

LAND FOR SALE

LOG CABIN STYLE HOME NEAR CARTERS LAKE

3438 Highway 411, Ranger, GA 30734



OFFERING SUMMARY

SALE PRICE:	\$395,000
LOT SIZE:	3.49 Acres
ZONING:	Commercial/ Residential
MARKET:	NW GA
SUBMARKET:	Carters Lake Area

PROPERTY OVERVIEW

Spread out over three levels, this spacious, mountain home sits on 3.491 acres and would make a wonderful getaway to North Georgia or use as a rental investment. The home is just 5 miles from Carters Lake and Marina and boasts two, well-equipped, full kitchens (one on the main floor and one on the lower level) and multiple living spaces. There are 5 Bedrooms and 3 Baths, one with a soaking tub. On the top floor there is a great recreation area to keep your kids entertained while outside there are various patios and balconies where you can relax, enjoy a favorite beverage, and take in the views. The home features vaulted ceilings, hardwood floors and an alarm system. Easy access to shopping, dining and outdoor recreation and Fort Mountain State Park is nearby known for its gorgeous trails and ancient rock wall.

PROPERTY HIGHLIGHTS

- 3.491 Wooded Acres Near Carters Lake
- 5 BR/3 BA Log Cabin Style Home with 2 Storage Buildings
- Rental Income/Vacation Rental Opportunity

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

MIKE GARRETT
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GA #339795

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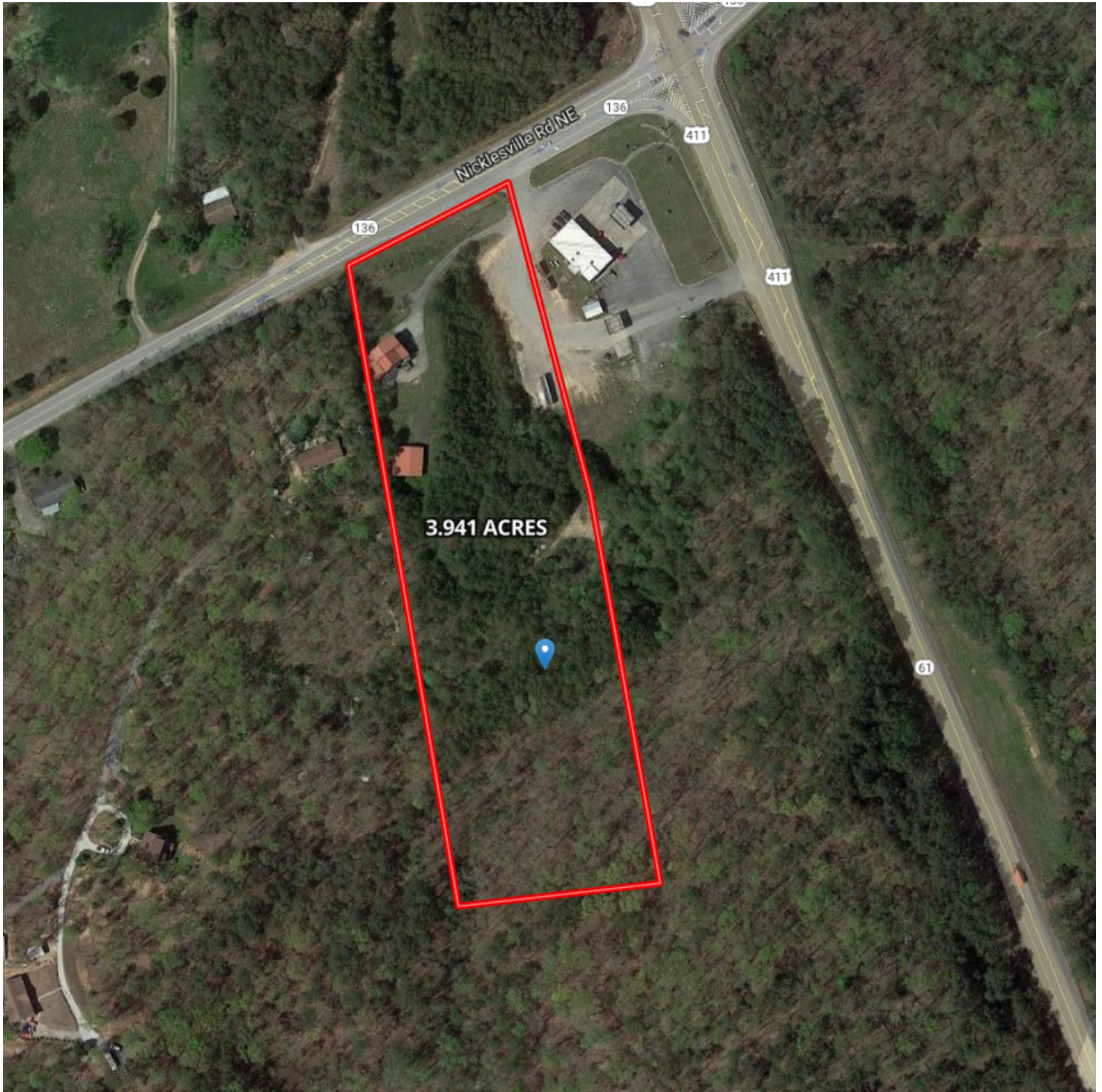
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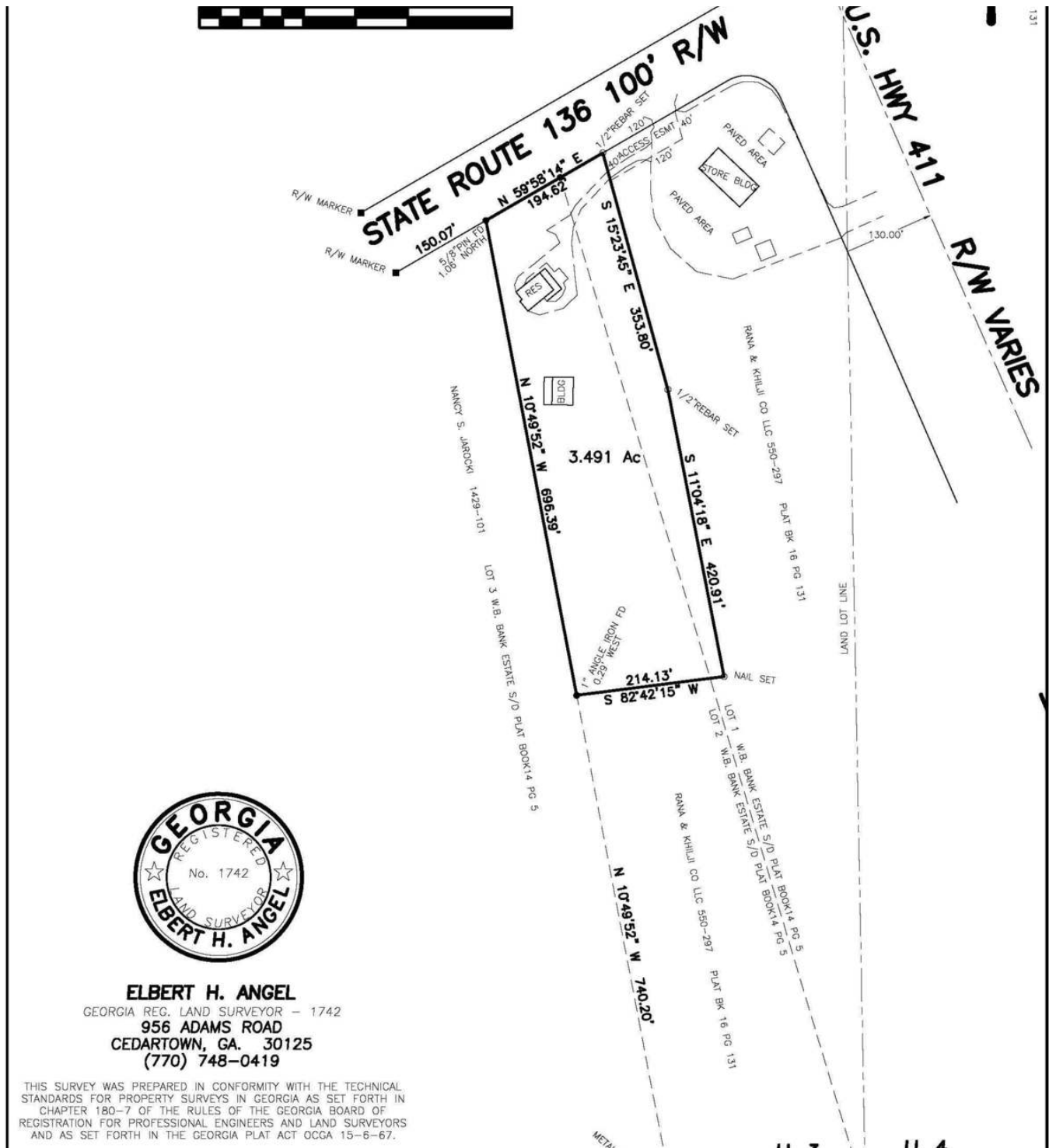
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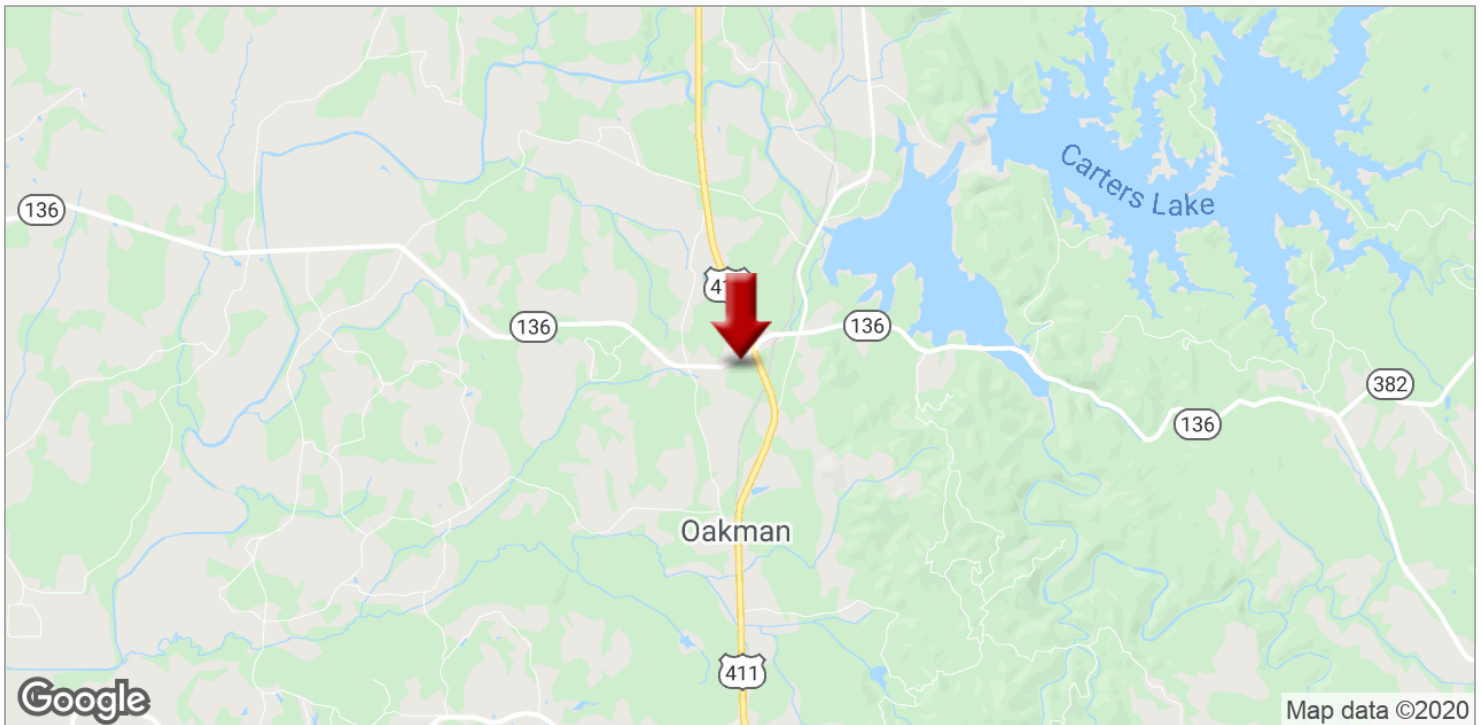
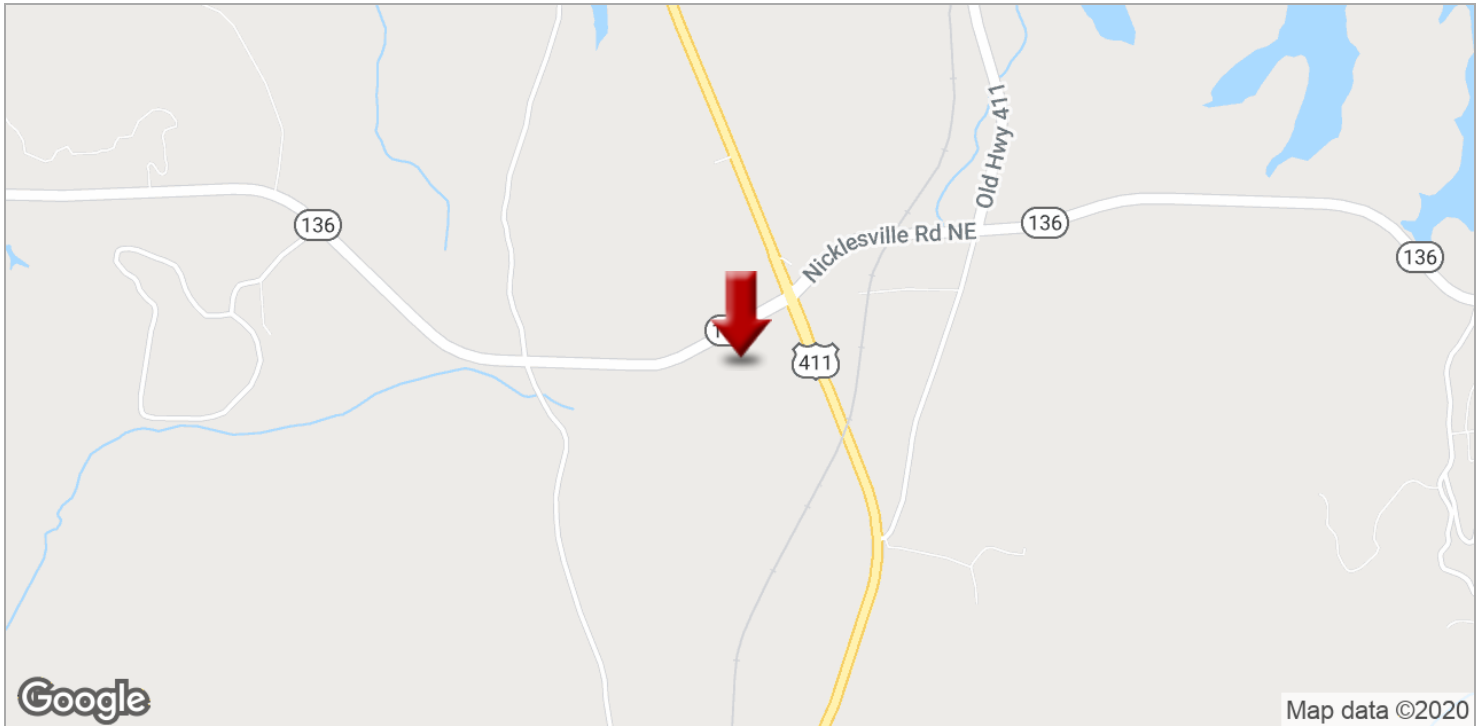
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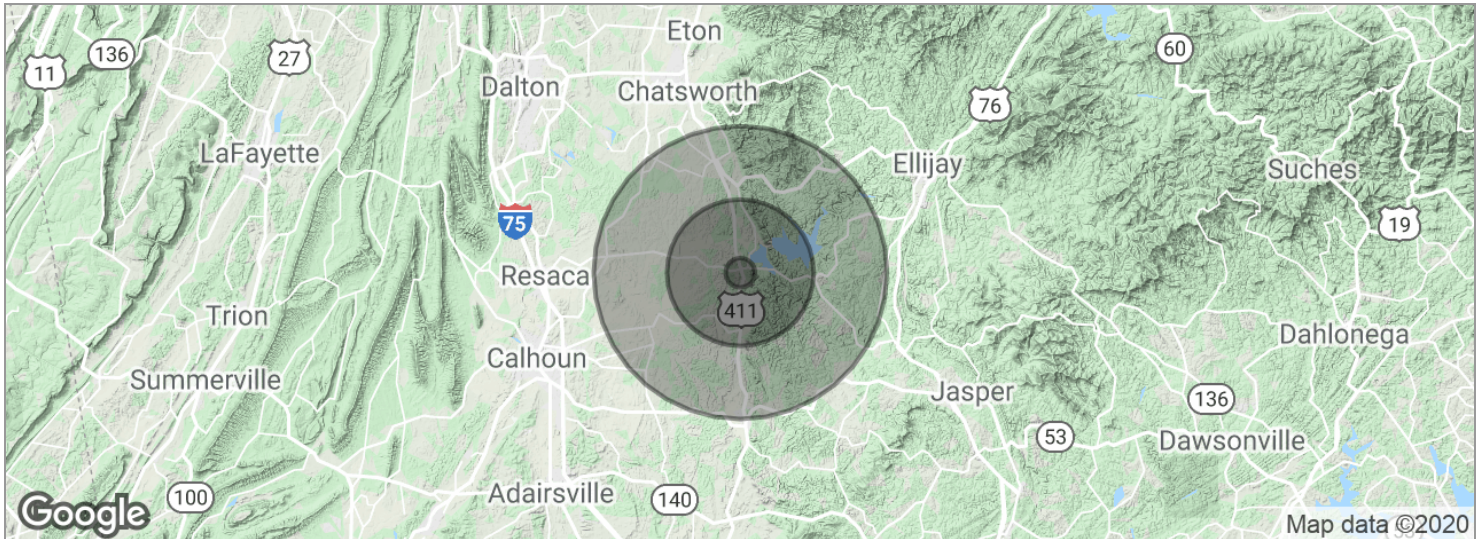
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POPULATION	1 MILE	5 MILES	10 MILES
Total population	186	5,515	25,830
Median age	36.4	36.5	36.2
Median age (male)	36.4	36.5	36.3
Median age (Female)	36.4	36.4	36.0

HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total households	66	2,005	9,450
# of persons per HH	2.8	2.8	2.7
Average HH income	\$49,881	\$49,882	\$49,509
Average house value	\$192,654	\$172,612	\$167,618

* Demographic data derived from 2010 US Census

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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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RANGER, GA

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PRESENTED BY:

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