



**274.74 ACRES – GOLD MINE ROAD
GRANTVILLE | MERIWETHER COUNTY | GEORGIA**

EXCLUSIVE OFFERING

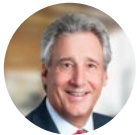
Ackerman & Co.



Disclosure / Confidentiality Statement

The material contained in this Offering Memorandum is confidential, furnished solely for the purpose of considering the acquisition of **Gold Mine Farms, 274.74 acres on Gold Mine Road 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 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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GMF

GOLD MINE FARMS

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The Opportunity

Ackerman & Co. and **Pioneer Land Group** are pleased to present for sale **Gold Mine Farms**, 274.74 acres located on Gold Mine Road in Meriwether County, Georgia.

Gold Mine Farms offers the following attributes:

- Located approximately 50 miles southwest of Downtown Atlanta via I-85.
- Southeast of the city of Grantville and approximately 4 miles from I-85.
- Situated between Newnan (15 miles) and Lagrange (20 miles).
- Currently two parcels of 52.12 acres and 222.6 acres.
- Over 1,400 feet of paved road frontage with two stone gates and four board fencing.
- 45± acres of cleared pasture and open fields.
- 2.5± acre pond.
- 227± acres of natural mature hardwood and pines.
- Creek with waterfall.
- Excellent drivable road system (over 2.3 miles).
- Unique history with gold mine shaft and old rock buildings.

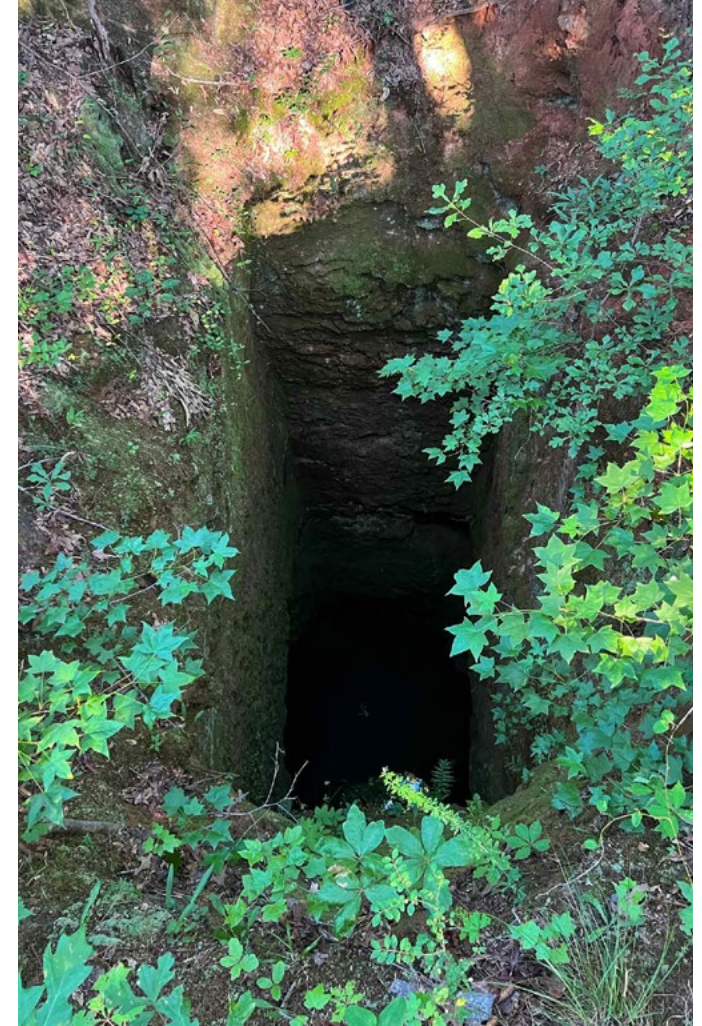
With the history, pastures, pond, and mature timber, **Gold Mine Farms** is the excellent estate home place, weekend retreat, investment property or recreational tract.

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

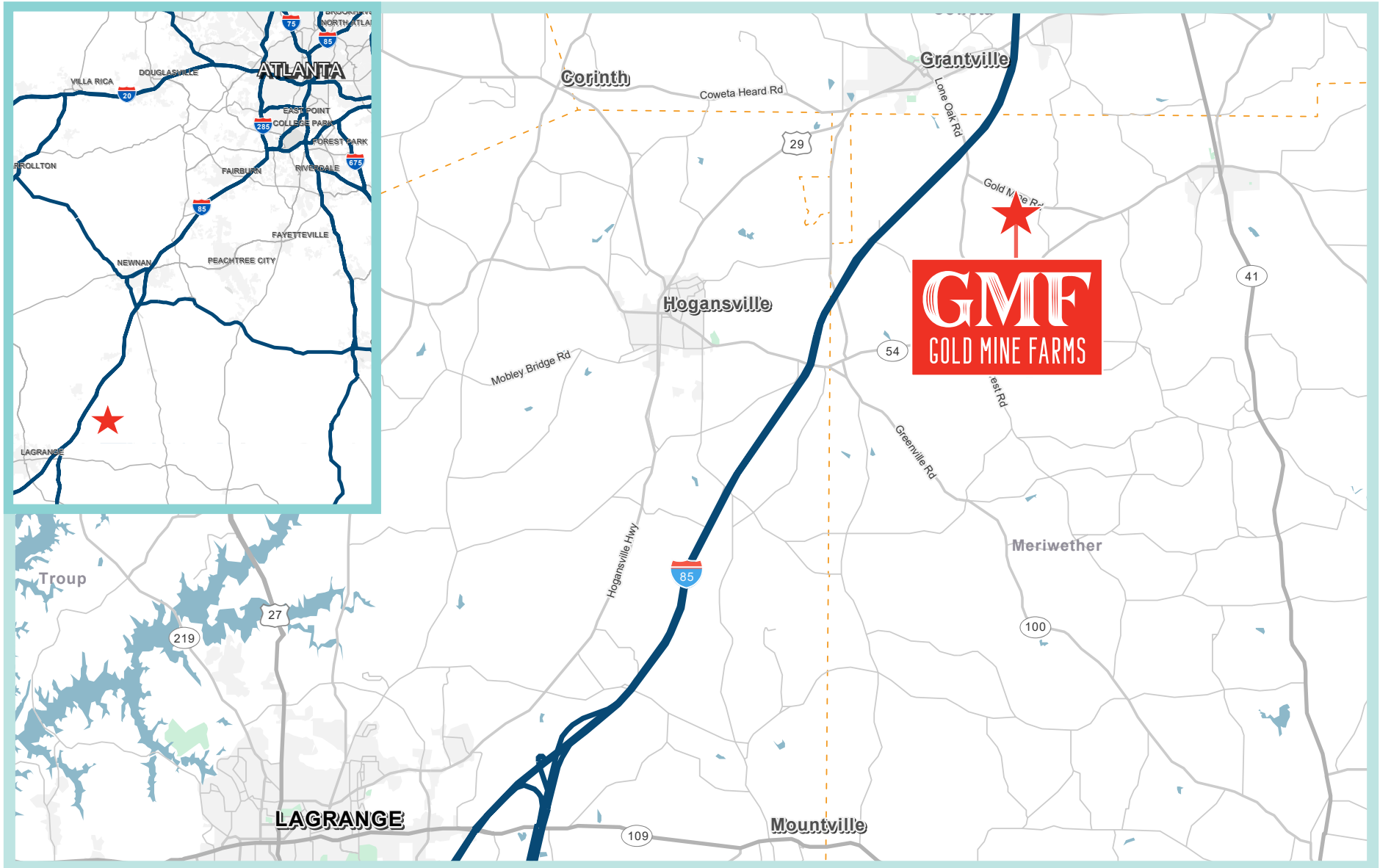


The Property

From the 1840s to the 1910s several mines were operated in Meriwether County. **Gold Mine Farms** was one of these operating mines. A mine shaft and several rock buildings are on the property giving this property a unique historical perspective of times past.



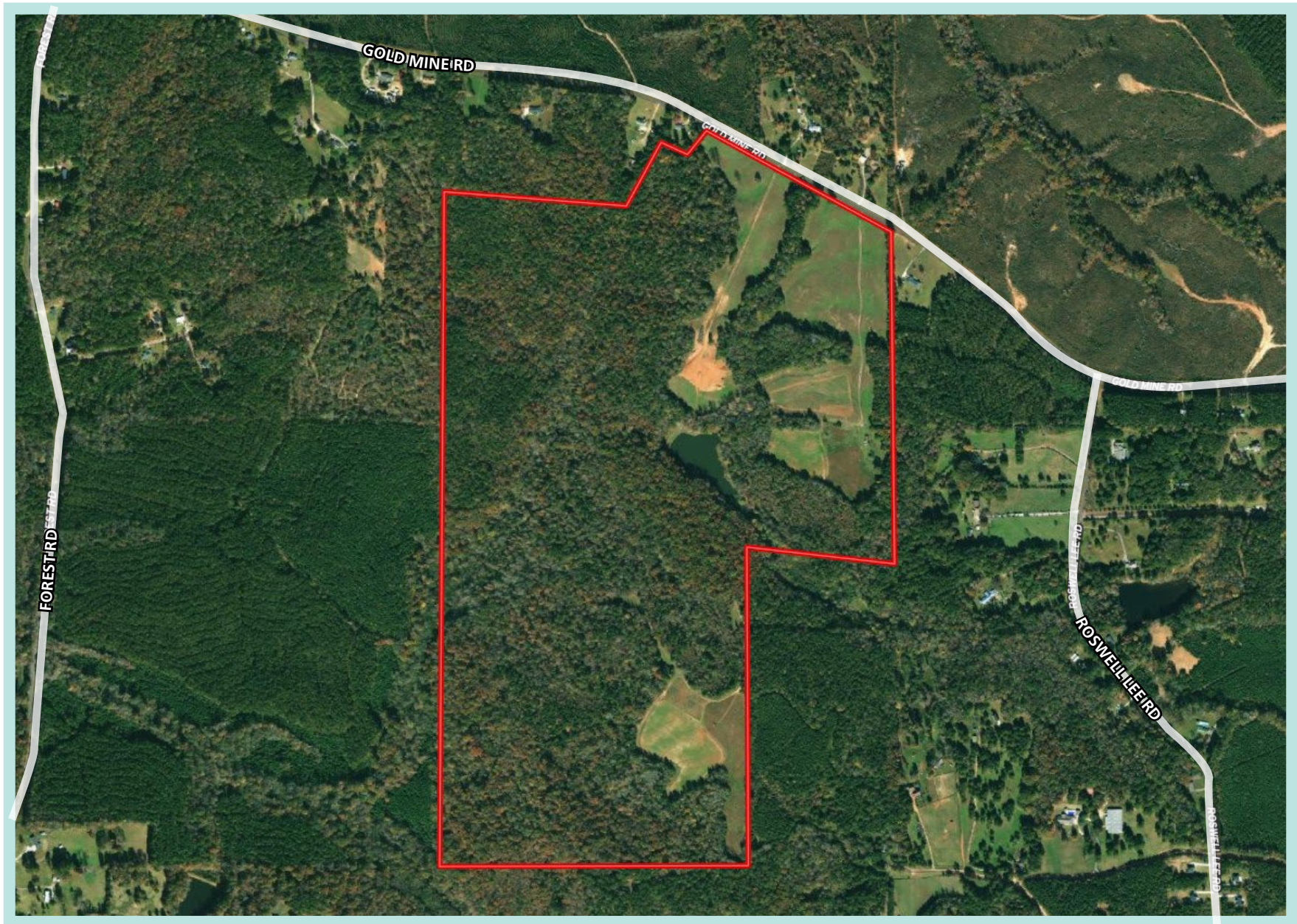
Gold Mine Farms is located in northwest Meriwether County, just southeast of the city of Grantville. The property is approximately 4 miles from I-85. The parcel ID's for the property are 024 022 and 024 029.



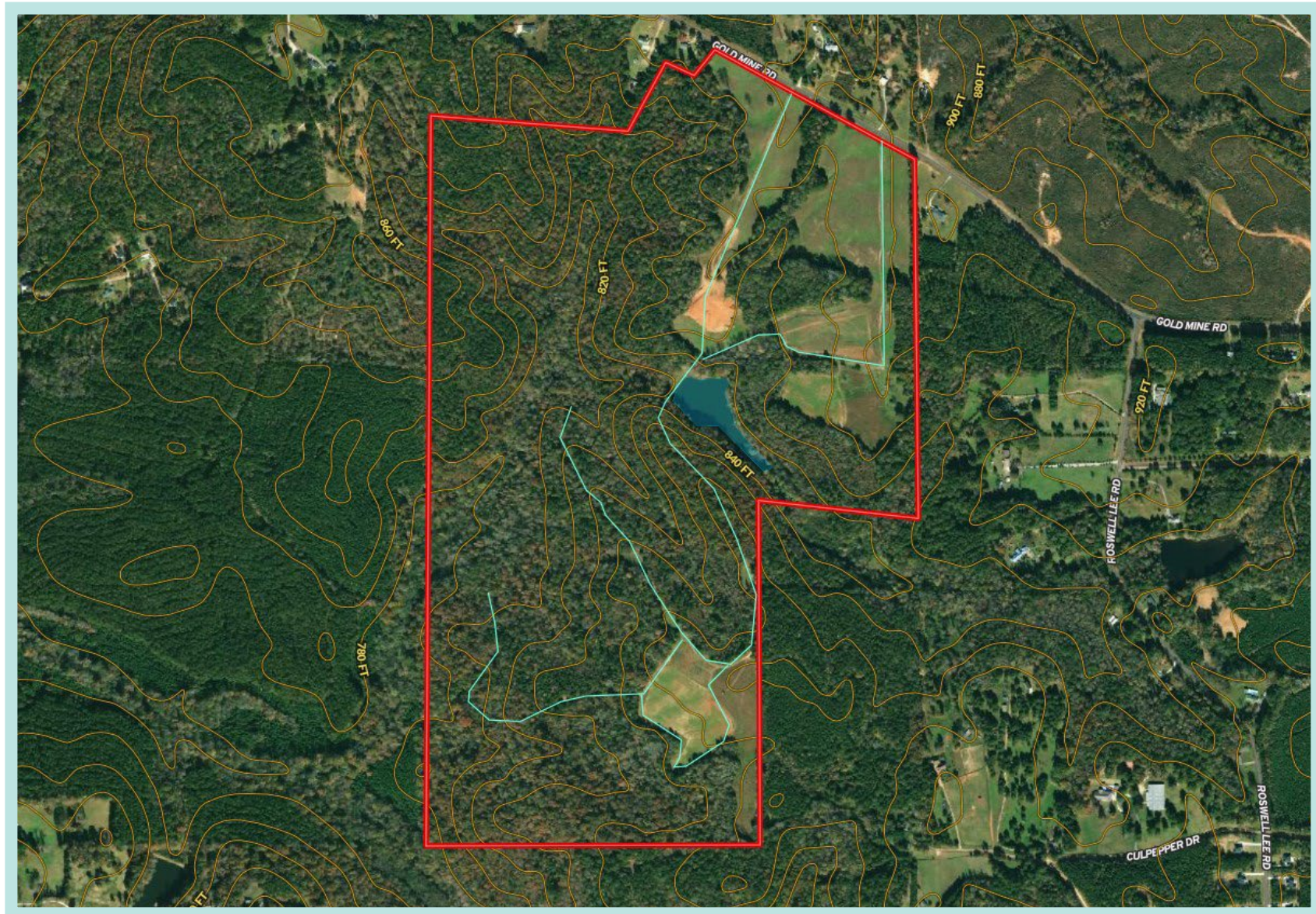
HIGH ALTITUDE AERIAL WITH NEARBY AMENITIES



LOW ALTITUDE AERIAL



TOPOGRAPHY MAP



— DRIVABLE ROADS (OVER 2.3 MILES)

ZONING

The Property is currently zoned Low Density Residential (LDR) in Meriwether. The minimum lot size is 2 acres because the property is on a paved road.

SCHOOLS

SCHOOL	DISTANCE IN MILES
ELEMENTARY SCHOOL	
Unity Elementary	4.5 Miles
MIDDLE SCHOOL	
Greenville Middle	14.6 Miles
HIGH SCHOOL	
Greenville High	14.6 Miles

TAXES (2021)

Parcel 024 029: \$ 383.26
Parcel 024 022: \$7,879.63



Proposal Requirements

The 274.74± acres in Meriwether County are offered at a minimum price of \$1,579,755 or \$5,750 per acre.

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 **Gold Mine Farms** and may be downloaded.* Click the links to open the files.

[VIEW ALL FILES](#)[GOOGLE EARTH KMZ](#)[MAPRIGHT LINK](#)[PROPERTY VIDEO](#)[ADDITIONAL PHOTOS](#)

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



GME

GOLD MINE FARMS

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 **\$500+ million** in transactions.

FOR MORE INFORMATION, CONTACT:



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