



Disclosure / Confidentiality Statement

The material contained in this Offering Memorandum is confidential, furnished solely for the purpose of considering the acquisition of the 9.79 Acres in Douglas 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 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. 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. Pioneer Land Group represents 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:



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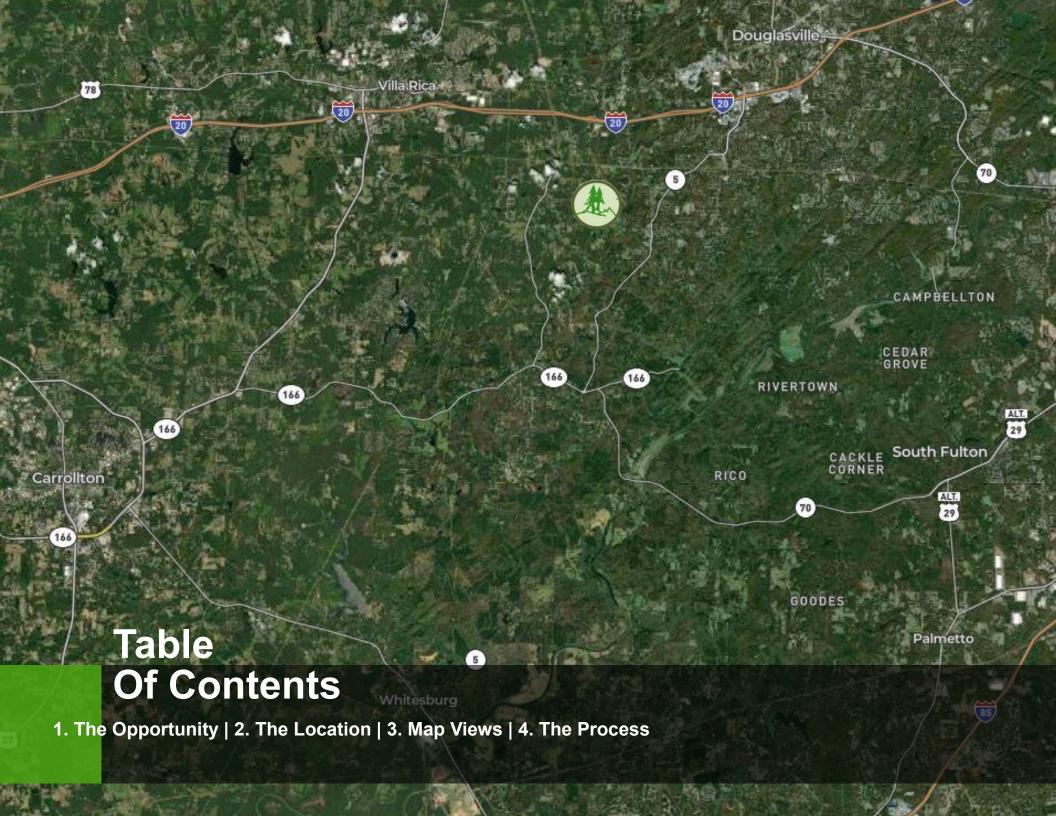
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The Opportunity

Pioneer Land Group is pleased to present 7726 Poole Mill Road, a 9.79 acre parcel in Douglas County, Georgia. The Property offers the following attributes:

- The Opportunity is zoned R-A, Residential Agricultural in Douglas County. The zoning will accommodate one (1) single family development. If a prospective purchaser wanted to build multiple homes the land would need to be subdivided. The minimum county approved acreage is three (3) acres per lot.
- The Site boasts over 750 feet of lake frontage and 86 feet of frontage on Mobley Creek. Thurman lake is a well maintained body of water that extends wonderful water views and activity. Mobley creek is spring fed and offers a year round current with several sections of shoals and beach area. A well blazed trail allows you to navigate the creek by foot or by vehicle.
- The Property improvement's include a Barn, Well House, and multiple secondary storage buildings. The Barn is 1500 sqft and is built on a 2,000 sqft concrete pad that is 8 inches thick. The building extends high ceilings, multiple garage doors and a nice front porch overlooking Thurman Lake.
- The Land is approximately 1,600 feet off of Poole Mill Road and is accessible by a 50 foot easement.
- The Land offers a topographic lay that can service single family development

 — recreational use— and/ or investment opportunity.





















Utilities:

The Property is served by well water, septic, and electricity. All utilities should be independently verified by prospective purchaser.

Distance to Key Landmarks:

Hartsfield-Jackson Atlanta International Airport: 31.8 Miles

Interstate 20: 6.9 Miles

Clinton Nature Preserve: 6.4 Miles

Historic Downtown Douglasville: 12.8 Miles

Historic Downtown Villa Rica: 8.3 Miles

Schools:

Bill Arp Elementary School- ☆☆☆☆☆

Fairplay Middle School- ☆☆☆☆

Alexander High School- ☆☆☆☆☆

County Taxes:

| County | Parcel ID | Tax Year | Tax Amount |
|---------|-------------|----------|------------|
| Douglas | 00570250005 | 2021 | \$1,565.00 |
| Douglas | 00570250005 | 2020 | \$1,592.00 |
| Douglas | 00570250005 | 2019 | \$1,489.00 |

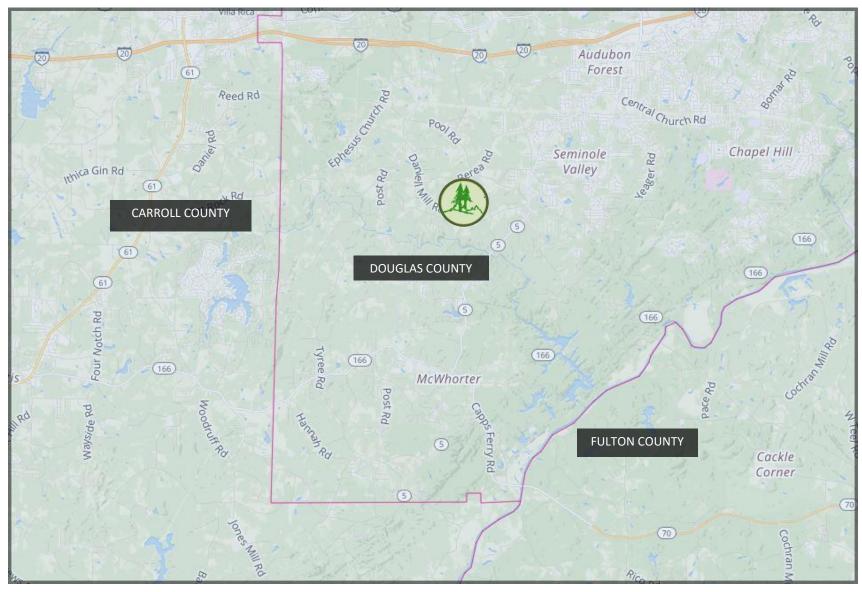




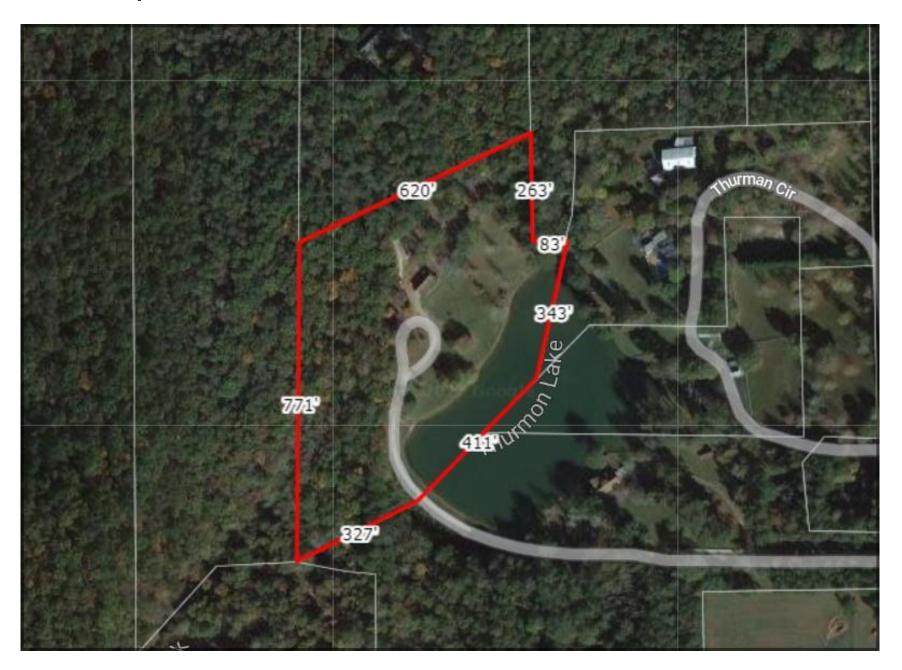
^{*}school evaluation available at schooldigger.com

Location Overview

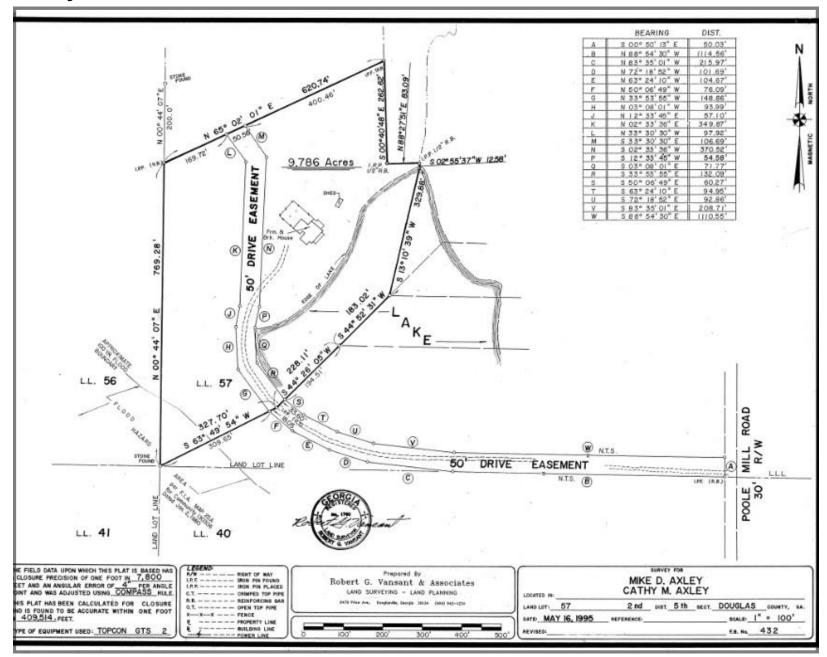
The Opportunity is located in the Dog River Basin and is located in the central west section of Douglas County, Georgia. The area provides a rural setting with development restrictions. Such ordinances are in pace to preserve the rural setting. The Property is convenient to major county corridors, schools, commercial retail, and interstate. The Property address is 7726 Poole Mill Road Douglasville, GA.



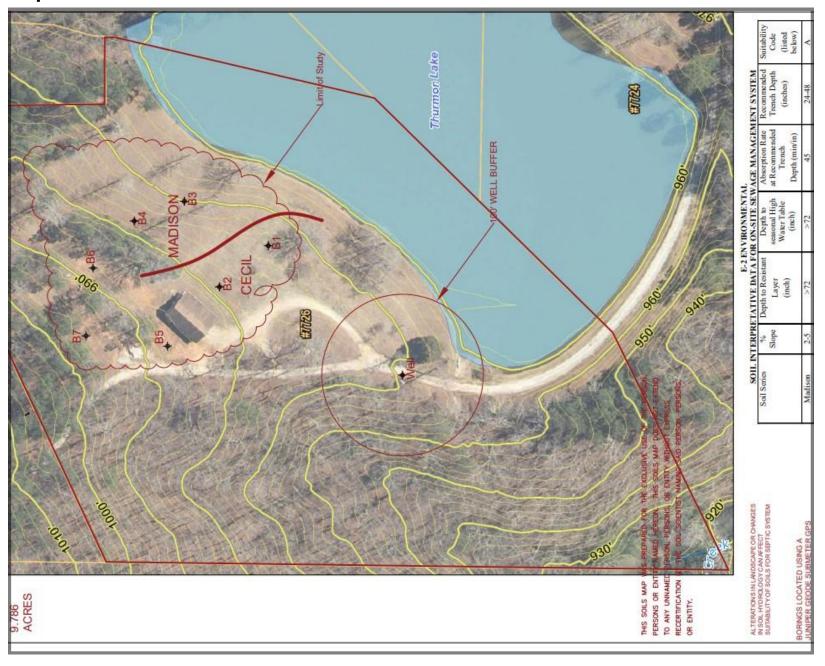
Low Altitude Map View



Property Survey



Soil Data Map



The Process

The owner has set an offering price for the Property at \$205,380 (\$20,979.00 per acre).

Interested parties should submit an offer in the form of GAR documents or 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. If you would like to schedule a showing with a member of our team please contact one of the listing agents.





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