

Land For Sale

Tract A 15.96+- Acres

Tract B 44+- Acres

59.96+- Acres Total Covington - Newton County, GA



Presented by:

Kyle Ward & Walt Rabern
Licensed Brokers GA - SC
Longleaf Realty Trust, LLC
706-343-8444 Direct
wrabern@longleafcre.com
kward@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

Tract A 15.96 Acres & Tract B 44+- Acres

LOCATION:	Southern Newton County approximately 8.5 miles southwest of Covington and 10 Miles south of Conyers, GA. Located just east of HWY 212 and west of HWY 81.						
CURRENT USE:	Vacant rural timberland						
2013 TAXES:	<table><tr><td>Tract A (15.96 AC) - \$</td><td>805.68</td></tr><tr><td>Tract B (44 +- AC) - \$</td><td>2,016.09</td></tr><tr><td>Total</td><td>\$2,821.77</td></tr></table>	Tract A (15.96 AC) - \$	805.68	Tract B (44 +- AC) - \$	2,016.09	Total	\$2,821.77
Tract A (15.96 AC) - \$	805.68						
Tract B (44 +- AC) - \$	2,016.09						
Total	\$2,821.77						
HIGHEST AND BEST USE:	Recreational, Timberland, Homesites						
REMARKS:	<p>Great Location in South Newton County</p> <p>Convenient to Covington, Conyers, and I-20</p> <p>2,200'+- Frontage on Sampson Creek</p> <p>County maintained road frontage (Tract A 1,500'+- Tract B 3,200'+-)</p> <p>Mature Pine and Hardwoods</p> <p>Mostly Wooded</p>						

Asking Price:	Tract A - \$94,962 (\$5,950/acre) Tract B - \$261,800 (\$5,950/acre)
	Total \$356,762

TRACT A - PROPERTY RECORDS

Per Newton County Tax Assessor



Newton County Assessor			
Parcel: 00170-00000-029-B00 Acres: 15.96			
Name:	RES GA RPI LLC	Land Value:	\$55,900.00
Site:	WEHUNT RD	Building Value:	\$0.00
Sale:	\$0 on 11-2011 Reason-2959 331 Qual-U	Total Value:	\$55,900.00
Mail:	7000 CENTRAL PKWY NE		
	STE 700		
	ATLANTA, GA 30328		



The Newton County Assessor's Office makes every effort to produce the most accurate information possible. No warranties, expressed or implied, are provided for the data herein, its use or interpretation. The assessment information is from the last certified taxroll. All data is subject to change before the next certified taxroll. PLEASE NOTE THAT THE PROPERTY APPRAISER MAPS ARE FOR ASSESSMENT PURPOSES ONLY NEITHER NEWTON COUNTY NOR ITS EMPLOYEES ASSUME RESPONSIBILITY FOR ERRORS OR OMISSIONS ---THIS IS NOT A SURVEY---

Date printed: 05/20/14 : 13:29:03

TRACT B - PROPERTY RECORDS

Per Newton County Tax Assessor



Newton County Assessor			
Parcel: 00170-00000-029-000 Acres: 44			
Name:	RES GA RPI LLC	Land Value	\$143,000.00
Site:	WEHUNT RD	Building Value	\$0.00
Sale:	\$0 on 11-2011 Reason=2909 331 Qual=U	Total Value:	\$143,000.00
Mail:	7000 CENTRAL PKWY NE		
	STE 700		
	ATLANTA, GA 30328		

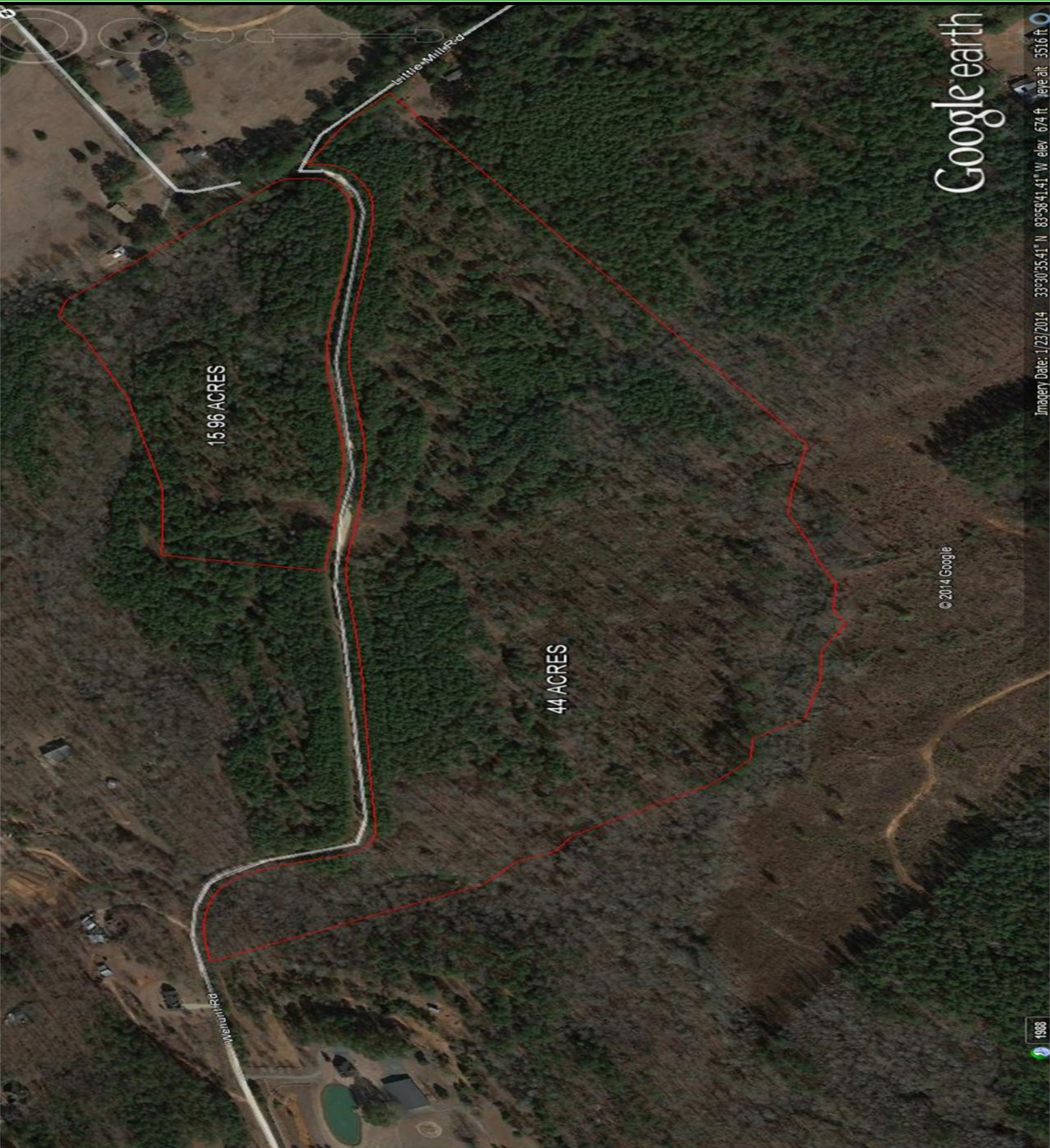


The Newton County Assessor's Office makes every effort to produce the most accurate information possible. No warranties, expressed or implied, are provided for the data herein, its use or interpretation. The assessment information is from the last certified taxroll. All data is subject to change before the next certified taxroll. PLEASE NOTE THAT THE PROPERTY APPRAISER MAPS ARE FOR ASSESSMENT PURPOSES ONLY NEITHER NEWTON COUNTY NOR ITS EMPLOYEES ASSUME RESPONSIBILITY FOR ERRORS OR OMISSIONS ---THIS IS NOT A SURVEY---

Date printed: 05/20/14 : 13:30:14

AERIAL

Google Earth

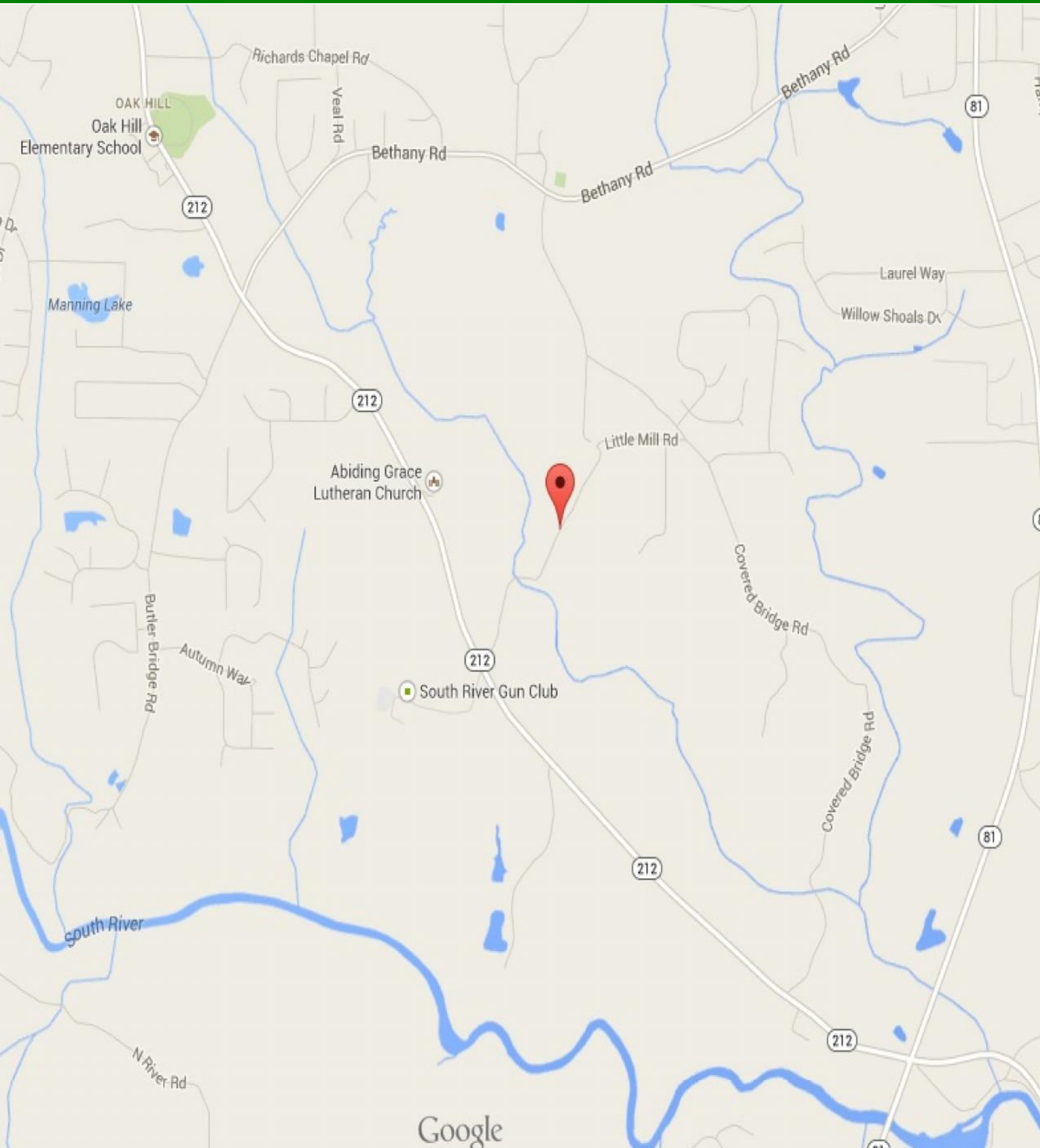


This information has been obtained from sources believed reliable. We have not verified it and make no guarantee, warranty or representation about it. Any projections, opinions, assumptions or estimates used are for example only and do not represent the current or future performance of the property. 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.



MAP

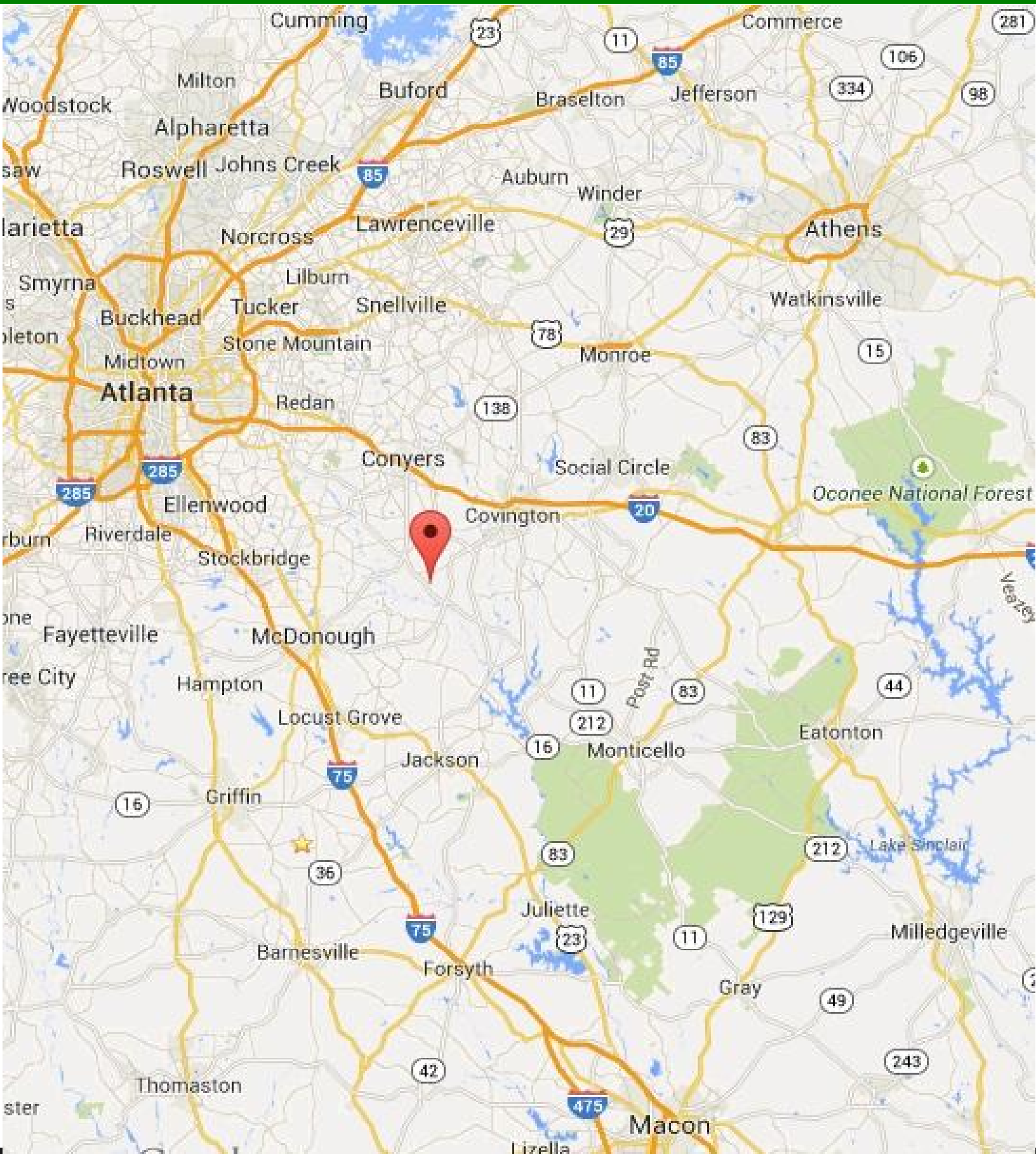
MAP- LOCAL



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.



MAP FAR



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.



PICTURES



PICTURES



PICTURES



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.

