

WINERY AND HOME FOR SALE

334 BAXTER ROAD

334 Baxter Road, Resaca, GA 30735

**SALE PRICE:**

\$425,000

LOT SIZE:

14.19 Acres

APN #:

072-066

PROPERTY OVERVIEW

14+ Beautiful Acres of pristine grape vineyards, fruit tree orchards and a USDA Certified and Sustainable organic farm. 500' well on site, underground irrigation system, 2500 gallon water tank and lake. The home is perfect as a Bed and Breakfast income property or Winery/ Restaurant with a Commercial Kitchen on site as well as well as a wine cellar and wine tasting area. A long gravel drive leads you past some of the orchards on your way to the rest of the property. All utilities available and handicap accessible.

PROPERTY HIGHLIGHTS

- 500' Well on Site
- 2500 Gallon Water Tank on Site
- Underground Irrigation System
- USDA Certified & Sustainable Organic Farm
- 265 Grape Vines, 83 Fruit Trees, 15 Blueberries & More
- FDA Commercial Kitchen
- Winery Tasting Room

KW COMMERCIAL

2651 Dallas Highway

Marietta, GA 30064

MIKE GARRETT

Agent

770.846.7702

mikegarrett@kwcommercial.com

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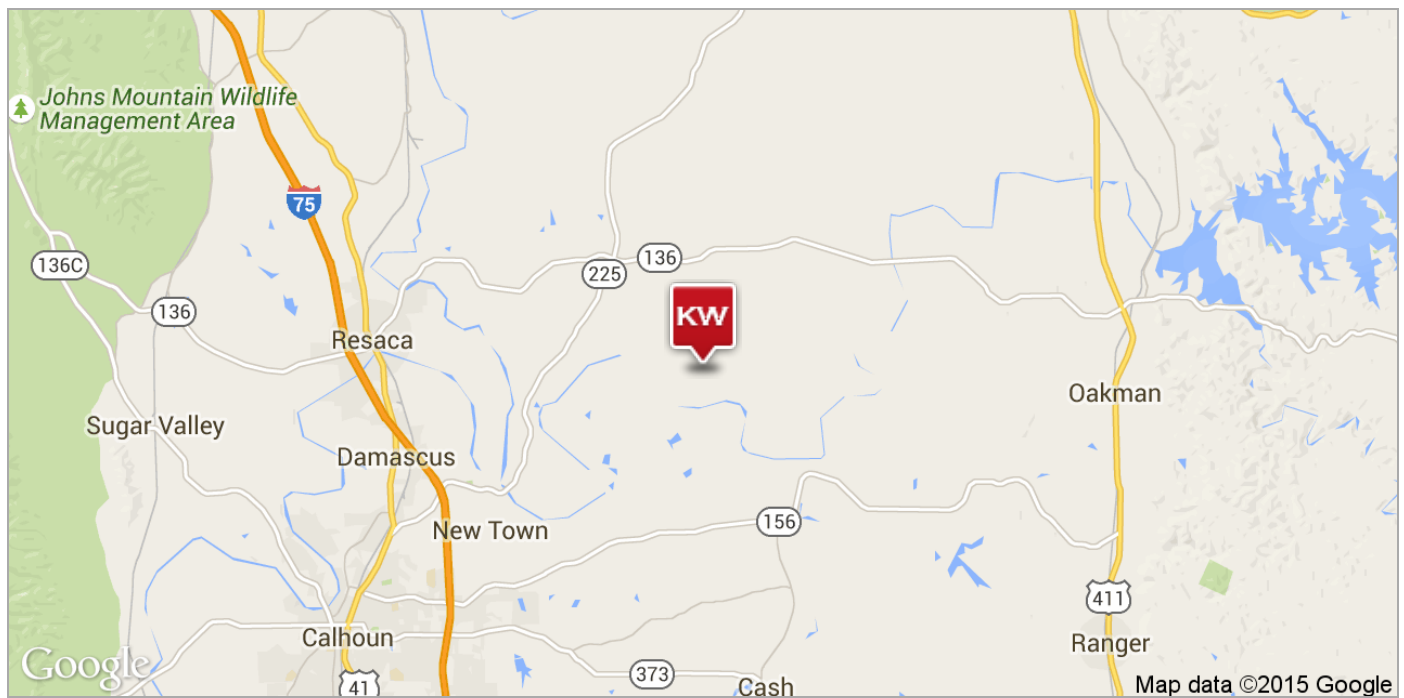
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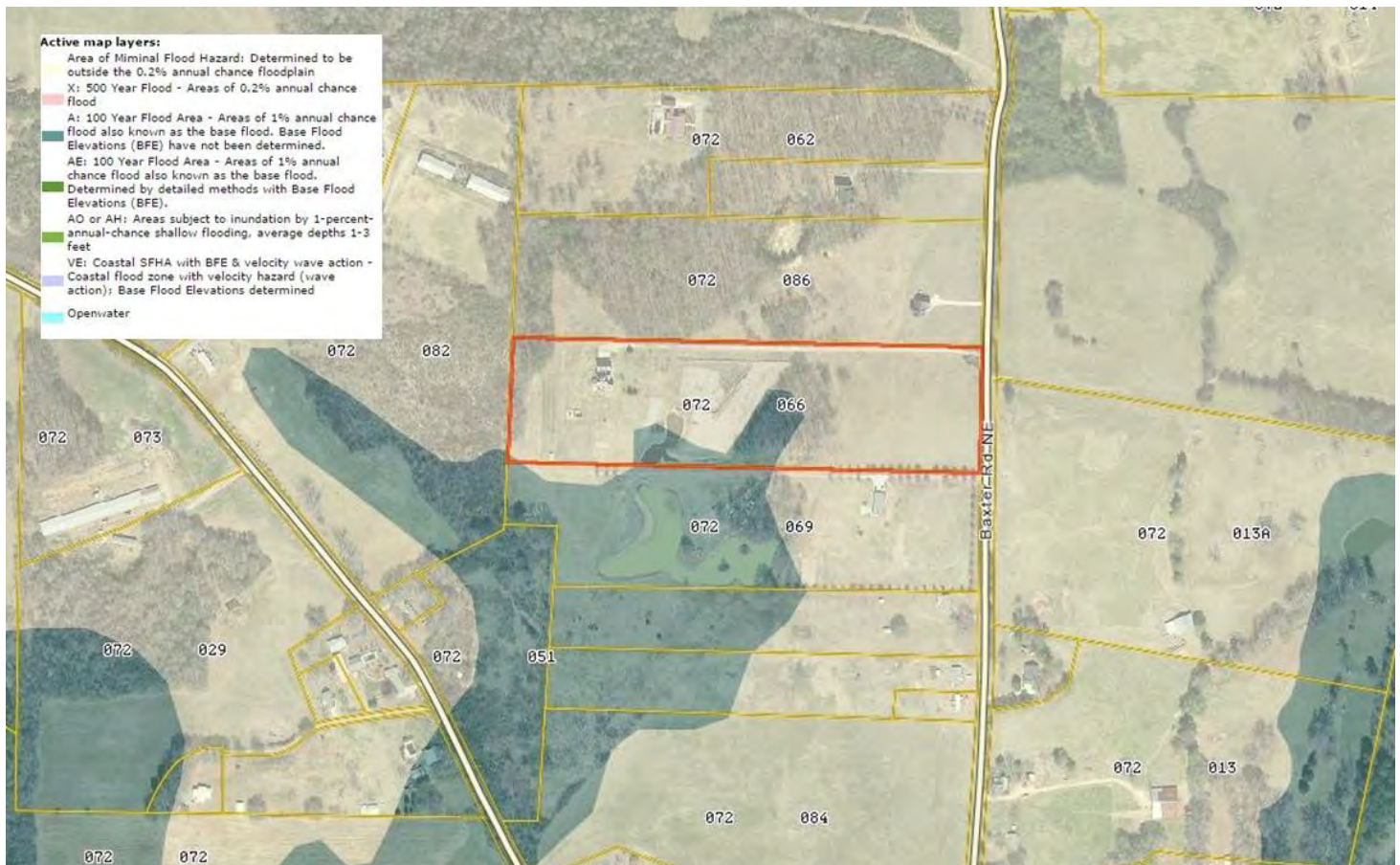
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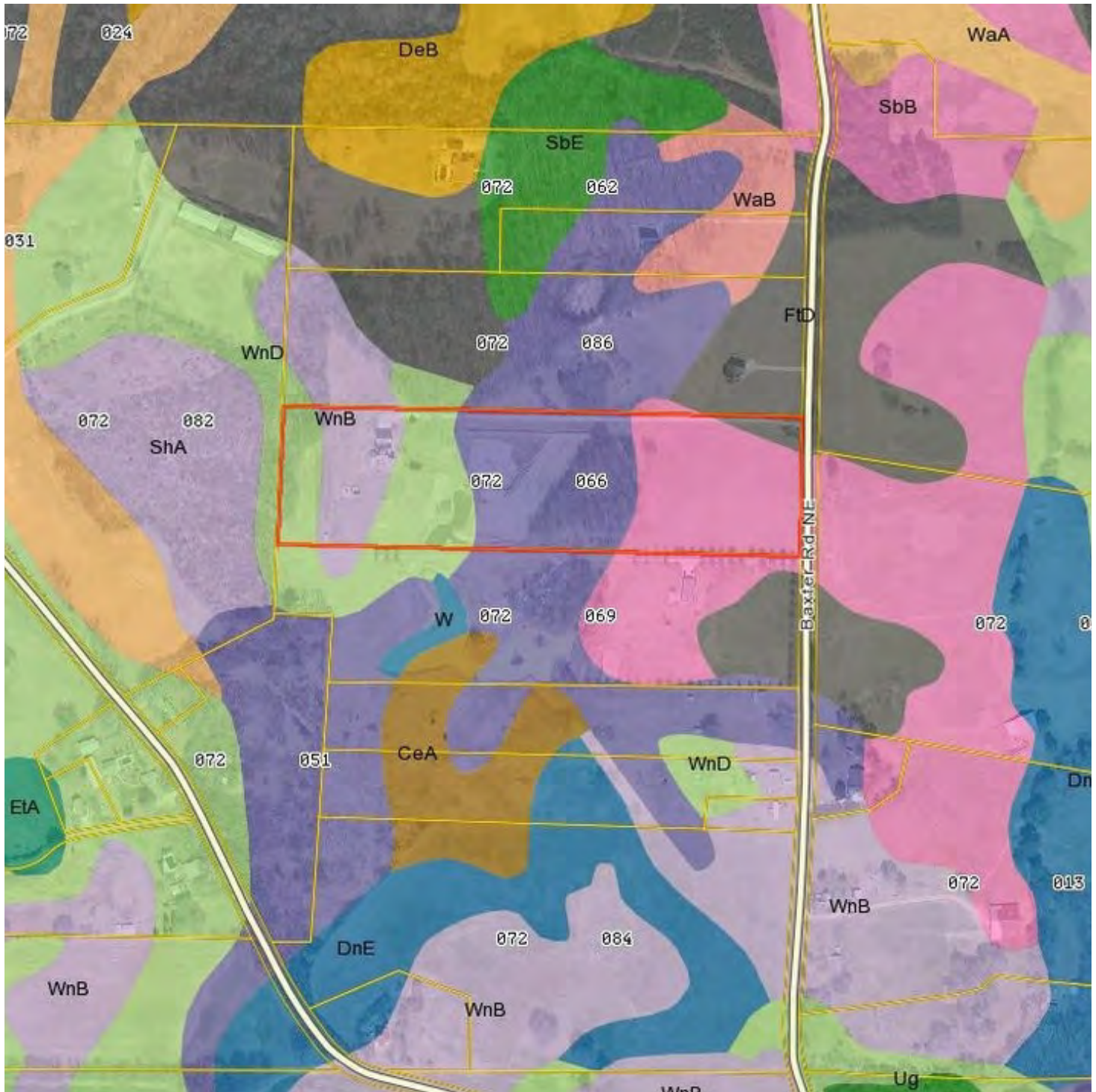
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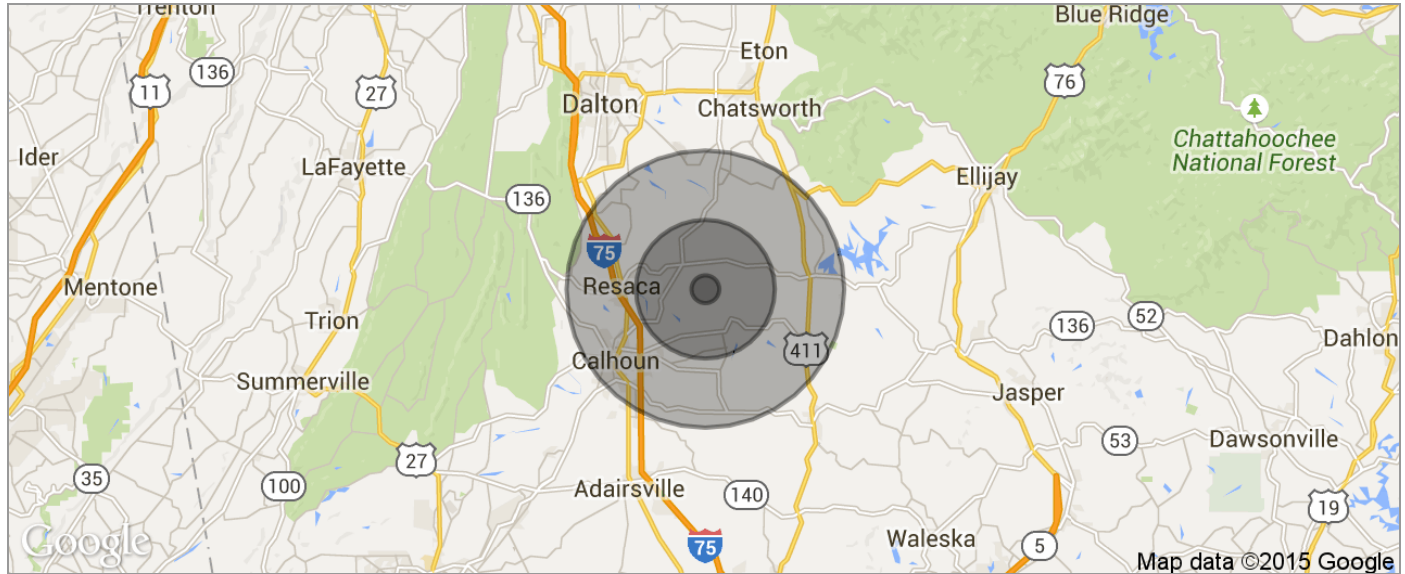
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POPULATION	1 MILE	5 MILES	10 MILES
TOTAL POPULATION	186	8,899	48,879
MEDIAN AGE	36.4	35.8	35.6
MEDIAN AGE (MALE)	36.4	33.8	34.2
MEDIAN AGE (FEMALE)	36.4	37.2	37.1

HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
TOTAL HOUSEHOLDS	66	3,165	17,494
# OF PERSONS PER HH	2.8	2.8	2.8
AVERAGE HH INCOME	\$49,881	\$48,009	\$49,871
AVERAGE HOUSE VALUE	\$192,654	\$179,925	\$160,536

RACE	1 MILE	5 MILES	10 MILES
% WHITE	93.5%	89.7%	87.1%
% BLACK	1.1%	2.0%	2.3%
% ASIAN	0.0%	1.1%	0.9%
% HAWAIIAN	0.0%	0.0%	0.0%
% INDIAN	1.1%	0.6%	0.5%
% OTHER	1.1%	5.2%	8.1%

ETHNICITY	1 MILE	5 MILES	10 MILES
% HISPANIC	5.9%	10.1%	14.1%

* Demographic data derived from 2010 US Census

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	1 MILE	5 MILES	10 MILES
Total households	66	3,165	17,494
Total persons per hh	2.8	2.8	2.8
Average hh income	\$49,881	\$48,009	\$49,871
Average house value	\$192,654	\$179,925	\$160,536

	1 MILE	5 MILES	10 MILES
Total population	186	8,899	48,879
Median age	36.4	35.8	35.6
Median age (male)	36.4	33.8	34.2
Median age (female)	36.4	37.2	37.1

** Demographic data derived from 2010 US Census*

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Utilities	Electricity, Gas/Propane, Septic, Telephone, Water
Airports	General Aviation: Gordon County Airport, 5 miles International Aviation: Hartsfield-Jackson International Airport, 78 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	\$91.64 per \$1000 FMV; Millage Rate: 27.28; Taxes: 7%
Economic Incentives	Job Tax Credit: \$3000/job Investment Tax Credit: 3% City/County Freeport Tax Exemption: 100%

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Property Visits

We request that prospective purchasers take the opportunity to visit the property prior to submitting offers. Please contact our office to schedule a tour. Access to residents and personnel will be limited. To avoid interruptions of ongoing operations, we request prospective purchasers provide a minimum of 48 hours notice. The Sellers request that no one visit without being accompanied by a representative from KW Commercial. We thank you for accommodating these requests.

Offer Submission

If a prospective purchaser chooses to submit an offer, please do so within the following requirements: prepare in the form of a non-binding letter of intent detailing significant terms and condition of purchaser's offer including, but not limited to: 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
KW Commercial Northwest
162 West Main Street, Suite 104
Cartersville, GA 30120
Cell: 770-846-7702
Direct: 770-607-7400
Fax: 770-607-7401
Email: mikegarrett@kw.com

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