

LAND FOR SALE

LUXURY HOME & AMENITIES ON 141 ACRES

1797 CO RD 224, Fruithurst, AL 36262



OFFERING SUMMARY

SALE PRICE:	\$1,119,000
LOT SIZE:	141 Acres
ZONING:	RES
MARKET:	Alabama
SUBMARKET:	Birmingham

PROPERTY OVERVIEW

Two Private Homes situated on 141 beautiful wooded acres with magnificent views from the porches, decks or the in-ground pool and clay tennis court. This rural setting is amazing and offers numerous opportunities for peaceful serenity. Home boasts 5,252 SF, 3 Bedrooms, 2.5 Baths, plus numerous outdoor spaces for entertaining or relaxing. A separate cabin style home is located on the property and is perfect for guests or an office. The acreage is perfect for an avid hunter with abundant wildlife or enjoy the afternoon with friends 4-wheeling on the property. Mountain Creek runs through the property with several ATV Ford areas.

PROPERTY HIGHLIGHTS

- 141 Wooded Acres with Stunning Views
- 2 Homes on site, Main Home with 3 BR/2.5 BA and Guest House with 2 BR/1 BA
- Amenities include in-ground pool, Har-Tru Clay Lighted and Fenced Tennis Court, Storage and Equipment to Maintain the Tennis Court and Pool, Restroom at tennis court, and more.
- 4,100 +- feet of frontage on Mountain Creek
- 30 +- minutes from Shopping and Dining in Alabama or Georgia

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

MIKE GARRETT
Associate, ALC
O: 678.540.4300
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info@garrettlandbrokers.com
GA #339795

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PROPERTY OVERVIEW

Normal
0

false
false
false

EN-US
X-NONE
X-NONE

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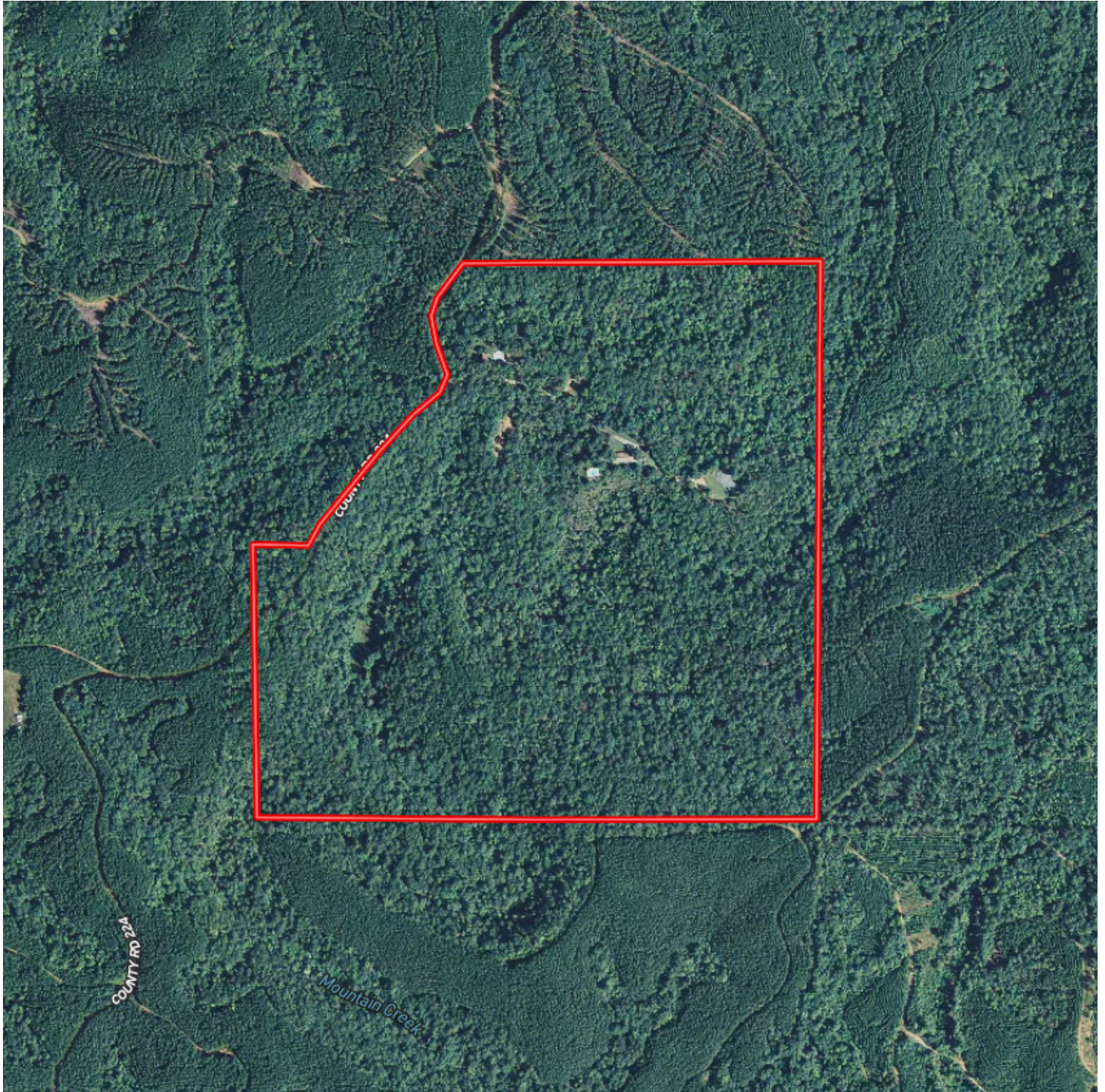
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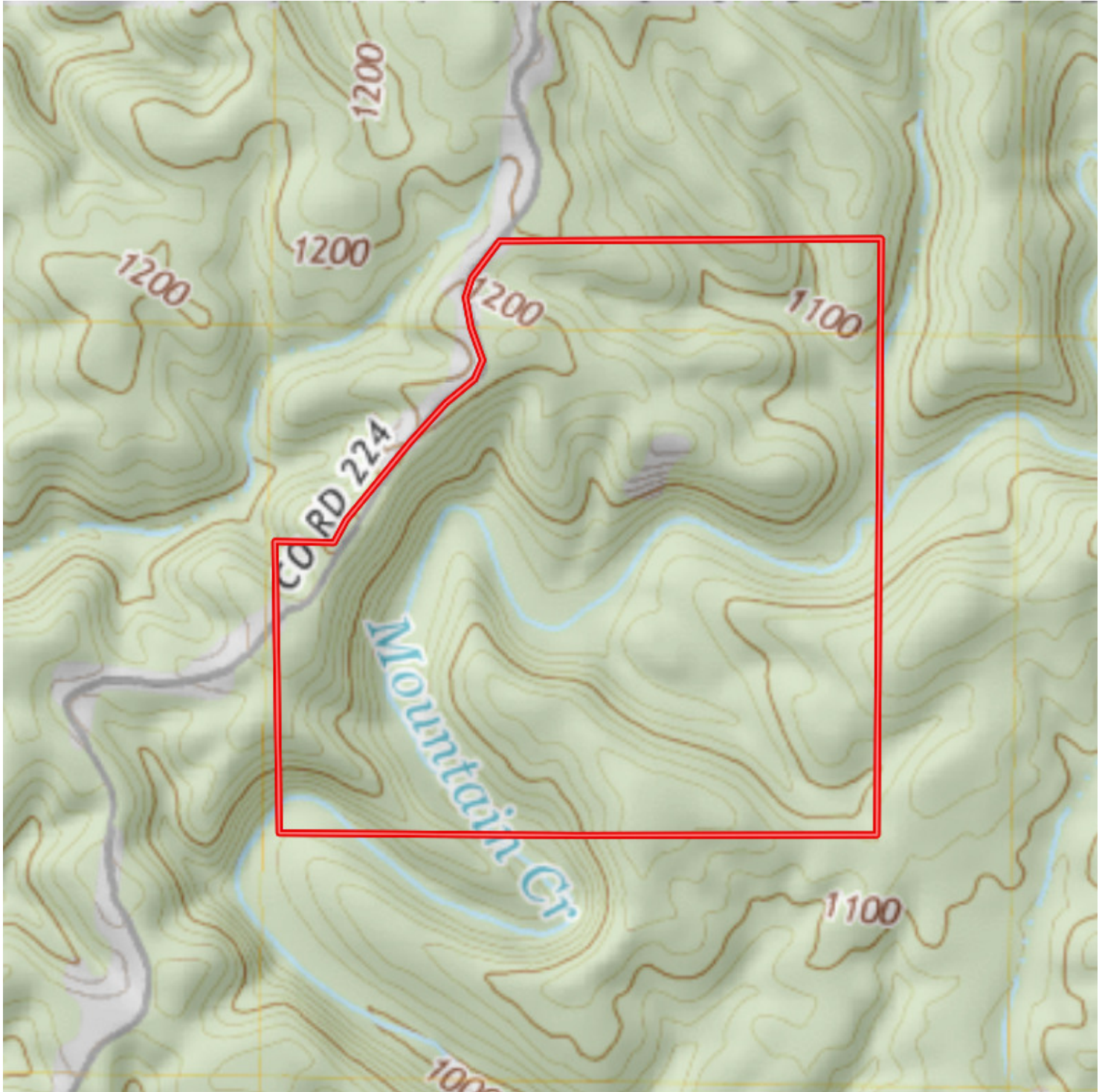
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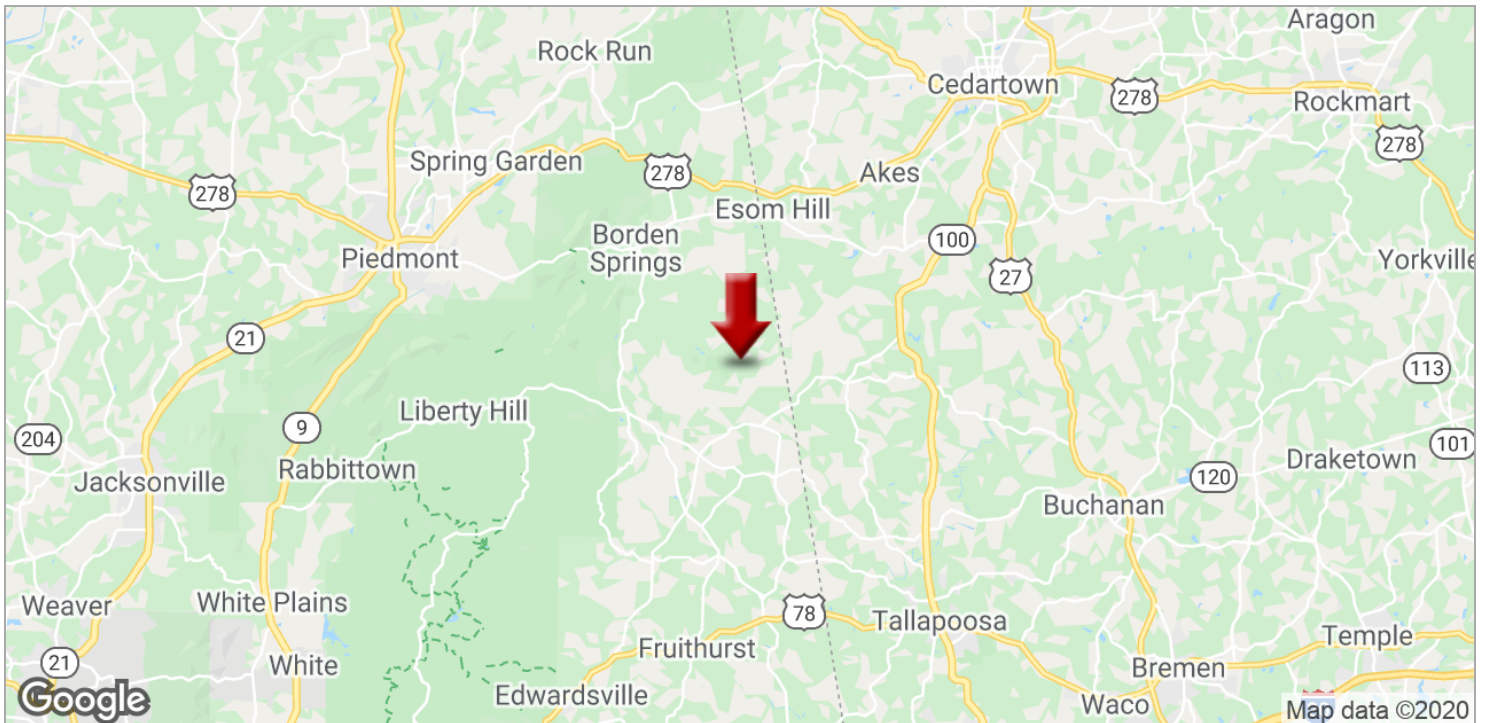
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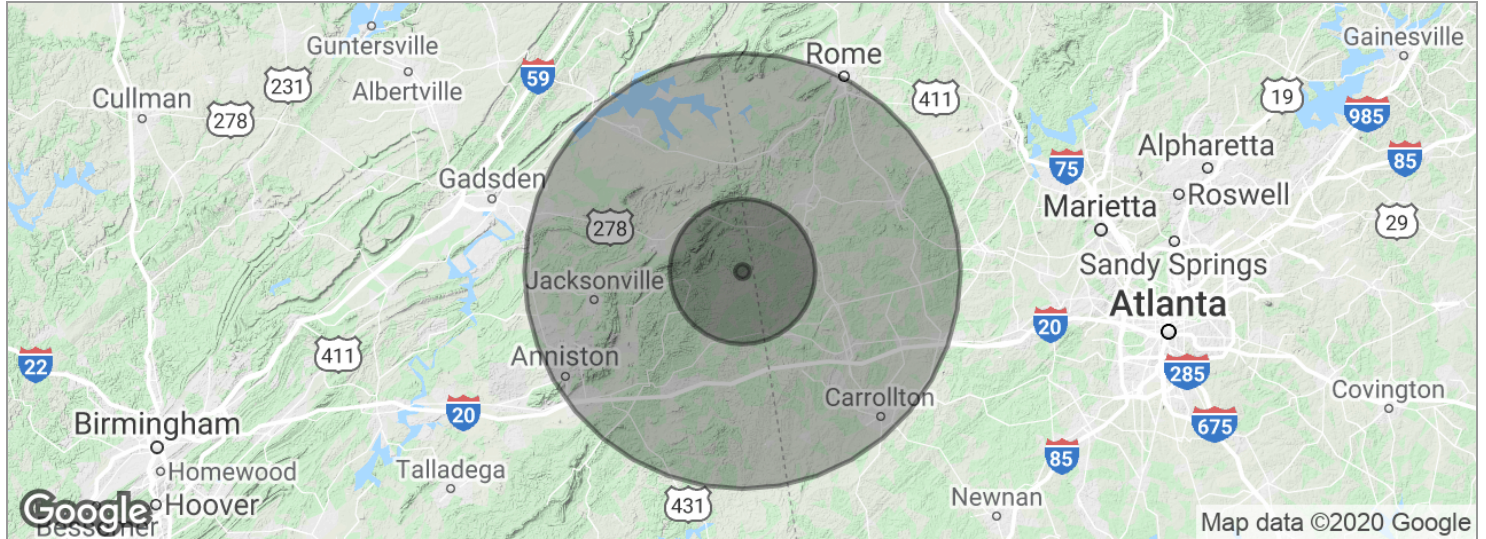
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POPULATION	1 MILE	10 MILES	30 MILES
Total population	35	10,616	276,719
Median age	40.4	37.6	37.2
Median age (male)	41.0	35.1	36.1
Median age (Female)	40.4	39.2	38.4

HOUSEHOLDS & INCOME	1 MILE	10 MILES	30 MILES
Total households	12	3,922	103,466
# of persons per HH	2.9	2.7	2.7
Average HH income	\$46,303	\$46,045	\$50,570
Average house value		\$104,403	\$146,691

* 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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FRUITHURST, AL

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PRESENTED BY:

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