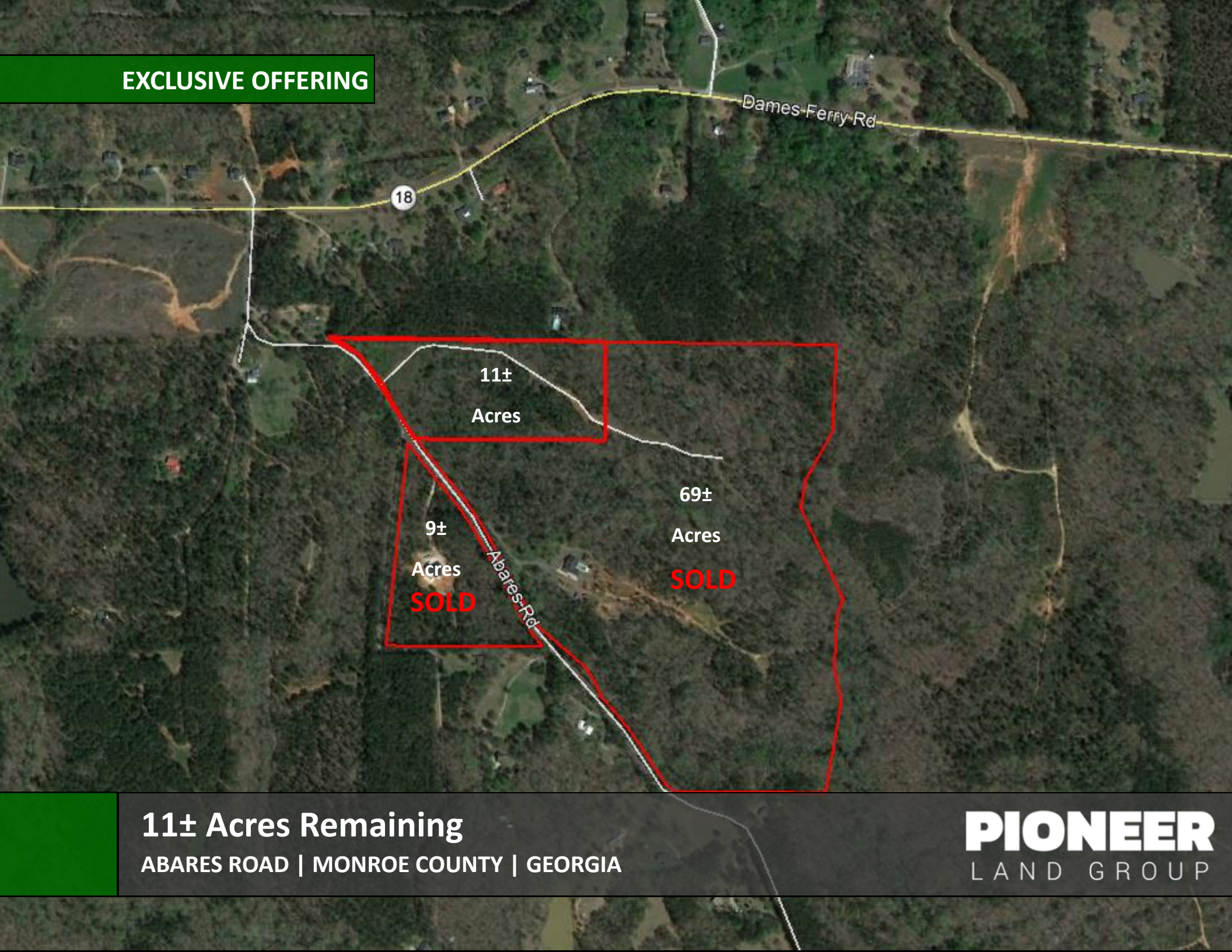


EXCLUSIVE OFFERING



11± Acres Remaining

ABARES ROAD | MONROE COUNTY | GEORGIA

PIONEER
LAND GROUP

Disclosure / Confidentiality Statement

The material contained in this Offering Memorandum is confidential, furnished solely for the purpose of considering the acquisition of 11± acres in Monroe County, Georgia ("Property"), and is not to be used for any other purpose or made available to any other person without the express written consent of Pioneer Land Group ("Broker") and the Owner ("Owner"). This Offering Memorandum was prepared by Broker, and the information contained herein has been obtained from sources that Broker deems to be reliable, and Broker has no reason to doubt its accuracy. However, neither Owner, its affiliates, officers, directors or employees, nor the Broker, nor any other party, make any warranty or representation, expressed or implied, as to the accuracy or completeness of the information contained herein, including but not limited to financial information and projections, and any engineering and environmental information. Prospective purchasers should make their own investigations, projections, and conclusions. It is expected that prospective purchasers will conduct their own independent due diligence concerning the Property, including such engineering inspections as they deem necessary to determine the condition of the Property. Pioneer Land Group represents the Owner in this transaction and makes no representations, expressed or implied, as to the foregoing matters.

This Offering Memorandum is exclusively presented by the Broker. For additional information or to schedule a property tour, please contact:



Kyle Gable

Office: (770) 225-0718

Fax: (770) 225-0718

Cell: (404) 867-3332

E-Mail: kgable@pioneerlandga.com

THE OPPORTUNITY

Pioneer Land Group is pleased to present 11 acres at Abares Road in Monroe County, Georgia.

The property offers the following attributes:

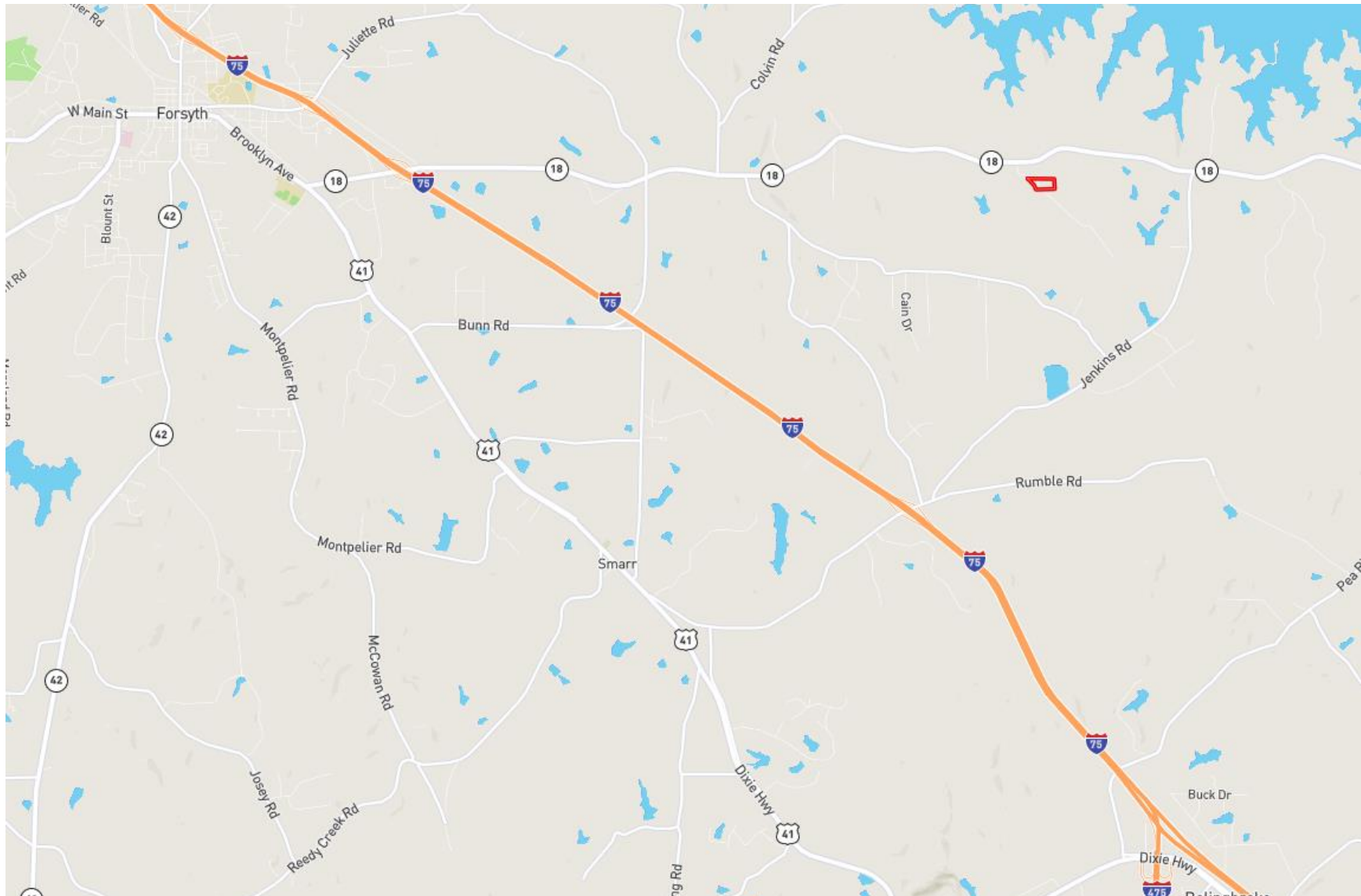
- Located less than five miles from Interstate 75, with convenient access to Atlanta and Macon.
- Convenient access to shopping in Forsyth, Bass Rd/Riverside Drive and Zebulon Road in north Macon, with retailers such as Bass Pro Shops, Publix, Belk, Barnes & Noble, Dillard's, Lowes, and Dick's Sporting Goods.
- Good school system with convenient access to private schools in north Macon like Stratford Academy, Middle Georgia Christian, Tatnall Square, and First Presbyterian Day.
- The 3,500 Rum Creek WMA, 5,600 acre Lake Juliette, and the 35,000 Piedmont National Forest are located within 5 miles of the property.
- The property was originally three tracts, in which two of the properties have sold.
- There are covenant and restrictions on the property. For more information contact Broker.



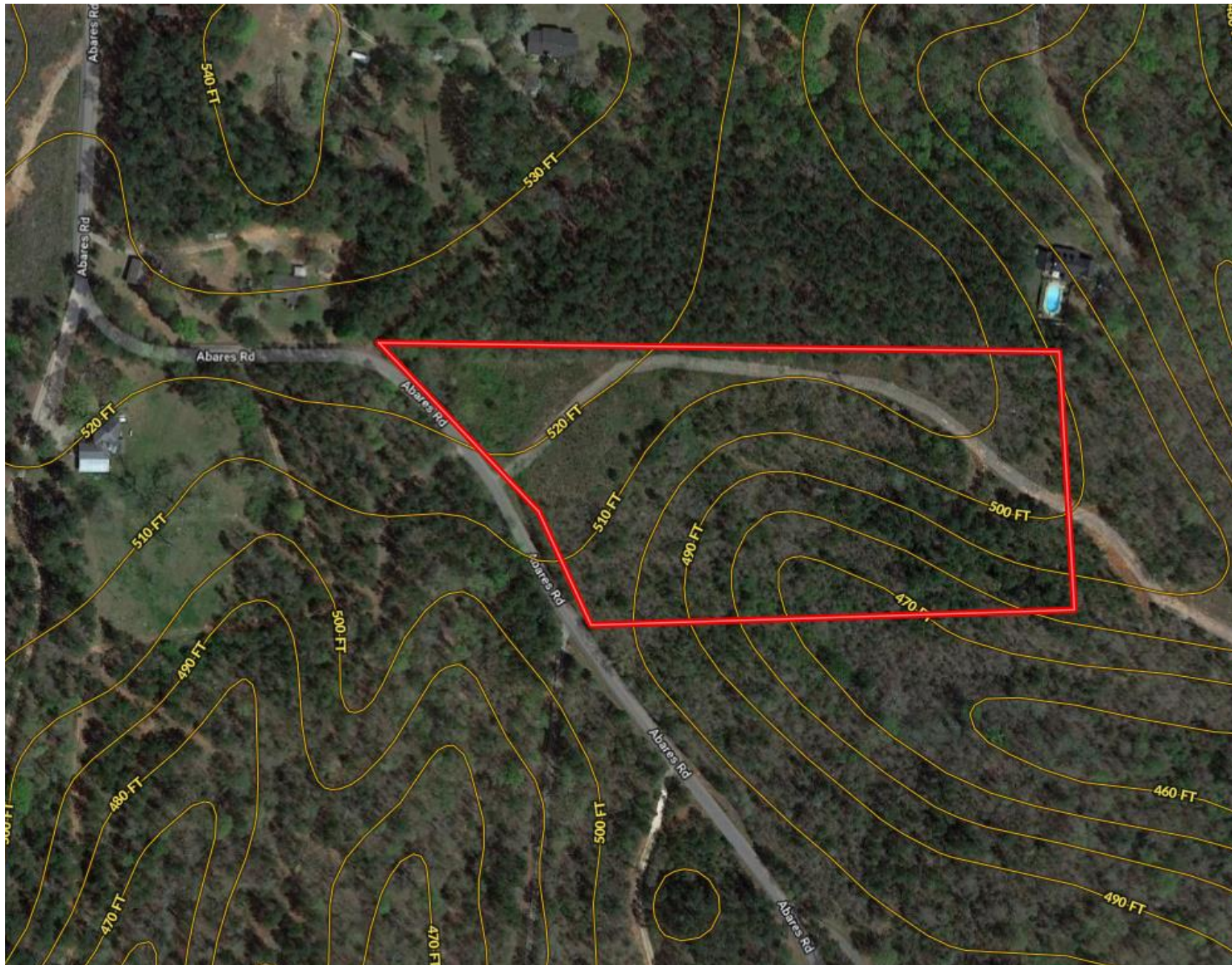
THE PROPERTY

Location:

The property is located on Abares Road, ¼ of mile south of Abares Road and Highway 18. This intersection is located less than 5 miles west of the Highway 18 and Interstate 75 interchange. This property also has convenient access to Macon via Bass Road or Interstate 75.



Low Altitude Aerial



Utilities:

The property is currently served by electrical power.

Distance to Key Landmarks:

Downtown Forsyth, Georgia: Less than 7 Miles

Bass Road and I-75 interchange in Macon, Georgia: Less than 13 Miles

I-75 in Forsyth, Georgia: Less than 5 Miles

I-285 in Atlanta, Georgia: Less than 60 Miles

School System:

Elementary School	TG Scott
Middle School	Monroe County
High School	Mary Person

This property also has convenient access to a number of private schools in north Macon like Stratford Academy, Middle Georgia Christian, Tatnall Square, and First Presbyterian Day.

THE PRICING

The Property is offered for sale at \$55,000 or \$5,000 per acre.

Interested parties should submit proposals in the form of a proposed term sheet that includes the following information:

- Price
- Earnest money
- Due diligence period
- Closing period
- Contingencies
- Overview of purchaser including financial capabilities

We are available to discuss the Property and address any questions at your convenience.



Kyle Gable

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