

An aerial photograph showing a large, rectangular agricultural field with distinct furrows, likely from a combine harvester. The field is brownish-tan, suggesting it is either fallow or has been recently harvested. To the left of the field, a paved road runs diagonally across the frame. Beyond the road is a dense forest of tall, thin trees. In the distance, there are some buildings and more open fields under a clear sky.

FOR SALE

±989 ACRES - ROCKMART HIGHWAY

ROME, GA 30137

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CBRE is representing the Seller, not the Purchaser, in this transaction and will be paid by the Seller, not the Purchaser. Any cooperating Broker shall have written exclusive authorization from Purchaser and co-op commission, if any, to be paid by purchaser.

CONFIDENTIALITY AGREEMENT

Your receipt of this Memorandum constitutes your acknowledgment that (i) it is a confidential Memorandum solely for your limited use and benefit in determining whether you desire to express further interest in the acquisition of the Property, (ii) you will hold it in the strictest confidence, (iii) you will not disclose it or its contents to any third party without the prior written authorization of the owner of the Property ("Owner") or CBRE, Inc. ("CBRE"), and (iv) you will not use any part of this Memorandum in any manner detrimental to the Owner or CBRE.

If after reviewing this Memorandum, you have no further interest in purchasing the Property, kindly return it to CBRE.

DISCLAIMER

This Memorandum contains select information pertaining to the Property and the Owner and does not purport to be all-inclusive or contain all or part of the information which prospective investors may require to evaluate a purchase of the Property. The information contained in this Memorandum has been obtained from sources believed to be reliable, but has not been verified for accuracy, completeness, or fitness for any particular purpose. All information is presented "as is" without representation or warranty of any kind. Such information includes estimates based on forward-looking assumptions relating to the general economy, market conditions, competition and other factors which are subject to uncertainty and may not represent the current or future performance of the Property. All references to acreages, square footages, and other measurements are approximations. This Memorandum describes certain documents, including leases and other materials, in summary form. These summaries may not be complete nor accurate descriptions of the full agreements referenced. Additional information and an opportunity to inspect the Property may be made available to qualified prospective purchasers. You are advised to independently verify the accuracy and completeness of all summaries and information contained herein, to consult with independent legal and financial advisors, and carefully investigate the economics of this transaction and Property's suitability for your needs. ANY RELIANCE ON THE CONTENT OF THIS MEMORANDUM IS SOLELY AT YOUR OWN RISK.

The Owner expressly reserves the right, at its sole discretion, to reject any or all expressions of interest or offers to purchase the Property, and/or to terminate discussions at any time with or without notice to you. All offers, counteroffers, and negotiations shall be non-binding and neither CBRE, Inc. nor the Owner shall have any legal commitment or obligation except as set forth in a fully executed, definitive purchase and sale agreement delivered by the Owner.

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PROPERTY DESCRIPTION

CBRE is pleased to present the unique opportunity to purchase ±989 acres in Floyd county. The property can be purchased as a whole or divided into two properties. The ±661-acre timber tract to the north has a gas and power easement though it, which allows long range shooting opportunities as well as easy food plot conversion. Proximity to the mill and maturity of standing timber provides income opportunities whenever the new owner desires the cash flow. The ±329 acres of land to the south is setup for a cattle farm, which the owner recently operated on the property. There is an extensive road system throughout the properties with a handful of exiting ponds. There is an approved lake site on the timber tract, which could be revisited by a new owner. There are five existing barns on the property as well as a rental home, which has a current tenant. There is also an old home near the gate that has fire damage and will most likely be a tear down. A large group of turkeys was seen on our last visit to the property and the owner continually has success chasing spring gobblers.

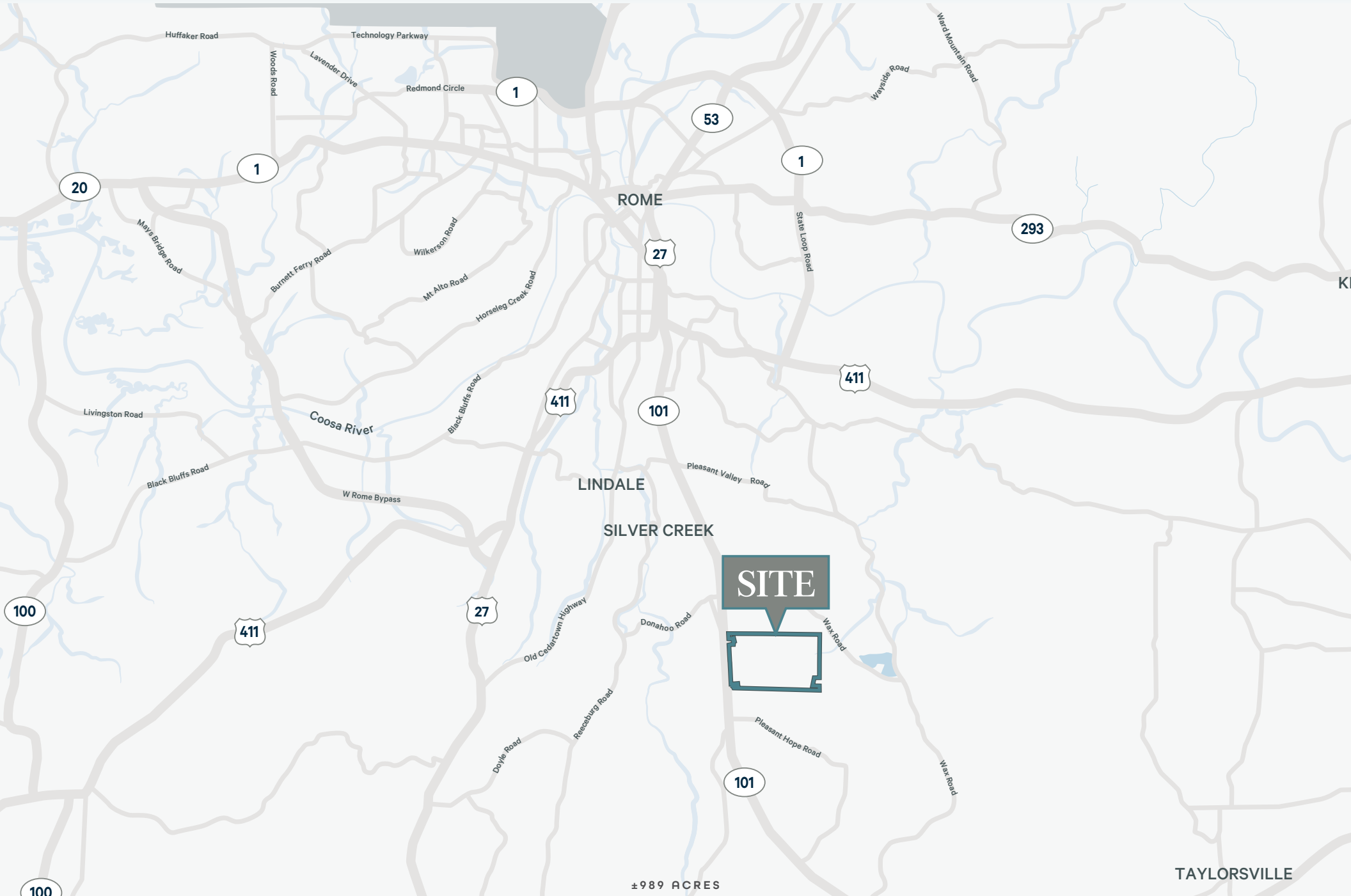
| | |
|----------------------|---|
| Property Size | ±989.10 acres, will consider subdividing |
| Location | Rockmart Highway Rome, GA 30173 Floyd County |
| Frontage | ±4,170 feet on Rockmart Road SE, and ±300 feet on Craton Road |
| Topography | Rolling |
| Zoning | A-R, Agricultural Residential |
| Improvements | Two pole barns, and 3 bedroom-2 bath 2,246 SF rental home |
| Utilities | Power and water utilities available subject to independent verification |
| Price | Contact Broker for pricing guidance |



±989 ACRES



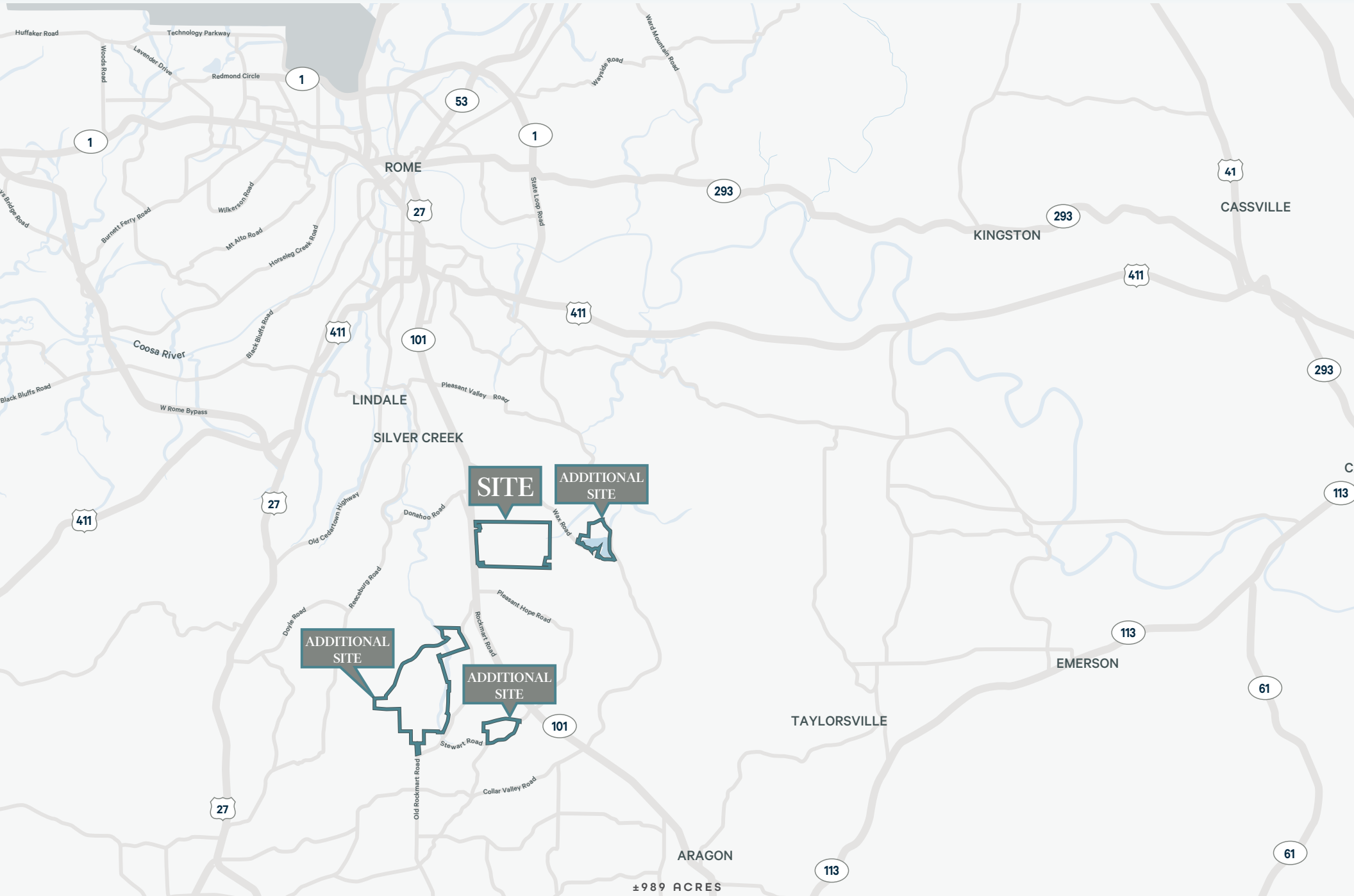
LOCATION MAP

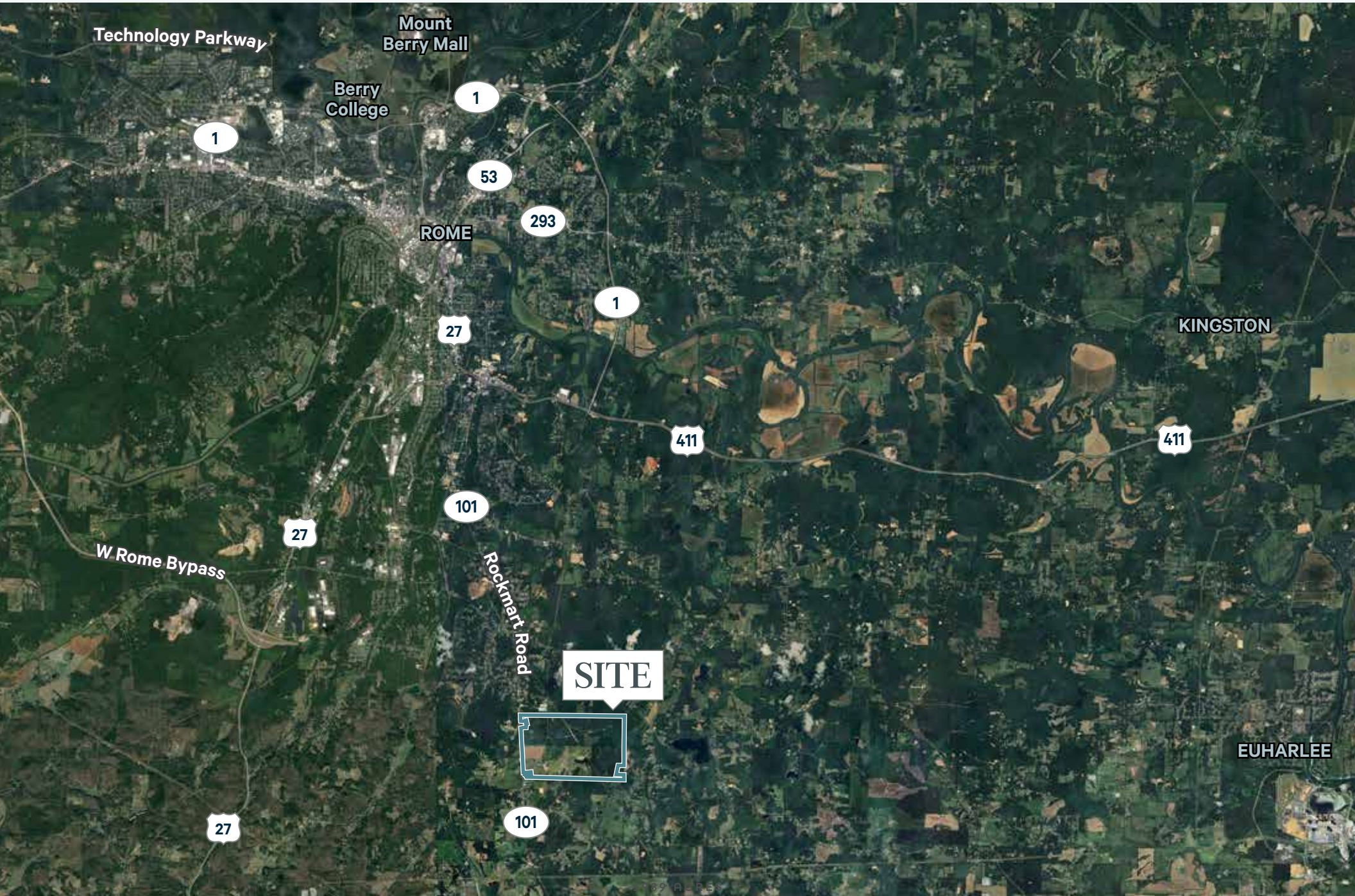


±989 ACRES

TAYLORSVILLE

LOCATION MAP







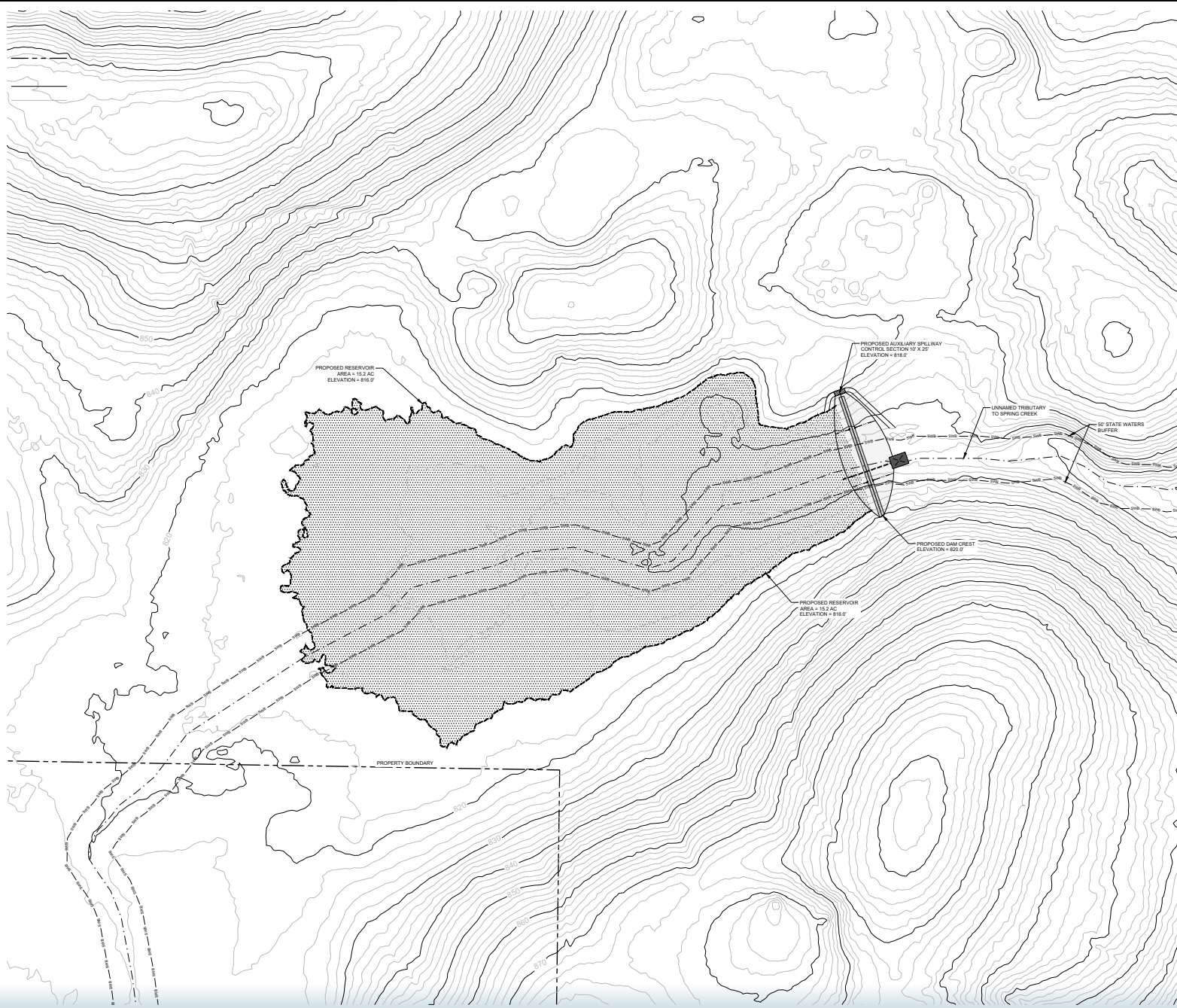
SITE

Approved Lake

Rockmart Road

297 ACRES

APPROVED LAKE DESIGN



±989 ACRES

PROJECT NOTES:
 CLIENT: 19001HEAN
 Albee Properties, LLC
 265 Highway 160 East
 Suite 400
 Marietta, GA 30066
 Phone: 678-832-2100
 Carter Engineering Consultants, Inc.
 3613 Mann 1801 Road
 Suite 2000
 Waukesha, WI 53077
 Contact: Brian Kenney, P.E.
 Tel: 678-770-3389
 Email: bken@cartereng.com
 Property located off W. Road SE
 Coordinates: 34 140211 - 85 119567
 Drawn by: *[Signature]*
 Checked by: *[Signature]*
 Design: Brian Kenney, P.E., Paul H. Hanning, P.E., Dennis L. Carter, P.E.

UNDERGROUND UTILITIES DISCLAIMER:
 Information regarding the location, nature, size, character and location of existing underground utilities and structures related to underground utilities is shown herein. There is no certainty of the accuracy of this information and it shall be considered in that light by those using this drawing. The location and arrangement of underground utilities and structures related to underground utilities shown herein may be inaccurate and utility and structures related to underground utilities not shown may be encountered. The owner, his employees, his consultants and his contractors shall hereby distinctly understand that the engineer is not responsible for the existence or sufficiency of this information regarding the underground utilities and structures related to underground utilities shown herein.

PROPOSED DAM INFORMATION

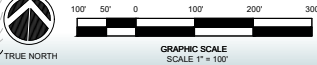
| GENERAL INFORMATION | |
|--------------------------|--|
| DAM NAME: | HEANER IRRIGATION RESERVOIR |
| GA STATE ID: | N/A |
| COORDINATES: | N 34 142011' - W 85 119567" |
| COUNTY: | FLOYD COUNTY |
| HAZARD CLASSIFICATION: | N/A |
| PHYSICAL CHARACTERISTICS | |
| DAM HEIGHT: | 14.00 FEET |
| NORMAL POOL ELEVATION: | 816.00 FEET |
| NORMAL POOL STORAGE: | 23.21 ACRE-FEET |
| CREST OF DAM ELEVATION: | 820.00 FEET |
| MAXIMUM DAM STORAGE: | 215.56 ACRE-FEET |
| PRINCIPAL SPILLWAY: | 24" CMP FLASHBOARD RISER & 18" CMP CONDUIT |
| AUXILIARY SPILLWAY: | 10' WIDE EARTHEN CHANNEL |

HYDROLOGIC & HYDRAULIC SUMMARY

| STORM EVENT (24 HOUR) | SCS TYPE II STORMS | | | MAX WATER SURFACE ELEVATION (FEET) |
|-----------------------|-------------------------|-------------------|--------------------|------------------------------------|
| | RAINFALL DEPTH (INCHES) | PEAK INFLOW (CFS) | PEAK OUTFLOW (CFS) | |
| 1 YEAR | 3.30 | 169.49 | 14.96 | 816.77 |
| 2 YEAR | 3.76 | 223.01 | 14.96 | 817.05 |
| 5 YEAR | 4.51 | 315.88 | 16.44 | 817.54 |
| 10 YEAR | 5.16 | 400.43 | 18.73 | 818.00 |
| 25 YEAR | 6.06 | 521.74 | 28.89 | 818.40 |
| 50 YEAR | 6.78 | 621.22 | 42.75 | 818.87 |
| 100 YEAR | 7.51 | 723.67 | 56.55 | 819.87 |

GENERAL PLAN SET NOTES

1. THE DRAWINGS ARE NOT RESPONSIBLE FOR THE COST OF CONSTRUCTION, OPERATION, MAINTENANCE OR REPAIRS.
2. BIDS & QUOTES SHALL BE BASED ON THIS PLAN SET. LABELS "AS SHOWN" OR "AS NOTED" ON THE DRAWINGS SHALL BE USED FOR ALL BIDS.
3. BIDS & QUOTES SHALL BE REVIEWED BASED ON THE LABELS "AS SHOWN" OR "AS NOTED" ON THE DRAWINGS.
4. IF DISCREPANCIES ARE ENCOUNTERED DURING CONSTRUCTION THAT REQUIRE DEVIATION FROM THIS PLAN SET, THE ENGINEER SHALL BE NOTIFIED IMMEDIATELY FOR APPROVAL.
5. THE ENGINEER IS NOT RESPONSIBLE FOR DESIGN OR CONSTRUCTION COST ASSOCIATED WITH FIELD CHANGES OR DEVIATION FROM THIS PLAN SET DUE TO UNFORSEEN SITE CONDITIONS. CLIENT NOTIFICATION REQUEST MUST BE SUBMITTED IMMEDIATELY.
6. THE ENGINEER IS NOT RESPONSIBLE FOR THE EFFICACY OF FIELD CHANGES OR DEVIATION FROM THIS PLAN SET IN ANYWAY UNLESS CORRECTED AND SPECIFIED BY THE ENGINEER.



REVISION BLOCK

| | | |
|-----|------------|-------------------|
| NO. | DATE | DESCRIPTION |
| 1 | 09/14/2020 | ISSUED FOR PERMIT |
| 2 | | |
| 3 | | |
| 4 | | |
| 5 | | |
| 6 | | |
| 7 | | |
| 8 | | |
| 9 | | |
| 10 | | |

PERMIT INFORMATION

STATE OF GEORGIA
 PERMIT NO. 19001HEAN
 PROJECT TITLE: HEANER IRRIGATION RESERVOIR
 SHEET TITLE: OVERALL SITE PLAN
 SHEET NUMBER: C-1
 PROJECT NUMBER: 19001HEAN
 DATE: 09/14/2020

CARTER ENGINEERING CONSULTANTS
 Carter Engineering Consultants, Inc.
 3613 Mann 1801 Road
 Suite 2000
 Waukesha, WI 53077
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 F: 770-725-1204
 www.cartereng.com







FOR SALE

±989 ACRES

ROME, GA 30137

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