

An aerial photograph of a large, undeveloped property. The property features a central pond, several large buildings with grey roofs, and a winding road. The surrounding area is a mix of dense green forest and open, brownish fields. In the background, rolling hills are visible under a clear sky.

FOR SALE

±194 ACRES

ROME/ROCKMART, GA 30104

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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

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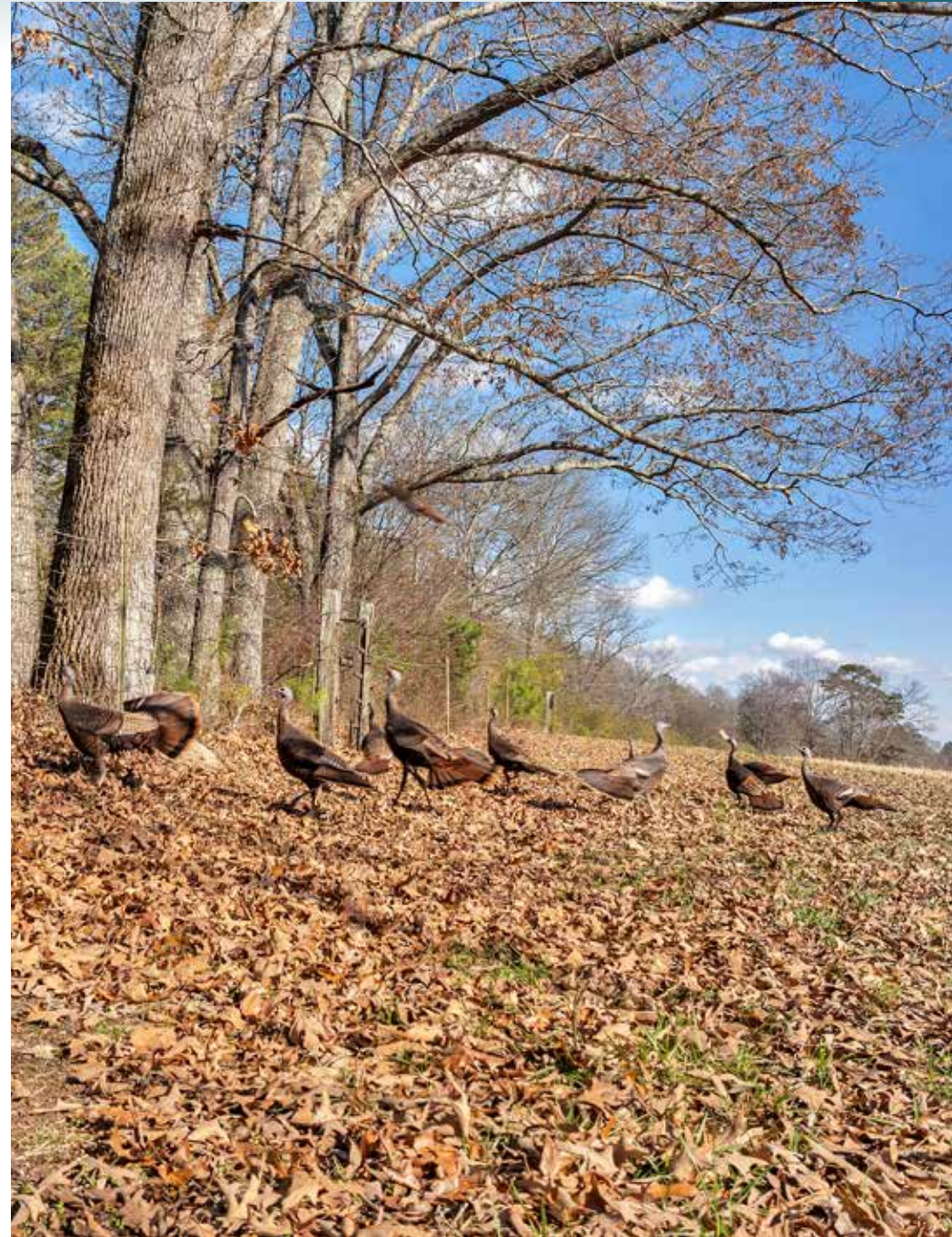
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PROPERTY DESCRIPTION

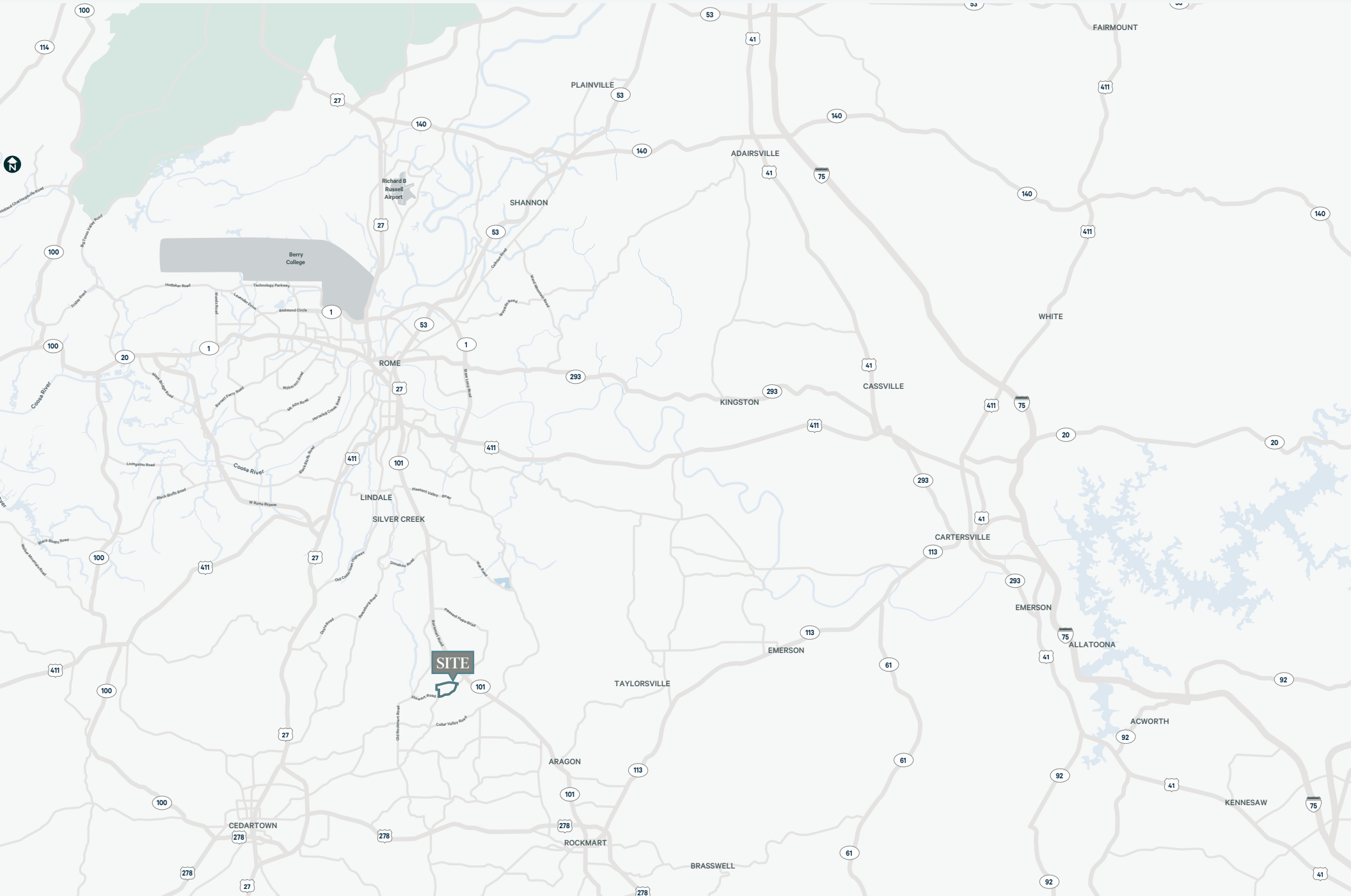
CBRE is pleased to present the unique opportunity to purchase ±194 acres in Floyd and Polk counties. The property has 10 barns, dog kennels and equipment sheds and a comfortable home at the top of the hill. The property is a nice mixture of mature timber, pasture, and cultivated land with a ±7.5 acre pond. We witnessed a large group of turkeys on two visits to the property and the owner enjoys successful turkey hunts on this property yearly. This farm can be purchased alone or in conjunction with the ±1,287 acre hunting preserve at the end of Stewart Road. The property is an easy weekend getaway with an hour and ten minute trip from Truist Park.

Property Size	±193.85 acres
Location	Stewart Road Aragon, GA 30104 Floyd and Polk Counties
Frontage	±4,200 feet on Stewart Road
Topography	Rolling
Zoning	A-R, Agricultural Residential
Improvements	6 bedroom-3 bath house, pole barns, 3 enclosed barns- no stalls and 6-8 run dog kennels
Utilities	Power and water utilities available subject to independent verification
Price	Contact Broker for pricing guidance

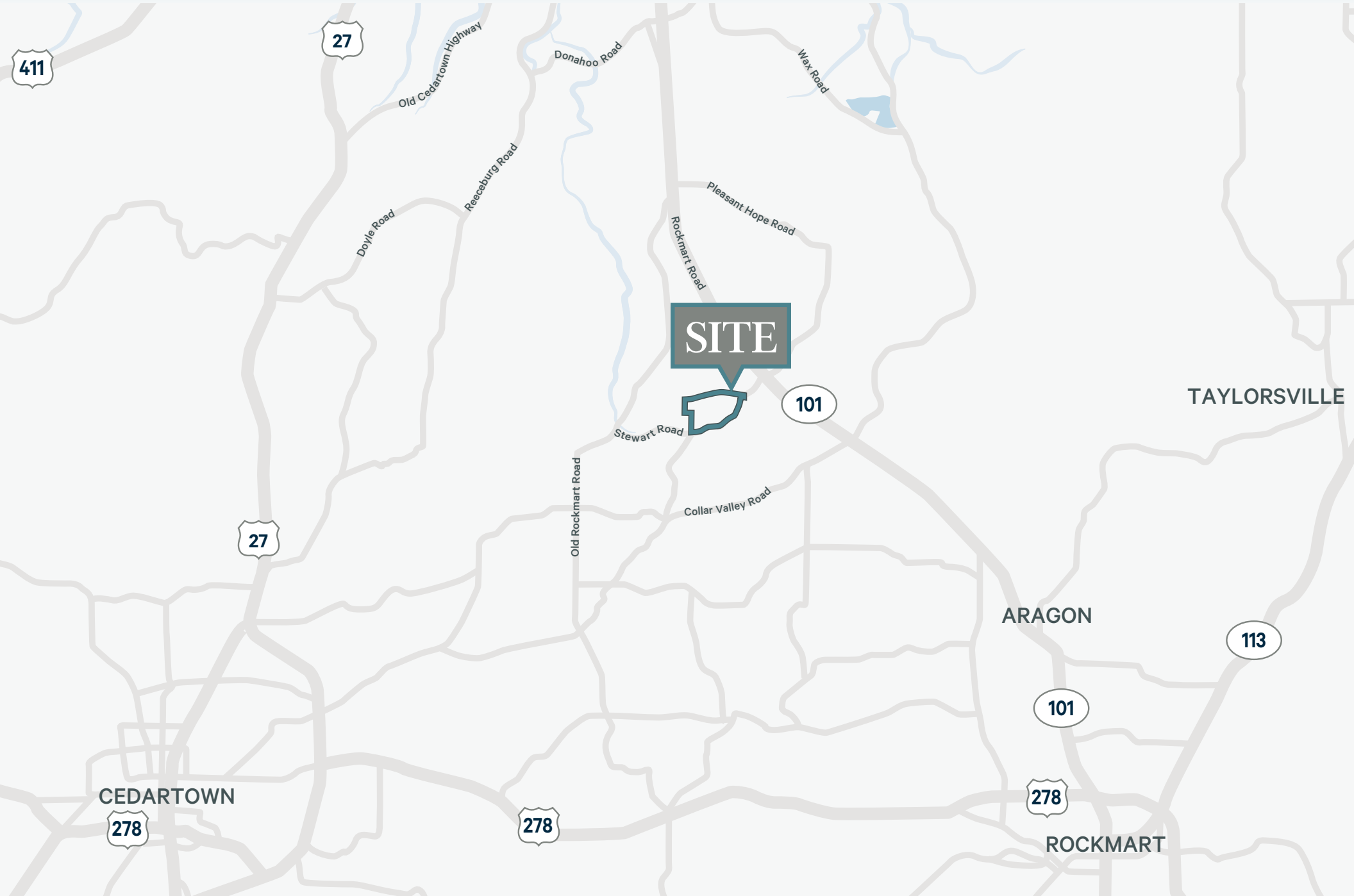




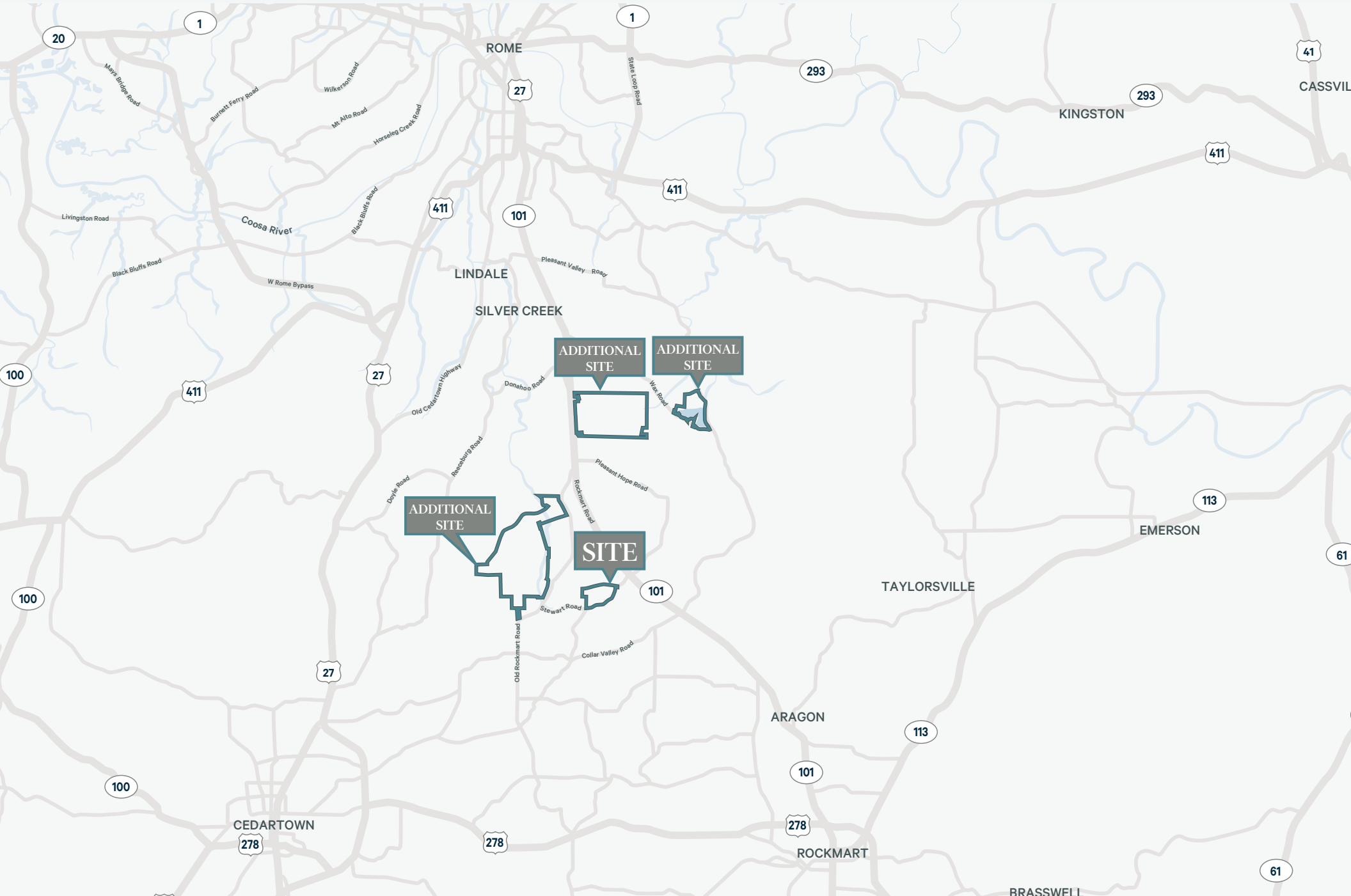
LOCATION MAP



LOCATION MAP



LOCATION MAP









◇ Main House



◇ Main House









Bedroom





FOR SALE ±194 ACRES

ROME/ROCKMART, GA 30104

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