



JOE MCMICHAEL RD

E HIGHWAY 36

109 ACRES ON E HIGHWAY 36
BUTTS COUNTY | GEORGIA



Disclosure / Confidentiality Statement

The material contained in this Offering Memorandum is confidential, furnished solely for the purpose of considering the acquisition of **109 acres in Butts 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 Ackerman & Co. and 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 and any downloadable files. 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. Ackerman and Co. and Pioneer Land Group represent 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:



John Speros
Senior Vice President
Ackerman & Co.

Direct: 770.913.3910
Mobile: 404.578.7033
Email: jsperos@ackermanco.net



Kyle Gable
Broker
Pioneer Land Group

Direct: 770.225.0718
Mobile: 404.867.3332
Email: kgable@pioneerlandga.com



J.T. Speros
Associate, Brokerage
Ackerman & Co.

Direct: 770.913.3949
Mobile: 404.775.3919
Email: jtsperos@ackermanco.net





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The Opportunity

Ackerman & Co. and **Pioneer Land Group** are pleased to present for sale **Caney Fork Farm**, 109 acres located on E Highway 36 in Butts County, Georgia.

Caney Fork Farm offers the following attributes:

- Approximately 4.5 miles from historic Downtown Jackson which offers dining, entertainment and shopping.
- Located next to Jackson Lake, offering fishing and other recreational activities.
- Numerous wildlife fields for hunting.
- Approximately 9 acres on the north side of E Hwy 36 with 850 feet of road frontage, and approximately 100 acres on the south side of E Hwy 36 with 910 feet of road frontage.

Caney Fork Farm is the perfect investment tract, recreational tract, estate home, weekend home, or conservation easement property with close proximity to Atlanta.

Interested parties should submit a letter of intent ("LOI") pursuant to the terms outlined in the Process section of this Offering Memorandum.



JACKSON LAKE

The Property

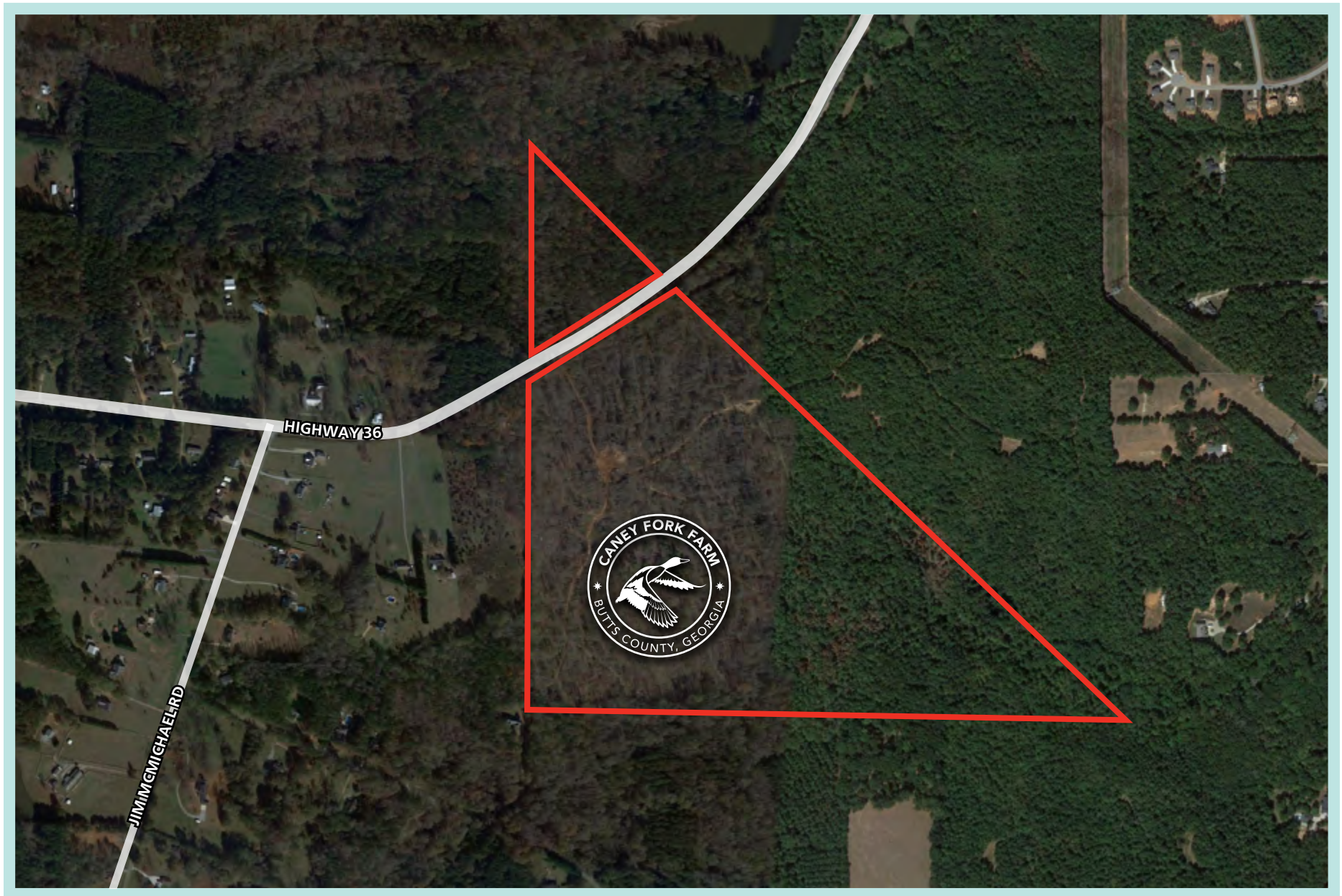
E Highway 36 is located on E Highway 36 in Butts County, Georgia. The parcel ID for the property is 00580-001-000.



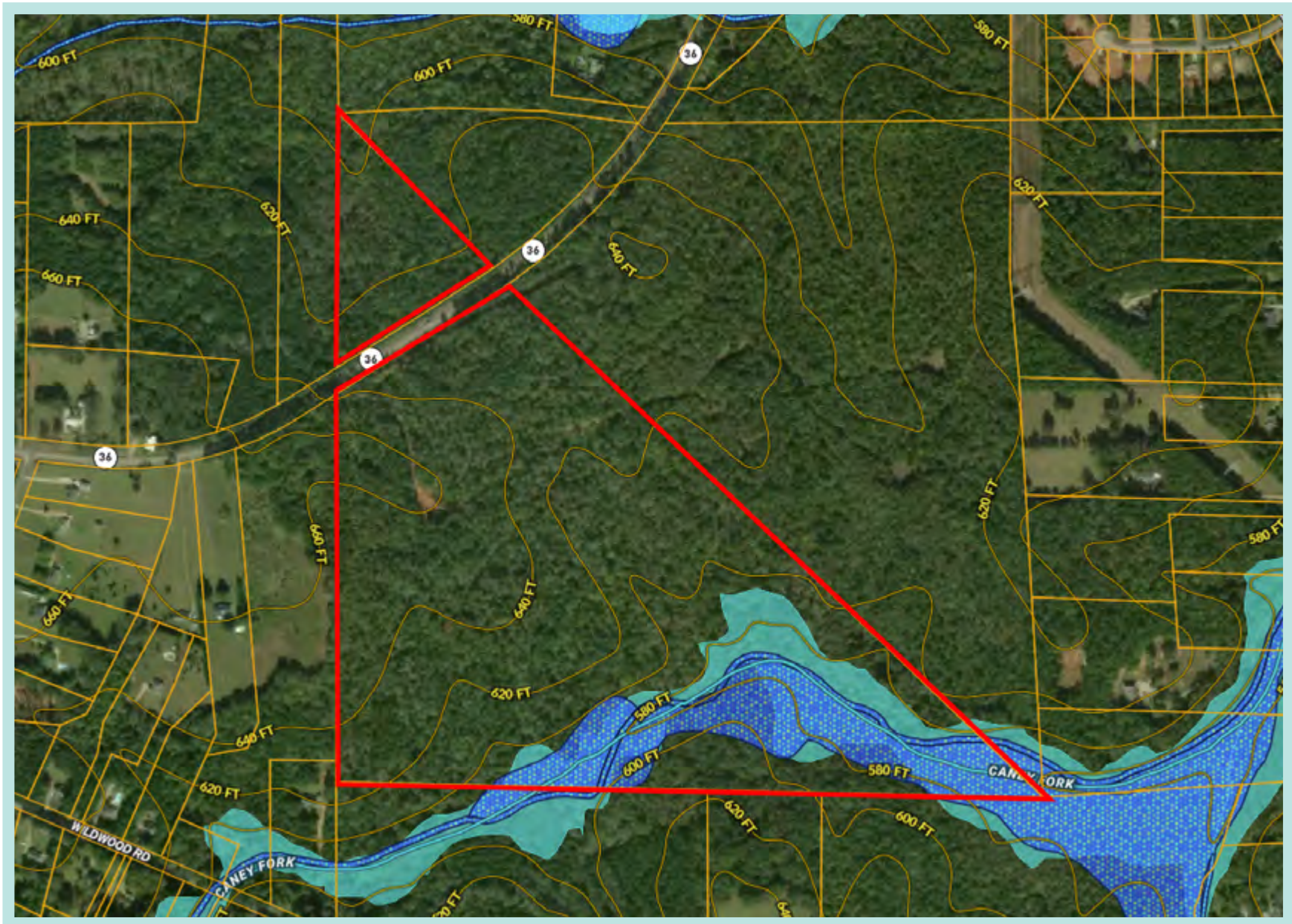
HIGH ALTITUDE AERIAL WITH NEARBY AMENITIES



LOW ALTITUDE AERIAL



TOPOGRAPHY MAP



Topography shows 20' contour intervals

ADDITIONAL DETAILS:

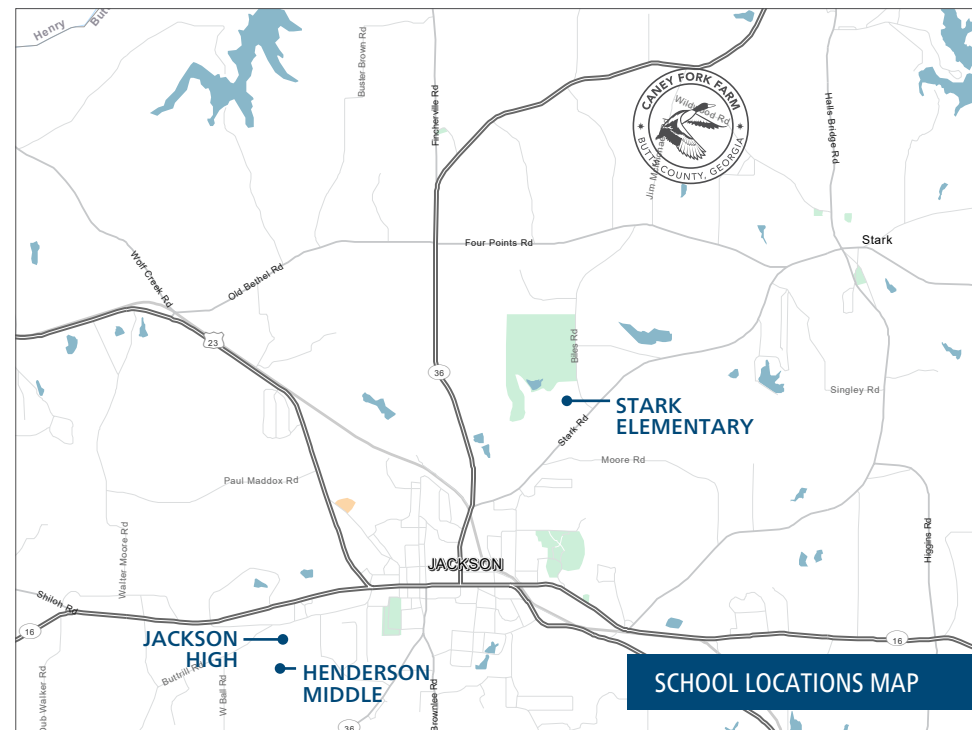
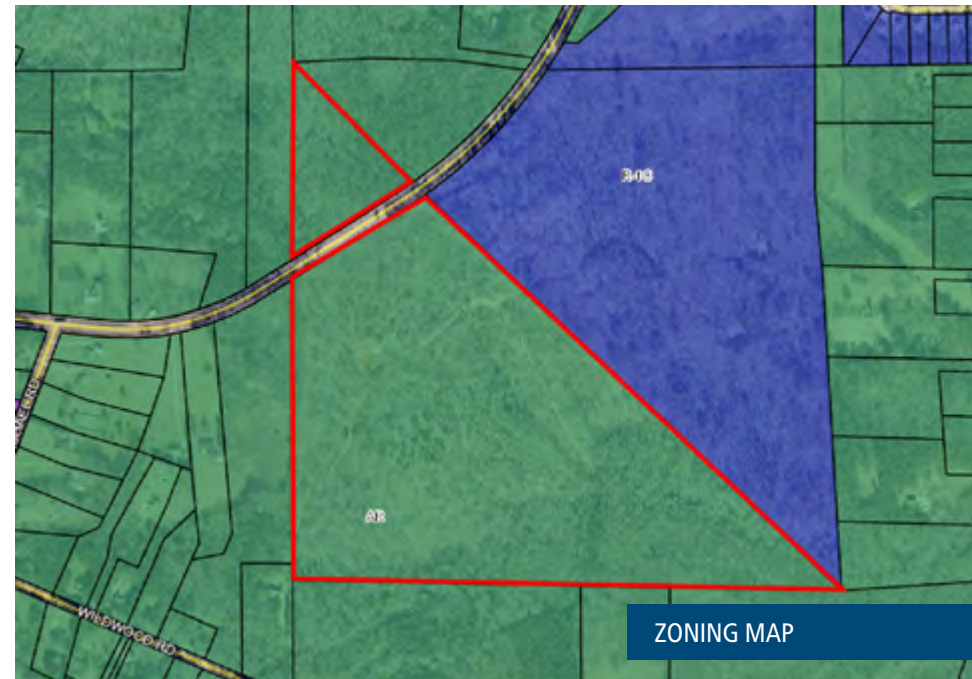
ZONING

The Property is currently zoned AR in Butts County with the following requirements:

Minimum Lot Width:	200'
Minimum Front Setback:	100'
Minimum Side Setback:	30'
Minimum Rear Setback:	50'
Minimum Floor Area:	1,500 SF

SCHOOLS

SCHOOL	DISTANCE IN MILES
ELEMENTARY SCHOOL	
Stark Elementary	4.0 Miles
MIDDLE SCHOOL	
Henderson Middle	7.5 Miles
HIGH SCHOOL	
Jackson High	7.2 Miles



Proposal Requirements

The owner is offering the sale of **Caney Fork Farm** for a price of \$525,000 or \$4,817 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 project and address any questions at your convenience.



JACKSON, GA



CANEY FORK FARM

Support Information

Below are files that are related to **Caney Fork Farm** and may be downloaded.* Click the links to open the files.



[VIEW ALL FILES](#)



[GOOGLE EARTH KMZ](#)

*We advise that these files be downloaded to a desktop computer and not on a mobile device as they may not be compatible.

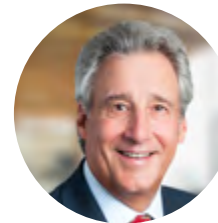


MEET OUR TEAM

The **Ackerman/Pioneer Land Advisory Group (APLG)** has represented owners in land sales that have paved the way for many noteworthy housing and commercial real estate developments across the Southeast.

The team has brokered **\$400+ million** in transactions.

FOR MORE INFORMATION, CONTACT:



John Speros
Senior Vice President
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