

LAND FOR SALE

39.7 WOODED ACRES WITH HOME

775 N. Bellview Road, Aragon, GA 30104



SALE PRICE:	\$233,500
PRICE PER ACRE:	\$5,882
LOT SIZE:	39.7 Acres
APN #:	047-181
ZONING:	AG
MARKET:	Polk County
SUB MARKET:	NW GA

PROPERTY OVERVIEW

Beautiful 39.70 Wooded acres with mixed hardwood and pine. Includes 1248 Sq Ft home. Rolling terrain with mature trees. Walk thru is easy due to property having no small dense undergrowth. Several possible building sites which overlook the Fish Creek Valley below. Close representation of Natural Georgia Forest.

PROPERTY FEATURES

- 1248 SF Home with 3 Bedrooms/1Bath
- Several Possible Building Site Overlooking Fish Creek Valley Below
- Rolling Terrain with Mature Trees
- Barn on Property
- All Utilities Plus Well

KW COMMERCIAL
2651 Dallas Highway
Marietta, GA 30064

MIKE GARRETT
Agent
770.846.7702
mikegarrett@kwcommercial.com
GA #339795

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

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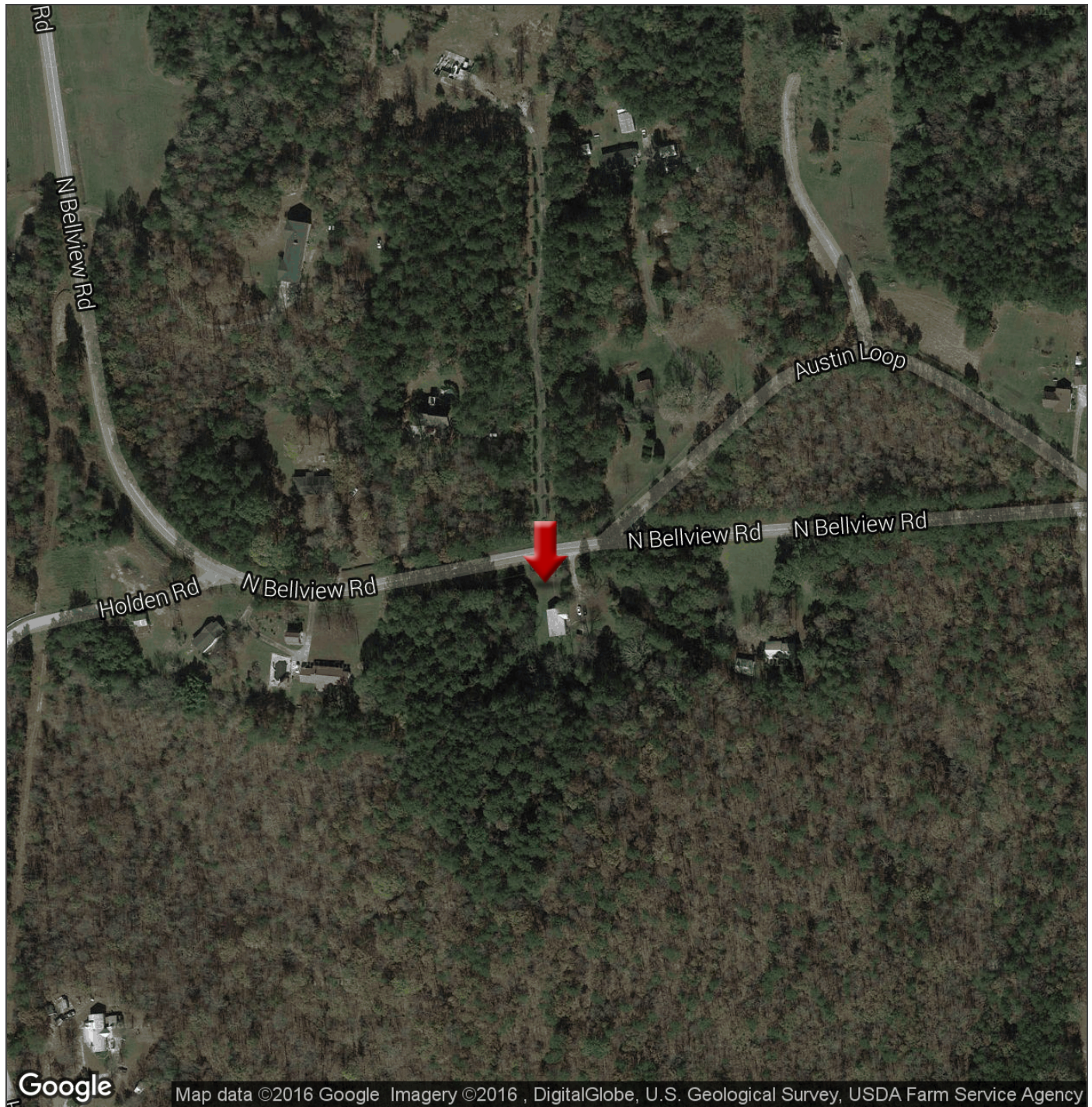
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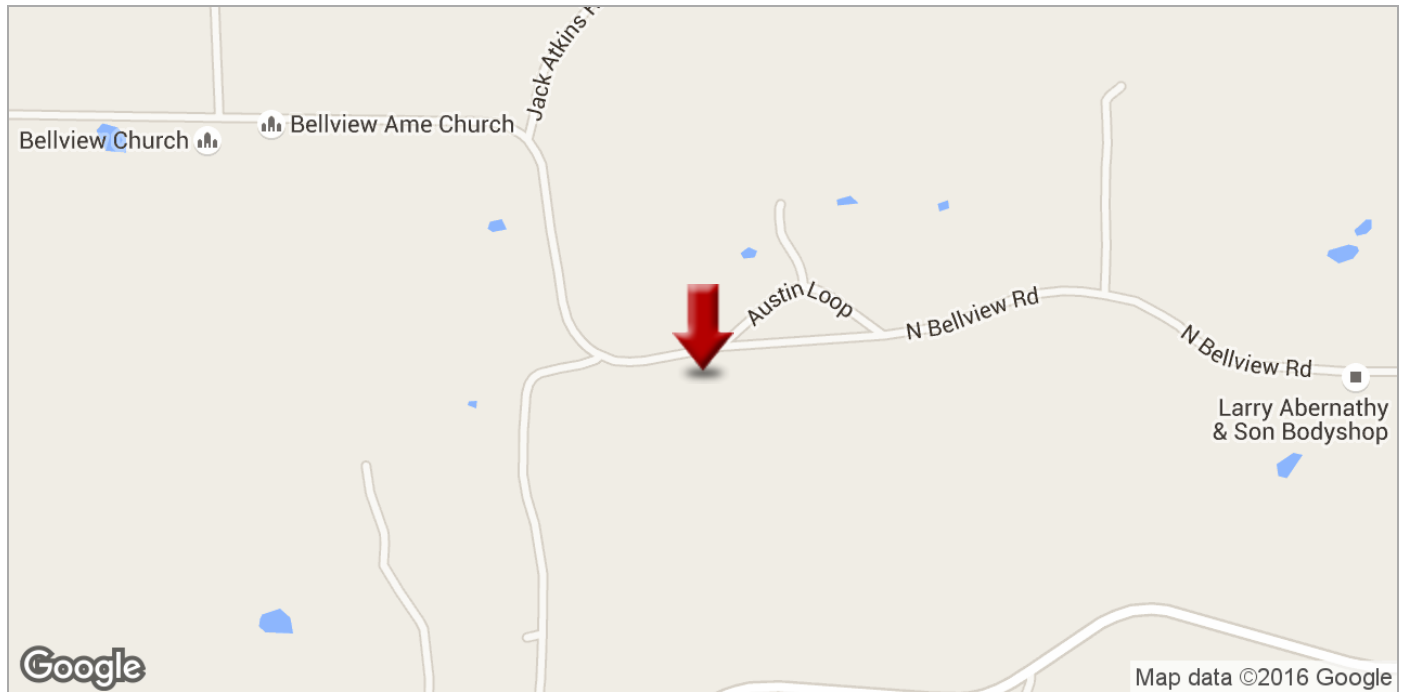
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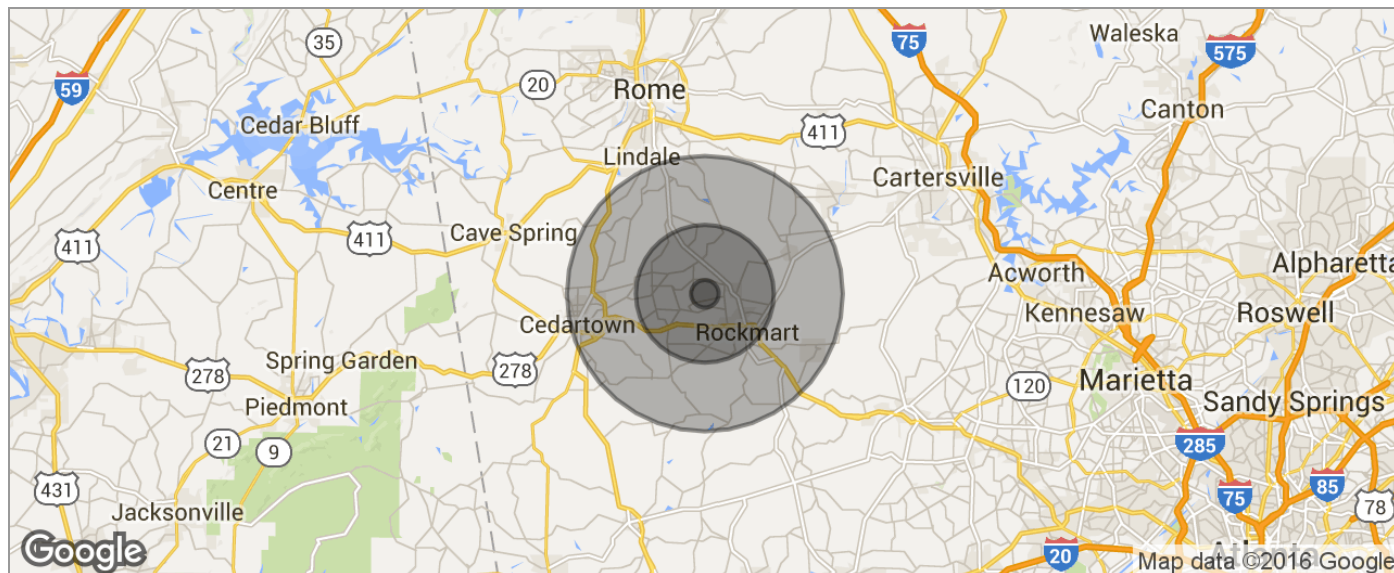
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POPULATION	1 MILE	5 MILES	10 MILES
TOTAL POPULATION	349	10,147	48,136
MEDIAN AGE	34.6	37.9	38.1
MEDIAN AGE (MALE)	31.4	34.7	35.6
MEDIAN AGE (FEMALE)	37.4	40.6	40.1
HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
TOTAL HOUSEHOLDS	119	3,648	17,182
# OF PERSONS PER HH	2.9	2.8	2.8
AVERAGE HH INCOME	\$50,666	\$53,931	\$54,109
AVERAGE HOUSE VALUE	\$158,640	\$151,980	\$151,654
RACE	1 MILE	5 MILES	10 MILES
% WHITE	85.7%	85.7%	84.6%
% BLACK	10.0%	10.6%	11.7%
% ASIAN	2.0%	1.2%	0.8%
% HAWAIIAN	0.0%	0.1%	0.1%
% INDIAN	0.0%	0.3%	0.2%
% OTHER	0.3%	0.5%	1.0%
ETHNICITY	1 MILE	5 MILES	10 MILES
% HISPANIC	1.4%	1.9%	4.2%

* Demographic data derived from 2010 US Census

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	1 MILE	5 MILES	10 MILES
Total households	119	3,648	17,182
Total persons per hh	2.9	2.8	2.8
Average hh income	\$50,666	\$53,931	\$54,109
Average house value	\$158,640	\$151,980	\$151,654

	1 MILE	5 MILES	10 MILES
Total population	349	10,147	48,136
Median age	34.6	37.9	38.1
Median age (male)	31.4	34.7	35.6
Median age (female)	37.4	40.6	40.1

** Demographic data derived from 2010 US Census*

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Utilities	Electricity, Natural Gas/Propane, Septic, Telephone, Water,
Airports*	General Aviation: Polk County Airport/Cornelius Moore Field, 11 miles; Silver Comet Field Paulding County Regional Airport, 20 miles International Aviation: Hartsfield-Jackson International Airport, 70 miles
Ports*	Georgia Port: Port of Savannah Garden City Terminal, 299 miles Alabama Port: Tennessee River Port, Guntersville, AL, 87 miles
Railroad*	National Rail Service: Norfolk Southern & CSX Intermodal: Whitaker Rail Yard, 28 miles
Terms	All Cash or terms acceptable to seller
Workforce	2010 Available Workforce, 27,153, 10 mile radius; 2,194,176 60 mile radius
Taxes	\$27.49 per \$1000 FMV; Millage Rate: 27.28; Sales Taxes: 7%
Economic Incentives	Job Tax Credit: \$3000/job Investment Tax Credit: 3% City/County Freeport Tax Exemption: 100%

*Mileages are approximate and may vary with location within the county.

Information Deemed Accurate But Not Warranted

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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
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162 West Main Street, Suite 104
Cartersville, GA 30120
Cell: 770-846-7702
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