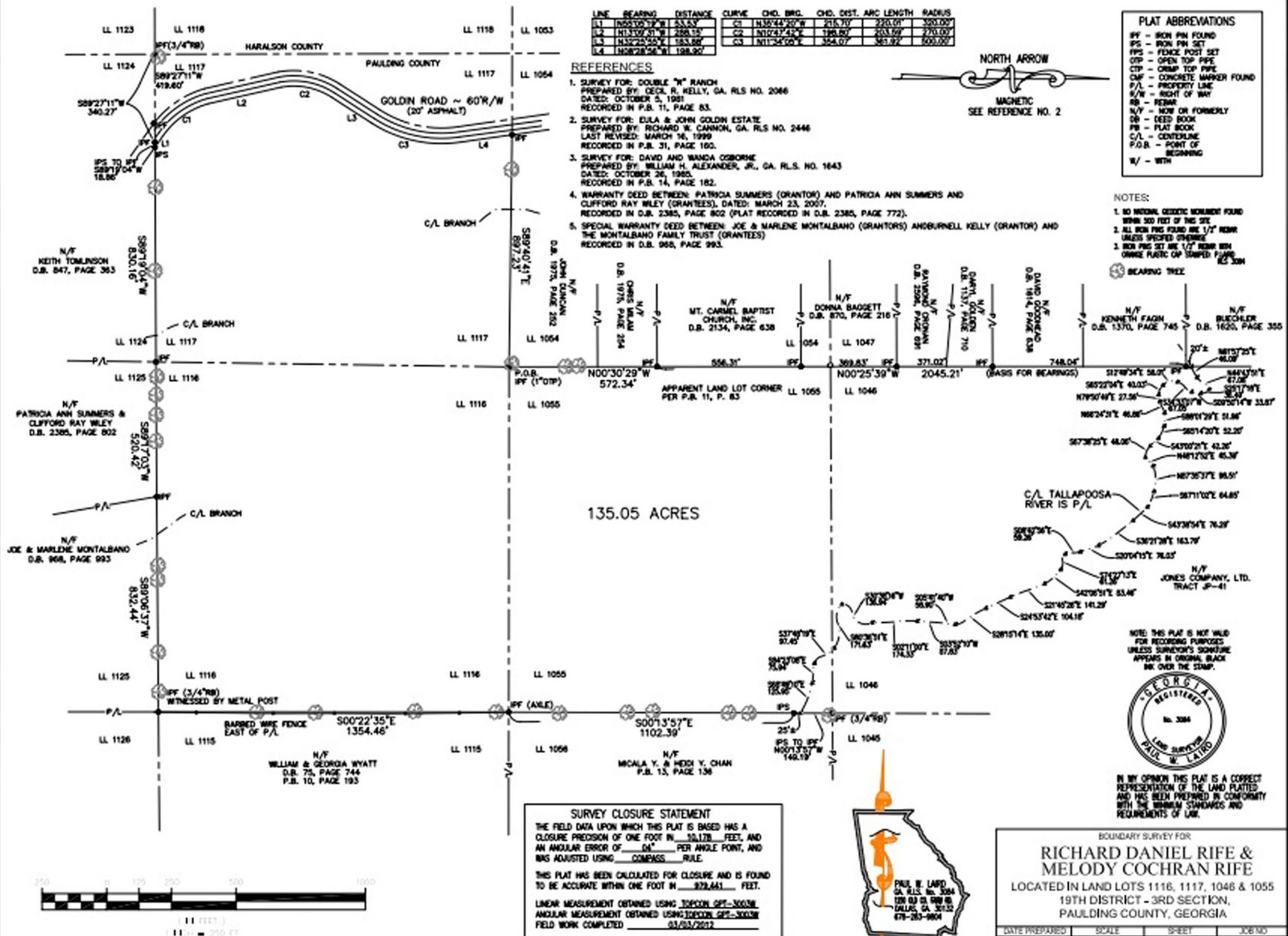


PLAT ABBREVIATIONS

- RF - IRON PIN FOUND
- SP - IRON PIN SET
- FP - FENCE POST SET
- OP - OPEN TOP PIPE
- CP - CRIMP TOP PIPE
- CM - CONCRETE MARKER FOUND
- P/L - PROPERTY LINE
- S/W - RIGHT OF WAY
- FB - FERRIS
- N/W - NOW OR FORMERLY
- DB - DEED BOOK
- PB - PLAT BOOK
- C/L - CENTERLINE
- P.O.B. - POINT OF BEGINNING
- W - WITH

NOTES:

1. NO IRON OR STONE MARKERS FOUND WITHIN 500 FEET OF THIS SITE.
2. ALL IRON PINS FOUND WERE 1/2" HIGH UNLESS SPECIFIED OTHERWISE.
3. IRON PINS SET WERE 1/2" HIGH WITH ORANGE PLASTIC CAP STAMPED: PLAT NO. BEARING TREE



SURVEY CLOSURE STATEMENT
 THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN _____ FEET, AND AN ANGULAR ERROR OF _____ SECONDS PER ANGLE POINT, AND WAS ADJUSTED USING _____ RULE.
 THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN _____ FEET.
 LINEAR MEASUREMENT OBTAINED USING TOPCON SPT-3003L
 ANGULAR MEASUREMENT OBTAINED USING TOPCON SPT-3003L
 FIELD WORK COMPLETED 03/03/2012

NOTE: THIS PLAT IS NOT VALID FOR RECORDING PURPOSES UNLESS SURVEYOR'S SIGNATURE APPEARS IN ORIGINAL BLACK INK OVER THE STAMP.



IN MY OPINION THIS PLAT IS A CORRECT REPRESENTATION OF THE LAND PLATTED AND HAS BEEN PREPARED IN CONFORMITY WITH THE USUAL STANDARDS AND REQUIREMENTS OF LAW.

BOUNDARY SURVEY FOR
RICHARD DANIEL RIFE & MELODY COCHRAN RIFE
 LOCATED IN LAND LOTS 1116, 1117, 1046 & 1055
 19TH DISTRICT - 3RD SECTION,
 PAULDING COUNTY, GEORGIA

DATE PREPARED	SCALE	SHEET	JOB NO.
03/14/2012	1"=250'	1 OF 1	20120302

TOPOGRAPHY

