

LAND FOR SALE – 334.09+/- ACRES

HARALSON COUNTY, GEORGIA

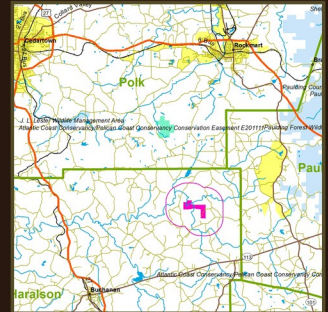


COMMENTS

If you are looking for an investment that is also a truly amazing recreational property, I assure you that this is the one! Approximately half of this property is cultivated in well managed, young pine plantation. The other half is absolutely magnificent, with over 5,000 feet of double frontage on the Tallapoosa River, large mature hardwoods both in the bottomland and upland areas, and some mature planted pines. But to get to the west side of the property you have to cross the river. Twice! This beautiful property has long double road frontage on Windridge Lane, which is a county maintained gravel road with electricity. It is an outdoorsman's paradise, and truly a special property. 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 double road frontage on Windridge Lane.
TOPOGRAPHY:	Rolling with river bottoms and upland hardwood areas.
VEGETATION:	Planted pines, mature hardwood bottomlands, and hardwood mixed pine uplands.
MINERAL RIGHTS:	Certain Non-Surface Gas and Mineral Rights have been reserved by a previous owner.
POTENTIAL USES:	Recreation/Hunting, Residential, Agriculture, Timberland
PRICE:	\$3,600.00 per acre \$1,202,724.00



PRESENTED BY:

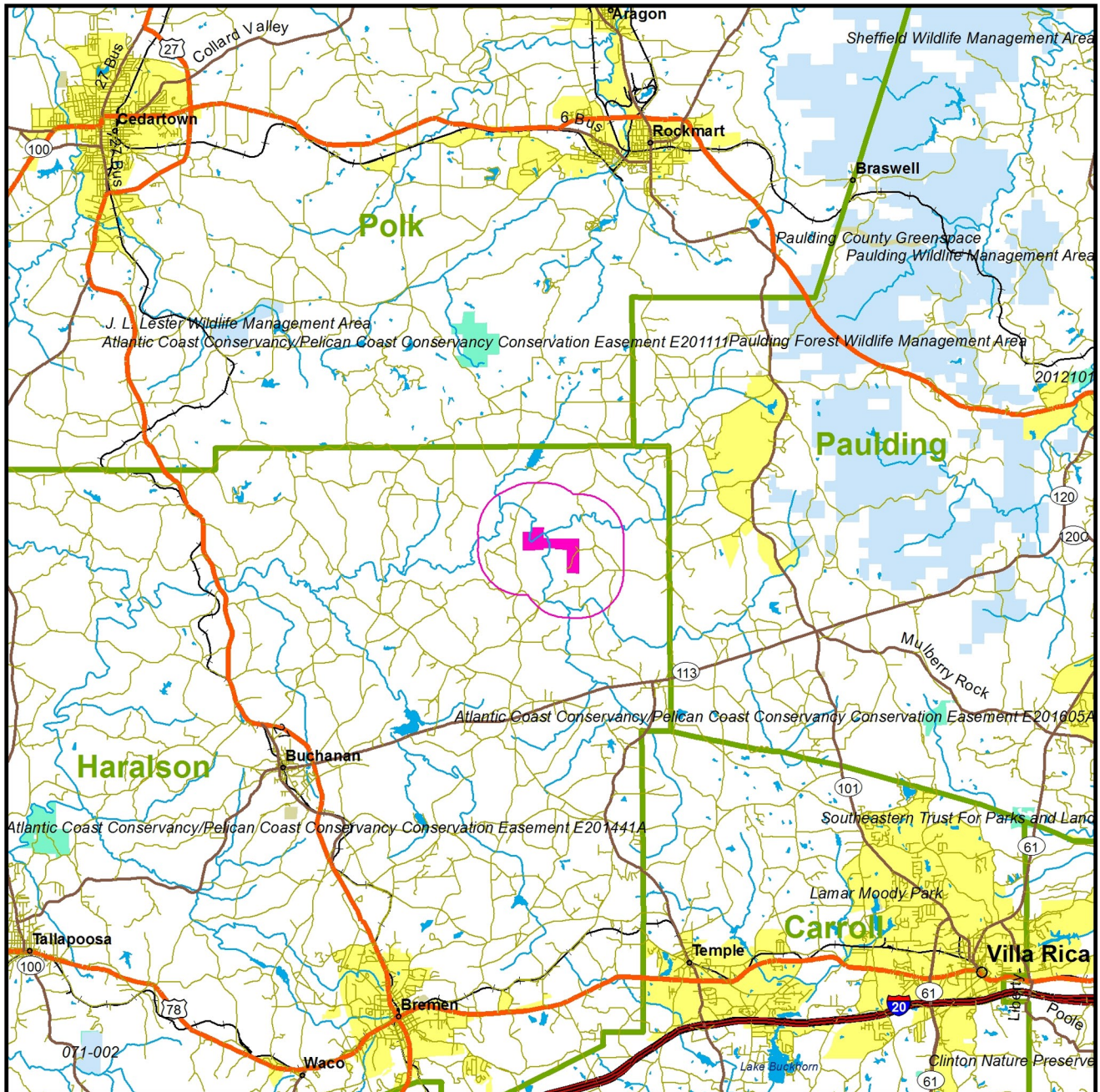
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Information contained herein has been obtained from the owner of the property or from other sources we deem reliable. We have no reason to doubt its accuracy but cannot guarantee that it is correct.

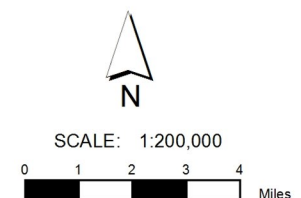
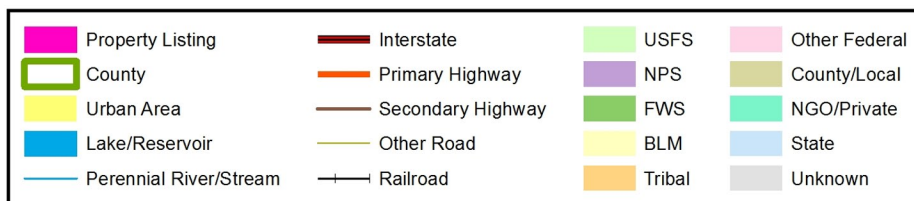
LOCATION MAP



Water mill creek - Location Map

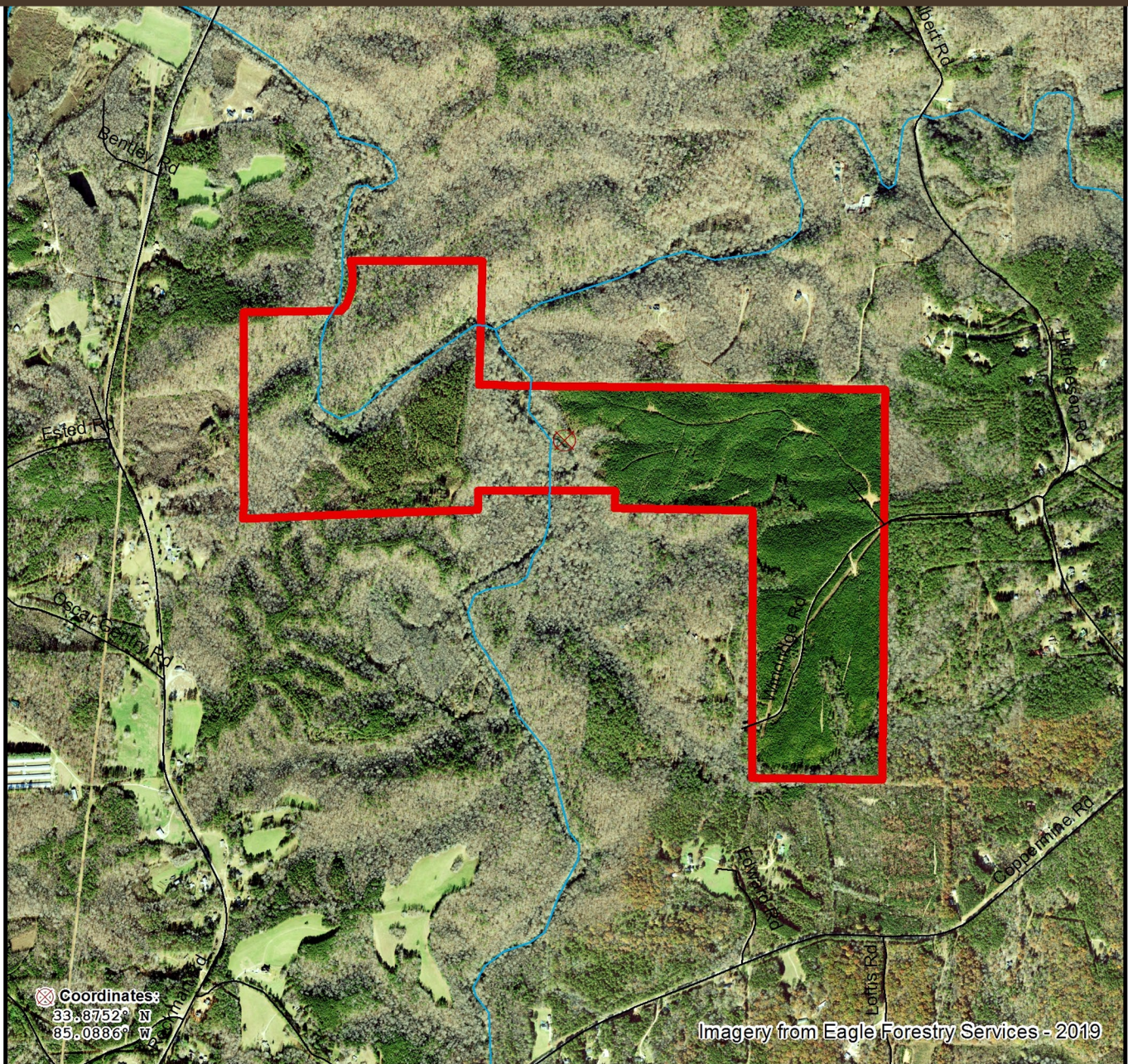
Parcel # 13143Hb0005

Haralson County, GA - approx. 334.0 acres +/-



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AERIAL



Water mill creek - Photo Map

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Haralson County, GA - approx. 334.0 acres +/-

Property Listing	Interstate	USFS	Other Federal
County	US Highway	NPS	County/Local
Lake/Reservoir	State Highway	FWS	NGO/Private
Perennial River/Stream	Other Road	BLM	State
Intermittent Stream	Railroad	Tribal	Unknown

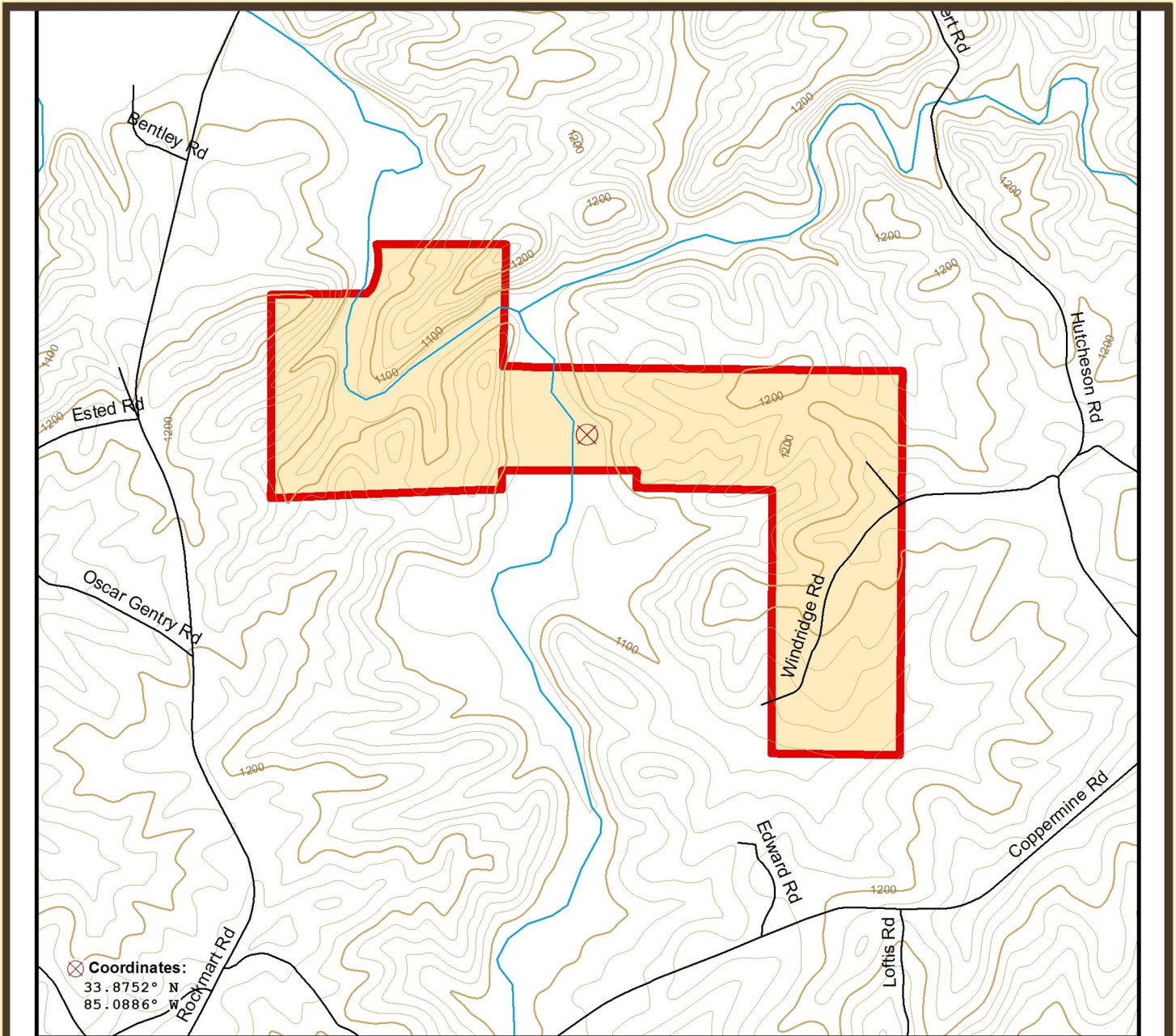


SCALE: 1 Inch = 1,500 Feet
0 600 1,200 1,800 Feet



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TOPOGRAPHY



Water mill creek - Parcel Map

Parcel # 13143Hb0005

Haralson County, GA - approx. 334.0 acres +/-

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



SCALE: 1 Inch = 1,500 Feet



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