

An aerial photograph of a large property in Rome, Georgia. The property features a large, irregularly shaped field in the foreground, surrounded by dense forest. In the background, a large lake is visible, with a small island in the center. The sky is clear and blue, and the overall scene is well-lit, suggesting a bright day.

FOR SALE

±235 ACRES

ROME, GA 30104

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

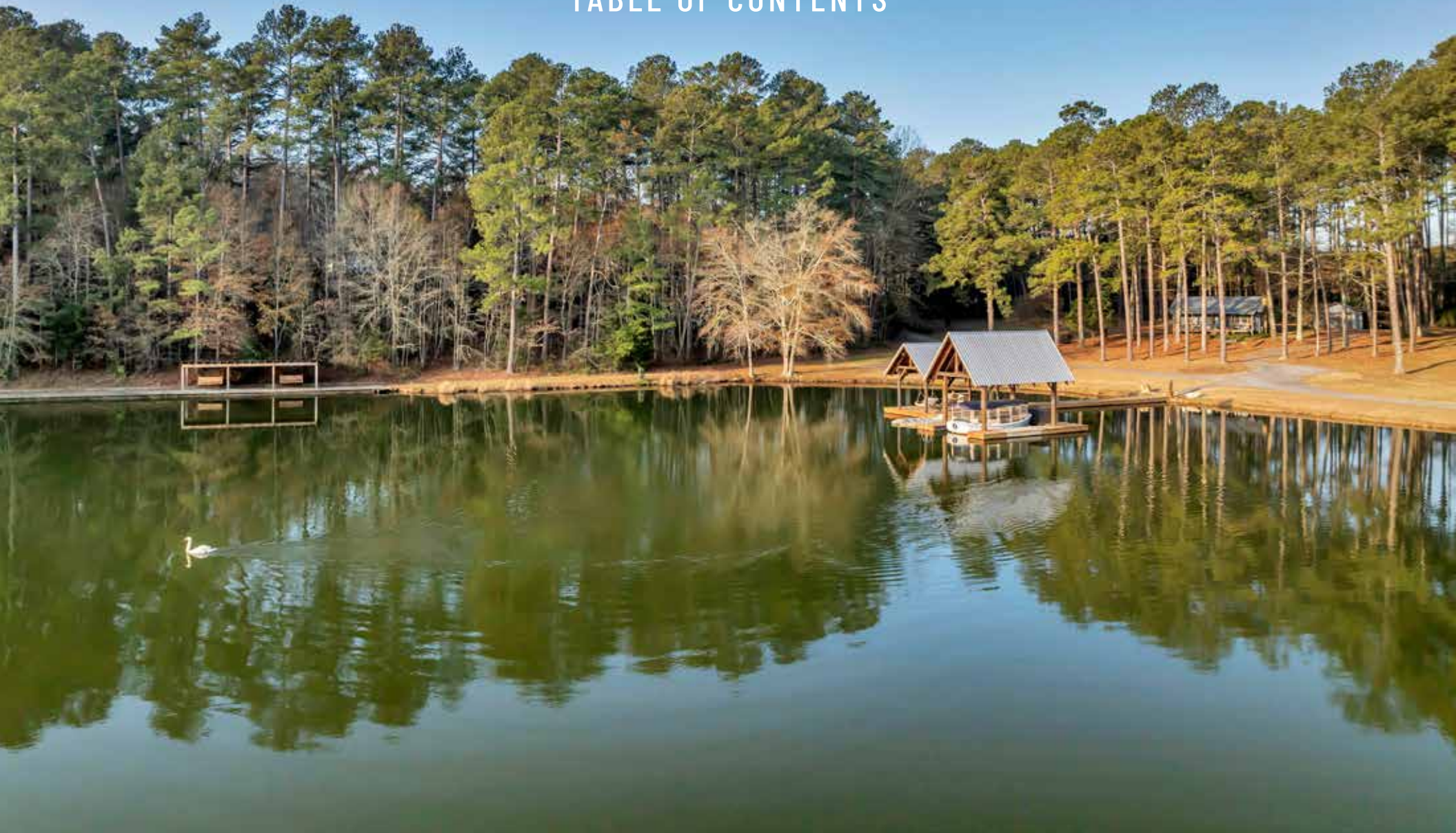
DISCLAIMER

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.

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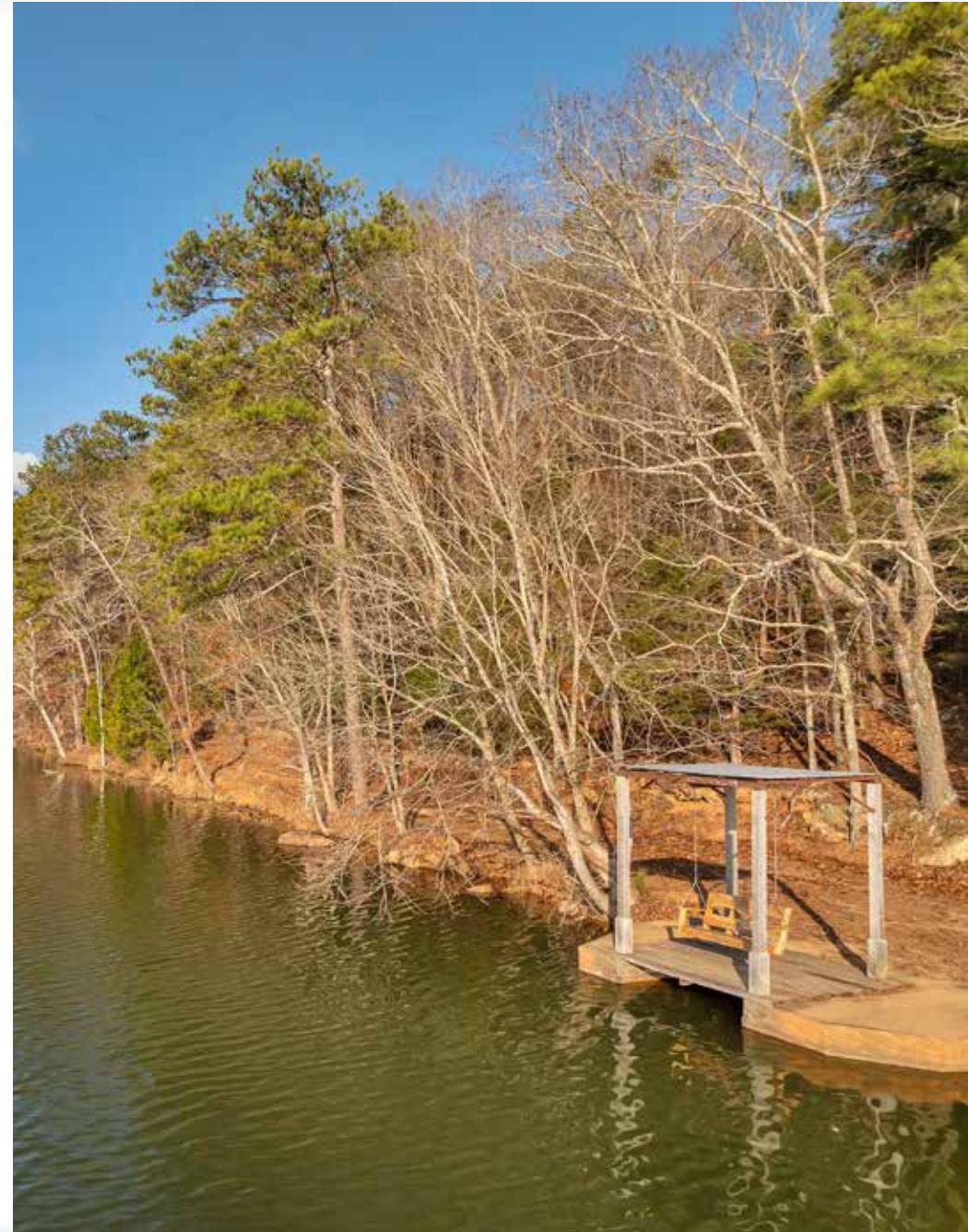
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PROPERTY DESCRIPTION

CBRE is pleased to present the unique opportunity to purchase ±235 acres in Floyd county. If you like to freshwater fish and you want to be within an hour and a half of downtown Atlanta, this property is for you and your friends. Wax Lake measures an incredible ±90 acres and has been trophy managed for the past few years. This lake is so big that you could contemplate a water skiing slalom course. The boat dock is first class construction and the two existing cabins are in great condition. The seller would consider an offer for the electric touring boat already in the slip. The conservation easement on the property allows two more dwellings to be constructed on the scenic four acre envelope on the north side of the lake. There is a garage next to the lower cabin and a large equipment barn next to the lake. The property has a quaint rental home along Abrams Rd, which has a current tenant. Above the lake is a mixture of mature timber and pasture. The lower pasture has a hunting blind for deer season.

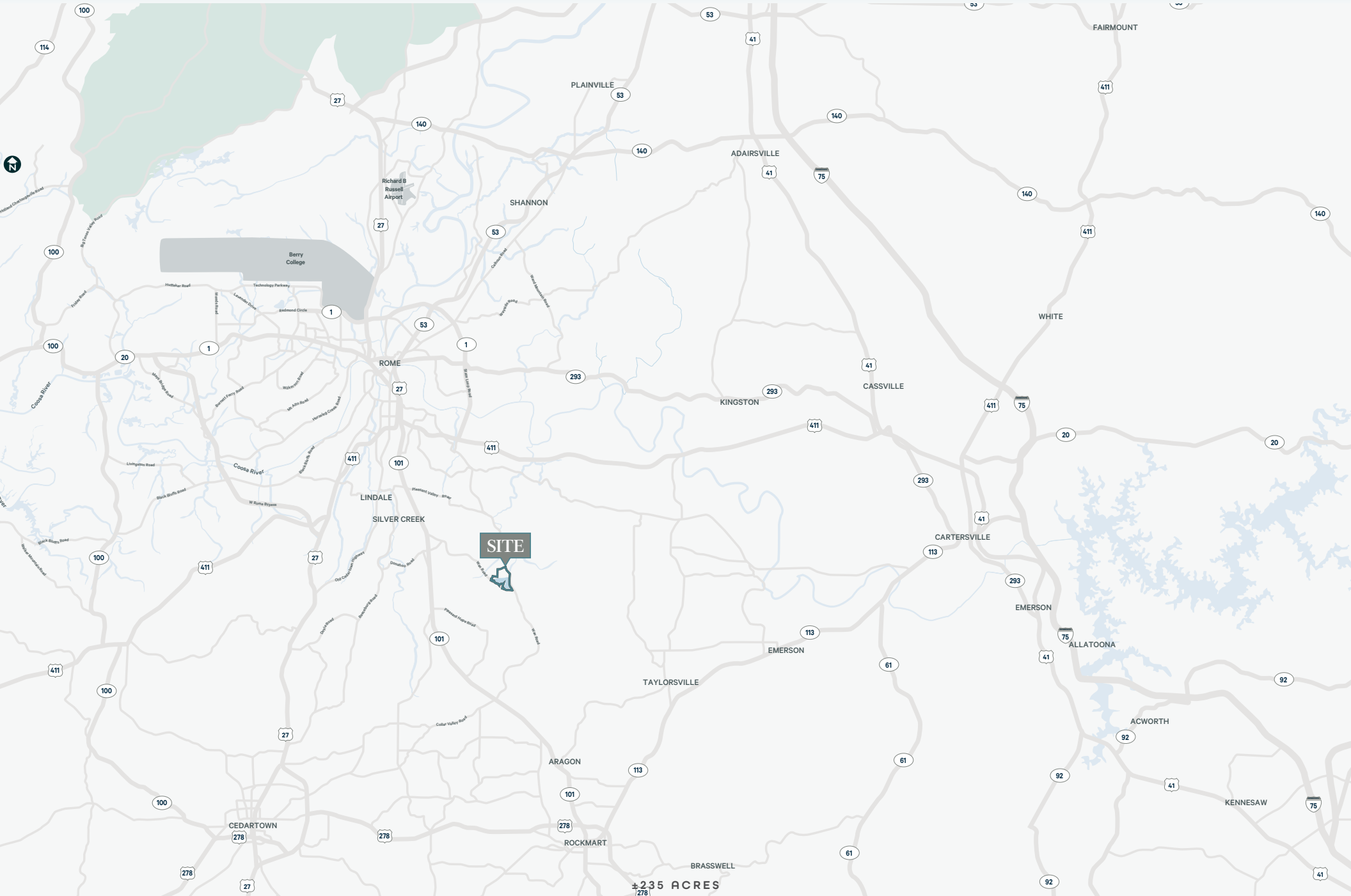
Property Size	±235.37acres
Location	Wax Road Aragon, GA 30104 Floyd County
Frontage	Abrams Road, Harmony Road, Plemmons Road, and Wax Road
Topography	Rolling
Zoning	A-R, Agricultural Residential
Improvements	one - 2 bedroom-1 bath 1,024 SF rental house, two - 2 bedroom-2 bath cabins, equipment shed, and boat house
Utilities	Power and water utilities available subject to independent verification
Price	Contact Broker for pricing guidance



±235 ACRES

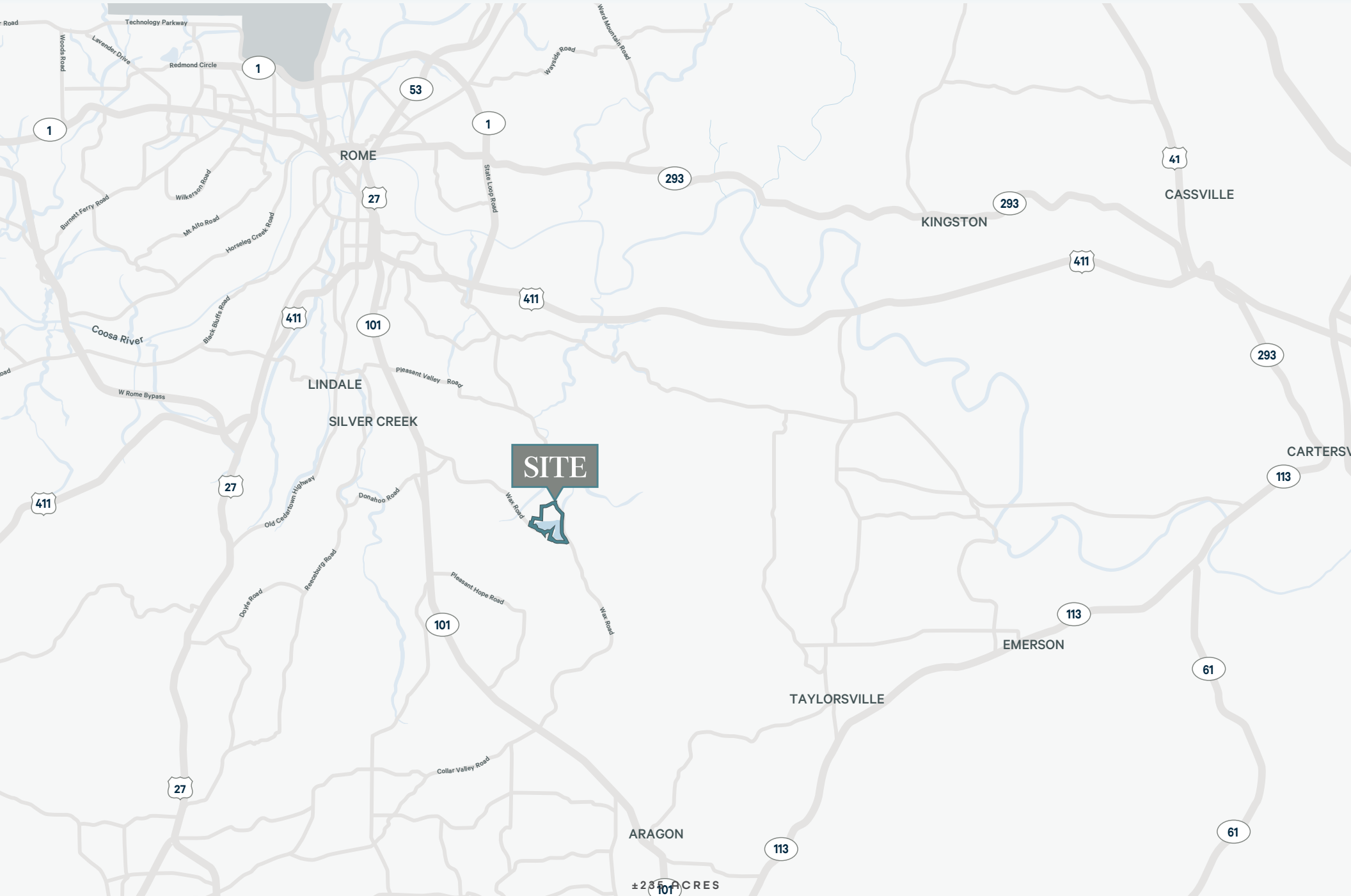


LOCATION MAP

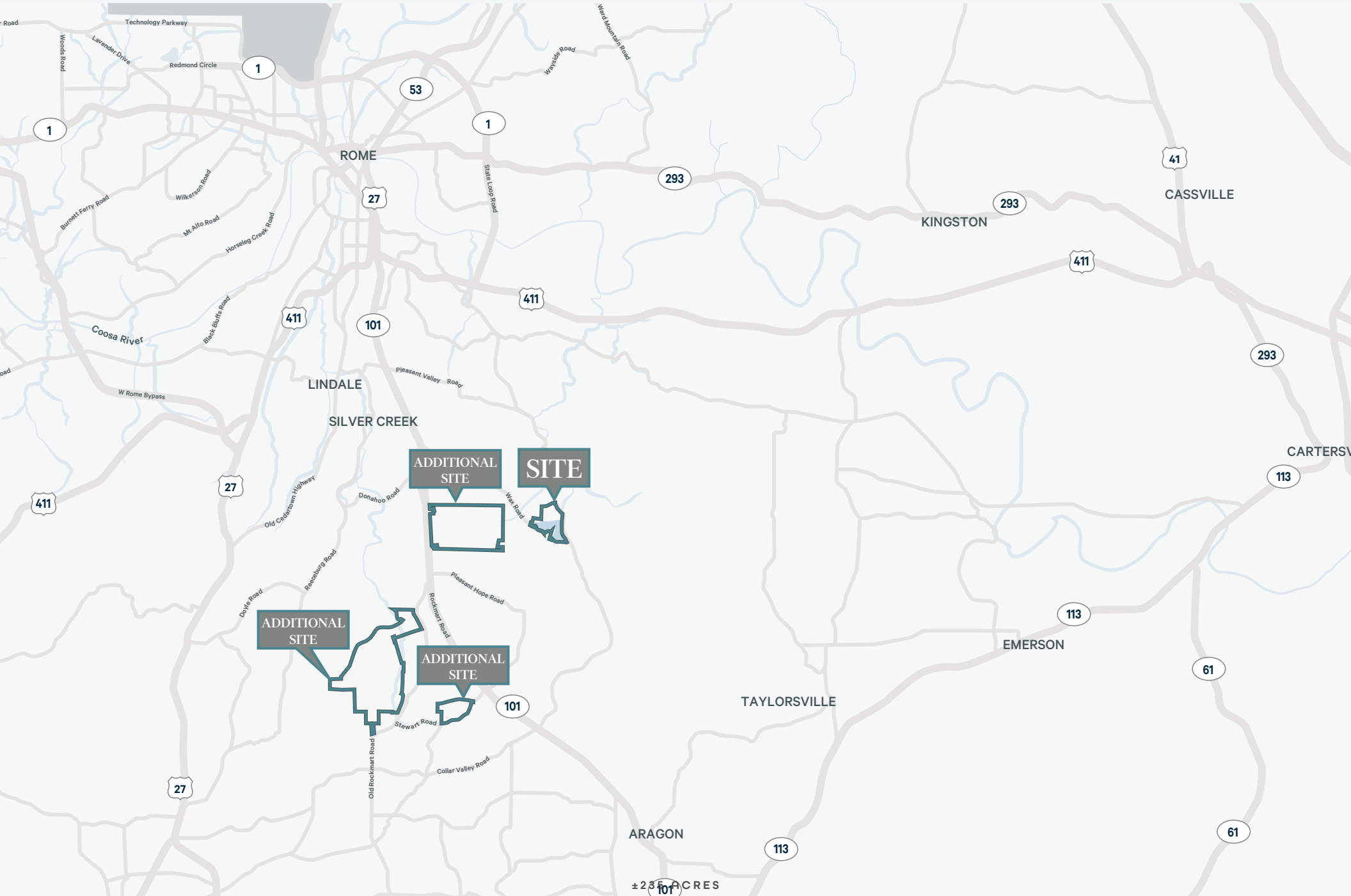


± 235 ACRES
278

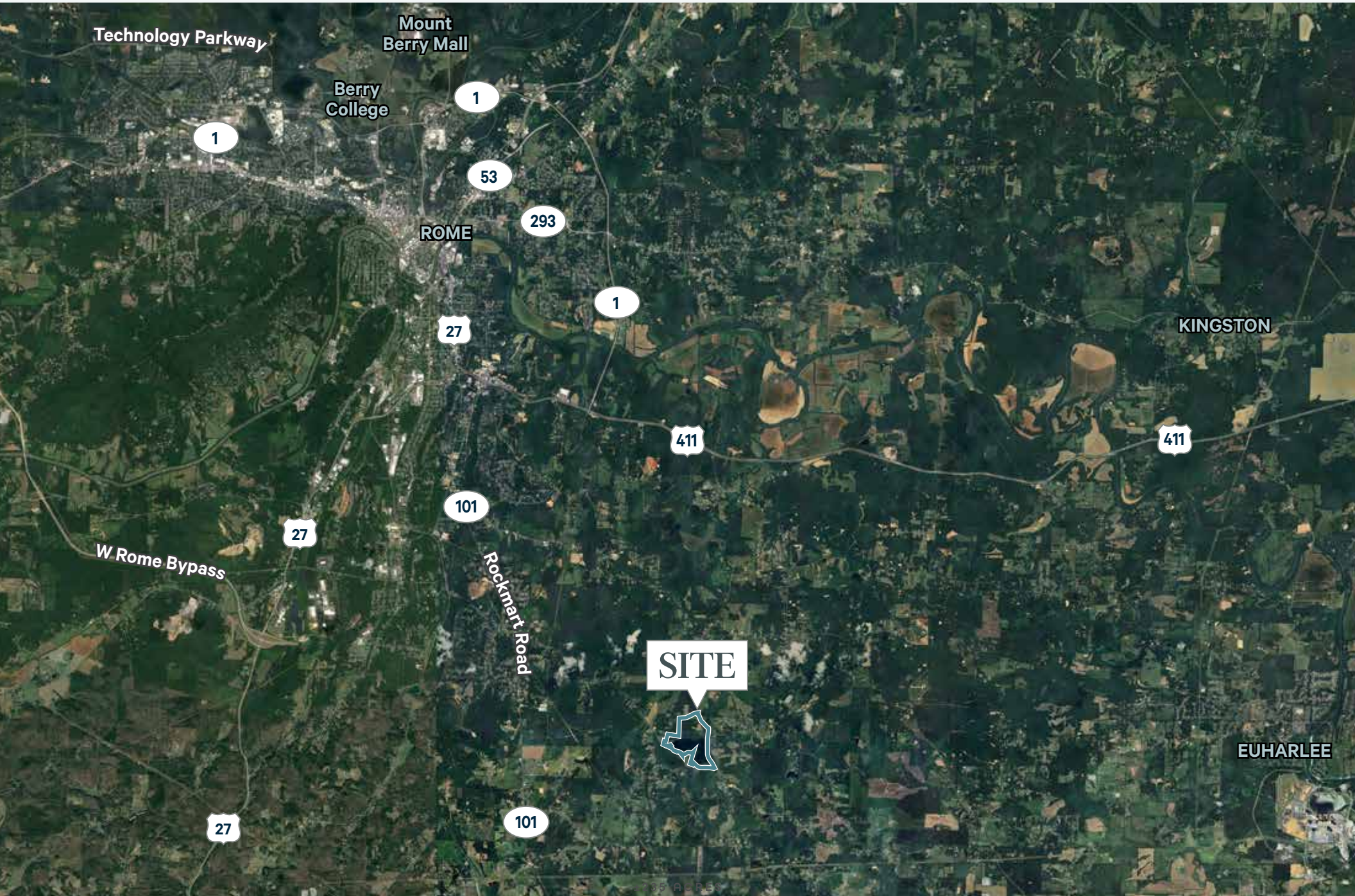
LOCATION MAP



LOCATION MAP



± 235 ACRES





138 ACRES

TAX MAP

DISCLAIMER

This map was created for reference purposes only and is not to be construed as a "warranty description". CAD does not represent or warrant that this map is complete or free from error, and does not assume, and expressly disclaims, any liability for any omissions or loss or damage caused by errors or omissions in the map.

LEGEND:

Map Page:
County Line:
Street:
Name:
Centerline



Hydrology:
Subdivision:
Name:
Boundary



Parcel:
Boundary:
Parcel ID:
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Site / Zoning:
Lot Line



APN Label Record Layout:

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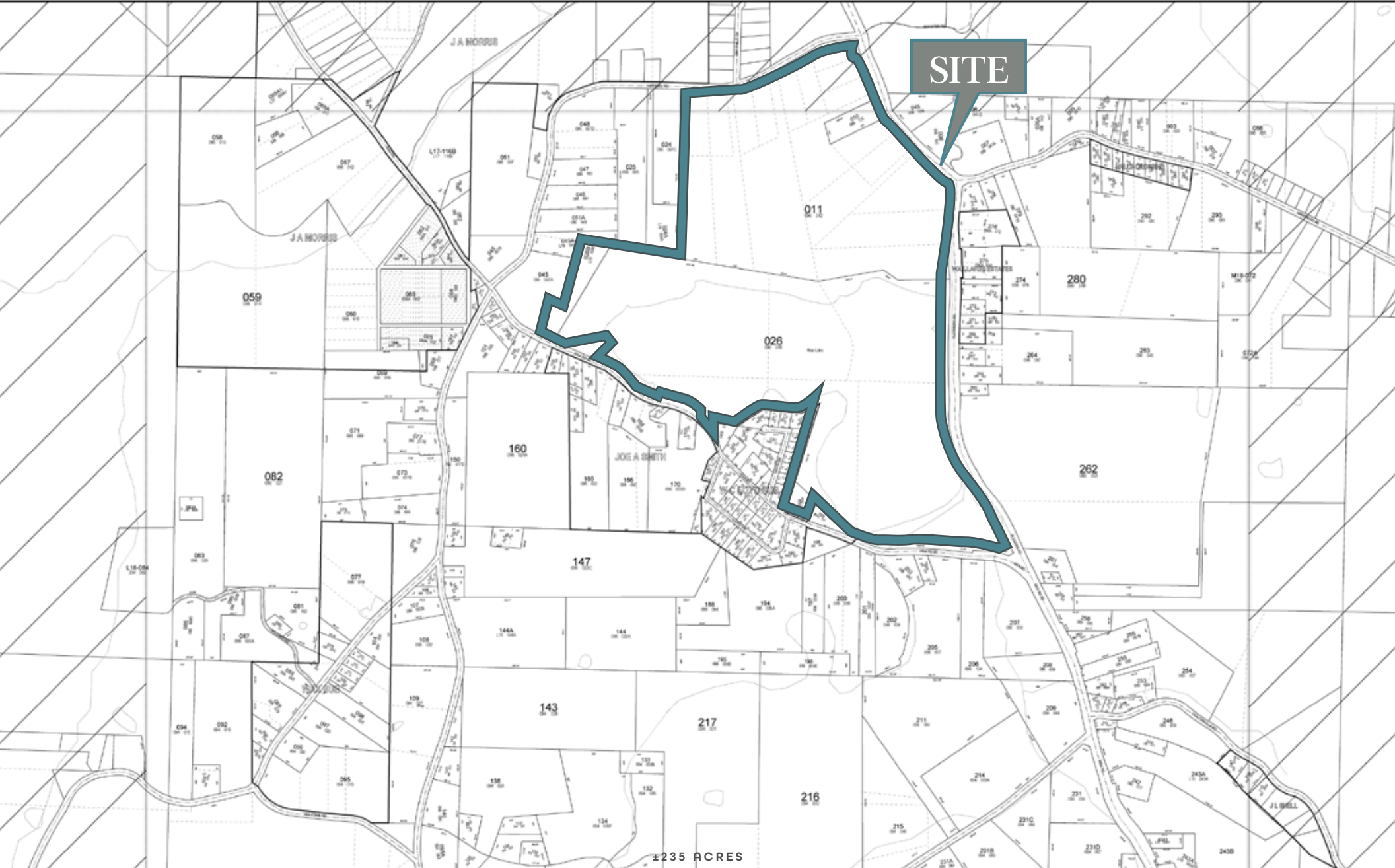
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FLOYD, GA

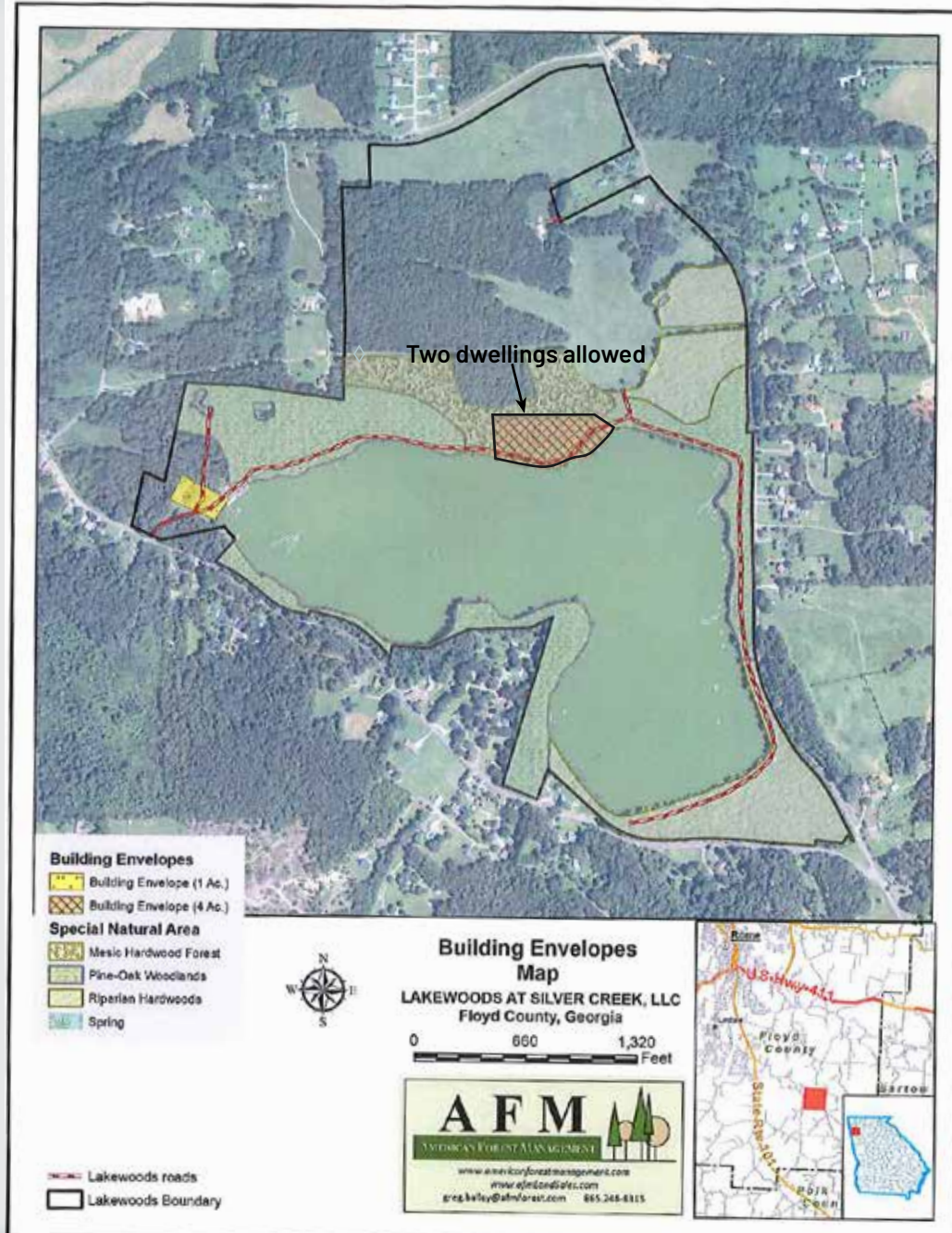
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±235 ACRES

CONSERVATION EASEMENT BASELINE MAP



±235 ACRES



◆ Campground





◆ Cabin Kitchen



◆ Cabin Bedroom



◇ Cabin



Cabin Kitchen



Cabin Bedroom



◇ Cabin Bedroom

◇ Rental House





◇ Cabin



◇ Cabin



FOR SALE

±235 ACRES

ROME, GA 30104

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