



213.35 ACRES – HIGHWAY 5 AND POST ROAD
CARROLL COUNTY | GEORGIA

Three stylized pine tree icons above the text:
The Farm
AT LITTLE WOLF CREEK

EXCLUSIVE OFFERING

Ackerman & Co.



Disclosure / Confidentiality Statement

The material contained in this Offering Memorandum is confidential, furnished solely for the purpose of considering the acquisition of ***The Farm at Little Wolf Creek, 213.35 acres on Highway 5 & Post Road in Carroll 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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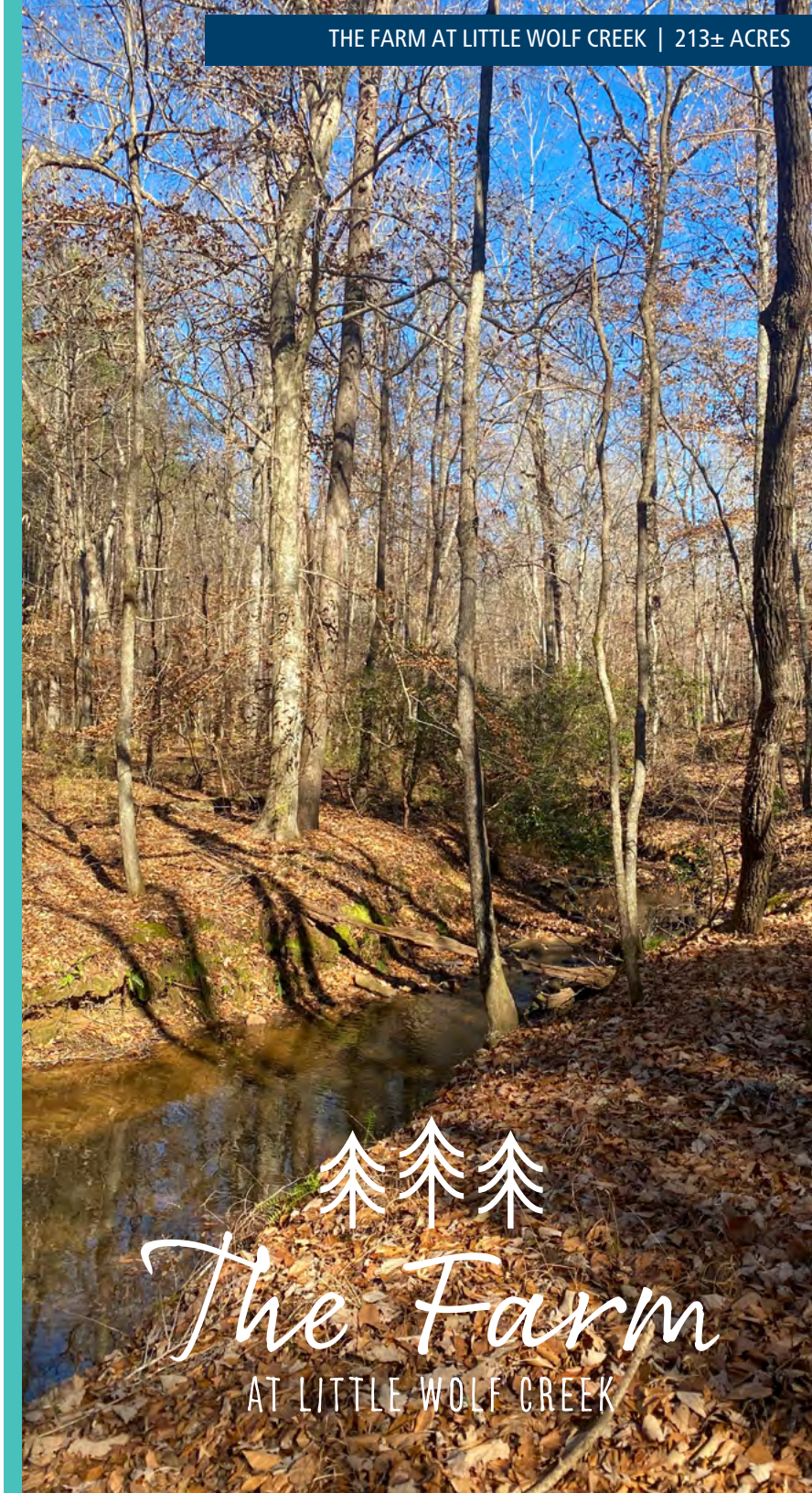




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The Farm
AT LITTLE WOLF CREEK

The Opportunity

Ackerman & Co. and **Pioneer Land Group** are pleased to present for sale **The Farm at Little Wolf Creek**, 213.35 Acres located on Highway 5 and Post Road in Carroll County, Georgia.

The Farm at Little Wolf Creek offers the following attributes:

- Located approximately 25 miles from Hartsfield-Jackson International Airport, home to more than 63,000 jobs.
- Located in Carroll County, which is home to the University of West Georgia.
- Near Foxhall Resort and Sporting Club, which is 1,100 acres with over 1.5 miles of frontage on the Chattahoochee River. The property is the first designated Beretta Sporting Resort in the world.
- Significant infrastructure improvement in adjacent Douglas County with new sewer infrastructure to serve south Douglas County.
- Approximately 283 feet of frontage on Hwy 5. Currently Post Road ends at the northern property line.
- The property consists of planted pines with an estimated value of \$252,406 or \$1,499 per acre.
- Little Wolf Creek and Mill Creek bisect the property.

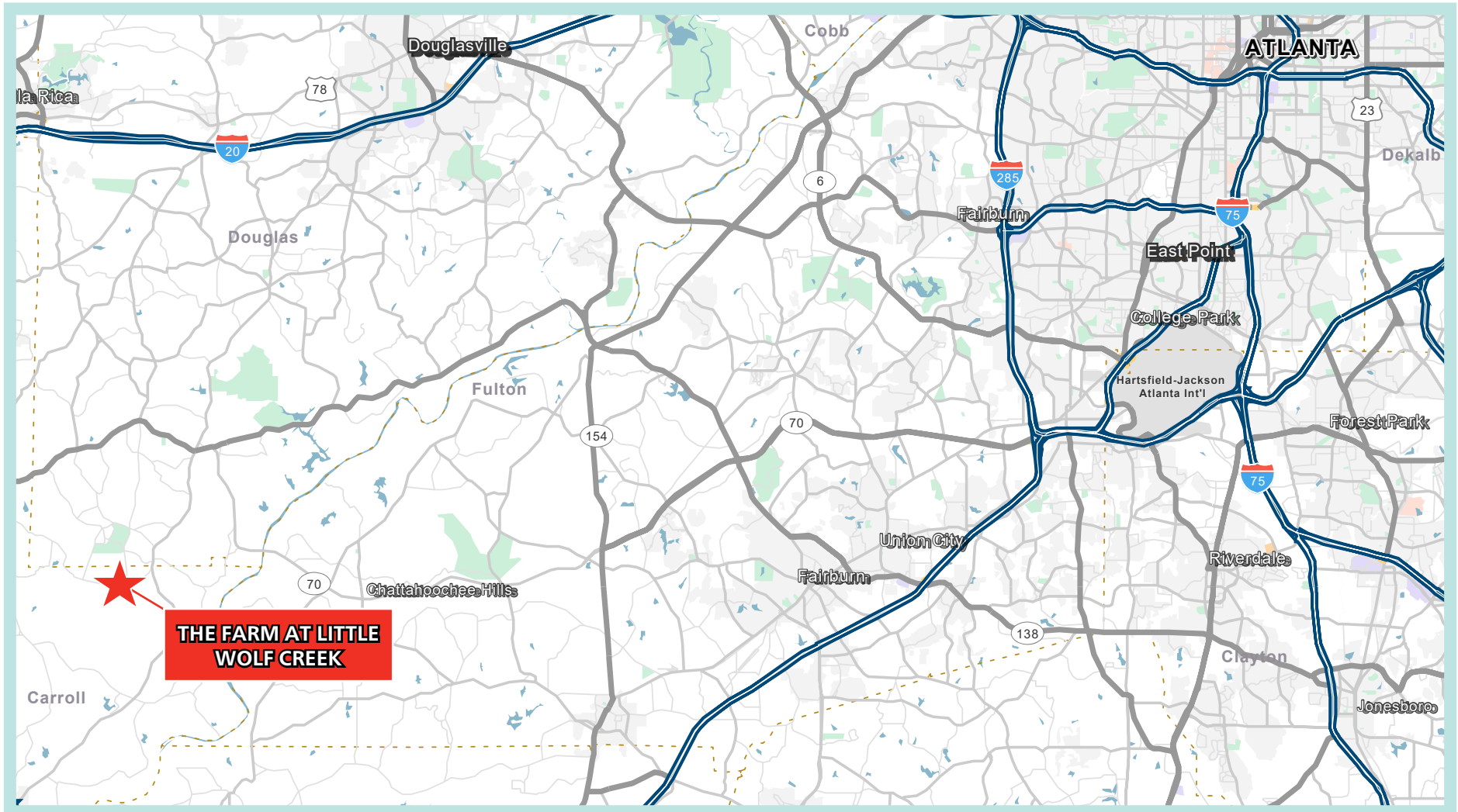
The Farm at Little Wolf Creek is the perfect investment tract, recreational tract, estate home, or weekend home with close proximity to Atlanta.

Interested parties should submit a letter of intent ("LOI") pursuant to the terms outlined in the Process section of this Offering Memorandum.

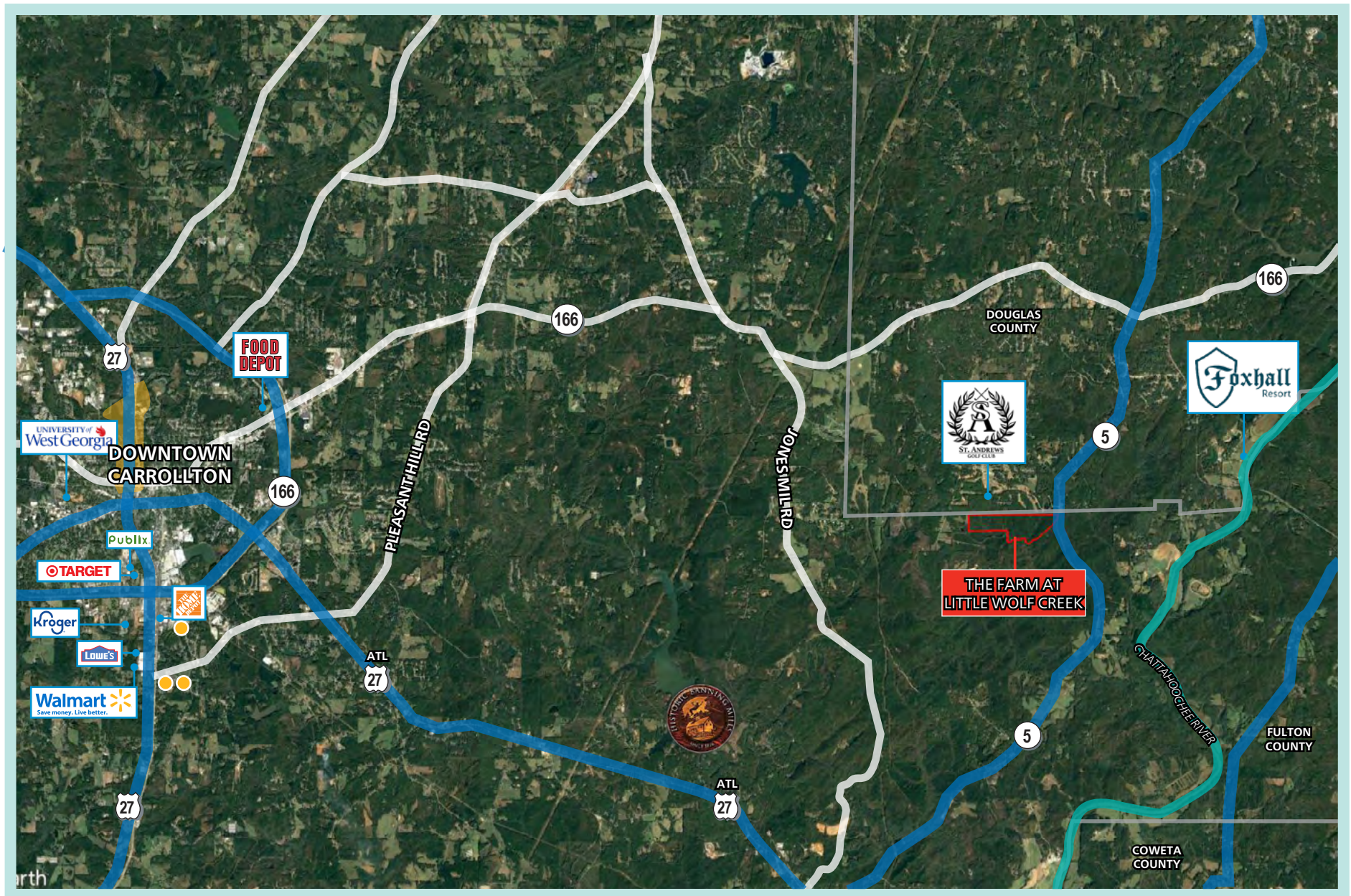


The Property

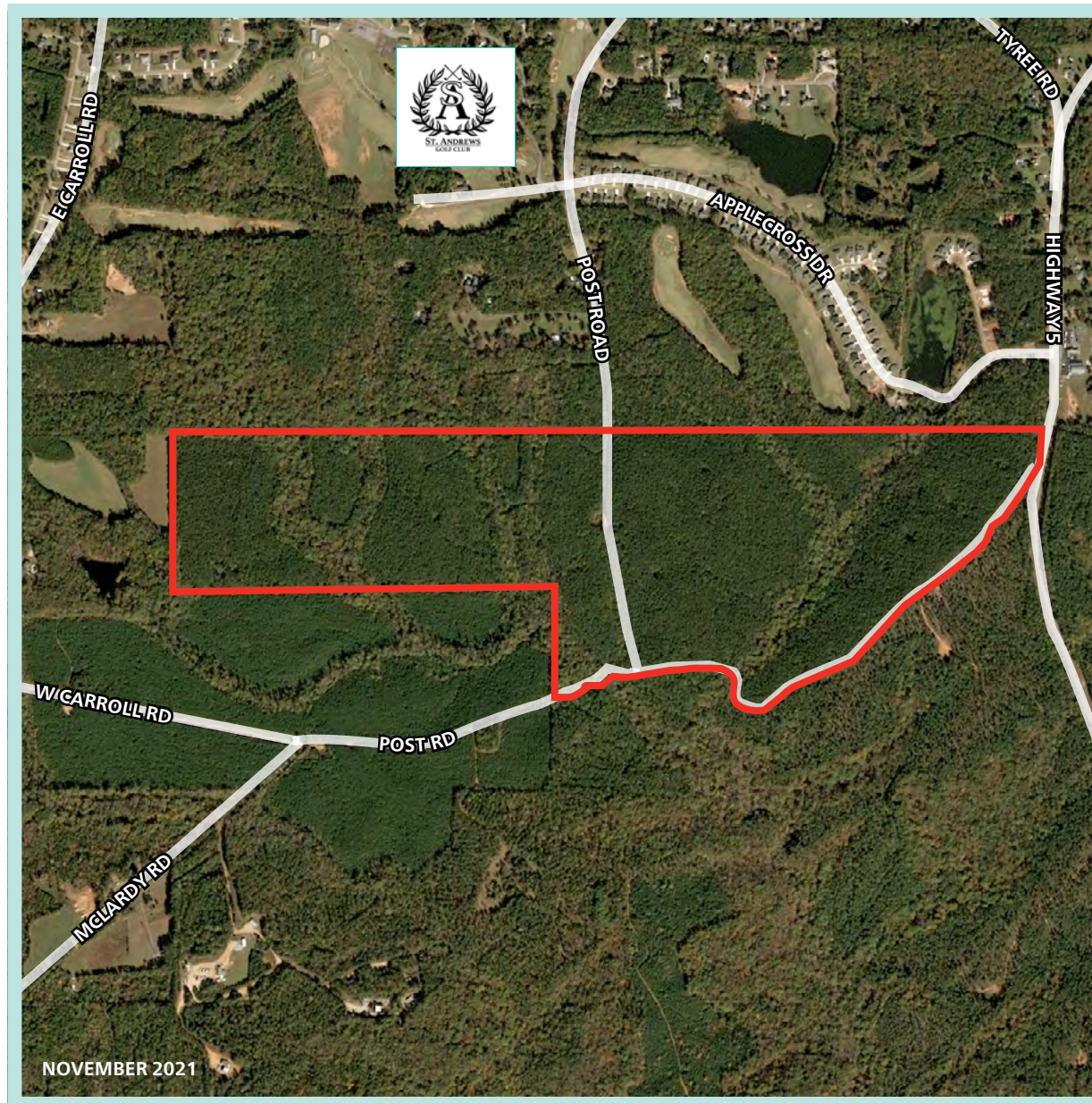
The Farm at Little Wolf Creek is located at the Douglas County and Carroll County line. The property has frontage on Highway 5 and Post Road. The parcel ID for the property is 203 0006 in Carroll County.



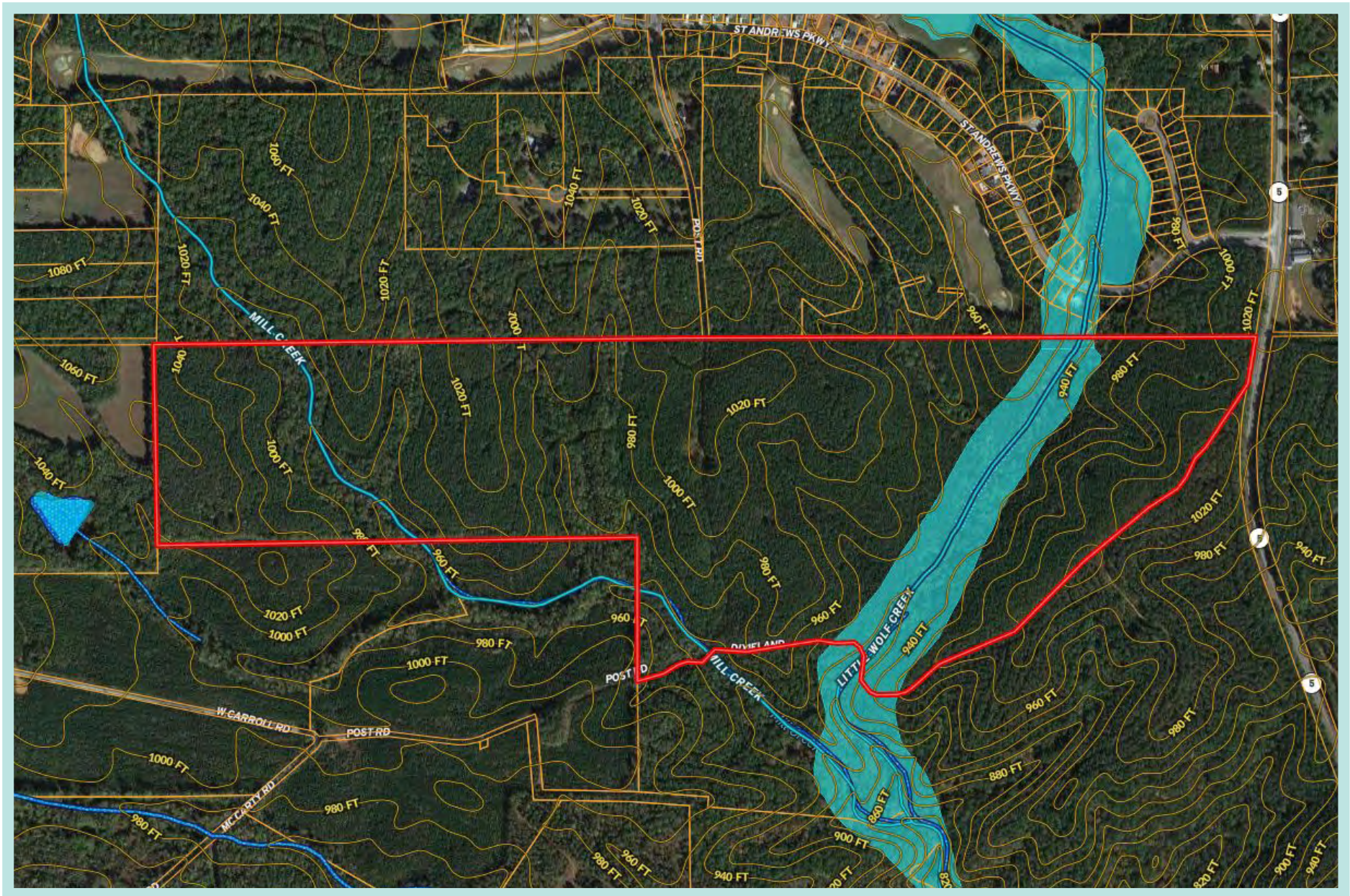
HIGH ALTITUDE AERIAL WITH NEARBY AMENITIES



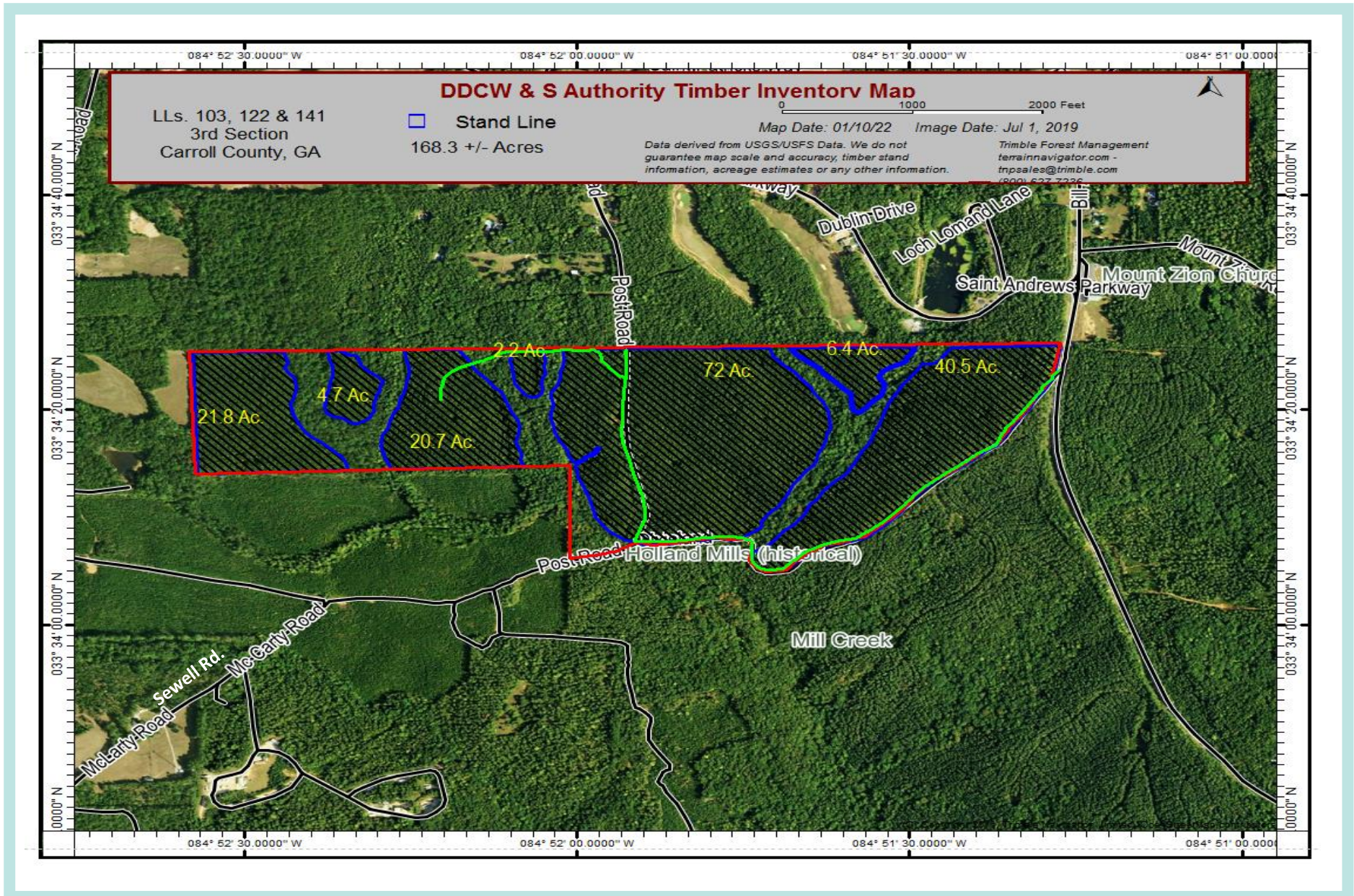
LOW ALTITUDE AERIAL



TOPOGRAPHY MAP



TIMBER INVENTORY SURVEY



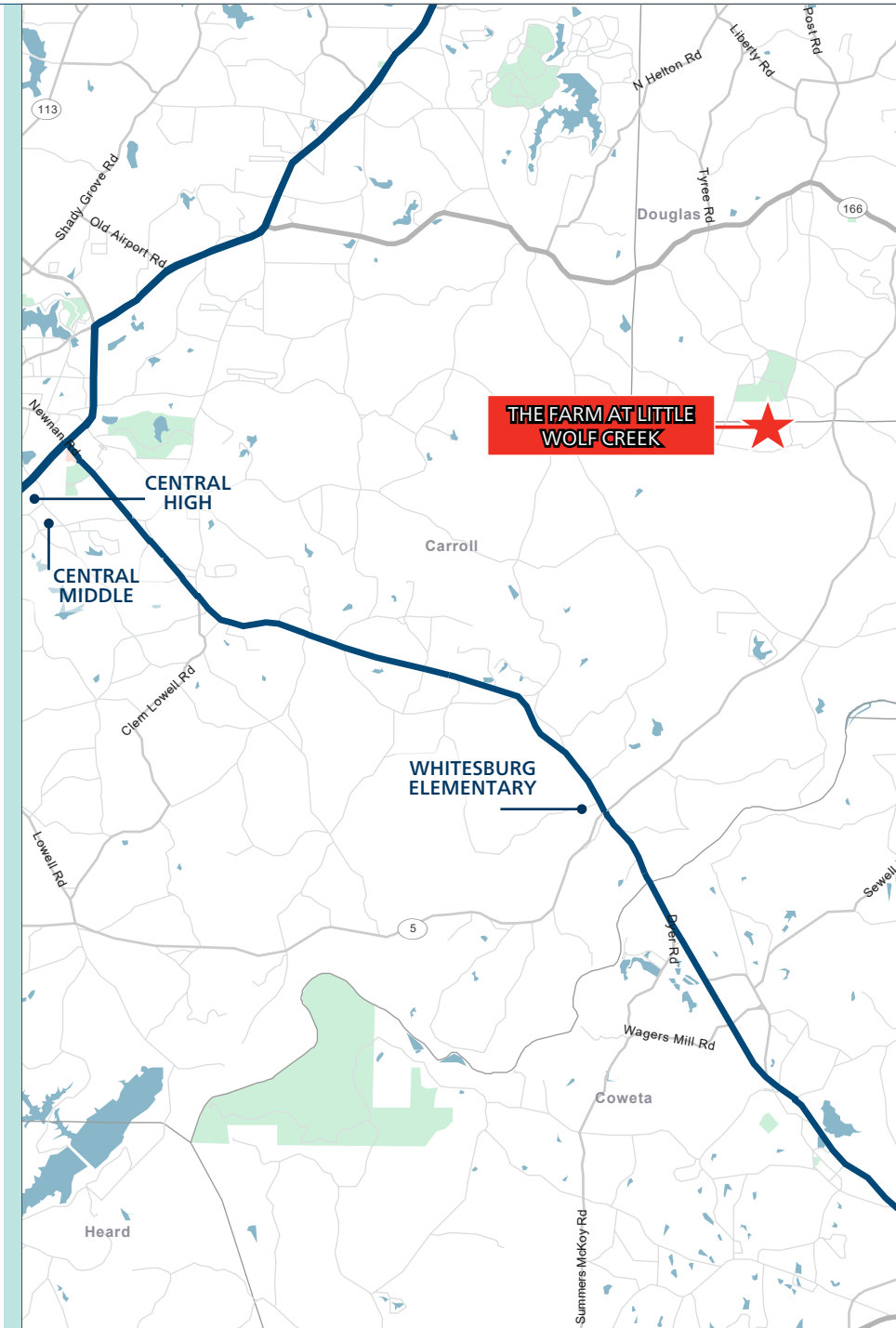
ZONING

The Property is currently zoned A (Agriculture) in Carroll County, GA

Lot width at minimum setback line: 125 feet
Lot area: Four acres

SCHOOLS

SCHOOL	DISTANCE IN MILES
ELEMENTARY SCHOOL	
Whitesburg Elementary	10.6 Miles
MIDDLE SCHOOL	
Central Middle	19.4 Miles
HIGH SCHOOL	
Central High	18.8 Miles



Proposal Requirements

The Douglasville-Douglas County Water and Sewer Authority (the Authority) is soliciting sealed bids for the sale and purchase of **The Farm at Little Wolf Creek** (213.35 acres in Carroll County).

The 213.35± acres in Carroll County are offered at a minimum price of \$600,000 or \$2,812 per acre.

The Authority will receive sealed bids until 2pm, local time, on Wednesday, March 16, 2022, at its Administrative Offices (8763 Hospital Drive, Douglasville, GA 30134). Bids should be submitted to Joseph Morency, Senior Procurement Specialist for the Authority. The bids will be publicly opened without disclosing the contents of submitted proposals. The Authority shall then have the right to negotiate with up to three bidders for best and final offers.

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
- Proposal affidavits (Available in Support Information)

We are available to discuss the project and address any questions at your convenience.

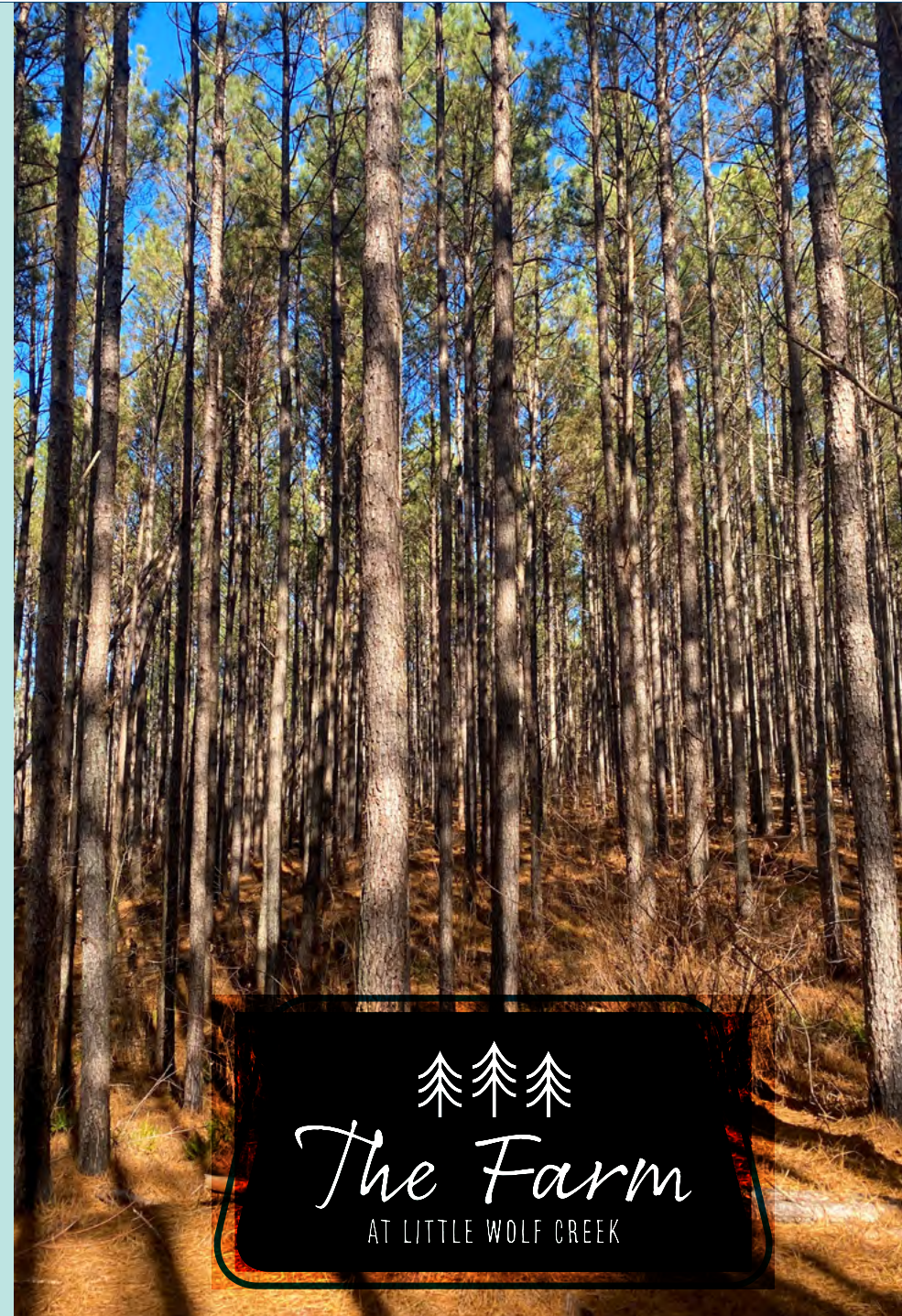


Support Information

Below are files that are related to **The Farm at Little Wolf Creek** and may be downloaded.* Click the links to open the files.

[VIEW ALL FILES](#)[GOOGLE EARTH KMZ](#)[SOIL MAP & REPORT](#)[TIMBER INVENTORY LETTER](#)[SURVEY](#)[INVITATION FOR PROPOSALS](#)[PROPOSAL AFFIDAVITS](#)

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



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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 **\$400+ million** in transactions.

FOR MORE INFORMATION, CONTACT:



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