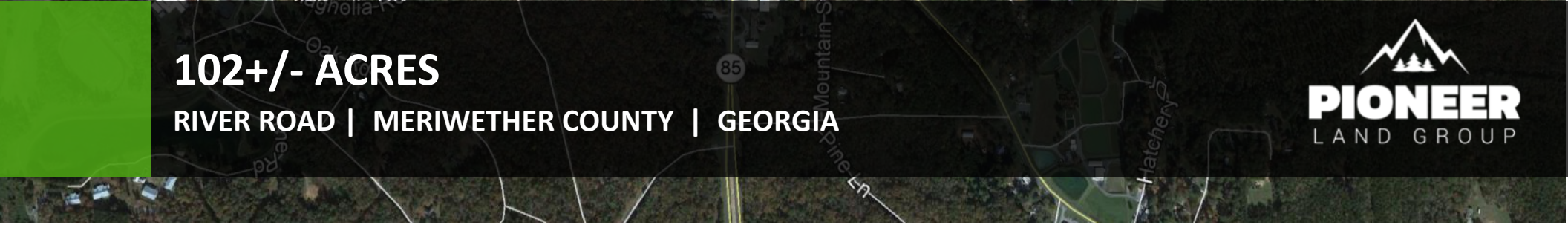


# OFFERING MEMORANDUM

**102+/- ACRES**

**RIVER ROAD | MERIWETHER COUNTY | GEORGIA**





# Disclosure / Confidentiality Statement

The material contained in this Offering Memorandum is confidential, furnished solely for the purpose of considering the acquisition of the 102Acre in Meriwether 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:



Kyle Gable

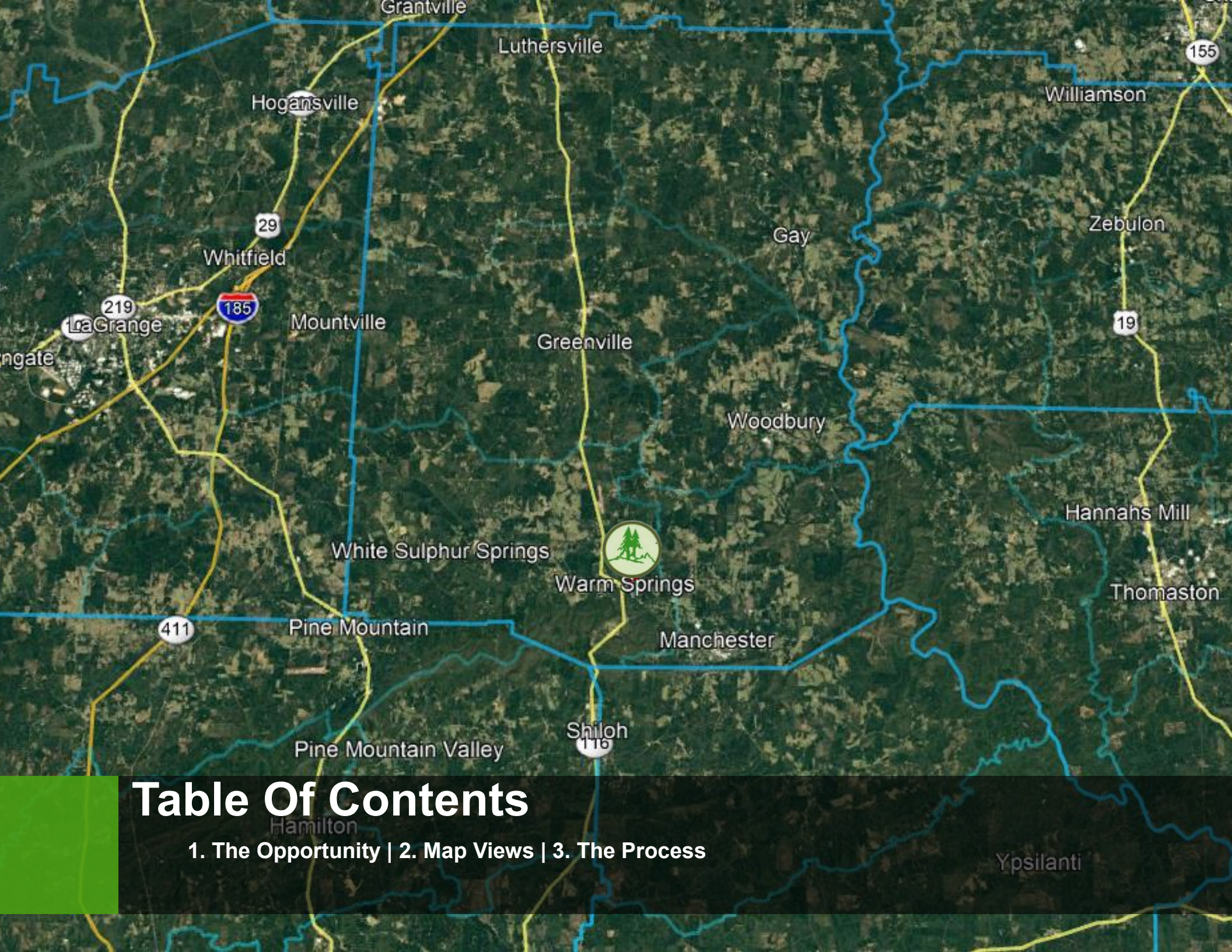
Office: (770) 225-0718

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## The Opportunity

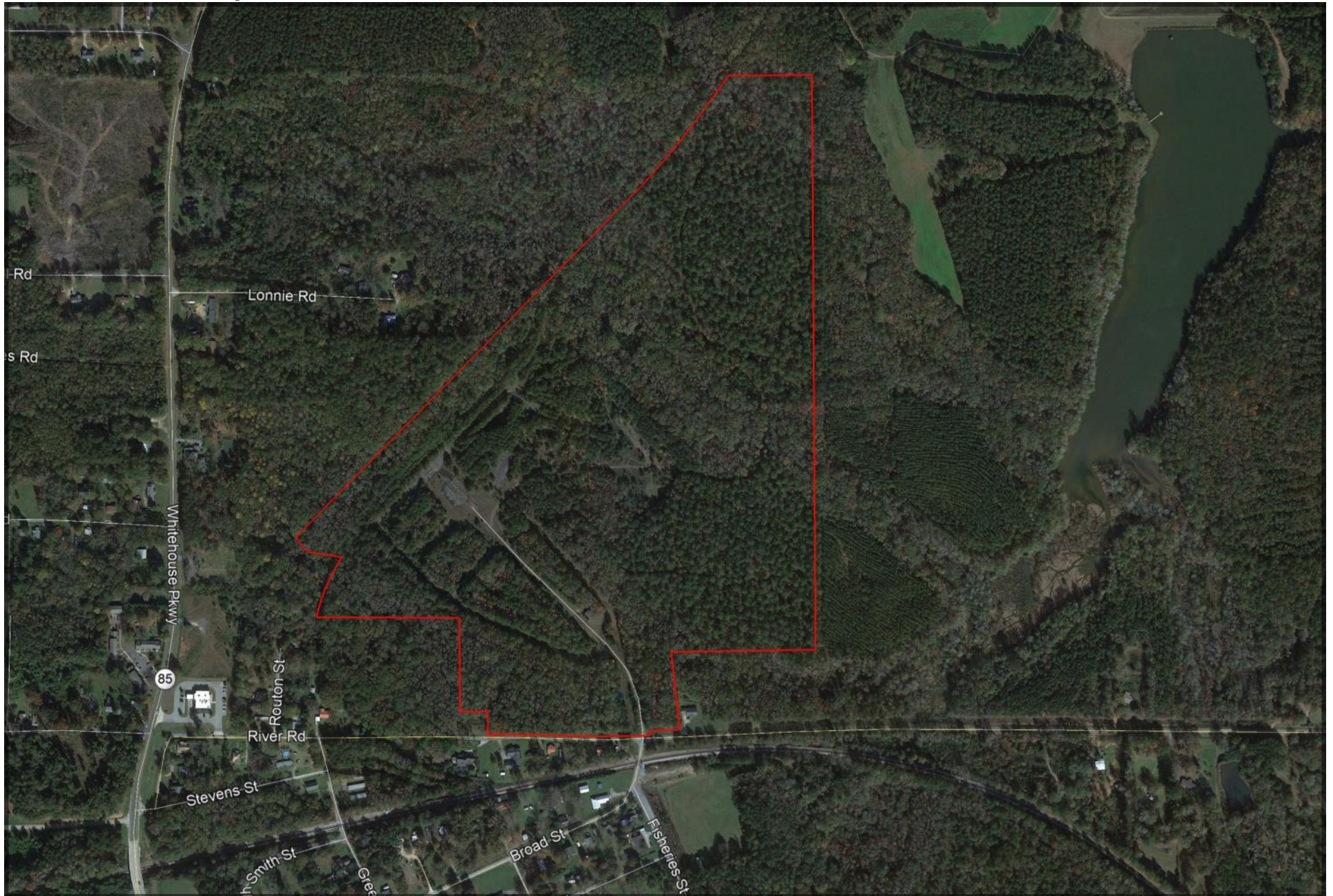
Pioneer Land Group is pleased to present 102± acres on River Road in Meriwether County, Georgia. The property offers the following attributes:

- Located less than 1 hour from Columbus and 1.5 hours from downtown Atlanta.
- Less than 20 minutes from Callaway Gardens, a 6,500 acre resort complex located in Pine Mountain, Georgia. Callaway Gardens is home to the Cecil B. Day Butterfly Center, two Golf Courses, a 10 mile biking trail, and the world's largest man-made white sand beach that stretches a mile around a 65 acre lake.
- The property is located less than 3 miles from Franklin D. Roosevelt State Park, which is Georgia's largest state park with 9,049 acres. The state park is home of the 23 mile Pine Mountain Trail.
- The previous use for the property was an old lumber yard.
- The property is zoned mixed use in the city of Warm Springs.



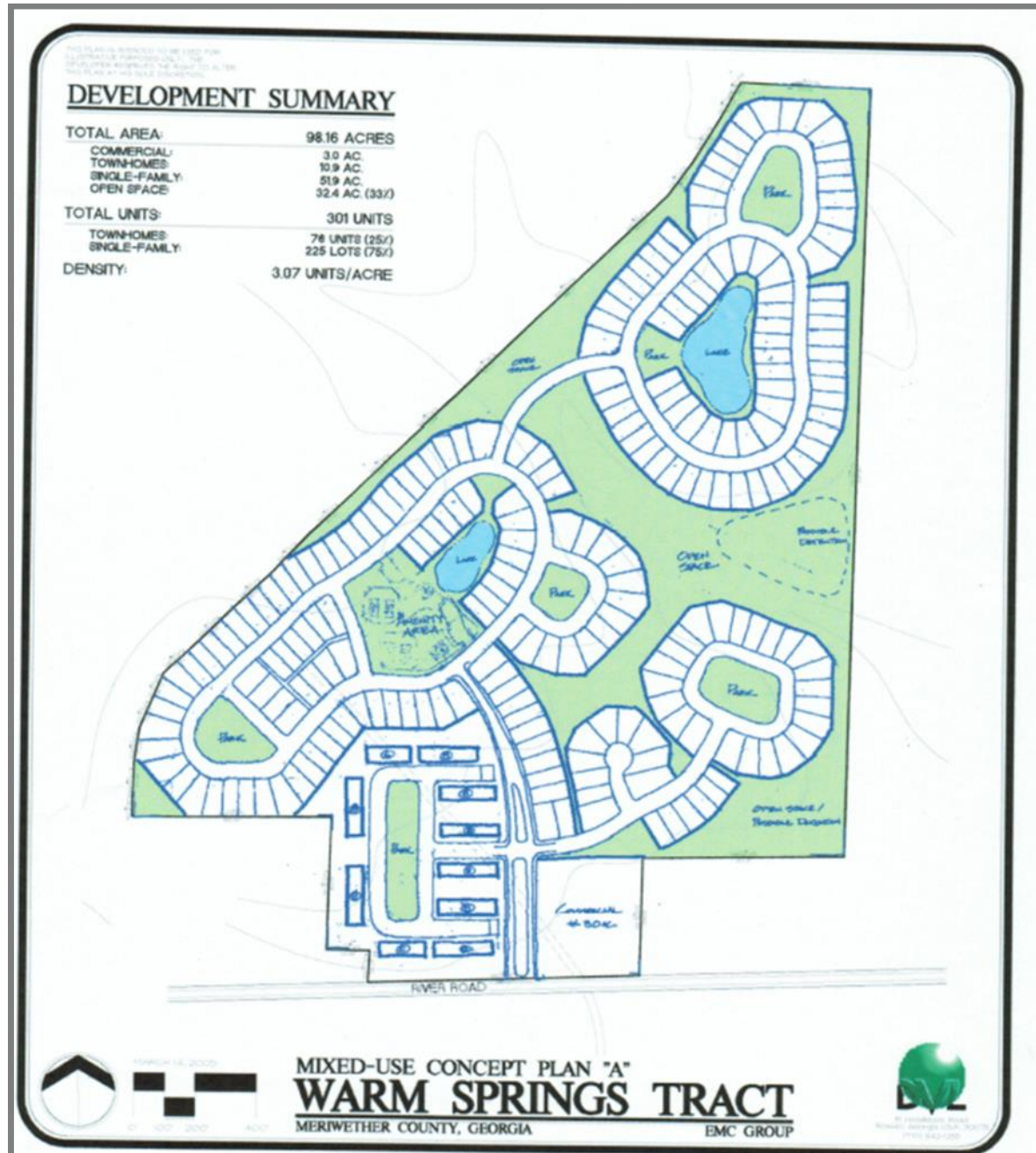


## Low Altitude Map View





## Development Summary



## The Process

The owner has set an offering price for the Property at \$382,500 ( \$3,750 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.





Kyle Gable

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