

LAND FOR SALE

BANK OWNED

170+- Acres

Lyles Cemetery Road at Highway 81

City of Walnut Grove - Walton County, Georgia



Presented by:

Walter T. Rabern

Broker

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Clint Dixon

Associate Broker

404-862-5000 Direct

cdixon@longleafcre.com

This information has been obtained from sources believed reliable. We have not verified it and make no guarantee, warranty or representation about it. Any projections, opinions, assumptions or estimates used are for example only and do not represent the current or future performance of the property. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs.



FACT SHEET

170 ACRES – Lyle Cemetery Road @ Highway 81

TRACT SIZE: 170+- Acres

LOCATION: Fronting Lyle Cemetery Road and Elm Street, between Highway 81 and James Odom Road. Approximately 2 miles South of Walnut Grove.

CITY OF WALNUT GROVE - WALTON COUNTY, GA

EXISTING ZONING: Residential (R1) – City of Walnut Grove

2011 TAXES: \$11,794.07

POTENTIAL USES: Recreational/Farm/Estate

DEMOGRAPHIS SUMMARY:

| | <u>1 MILE</u> | <u>3 MILES</u> | <u>7 MILES</u> |
|------------------------------|---------------|----------------|----------------|
| 2010 POPULATION | 1,657 | 7,722 | 21,401 |
| 2010 HOUSEHOLDS | 552 | 2,696 | 7,326 |
| 2010 MEDIAN HOUSEHOLD INCOME | \$54,788 | \$61,409 | \$63,263 |

REMARKS: City of Walnut Grove - zoned R1 for a single family community

Excellent long term investment, recreational tract or family estate

City of Walnut Grove does not have real estate taxes

Close to good school system (Walnut Grove Area)

Bank owned – “sold as is, where is with all faults” with no representations or warranties, whatsoever – expressed or implied and no sellers disclosure statement.

ASKING PRICE: **\$4,200 PER ACRE**

AERIAL

GOOGLE AERIAL – ZOOMED TO SITE

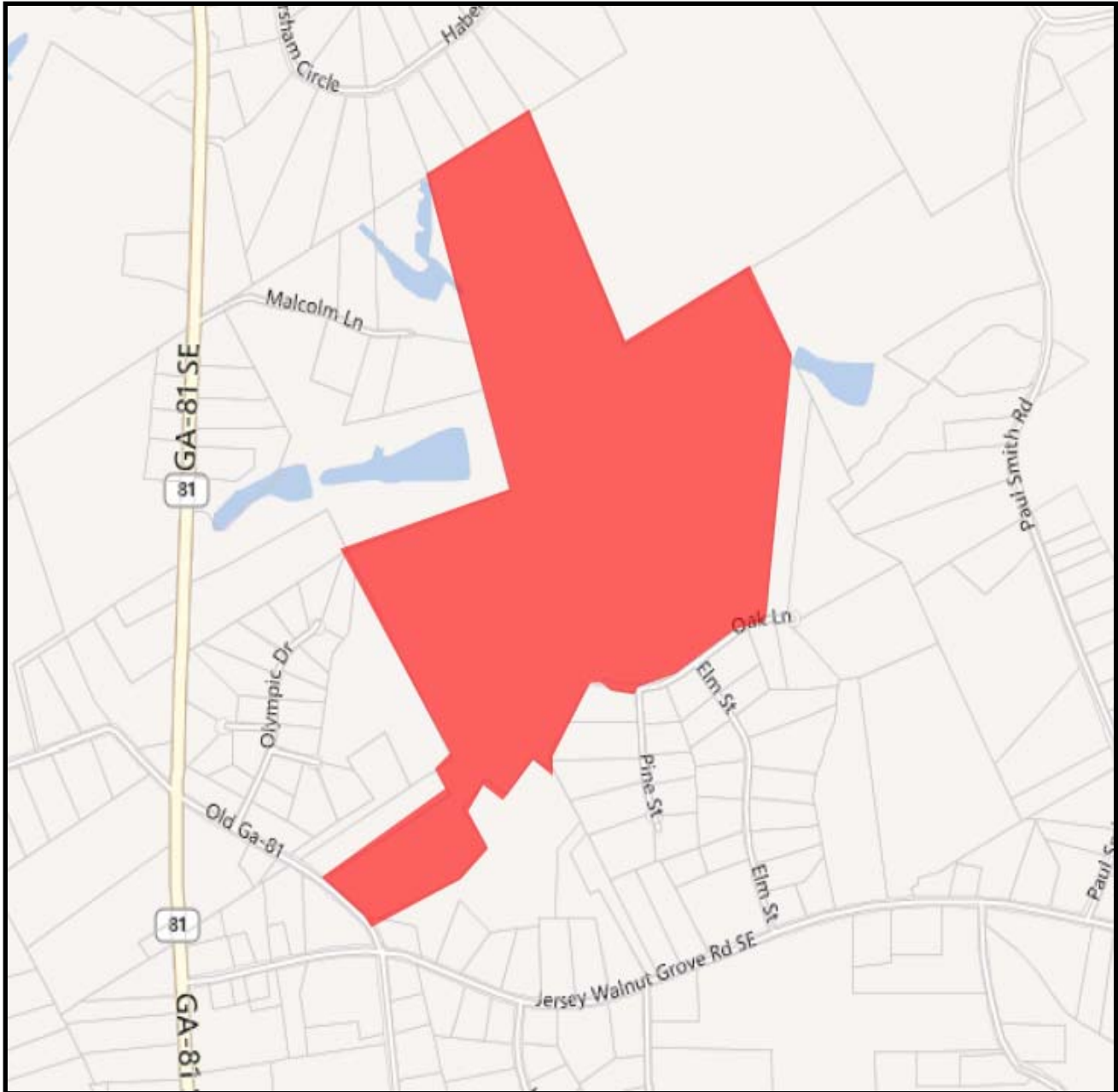


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PLAT

WALTON COUNTY GIS

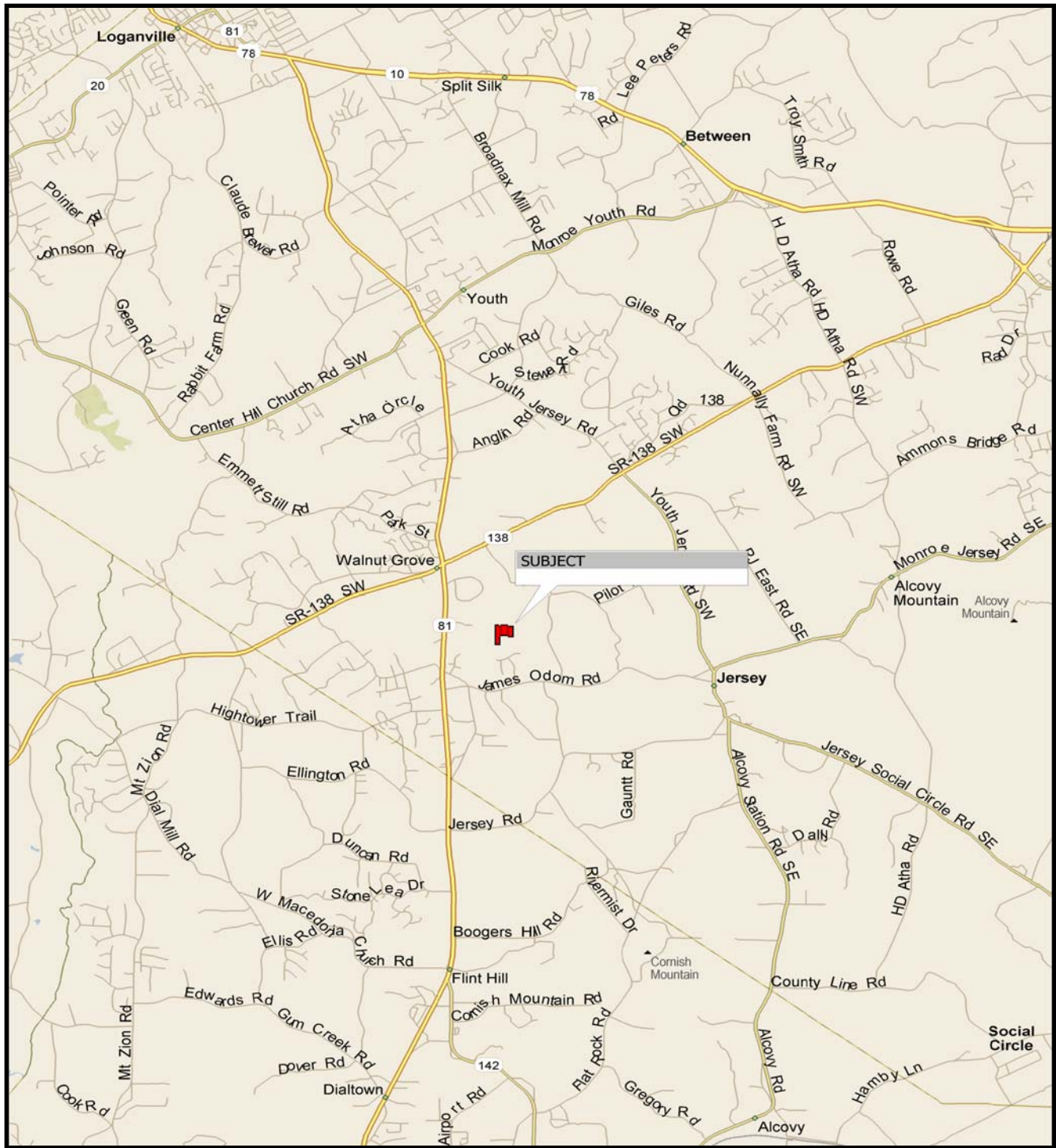


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MAPS

ZOOMED



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DEMOGRAPHICS

1, 3, 5 Mile Radius



Lat: 33.719090, Lon: -83.849...

Executive Summary

Prepared by Walter Rabern Longleaf Realty Trust

Latitude: 33.71909

Longitude: -83.849451

Ring: 1, 3, 5 Miles

| | 1 mile radius | 3 miles radius | 5 miles radius |
|-------------------------------|---------------|----------------|----------------|
| 2010 Population | | | |
| Total Population | 1,657 | 7,722 | 21,401 |
| Male Population | 49.4% | 49.7% | 49.7% |
| Female Population | 50.6% | 50.3% | 50.3% |
| Median Age | 36.7 | 36.4 | 36.6 |
| 2010 Income | | | |
| Median HH Income | \$54,788 | \$61,409 | \$63,263 |
| Per Capita Income | \$20,832 | \$23,767 | \$24,706 |
| Average HH Income | \$60,531 | \$69,090 | \$71,846 |
| 2010 Households | | | |
| Total Households | 552 | 2,696 | 7,326 |
| Average Household Size | 3.00 | 2.86 | 2.92 |
| 2010 Housing | | | |
| Owner Occupied Housing Units | 77.1% | 80.5% | 82.0% |
| Renter Occupied Housing Units | 15.9% | 12.4% | 11.4% |
| Vacant Housing Units | 7.1% | 7.1% | 6.6% |
| Population | | | |
| 1990 Population | 952 | 3,476 | 8,653 |
| 2000 Population | 1,330 | 5,657 | 14,497 |
| 2010 Population | 1,657 | 7,722 | 21,401 |
| 2015 Population | 1,805 | 8,782 | 24,653 |
| 1990-2000 Annual Rate | 3.4% | 4.99% | 5.3% |
| 2000-2010 Annual Rate | 2.17% | 3.08% | 3.87% |
| 2010-2015 Annual Rate | 1.73% | 2.61% | 2.87% |

In the identified market area, the current year population is 21,401. In 2000, the Census count in the market area was 14,497. The rate of change since 2000 was 3.87 percent annually. The five-year projection for the population in the market area is 24,653, representing a change of 2.87 percent annually from 2010 to 2015. Currently, the population is 49.7 percent male and 50.3 percent female.

Households

| | | | |
|-----------------------|-------|-------|-------|
| 1990 Households | 316 | 1,202 | 2,904 |
| 2000 Households | 448 | 2,012 | 5,011 |
| 2010 Households | 552 | 2,696 | 7,326 |
| 2015 Households | 602 | 3,070 | 8,438 |
| 1990-2000 Annual Rate | 3.55% | 5.29% | 5.61% |
| 2000-2010 Annual Rate | 2.06% | 2.9% | 3.77% |
| 2010-2015 Annual Rate | 1.75% | 2.63% | 2.87% |

The household count in this market area has changed from 5,011 in 2000 to 7,326 in the current year, a change of 3.77 percent annually. The five-year projection of households is 8,438, a change of 2.87 percent annually from the current year total. Average household size is currently 2.92, compared to 2.89 in the year 2000. The number of families in the current year is 6,052 in the market area.

Housing

Currently, 82.0 percent of the 7,842 housing units in the market area are owner occupied; 11.4 percent, renter occupied; and 6.6 percent are vacant. In 2000, there were 5,211 housing units - 85.7 percent owner occupied, 10.5 percent renter occupied and 3.8 percent vacant. The rate of change in housing units since 2000 is 4.07 percent. Median home value in the market area is \$136,875, compared to a median home value of \$157,913 for the U.S. In five years, median home value is projected to change by 0.72 percent annually to \$141,878. From 2000 to the current year, median home value changed by 1.4 percent annually.

Source: U.S. Bureau of the Census, 2000 Census of Population and Housing. Esri forecasts for 2010 and 2015. Esri converted 1990 Census data into 2000 geography.

LEGAL DESCRIPTION

EXHIBIT "A" LEGAL DESCRIPTION

TRACT ONE (Gerald E. Smith Tract)

All tract or parcel of land lying and being in Land Lots 200 and 201 and Georgia Military District Broken Arrow 416 of Walton County, Georgia, being 115.403 acres, as shown according to the plat of survey prepared for BOMAC INVESTMENTS, LLC, by Apalachee Land Surveying, Inc. on May 17, 2004.

TO FIND THE TRUE PLACE OR POINT OF BEGINNING, begin at a point common to Land Lots 172, 173, 200 & 201; run thence along the land lot line common to Land Lots 173 and 200 North 30 degrees 27 minutes 09 seconds West a distance of 926.29 feet to a point marked by an iron pin set, WHICH POINT IS THE TRUE PLACE OR POINT OF BEGINNING.

FROM SAID TRUE PLACE OR POINT OF BEGINNING, run thence South 03 degrees 12 minutes 35 seconds West a distance of 1,693.39 feet to a point marked by a ½ inch rebar on the northerly right of way of Oak Street (60' R/W); continue along said right of way, following the curvature thereof an arc distance of 119.59 feet to a point, said arc having a radius of 636.62 feet and being subtended by a chord bearing and distance of South 79 degrees 23 minutes 42 seconds West a distance of 119.42 feet to a point marked by a ½ inch rebar found; continue thence along said right of way, following the curvature thereof an arc distance of 220.29 feet to a point, said arc having a radius of 636.62 feet and being subtended by a chord bearing and distance of South 62 degrees 44 minutes 59 seconds West a distance of 219.19 feet to a point; run thence South 54 degrees 35 minutes 44 seconds West a distance of 334.92 feet to a point marked by an iron pin set; leaving said right of way run thence North 36 degrees 39 minutes 16 seconds West a distance of 87.85 feet to a point marked by an iron pin set; run thence North 14 degrees 36 minutes 16 seconds West a distance of 1,947.40 feet to a point marked by a ¾ inch open top pipe; run thence North 60 degrees 06 minutes 45 seconds East a distance of 992.39 feet to a point marked by a ½ inch rebar found on the line common to Land Lots 173 & 200; run thence along said line South 30 degrees 27 minutes 09 seconds East a distance of 573.06 feet to a point marked by an iron pin set, WHICH POINT IS THE TRUE PLACE OR POINT OF BEGINNING.

AND ALSO:

TO FIND THE TRUE PLACE OR POINT OF BEGINNING, begin at a point common to Land Lots 172, 173, 200 & 201; run thence along the land lot line common to Land Lots 173 and 200 North 30 degrees 27 minutes 09 seconds West a distance of 926.29 feet to a point marked by an iron pin set; run thence South 03 degrees 12 minutes 35 seconds West a distance of 1,693.39 feet to a point marked by a ½ inch rebar on the northerly right of way of Oak Street (60' R/W); continue along said right of way, following the curvature thereof an arc distance of 119.59 feet to a point, said arc having a radius of 636.62 feet and being subtended by a chord bearing and distance of South 79 degrees 23 minutes 42 seconds West a distance of 119.42 feet to a point marked by a ½ inch rebar found; continue thence along said right of way, following the curvature thereof an arc distance of 220.29 feet to a point, said arc having a radius of 636.62 feet and being subtended by a chord bearing and distance of South 62 degrees 44 minutes 59 seconds West a distance of 219.19 feet to a point; run thence South 54 degrees 35 minutes 44 seconds West a distance of 334.92 feet to a point marked by an iron pin set; continue thence along said right of way in a southwesterly direction a distance of 63.81 feet to a point, WHICH POINT IS THE TRUE PLACE OR POINT OF BEGINNING.

FROM SAID POINT OF BEGINNING AS THUS ESTABLISHED, continue thence along said right of way, following the curvature thereof an arc distance of 657.90, said arc having a radius of 716.20 feet and being subtended by a chord bearing and distance of South 81 degrees 37 minutes 35 seconds West a distance of 635.01 feet to a point; run thence North 68 degrees 33 minutes 55 seconds West a distance of 92.36 feet to a point marked by an iron pin set (Point A); run thence along the centerline of a creek in a generally southwesterly direction, following the meanderings thereof, a distance of

844+/- feet to a point (Point B) (1/2 inch rebar found 12.03 feet from centerline of creek); from Point B and leaving the centerline of said creek, run thence North 31 degrees 18 minutes 26 seconds West a distance of 351.28 feet to a point marked by a ½ inch rebar found on the line common to Land Lots 200 & 201; run thence along said line South 60 degrees 08 minutes 17 seconds West a distance of 384.28 feet to a point marked by a 1/2 inch rebar found; leaving said Land Lot line run thence North 29 degrees 48 minutes 45 seconds West a distance of 131.88 feet to a point marked by a ½ inch rebar found; run thence South 60 degrees 11 minutes 07 seconds West a distance of 165.10 feet to a point marked by an iron pin with cap; run thence North 29 degrees 55 minutes 15 seconds West a distance of 1,412.97 feet to a point marked by an iron pin with cap; run thence North 65 degrees 45 minutes 48 seconds East a distance of 1,258.96 feet to a point marked by a rock found; run thence North 65 degrees 31 minutes 35 seconds East a distance of 965.70 feet to a point marked by an iron pin set; run thence South 14 degrees 36 minutes 16 seconds East a distance of 1,570.60 feet to a point marked by an iron pin set; run thence South 36 degrees 32 minutes 25 seconds East a distance of 113.57 feet to a point along the northerly right of way of Oak Street, which point is the TRUE PLACE OR POINT OF BEGINNING.

TRACT TWO (Norman Colbert Tract)

All tract or parcel of land lying and being in Land Lots 200 and 201 and Georgia Military District Broken Arrow 416 of Walton County, Georgia, being 4.2325 acres, as shown according to the plat of survey prepared for BOMAC INVESTMENTS, LLC, by Apalachee Land Surveying, Inc. on May 17, 2004.

TO FIND THE TRUE PLACE OR POINT OF BEGINNING, begin at a point common to Land Lots 172, 173, 200 & 201; run thence along the land lot line common to Land Lots 173 and 200 North 30 degrees 27 minutes 09 seconds West a distance of 926.29 feet to a point marked by an iron pin set run thence North 30 degrees 27 minutes 09 seconds East a distance of 573.06 feet to a point marked by a ½ inch rebar found; leaving said land lot line, run thence South 60 degrees 06 minutes 45 seconds West a distance of 992.39 feet to a point marked by a ¾ inch open top pipe, WHICH POINT IS THE TRUE PLACE OR POINT OF BEGINNING.

FROM SAID TRUE PLACE OR POINT OF BEGINNING, run thence South 14 degrees 36 minutes 16 seconds East a distance of 1,947.40 feet to a point marked by an iron pin set; run thence South 36 degrees 39 minutes 16 seconds East a distance of 87.85 feet to a point marked by an iron pin set along the northerly right of way of Oak Street (60' R/W); continue along said right of way in a generally southwesterly direction a distance of 63.81 feet to a point; leaving said right of way run thence North 14 degrees 29 minutes 25 seconds West a distance of 1,570.60 feet to a point marked by an iron pin set; run thence South 65 degrees 31 minutes 35 seconds West a distance of 965.70 feet to a point marked by a rock found; run thence North 16 degrees 05 minutes 25 seconds West a distance of 1,979.25 feet to a point marked by a rock found along the land lot line common to Land Lots 199 & 200; run thence along said line North 60 degrees 48 minutes 57 seconds East a distance of 632.70 feet to a point marked by a ½ inch rebar found (1/2 inch rebar found 1.12 feet Northwest of property line); run thence South 30 degrees 33 minutes 16 seconds East a distance of 1,660.73 feet to a point marked by a ¾ inch open top pipe, WHICH POINT IS THE TRUE PLACE OR POINT OF BEGINNING.

TRACT THREE (Renda Rafies Tract)

ALL THAT TRACT OR PARCEL OF LAND lying and being in Land Lots 201 and 202 of the 4th Land District, Walton County, Georgia, being known as Tract One containing 12.905 acres, as per plat of survey prepared for Bemac Investments, LLC, dated January 7, 2005, by Apalachee Land Surveying, Inc., certified by Charles D. Norton, G.R.L.S. #2872, and being described according to said survey as follows:

BEGIN at a point marked by an iron pin with cap located on land lot corner common to Land Lots 200, 201, 202 and 203 of the 4th Land District, and run along land lot line

common to Land Lots 200 and 201, North 60 degrees 08 minutes 17 seconds East a distance of 164.87 feet to a point marked by a ½-inch rebar found; run thence along said common land lot line, North 60 degrees 08 minutes 17 seconds East a distance of 384.28 feet to a point marked by a ½-inch rebar found; thence leaving said land lot line, run South 31 degrees 18 minutes 26 seconds East a distance of 351.28 feet to a point marked by a ½-inch rebar found; run thence North 67 degrees 44 minutes 52 seconds West a distance of 153.71 feet to a point marked by an iron pin set; run thence South 38 degrees 55 minutes 16 seconds West a distance of 297.11 feet to a point marked by an iron pin set; run thence North 54 degrees 35 minutes 39 seconds West a distance of 187.00 feet to a point marked by an iron pin set; run thence South 35 degrees 24 minutes 21 seconds West a distance of 150.00 feet to a point marked by an iron pin set; run thence along the arc of a curve and following the curvature thereof an arc distance of 106.06 feet to a point marked by an iron pin set, said arc having a radius of 285.65 feet and being subtended by a chord bearing and distance of South 43 degrees 47 minutes 53 seconds West 105.45 feet; run thence South 35 degrees 20 minutes 05 seconds East a distance of 289.53 feet to a point marked by an iron pin set; run thence South 44 degrees 28 minutes 33 seconds West a distance of 300.60 feet to a point marked by an iron pin set; run thence South 66 degrees 48 minutes 32 seconds West a distance of 606.32 feet to a point marked by a ½-inch rebar found (disturbed); run thence South 86 degrees 07 minutes 30 seconds West a distance of 65.87 feet to a point marked by an iron pin set on the right of way of Old Highway 81 (30 foot right of way); run thence along said right of way North 52 degrees 31 minutes 14 seconds West 147.94 feet to a point; continue thence along said right of way North 52 degrees 31 minutes 14 seconds West a distance of 170.90 feet to a point; continue thence along said right of way, North 52 degrees 36 minutes 27 seconds West a distance of 29.33 feet to a point marked by a ½-inch rebar found; thence leaving the right of way of Old Highway 81, run North 59 degrees 43 minutes 00 seconds East a distance of 1040.04 feet to a point marked by a ½-inch rebar found; run thence North 30 degrees 15 minutes 06 seconds West a distance of 200.13 feet to a point marked by a ½-inch rebar found on land lot line common to Land Lots 203 and 202; run thence along said common land lot line, North 59 degrees 44 minutes 25 seconds East a distance of 147.94 feet to a point marked by an iron pin with cap located at land lot corner common to Land Lots 200, 201, 202 and 203, and the POINT OF BEGINNING.

PHOTOS OF SITE



CREEK IN CENTER OF PROPERTY



HARDWOOD RIDGE



TYPICAL INTERIOR ROAD



INTERIOR ROAD FROM ELM ST

PHOTOS OF SITE



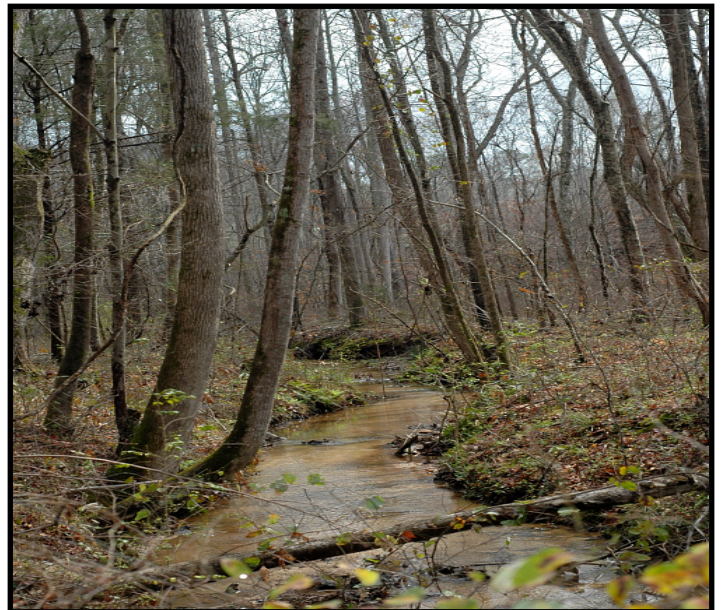
FRONTAGE ON LYLES CEMETERY ROAD



NORTHWESTERN AREA – HARDWOOD RIDGE



OLD HOMEPLACE



MAIN CREEK ON PROPERTY

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