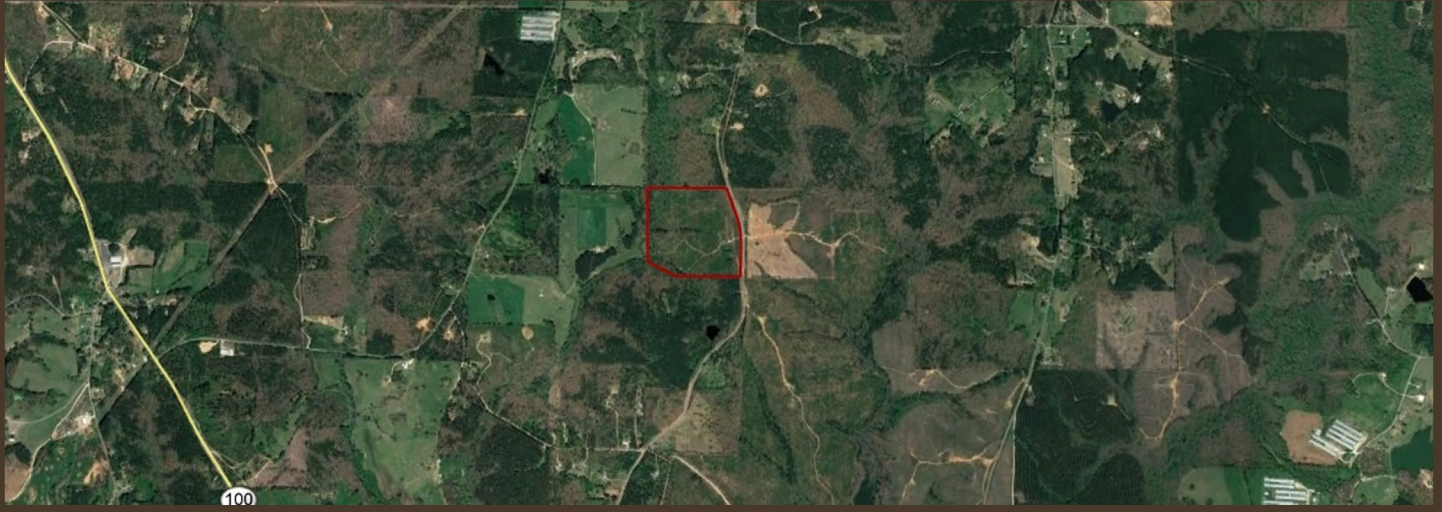


LAND FOR SALE – 53.77 +/- ACRES

CARROLL COUNTY, GEORGIA



COMMENTS

This 53+/- acre property has so much to offer with over 1,500 feet of frontage on Melear Road, planted pines and older hardwood bottomland with long frontage on both sides of a bold stream. The property adjoins timber land properties and pasture, and there are many signs of deer and turkey. There is also easy access to Interstate 20 and shopping, medical services, and dining are conveniently located in the cities of Carrollton and Bremen.

PROPERTY HIGHLIGHTS

LOCATION:	Carroll County, Georgia
ROAD FRONTAGE:	Approximately 1500 feet of frontage on Melear Road.
TOPOGRAPHY:	Rolling, sloping, wetlands.
VEGETATION:	Planted pines, Bottomland. Timber Data is available upon 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:	\$2,995 per acre \$161,041.00



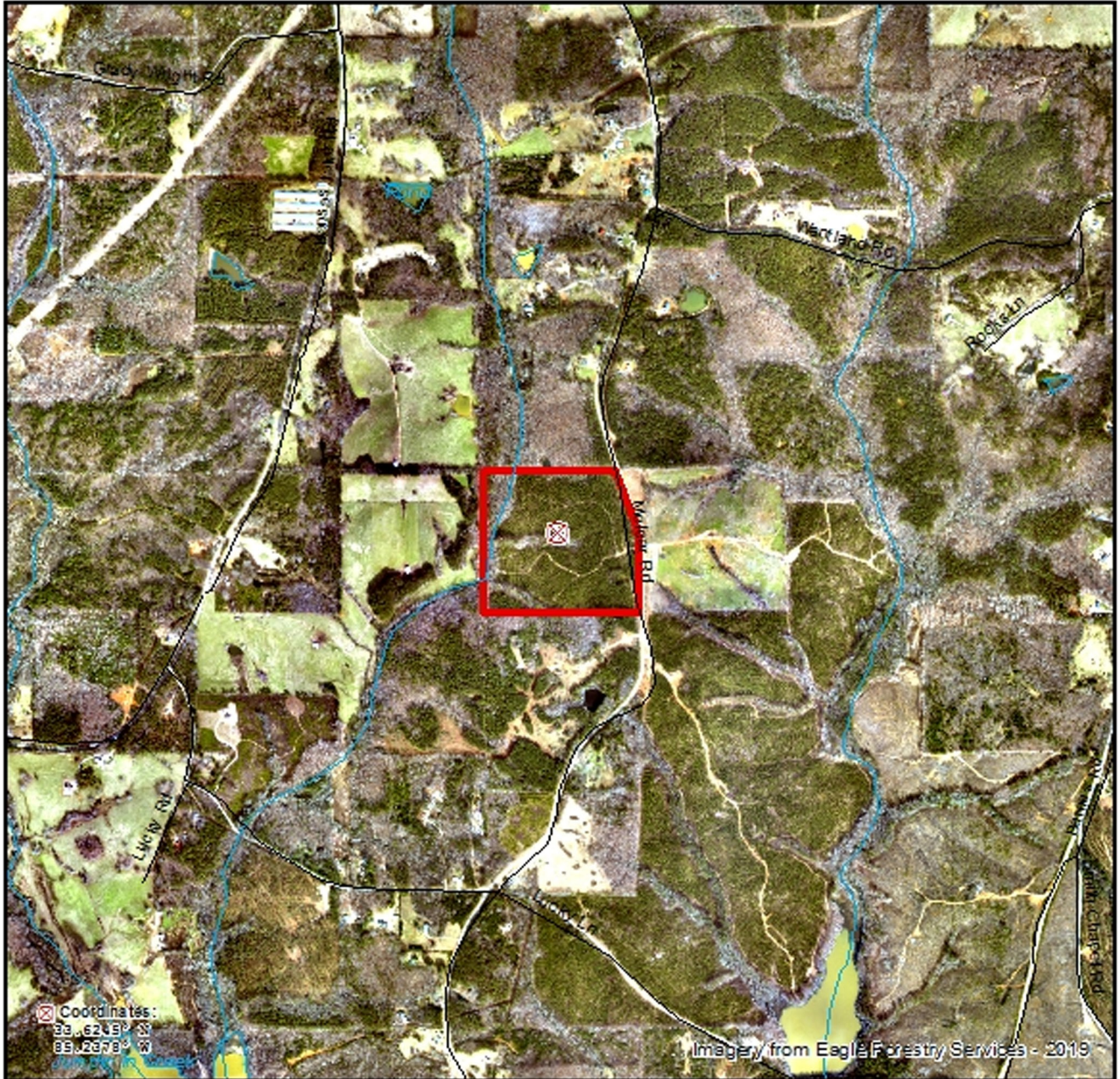
PRESENTED BY:

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



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.

AERIAL



Turkey Creek NW - Photo Map

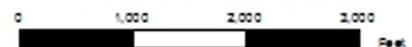
Parcel # 13045Hb013

Carroll County, GA - approx. 54 acres +/-

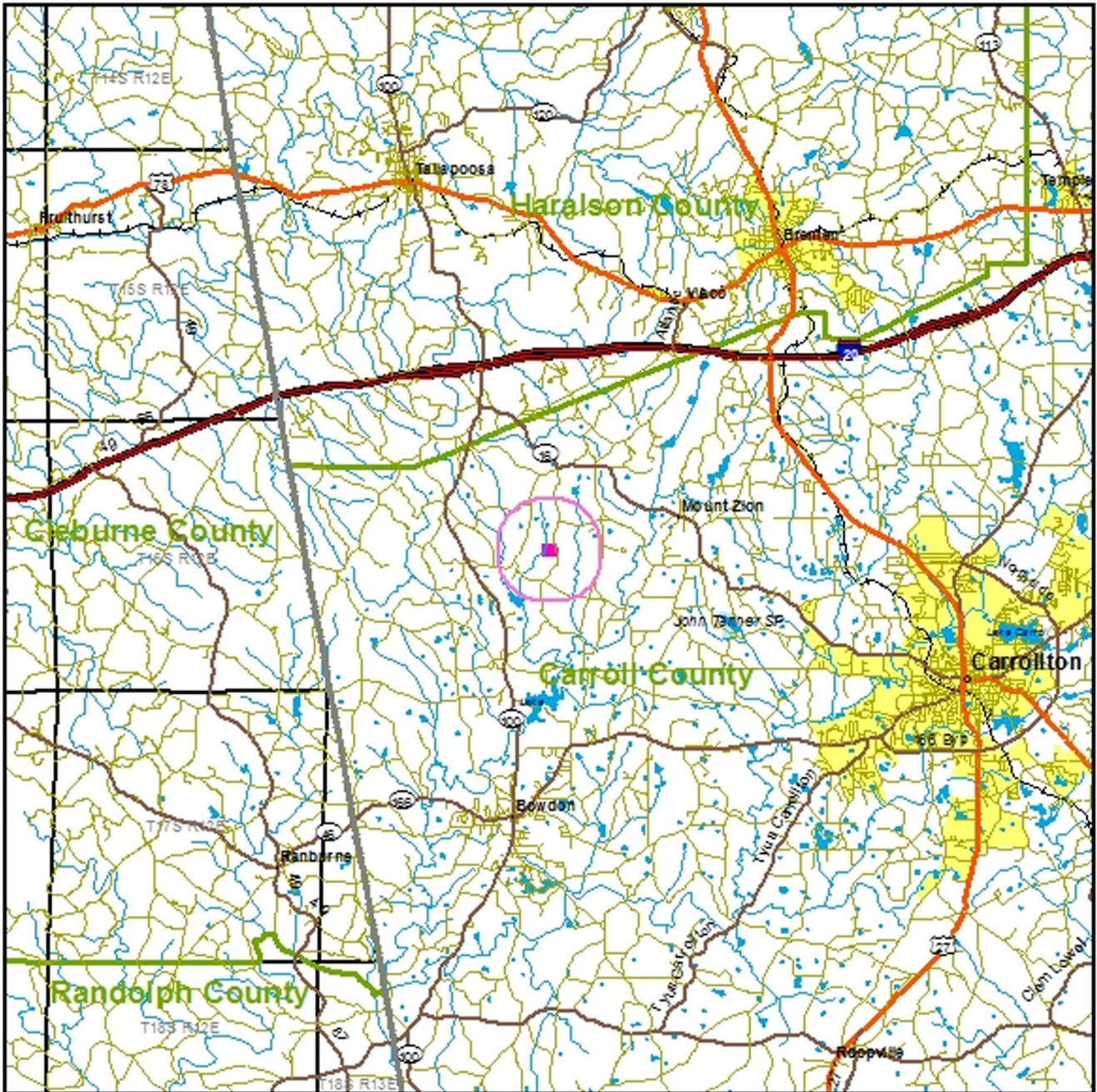
Property Listing	Interstate	USFS
County	US Highway	NPS
Lake/Reservoir	State Highway	USFWS
Perennial River/Stream	Other Road	BLM
Intermittent Stream	Railroad	BIA/Tribal
		Other Federal
		State
		County/Local



SCALE: 1 Inch = 1,500 Feet

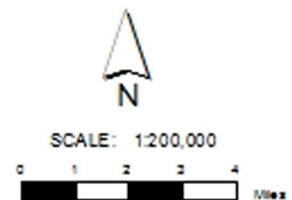


LOCATION MAP

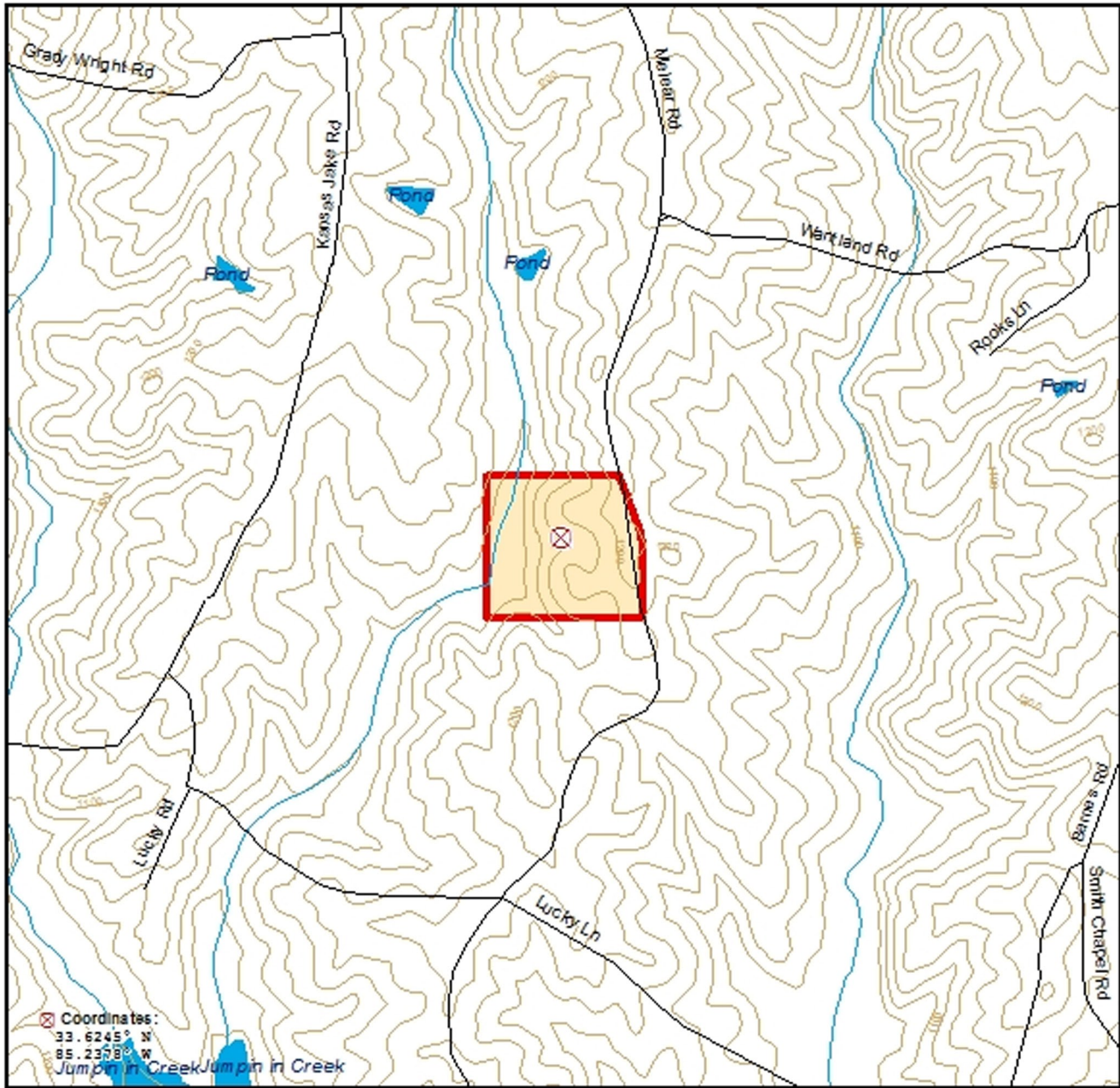


Turkey Creek NW - Location Map
Parcel # 13045Hb013
 Carroll County, GA - approx. 54 acres +/-

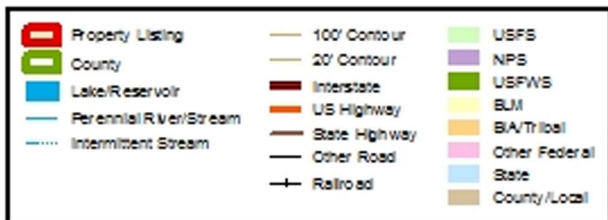
	Property Listing		Interstate		USFS		BIA/Tribal
	County		Primary Highway		NPS		Other Federal
	Urban Area		Secondary Highway		USFWS		State
	Lake/Reservoir		Other Road		BLM		County/Local
	Perennial River/Stream		Railroad				



TOPOGRAPHY



Turkey Creek NW - Parcel Map
Parcel # 13045Hb013
 Carroll County, GA - approx. 54 acres +/-



SCALE: 1 inch = 1,500 Feet

