LAND FOR SALE

112.89 ACRES WHITE ROAD

White Road, Adairsville, GA 30103

OFFERING SUMMARY

SALE PRICE:	$450,000
LOT SIZE:	112.89 Acres
ZONING:	AG/Ranch/Residential
MARKET:	NW GA
SUBMARKET:	Adairsville

PROPERTY OVERVIEW

Working Fenced Cattle Farm with Creek Frontage in N. Bartow County in Adairsville, GA. Close to Hwy 41 (1.3 Miles) and I-75, Larry McDonald Freeway (5 miles), Cartersville, Calhoun (12 miles via Hwy 41) and Barnsley Gardens (6.5 miles). Access to Rome via Hwy 140 (20 miles) and approximately 64 miles to Atlanta. Property tax for 2016 is $3,761.00.

PROPERTY HIGHLIGHTS

- Cattle Farm with Water Access Throughout Property
- Close to Major Roads and Thoroughfares
- Possible Residential Development Site

KW COMMERCIAL
2651 Dallas Highway
Marietta, GA 30064

MIKE GARRETT
Associate
O 678.631.1800
C 770.846.7702
mike@garrettlandbrokers.com
GA #339795

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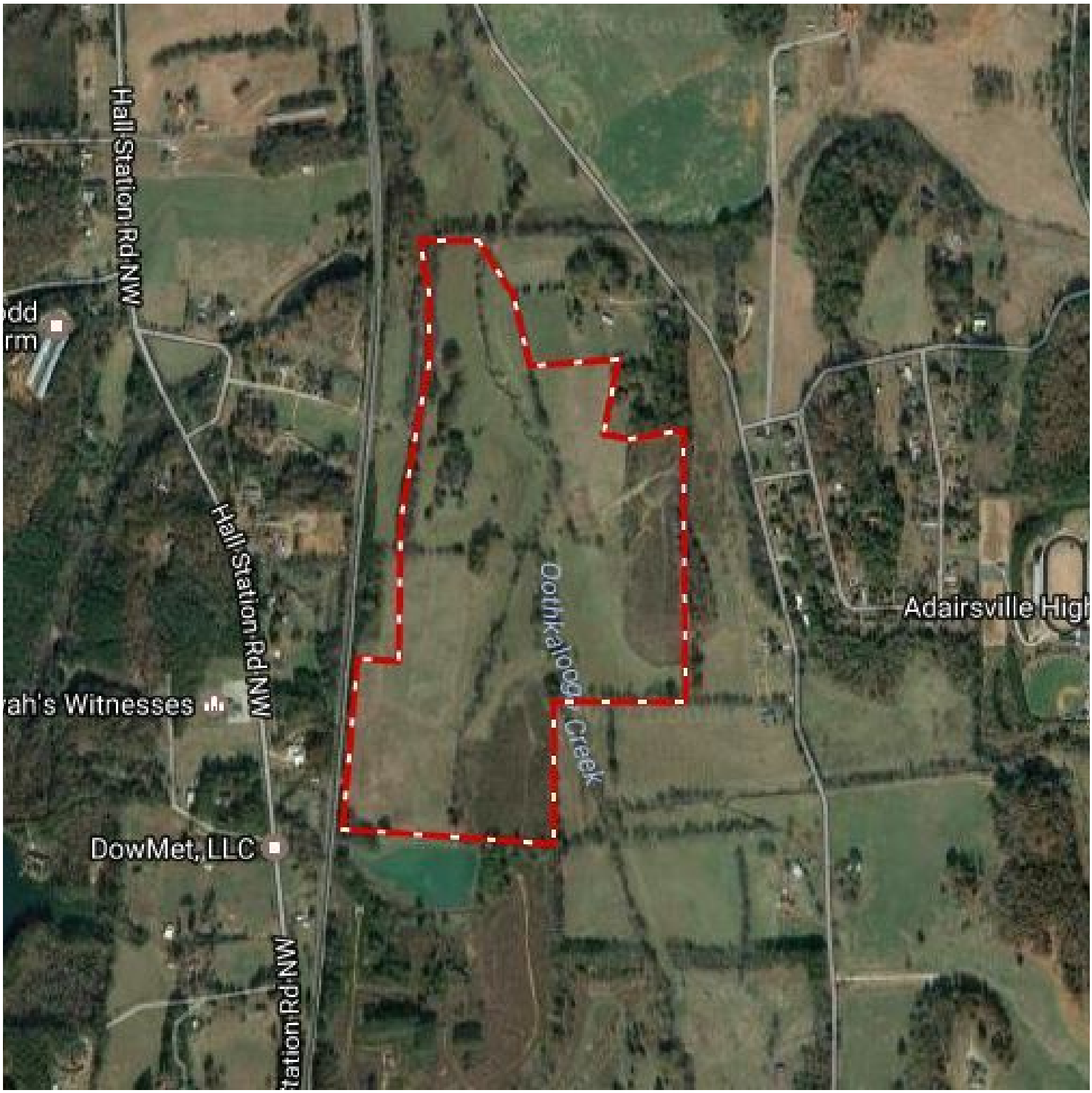

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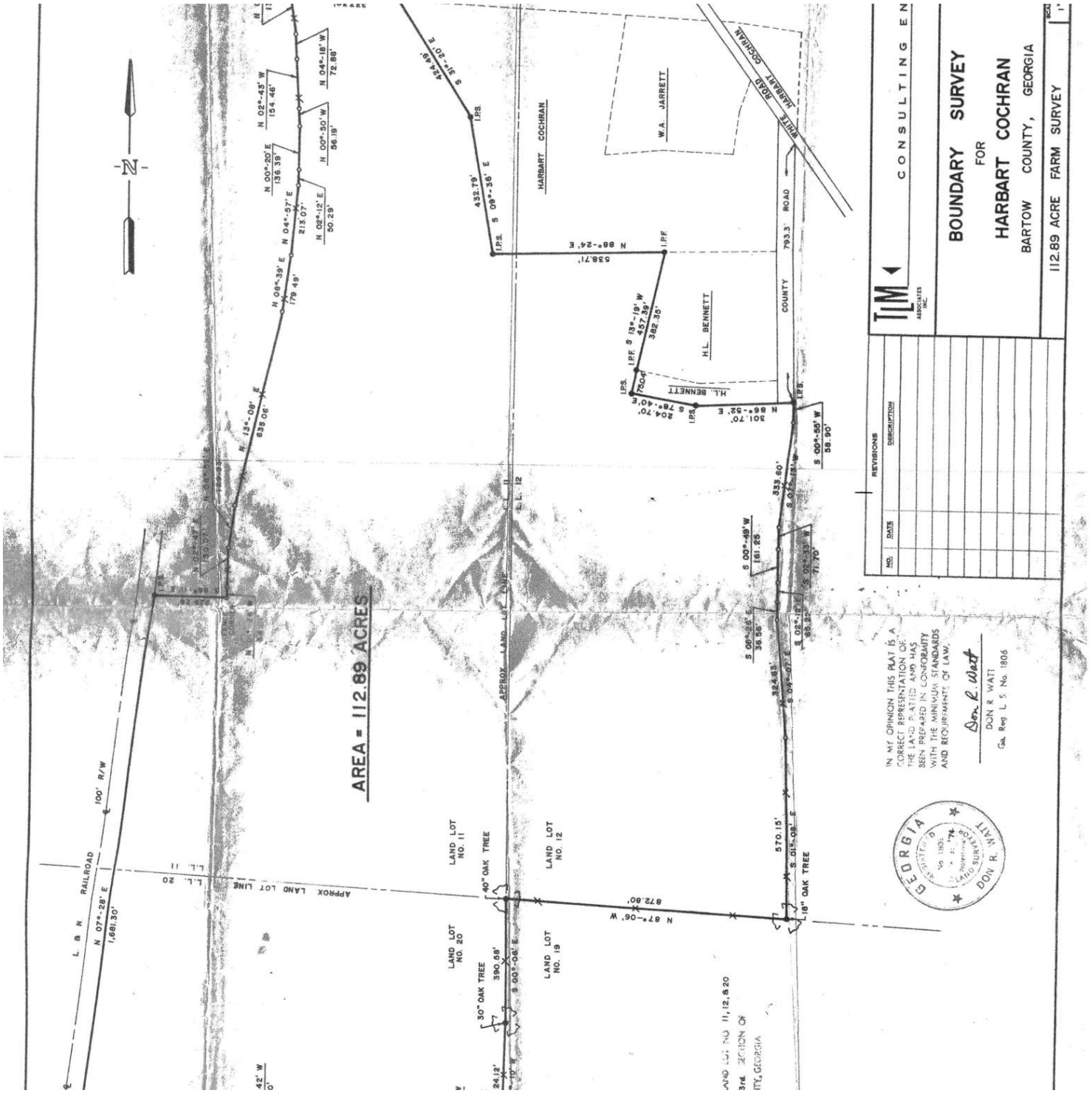

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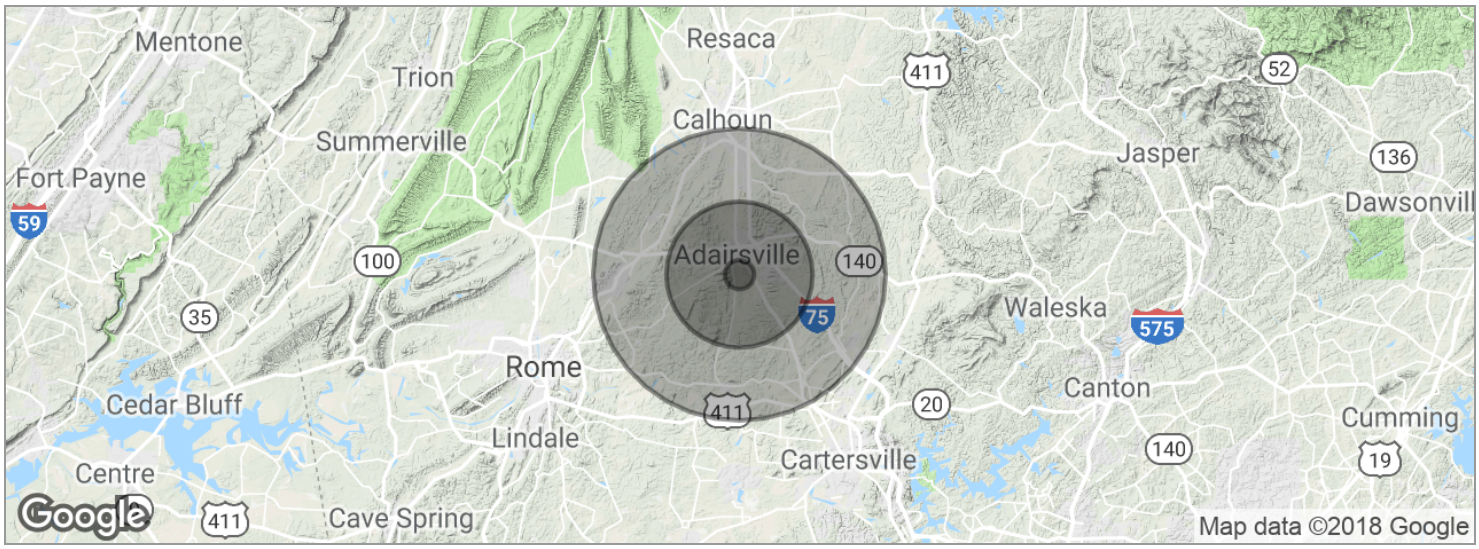

POPULATION	1 MILE	5 MILES	10 MILES
Total population	502	12,092	52,180
Median age	33.4	33.8	34.9
Median age (male)	33.9	34.0	34.3
Median age (Female)	33.0	33.7	35.6

HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total households	169	4,074	18,022
# of persons per HH	3.0	3.0	2.9
Average HH income	$54,905	$55,529	$54,749
Average house value	$147,913	$149,436	$158,767

** Demographic data derived from 2010 US Census*

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Property Visits

We request that prospective purchasers take the opportunity to visit the property prior to submitting offers. Access to residents and personnel may be limited if applicable. Please contact me before visiting the property. 48 hours' notice is appreciated. We thank you for accommodating these requests.

Offer Submission

If a prospective purchaser chooses to submit an offer, please consider the following: 1) purchase price, 2) due diligence time frame and closing date, 3) amount of earnest money funds, 4) an outline of the debt and equity structure and explanation of capital sources, 5) financing contingencies, and 6) specific explanation of who is to pay closing costs. Please deliver offers to the attention of Mike Garrett at the email address and/or fax number listed below.

Questions or Comments Should be Addressed to:

Mike Garrett
Garrett Land Brokers
162 W. Main Street, Suite 104
Cartersville, GA 30120
Direct: 770-846-7702
Email: mike@garrettlandbrokers.com
www.GarrettLandBrokers.com

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