

LAND FOR SALE

160 ACRES HISTORIC TOLBERT TOWN MOUNTAIN ACREAGE

0 Tolbert Town Road, Rockmart, GA 30153



OFFERING SUMMARY

SALE PRICE:	\$199,900
LOT SIZE:	160 Acres
ZONING:	agriculture
MARKET:	Polk
SUBMARKET:	North West GA

PROPERTY OVERVIEW

This mountain acreage is located just north of the mountain range of Vinson Mt, Paris Mt and Everett Mt. just before reaching Morgan Valley west of Rockmart GA. Property has Riles Creek running through the tract. This area is known for Whitetail deer and it is teeming with wildlife. Property has numerous roads and trails for ATV and off road vehicles.

PROPERTY HIGHLIGHTS

- Mountain views
- Teeming with wildlife
- Riles Creek
- ATV trails

KW COMMERCIAL
3375 Dallas Highway, Suite 100
Marietta, GA 30064

MIKE GARRETT
Associate, ALC
O: 678.540.4300
C: 770.846.7702
mike@garrettlandbrokers.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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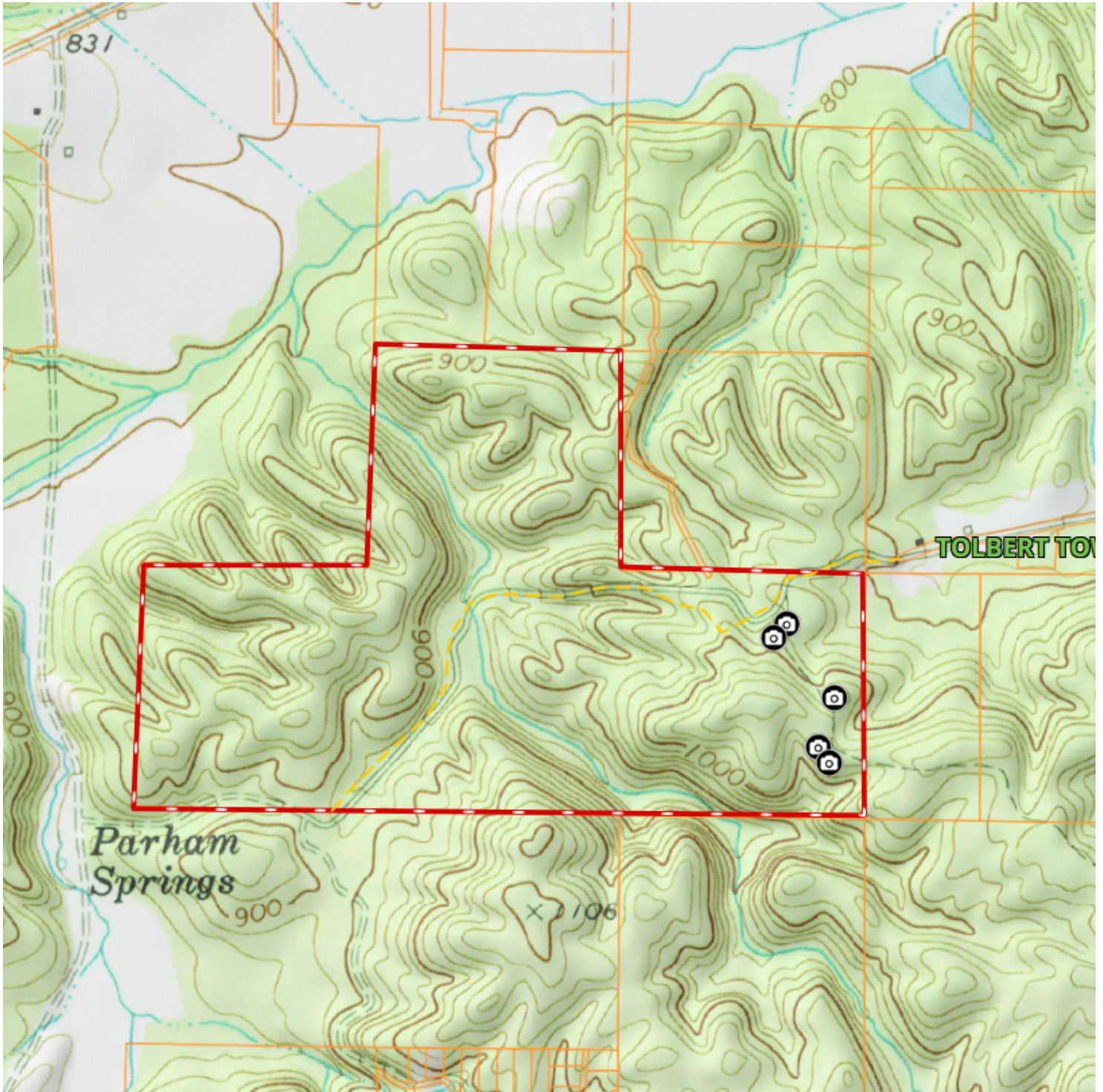
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Property Visits

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
Garrett Land Brokers
162 W. Main Street, Suite 104
Cartersville, GA 30120
Direct: 770-846-7702
Email: mike@garrettlandbrokers.com
www.GarrettLandBrokers.com



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