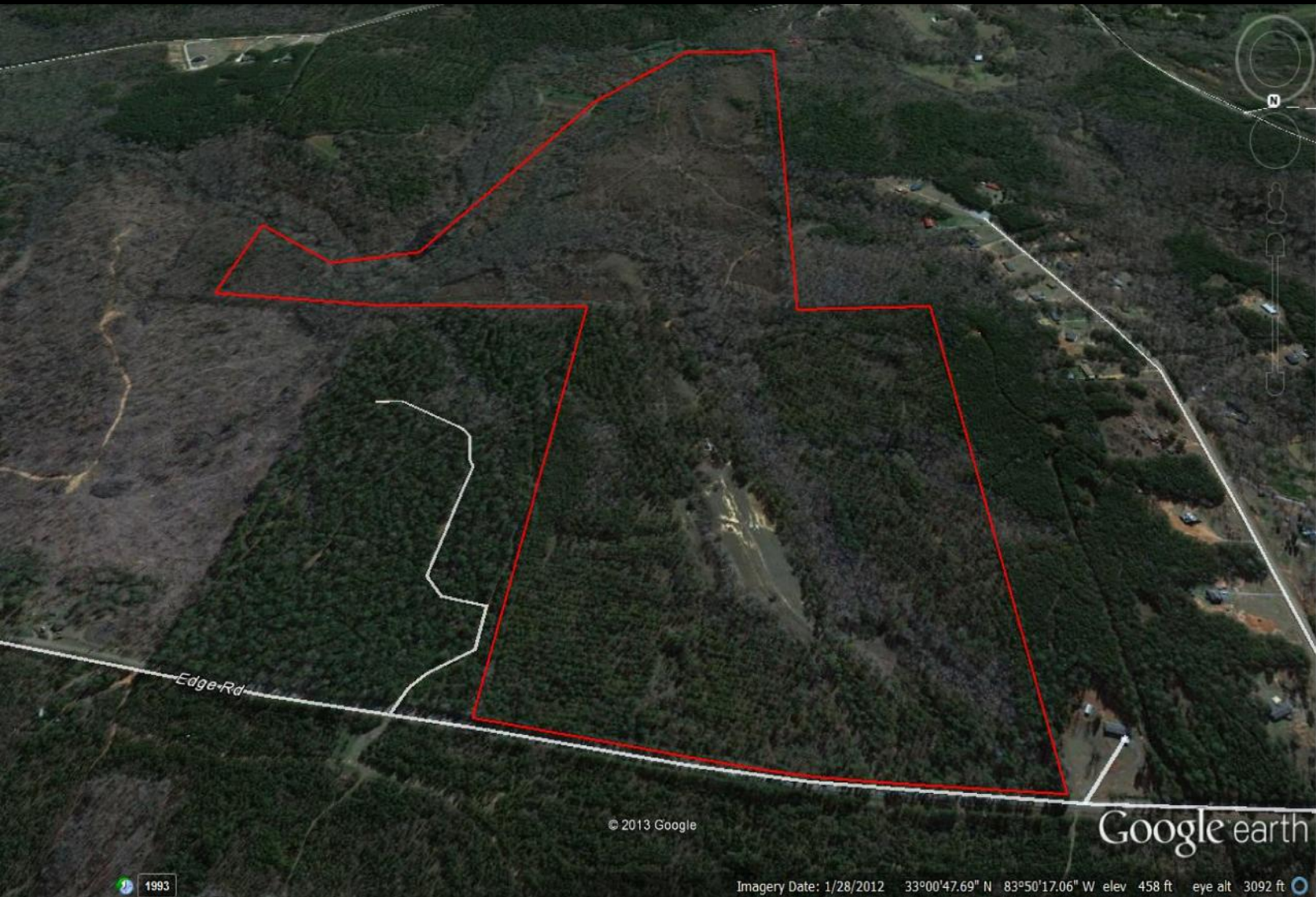


FOR SALE – **BANK OWNED**

**173+- Acres Edge Road
Monroe County, GA**



Presented by:

Kyle Ward
Licensed Broker GA - SC
Longleaf Realty Trust, LLC
706-474-1348 Direct
kward@longleafcre.com

In conjunction with:

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FACT SHEET

173+- Acres Edge Road – Monroe County, GA

LOCATION: 6 Miles East of Forsyth, GA. 20 Miles North of Macon, GA.
Conveniently located near I-75.

Monroe County, GA

CURRENT USE: Rural timberland tract / recreation

2012 TAXES: \$1,012.28

HIGHEST AND BEST USE: Timberland / Recreation

REMARKS:

- Convenient to I-75 – Forsyth, and Macon
- 100-110 Acres merchantable timber
- Convenient to Lake Juliette
- Great blend of open land and wooded land
- Great Hunting Tract
- Small Building / Bunk House on the property

Asking Price:

\$2,250 / Acre



PROPERTY RECORDS

Per Monroe County Tax Assessor



Monroe County
GEORGIA
Property Appraiser

P.O. Box 860
 Forest, GA 31029

Phone: 478-994-7038
 Fax: 478-993-3060

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Owner and Parcel Information

Owner Name		Today's Date	October 22, 2013
Mailing Address		Parcel Number	091 019
		Tax District	UNINCORPORATED (District 01)
Location Address	EDGE RD	2012 Millage Rate	24.673
Legal Description	LL 68,93,94 LD 5 BLK 6	Acres	173.16
Property Class(NOTE: Not Zoning Info)	V5-Consrv Use	Neighborhood	SOUTHEAST MONROE COUNTY
Zoning		Homestead Exemption	No (50)
		Parcel Map	Show Parcel Map

2013 Preliminary Value Information

Land Value	Improvement Value	Accessory Value	Total Value	Previous Value
\$ 337,700	\$ 0	\$ 0	\$ 337,700	\$ 337,700

Land Information

Type	Description	Calculation Method	Soil Productivity	Acres	Photo
RUR	Open Land	Rural	4	8.35	NA
RUR	Open Land	Rural	5	4.22	NA
RUR	Open Land	Rural	5	11.63	NA
RUR	Open Land	Rural	6	0.12	NA
RUR	Open Land	Rural	6	33.7	NA
RUR	Open Land	Rural	9	0.03	NA
RUR	Woodlands	Rural	3	15.95	NA
RUR	Woodlands	Rural	6	2.86	NA
RUR	Woodlands	Rural	6	18.61	NA
RUR	Woodlands	Rural	6	49.58	NA
RUR	Woodlands	Rural	7	0.02	NA
RUR	Woodlands	Rural	8	28.09	NA

Land Conservation Use Information

Type	Description	Soil Productivity	Acres
CUV	Timberland 93	3	173.16

Improvement Information

No improvement information associated with this parcel.

Accessory Information

Description	Year Built	Dimensions/Units	Value
No accessory information associated with this parcel.			

Sale Information

Sale Date	Deed Book	Plat Page	Price	Reason	Grantor	Grantee
01-19-2001	697 70		\$ 372,000	VACANT FAIR MARKET		

Permit Information

Permit Date	Permit Number	Type	Description
No permit information associated with this parcel.			

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The Assessor's Office makes every effort to produce the most accurate information possible. No warranties, expressed or implied, are provided for the data herein, its use or interpretation. The assessment information is from the last certified taxroll. All data is subject to



LEGAL

Legal from deed

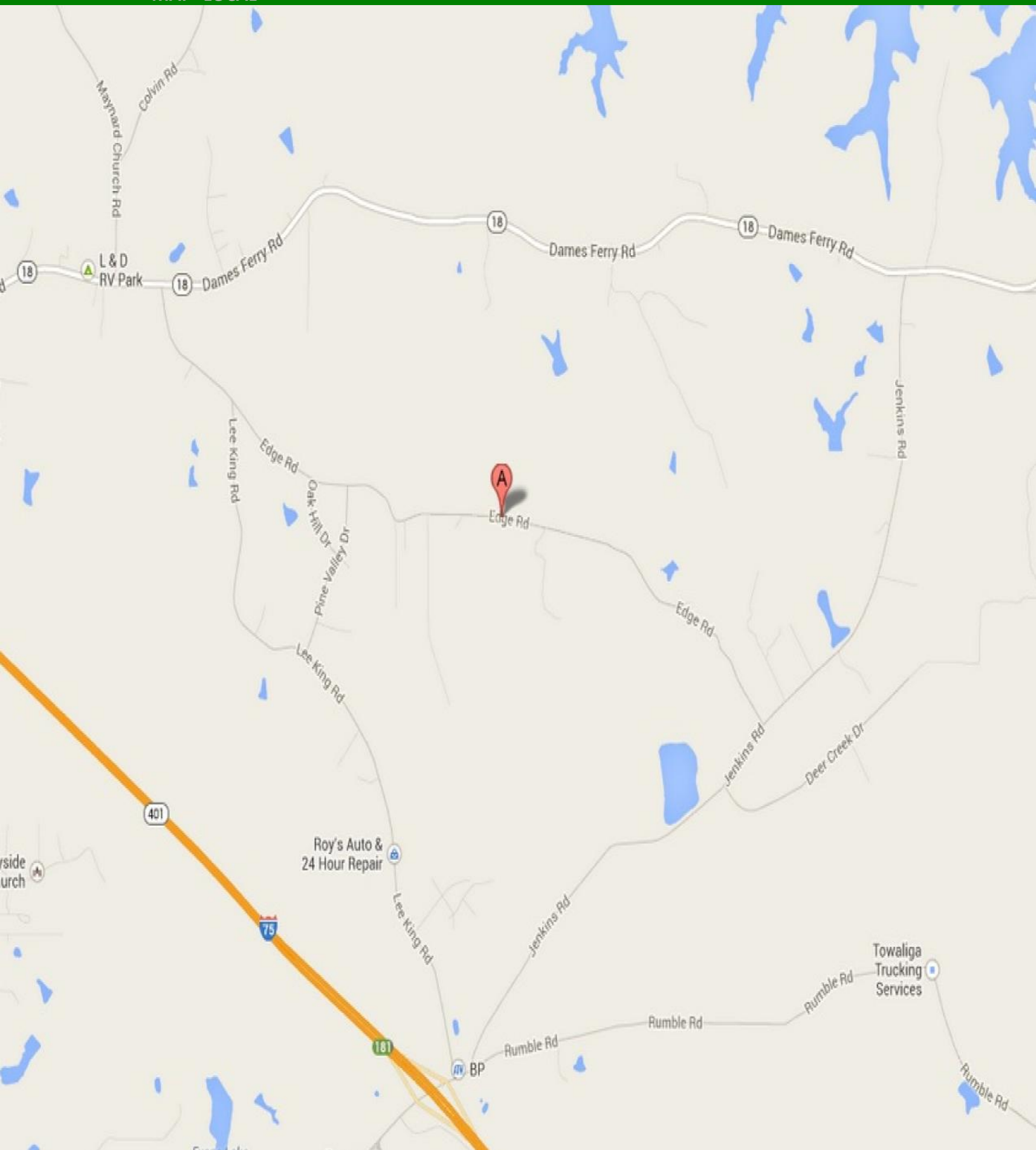
All that tract or parcel of land lying and being in Land Lots 68, 93 and 94 of the 5th Land District of Monroe County, Georgia and being shown as Block 6 comprising 173.16 acres as set forth on a plat of survey dated December 6, 2000, prepared by Prince S. Halligan, Jr., G.R.L.S. No. 2516 and recorded in Plat Book 24, pages 119, 120 and 121, Clerk's Office Monroe Superior Court and by this reference is made a part hereof for a more complete and accurate description.



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MAP

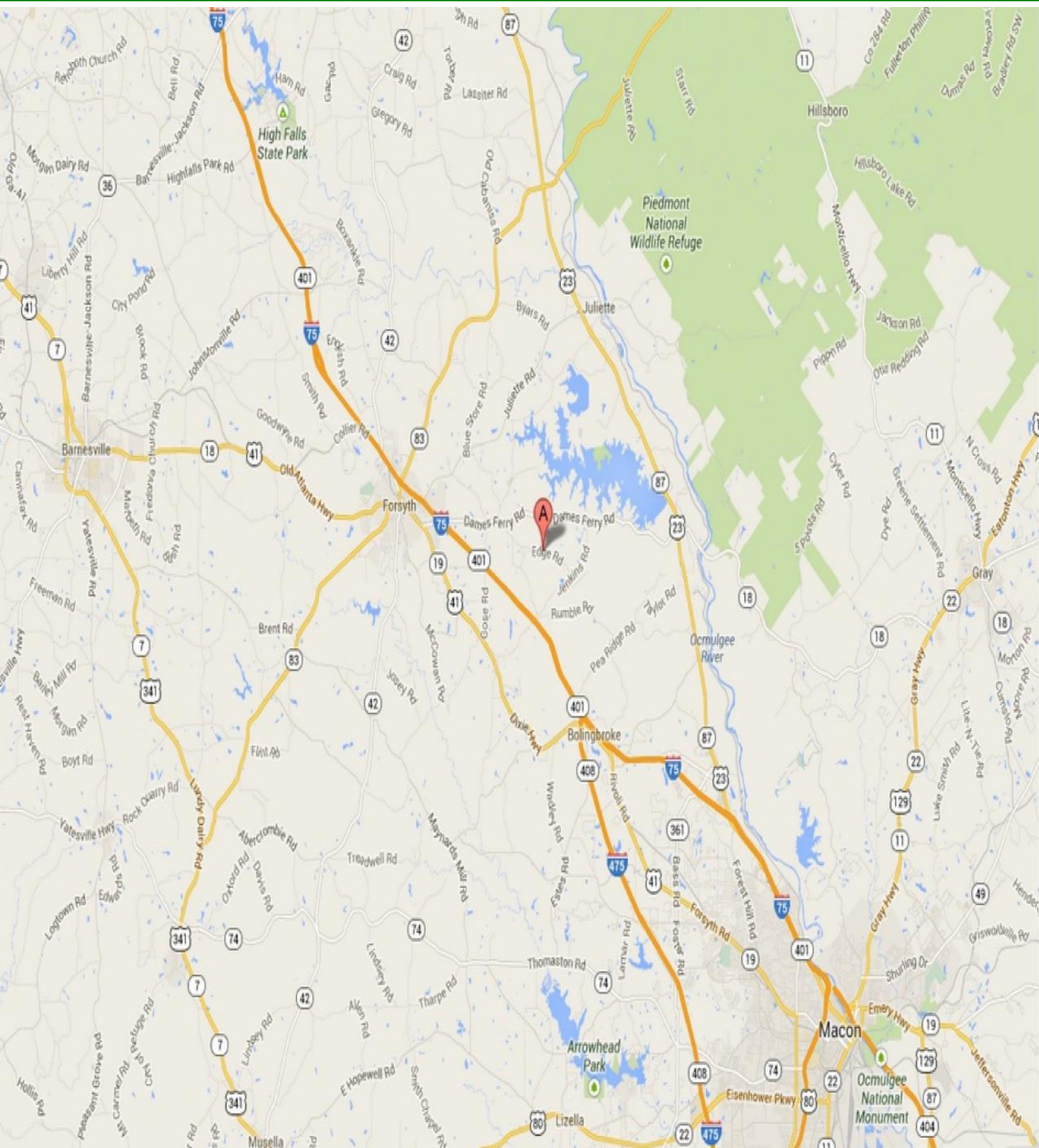
MAP- LOCAL



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MAP FAR



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PICTURES



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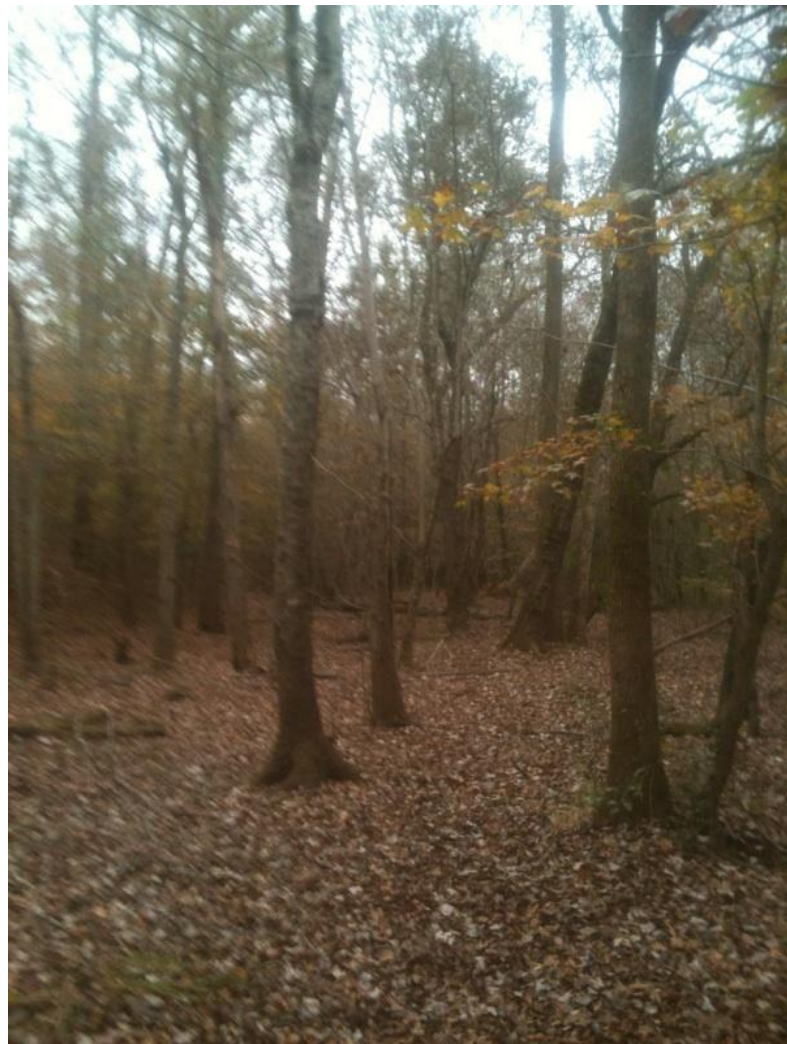
PICTURES



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PICTURES



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