

# Spalding County Cato Tract 294

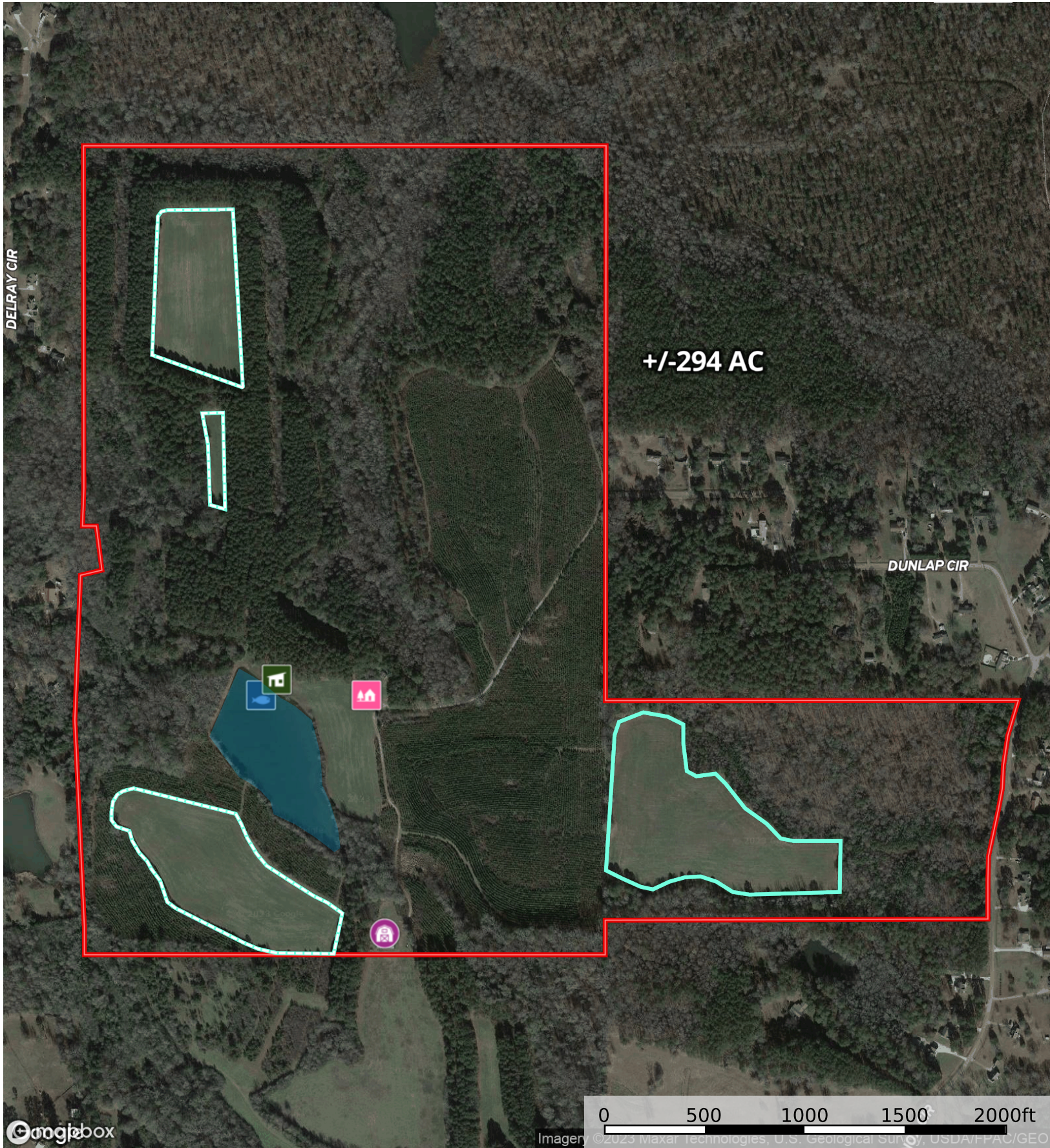
## Info Sheet

- Cato Tract +/-294 Acres
  - Zoned AG
    - 8 Minutes from Downtown Griffin
    - +/- 1100 Feet of Road Frontage
    - Surrounded by Neighborhood Developments
    - Great Residential Development Potential or Hunting/Farm Potential
  - Key Factors
    - Power Runs Throughout Property
    - Very Level Property
    - 8 Acre Stocked Lake
    - Well-managed timber investment
    - Well-managed food plots/fields
    - County Water Available
    - Sewer Location - TBD
    - 50 Acres on Lenox Circle is under CUVA, if breached, buyer will cover penalty fee.





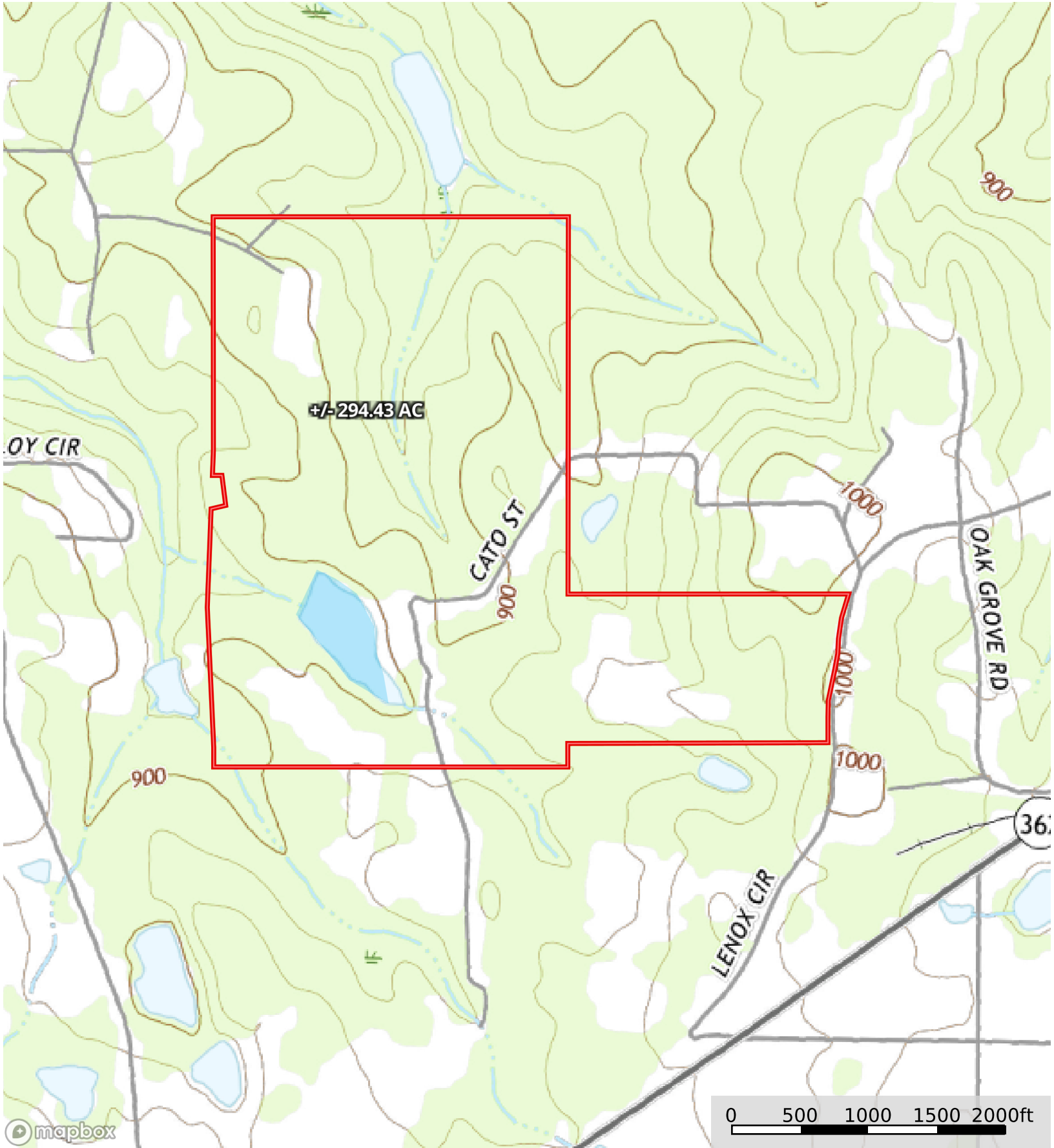
Mobley Cato Tract  
Spalding County, Georgia, AC +/-





- Barn
- Shed / Shack
- Pier
- Cabin
- Field 4
- Pond / Tank
- Field 3
- Field 2
- Field 1
- Boundary



Mobley Cato Tract  
Spalding County, Georgia, AC +/-



 Pond / Tank  Boundary