

Land Lot



Listing #	8667099	List Price	\$16,000
Property Type	Land Lot	Status	New
Address	1065 Magnolia Drive	Unit/Lot	
City	Villa Rica	Zip	30180
Subdivision	Fairfield Plantation	State	GA
County	Carroll	Area	CARR
List Date	9/27/2019	Original Price	\$16,000
Expire Date	9/26/2020	DOM	0



Elem School	Sand Hill	Middle School	Bay Springs	High School	Villa Rica
ES Bus	Yes	MS Bus	Yes	HS Bus	Yes

Tax ID	F01-0065	Land Lot		Plat Book	
Taxes	\$126.00	District		Plat Page	
Tax Year	2018	Section		Deed Book	524
Block		Unit		Deed Page	129
Total Lots	2	Lot		Lot Dimensions	229x114x170x114
Acreage	0.490	Acreage Source	Other (see remarks)	Price Per Acre	

List Agent	Chris Rentz	List Agent 2	
List Agent ID	RENTZROBERT	LA 2 ID	
List Agent Lic	349167	LA 2 License	
List Agent Email	crentz@pioneer-residential.com	LA 2 Email	
List Agent Phone	Phone: 4047027193	LA 2 Phone	
List Office	Pioneer Residential	List Office Email	kyle@gablerealestate.net
List Office ID	GREC01	List Office Phone	Office: 6782638507
	List Office Lic	63327	

Commission	3.00	CompType:	%	Owner Name	
List Agreement Type	Exclusive Right To Sell	Owner Phone			
Special Conditions					

ER 1 Source		ER 1 ID	
ER 2 Source		ER 2 ID	

Information deemed reliable but not guaranteed.

Address 1065 Magnolia Drive

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Public Remarks Elevated lot opportunity in Fairfield Plantation. The Opportunity presents two lots with lake views. The Property offers mixed timber with moderate density and lake views. The Site is ready to be cleared and improved. Seller(s) will subdivide, but would prefer to sell both lots together.

Private Remarks All zoning and utilities are subject to independent verification.

Office Remarks

Private URL www.pioneerlandga.com

Directions From the main gate- Turn right onto Lakeview Pkwy- Turn left onto Monticello Dr- Turn right onto Magnolia Dr- Turn left to stay on magnolia Dr- Destination will be on the right.

Amenities Clubhouse, Gated Community, Golf Course, Lake, Marina, Neighborhood Association, Playground, Pool, Tennis Courts
Class Land Lot
Documents Other (See Remarks)
Feature Name Treasure Lake
Frontage Type Other (See Remarks), Pavement
Improvements Curb & Gutter
Lot Size Less than 1/3 Acre, 1/3 - 1/2 Acre
Present Use Undeveloped Land

Property Setting Lake
Topology Level, Other (See Remarks)
Units Per Acre
Utilities Available Electricity, Other (See Remarks), Sewer Available, Water
Vegetation Wooded/Timber
Waterfront Footage
Water Lot Water View
Zoning Agricultural/Residential, Single Family

Closing Date
Off Market Date
Sell Office

Sales Price
Due Diligence Date
Sell Office Lic

Sellers Contribution
Finance Code
Sell Agent

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