

# 26 ACRE HUNTING TRACT

Parker Roberts Road, Cedartown, GA 30125



## OFFERING SUMMARY

<b>SALE PRICE:</b>	\$76,700
<b>LOT SIZE:</b>	26.0 Acres
<b>ZONING:</b>	agriculture
<b>MARKET:</b>	Northwest Georgia
<b>SUBMARKET:</b>	Cedartown
<b>PRICE / SF:</b>	\$0.07

## PROPERTY OVERVIEW

This 26 acres located in west Polk County has a nice stand of pine trees that were thinned several years ago, the thinning allowed vegetation to grow between the trees that has created a wildlife habitat. The property has ATV trails, grassed lanes and food plots have been created. The seller also has the 55 acres across the street available. 2017 Property Taxes of \$571.03.

## PROPERTY HIGHLIGHTS

- Great Wildlife Habitat
- ATV Trails, Grassed Lanes and Food Plots
- Acreage has a nice stand of Pine Trees
- Additional 55 Acres available Across the Street

**KW COMMERCIAL**  
3375 Dallas Highway, Suite 100  
Marietta, GA 30064

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

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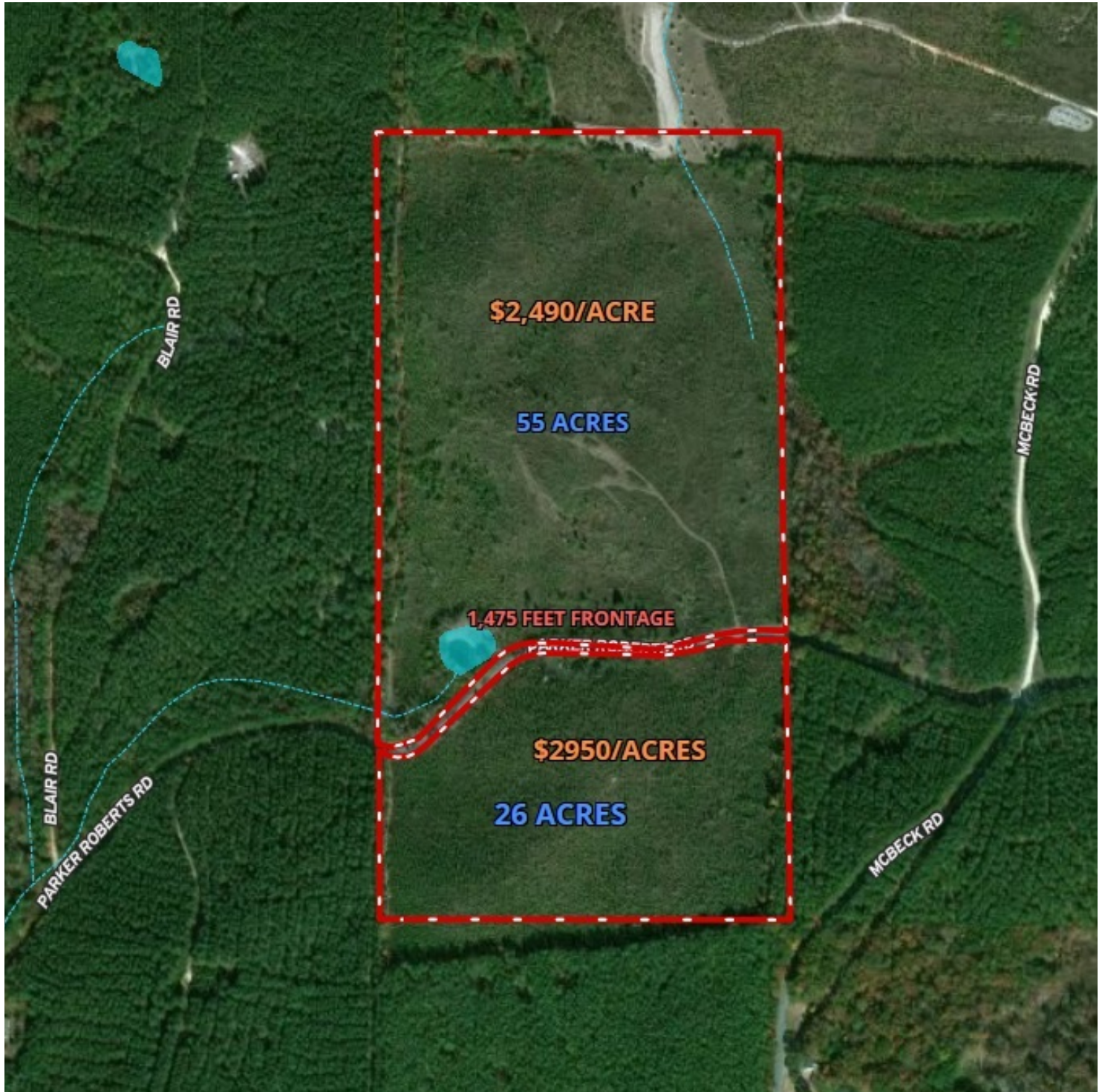
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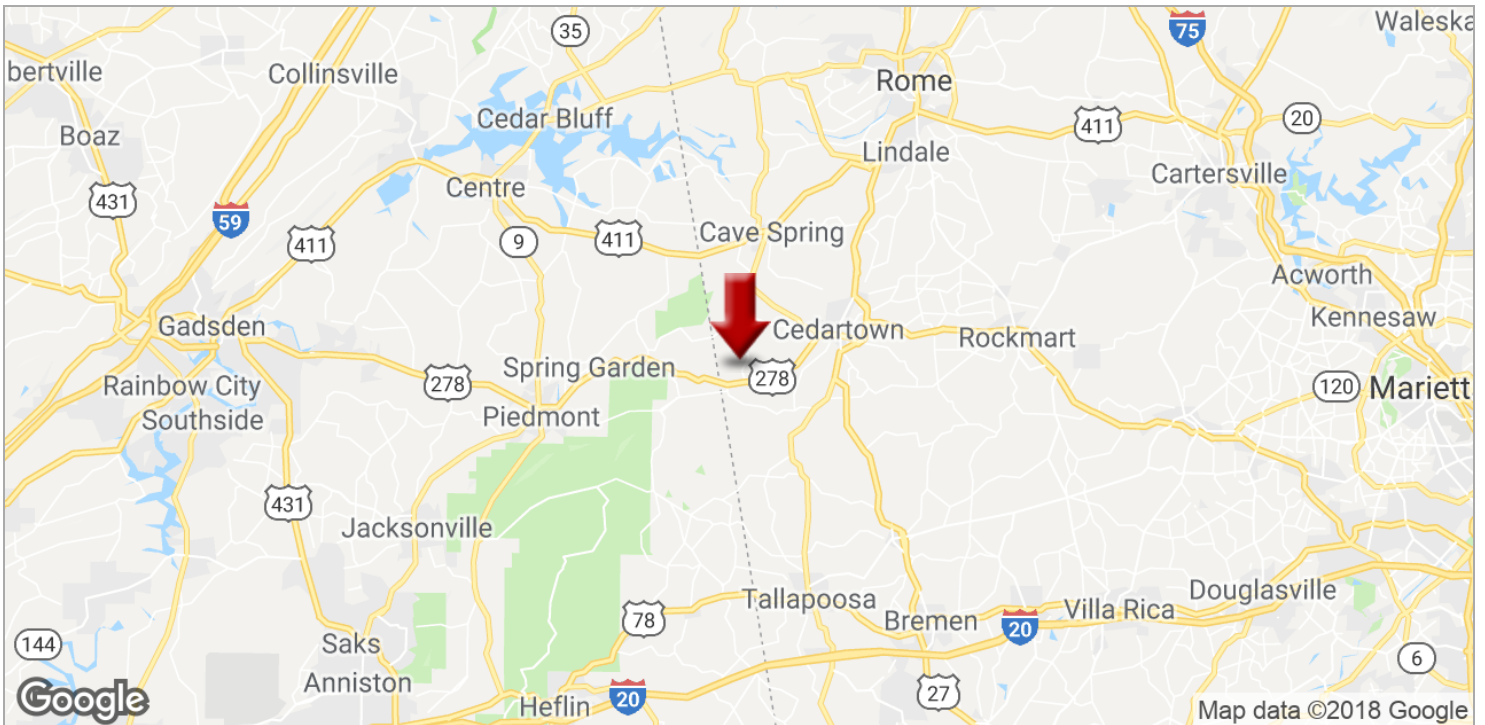
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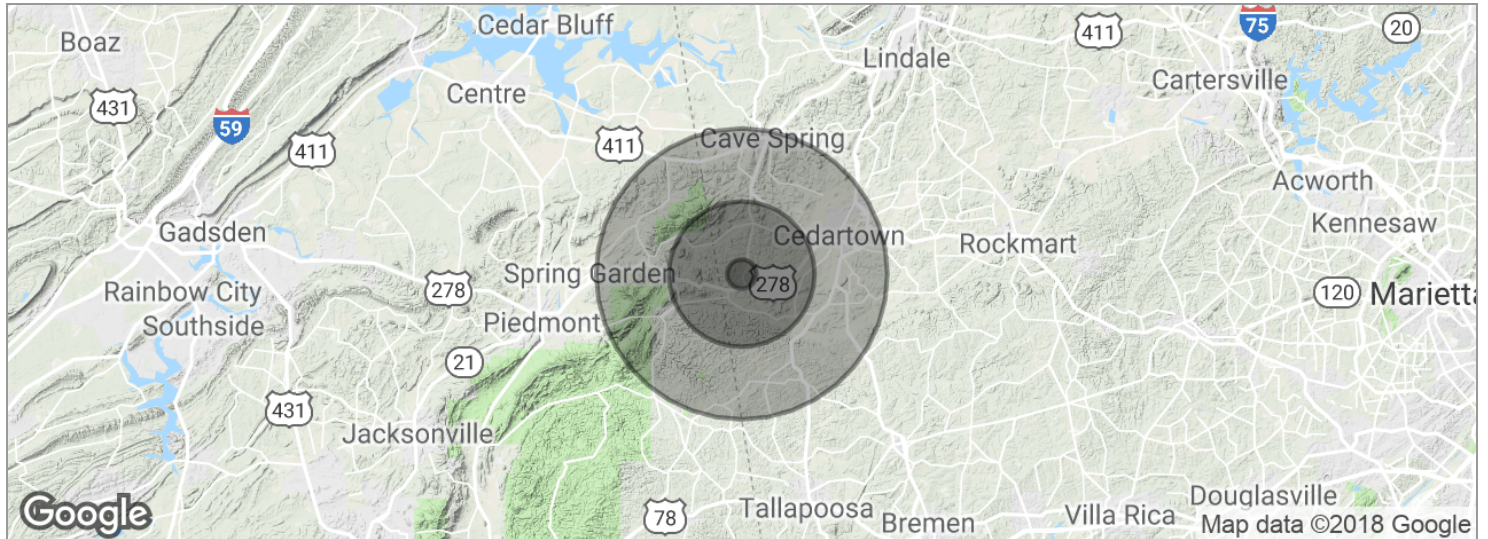
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<b>POPULATION</b>	<b>1 MILE</b>	<b>5 MILES</b>	<b>10 MILES</b>
Total population	177	3,759	18,063
Median age	31.7	33.1	36.1
Median age (male)	29.6	31.3	34.3
Median age (Female)	36.7	37.5	38.0

<b>HOUSEHOLDS &amp; INCOME</b>	<b>1 MILE</b>	<b>5 MILES</b>	<b>10 MILES</b>
Total households	59	1,306	6,493
# of persons per HH	3.0	2.9	2.8
Average HH income	\$49,616	\$48,330	\$44,672
Average house value		\$103,086	\$122,344

\* 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](mailto:mike@garrettlandbrokers.com)  
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