



Yellow River Farms
11.14 - 85.36 ACRES ON ROCKY PLAINS RD
NEWTON COUNTY | GEORGIA



EXCLUSIVE OFFERING

Disclosure / Confidentiality Statement

The material contained in this Offering Memorandum is confidential, furnished solely for the purpose of considering the acquisition of **Yellow River Farms 11.14 - 85.36 acres on Rocky Plains Road in Newton 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 Ackerman & Co. and 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 and any downloadable files. 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. Ackerman & Co. and Pioneer Land Group represent 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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Yellow River Farms

NEWTON COUNTY, GA

The Opportunity

Ackerman & Co. and **Pioneer Land Group** are pleased to present for sale **Yellow River Farms**, 11.14 - 85.36 acres in Newton County.

Yellow River Farms offers the following attributes:

- Access to Interstate 20 is approximately 7 miles north of the property.
- Approximately 7 miles from Downtown Covington, offering an array of retail, dining and entertainment.
- Often called the “Hollywood of the South,” as many movies and television shows have been filmed there. **Triple Horse Studios** is a major film studio located in Covington, and **Three Ring Studios** is a new film studio in the area as well.
- **Covington Town Center**, a 180-acre mixed-use project is located about 7.5 miles from the property.
- Nearby, **Rivian** announced that it is building a \$5 billion assembly plant in Walton and Newton County, bringing many jobs to the area.
- The property is currently 85.36 acres but owner will subdivide into six individual lots.
- All lots are greater than 10 acres with four of the six lots being located on the Yellow River.
- Phase 3 Soil work has been completed.

The balance of this Offering Memorandum provides detailed information on the Property, the market and a proposed development plan. Interested parties should submit a term sheet pursuant to the terms outlined in the Process section of this Offering Memorandum.

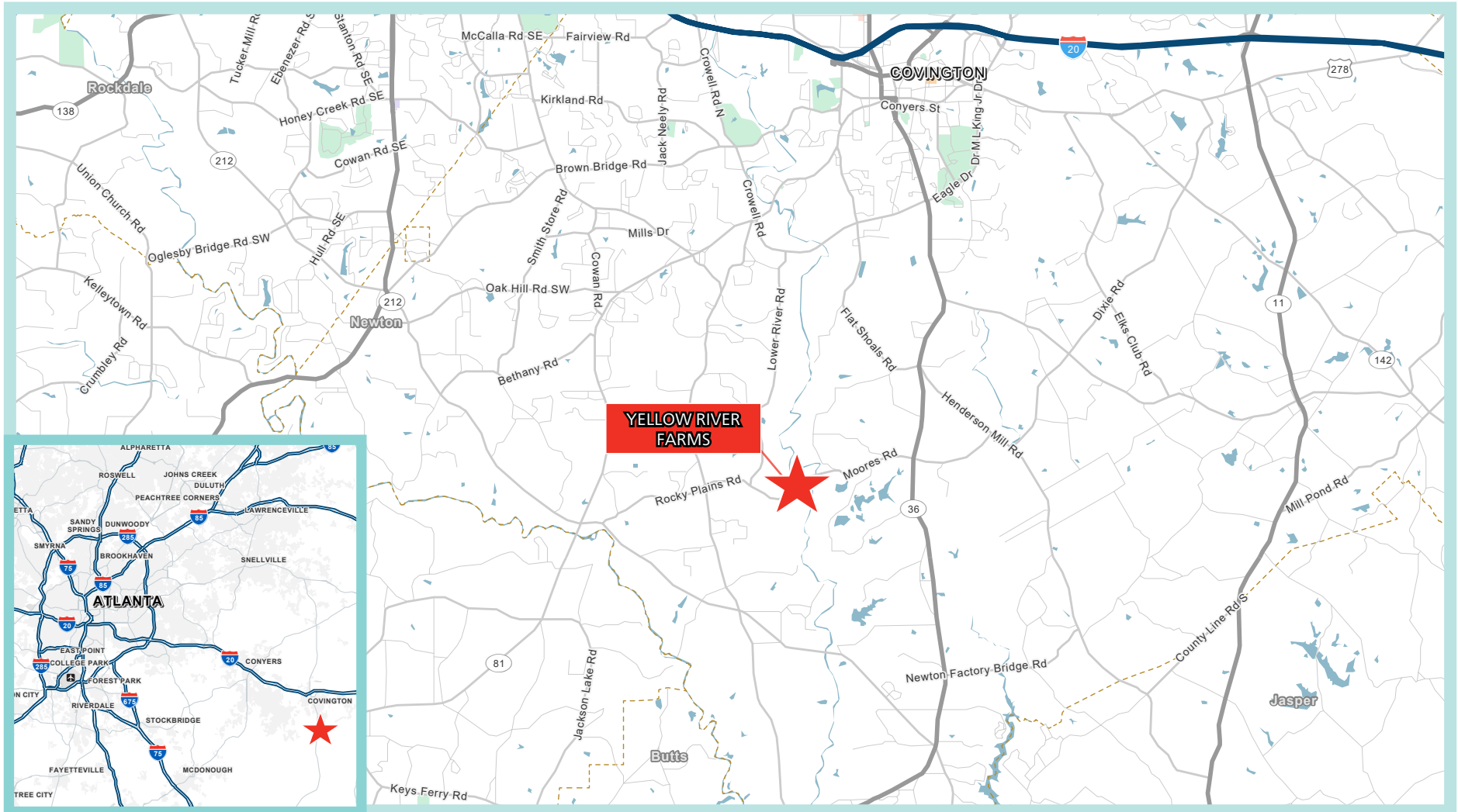


DOWNTOWN COVINGTON, GA



The Property

Yellow River Farms is located on Rocky Plains Rd, Covington, GA 30016 in Newton County, GA. Parcel ID number: 00490-00000-015-000

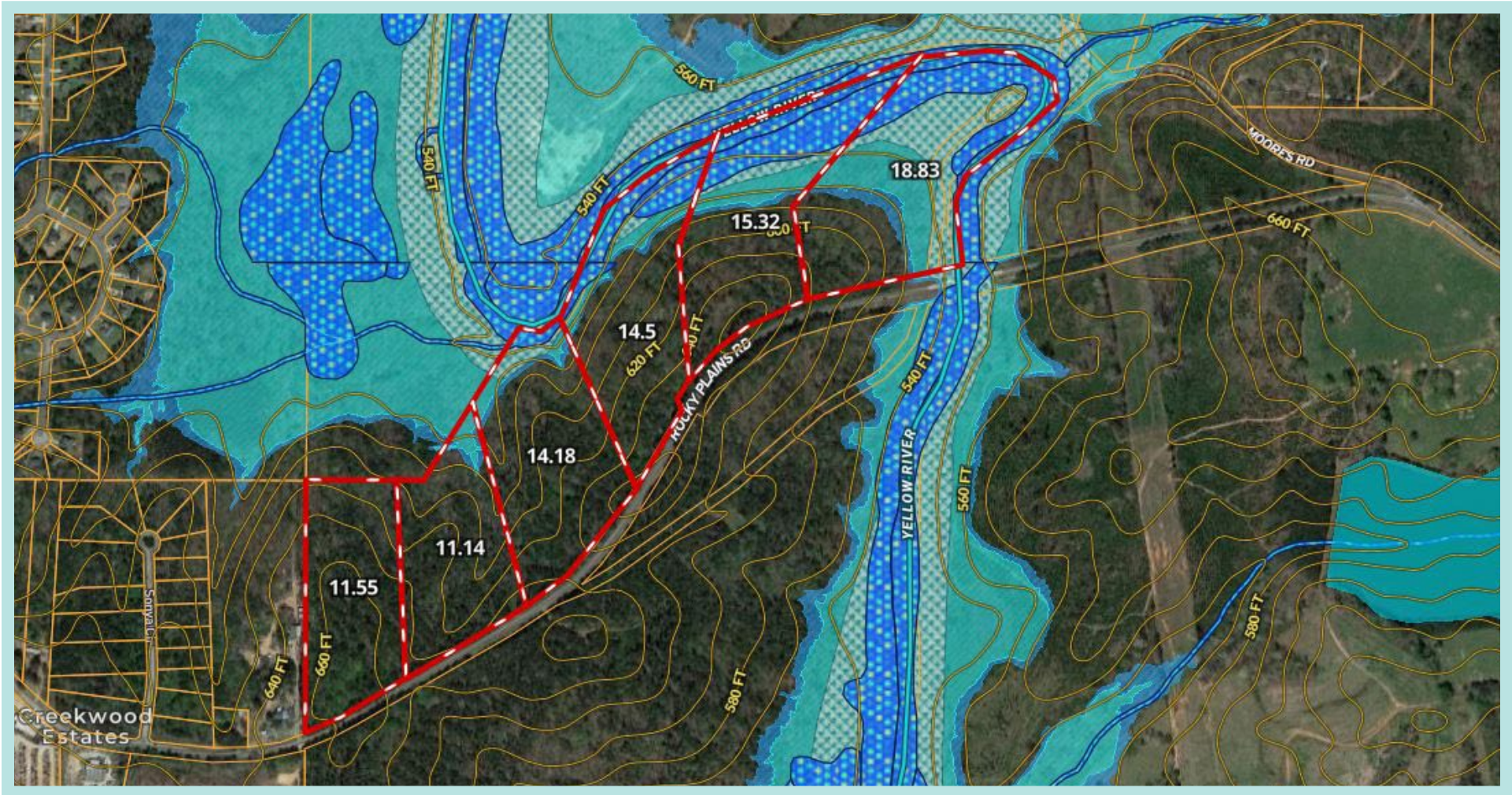


HIGH ALTITUDE AERIAL WITH NEARBY AMENITIES



TOPOGRAPHY WITH HYDROLOGY

Below is the topography map with 20' contours:



ZONING/ SUBDIVISION

Yellow River Farms is currently zoned A (Agricultural District) in Newton County with the following requirements:

Minimum Lot Size	10 acres
Minimum Lot Width	40'
Minimum Front Setback	60'
Minimum Side Setback	25'
Minimum Rear Setback	40'
Minimum Heated Floor Area	1,000 SF

The lots have not been subdivided are preliminary in design. Upon the end of the inspection period, the seller will work to subdivide the property.

UTILITIES

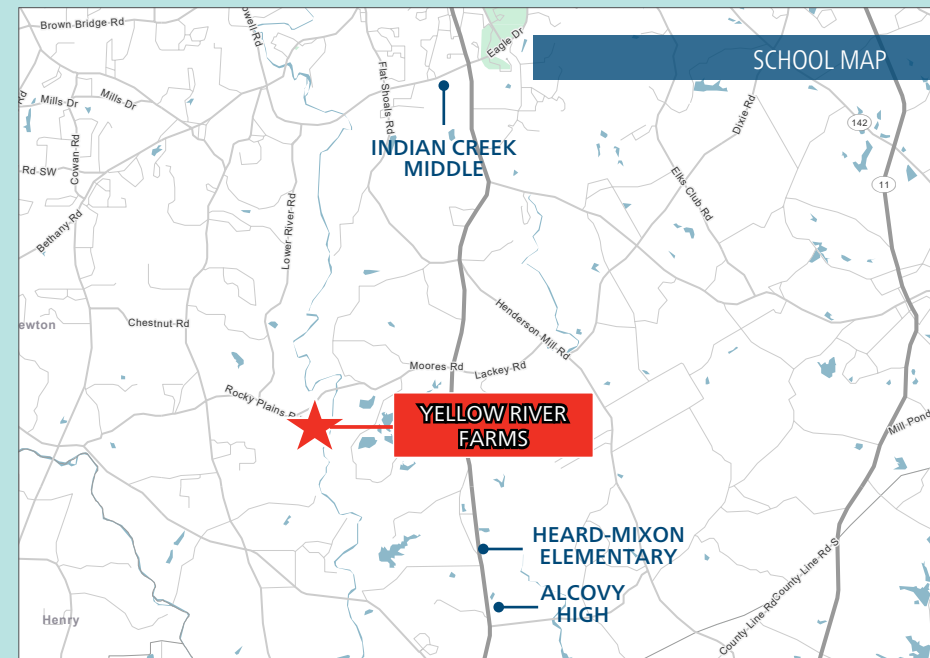
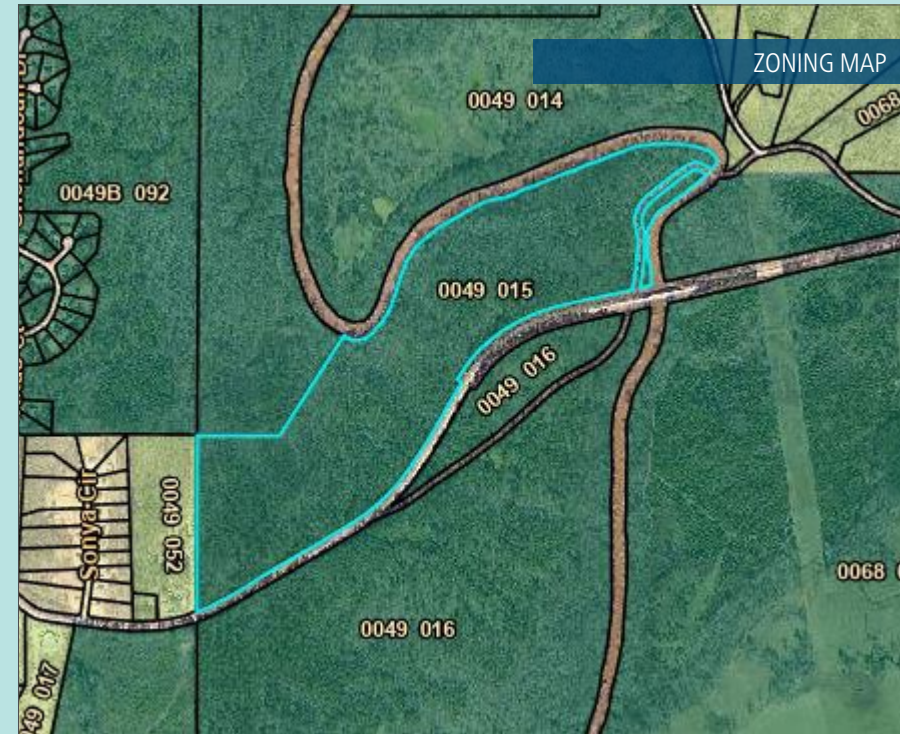
Sanitary Sewer: There is no sanitary sewer located in this area, and each home will be served by on-site septic.

Domestic Water: The property is served by County Water that is located on Rocky Plains Rd.

All utilities should be independently verified by potential purchaser.

SCHOOLS

SCHOOL	DISTANCE IN MILES
ELEMENTARY SCHOOL	
Heard-Mixon Elementary	3.0 Miles
MIDDLE SCHOOL	
Indian Creek Middle	1.9 Miles
HIGH SCHOOL	
Alcovy High	3.0 Miles



The Market

The Property is located in Newton County, which has a population of 117,621 people. The city of Covington, the county seat, has become known as the “Hollywood of the South” due to the many movies and TV shows that have been filmed in and around the city. As the film industry continues to grow, so does the city of Covington. Below are market highlights from growing Newton County and the city of Covington:

- Founded in 1991, **Triple Horse Studios** is located in Covington and is a motion picture production company and production studio with a full digital post-production facility. Currently under construction, **Cinelease Studios/Three Ring Studios** is a 160-acre film studio and entertainment complex. The development will consist of three campuses dedicated to film, music, and other entertainment.
- **Covington Town Center** is another project in development. This is a 180-acre master planned development featuring 400 residential units (apartments and townhomes), 250,000 SF of Class A office space, two Hilton hotels and more than 200,000 SF of retail and restaurants.
- **The Rivian** plant that was announced a couple of years ago is located on the east side of Newton County, with part of it in Walton County, as well. The \$5 billion project would be set to employ 7,500 people upon buildout.
- Also, north of **Yellow River Farms** is Stanton Springs, a 1,620-acre master-planned mixed-use development. It is currently home to Shire Baxalta with an over \$1 billion biomedical facility and bioscience training center and the facility will eventually employ approximately 1,600 people. The development is also home to the data center for Facebook.

CINELEASE / THREE RING STUDIOS



COVINGTON TOWN CENTER



Proposal Requirements

The owner has set an offering price for the Property as shown below:

TRACT SIZE (ACRES)	RIVER FRONTAGE	TOTAL MARKET PRICE	LIST PRICE PER ACRE	TOTAL LIST PRICE
11.55	NONE	\$115,500	\$12,500	\$144,375
11.14	NONE	\$111,400	\$12,500	\$139,250
14.18	YES	\$177,250	\$15,000	\$212,700
14.15	YES	\$176,875	\$15,000	\$212,250
15.32	YES	\$191,500	\$15,000	\$229,800
18.83	YES	\$235,375	\$15,000	\$282,450
85.17		\$1,007,900	\$14,334	\$1,220,825

The lots have not been subdivided and are preliminary in design.

Interested parties should submit proposals in the form of 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.

Yellow River Farms

NEWTON COUNTY, GA

Support Information

Below are files that are related to **Yellow River Farms** and may be downloaded.* Click the links to open the files.



[VIEW ALL FILES](#)



[MAPRIGHT LINK](#)



[SOIL MAP AND REPORT](#)

*We advise that these files be downloaded to a desktop computer and not on a mobile device as they may not be compatible.

Yellow River Farms

NEWTON COUNTY, GA

MEET OUR TEAM

The **Ackerman/Pioneer Land Advisory Group (APLG)** has represented owners in land sales that have paved the way for many noteworthy housing and commercial real estate developments across the Southeast.

The team has brokered **\$600+ million** in transactions.

FOR MORE INFORMATION, CONTACT:



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