

200 Acres
County Line Church Road
Meriwether County

The material contained in this Offering Memorandum is confidential, furnished solely for the purpose of considering the of acquisition 200 acres 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:



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EXECUTIVE SUMMARY

Pioneer Land Group is pleased to present 200 acres on County Line Church 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.
- Only 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.
- Established hunting camp with well, power, and camper space.
- Seven Wildlife Fields
- Large creek on the northern property line



PROPERTY DESCRIPTION

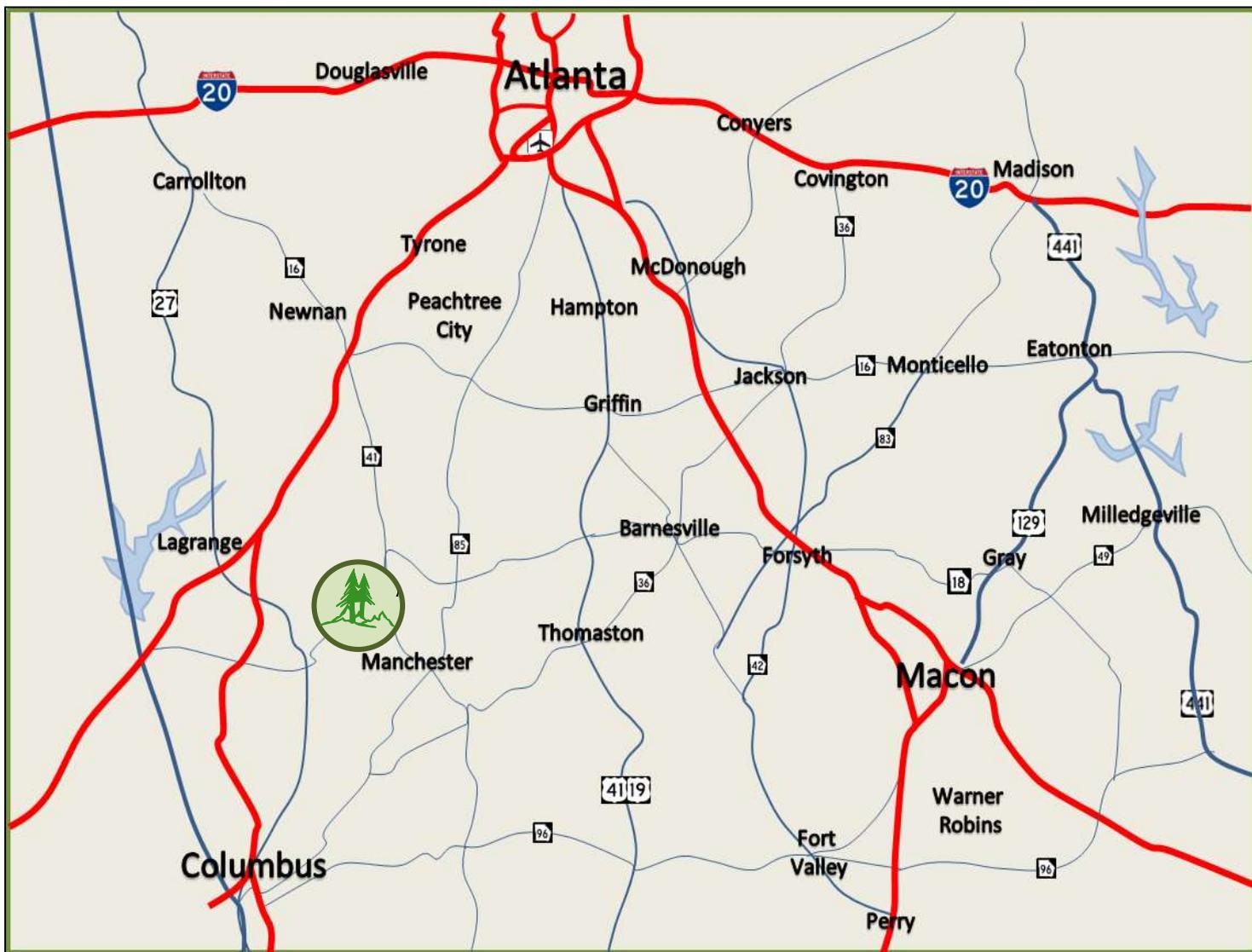
Property Description

The County Line Church Road property is 200 acres. The property has been an established hunting camp for over 25 years. The property is set up with a centralized camping area at the beginning of the property. The property has power, well, and septic hook-ups. Some of the campers may also be sold.

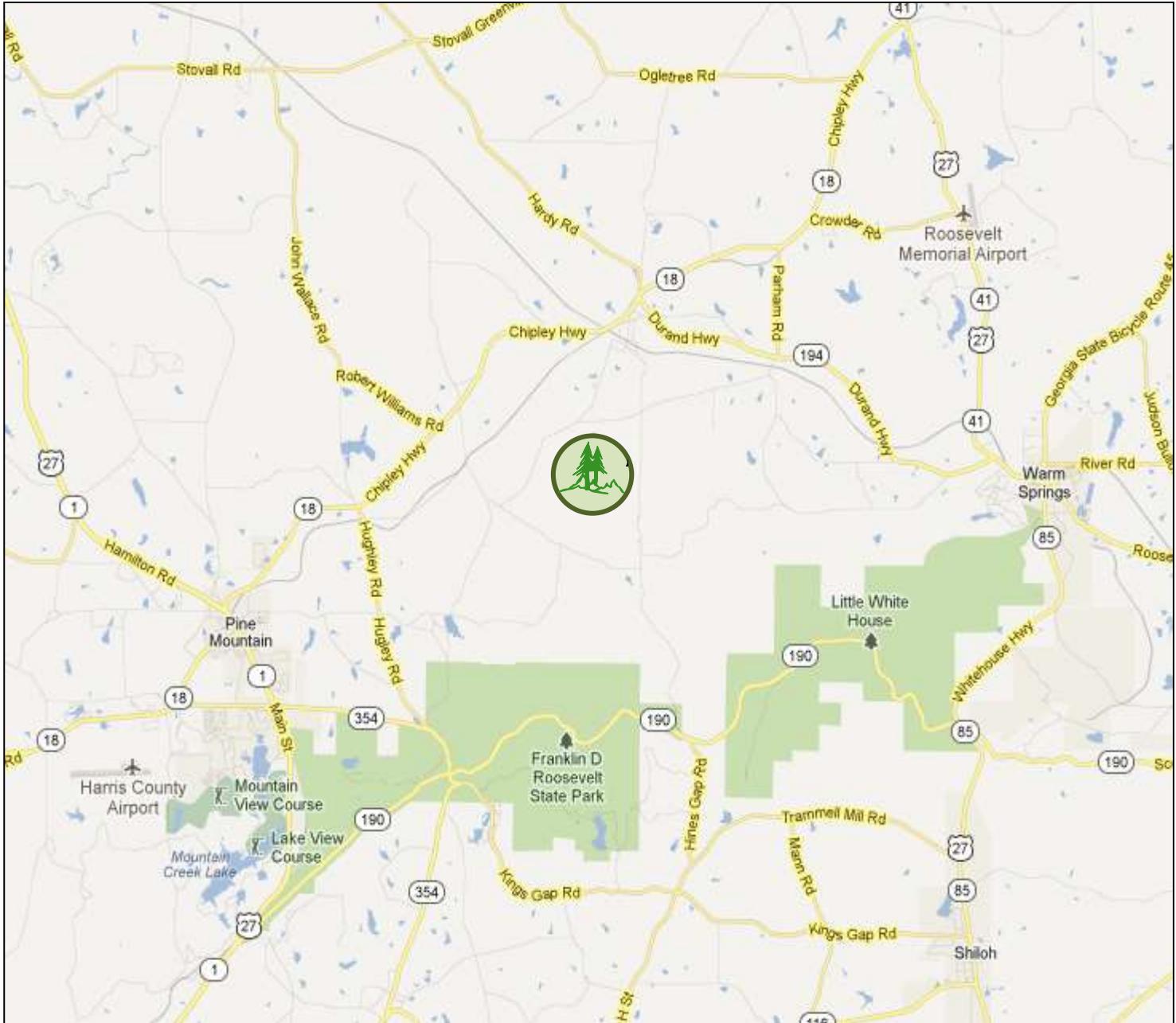
The property has a good road system through the entire 200 acres. There are seven wildlife fields and a large creek on the northern property line. This property is a mixture of hardwoods and pines.

Location

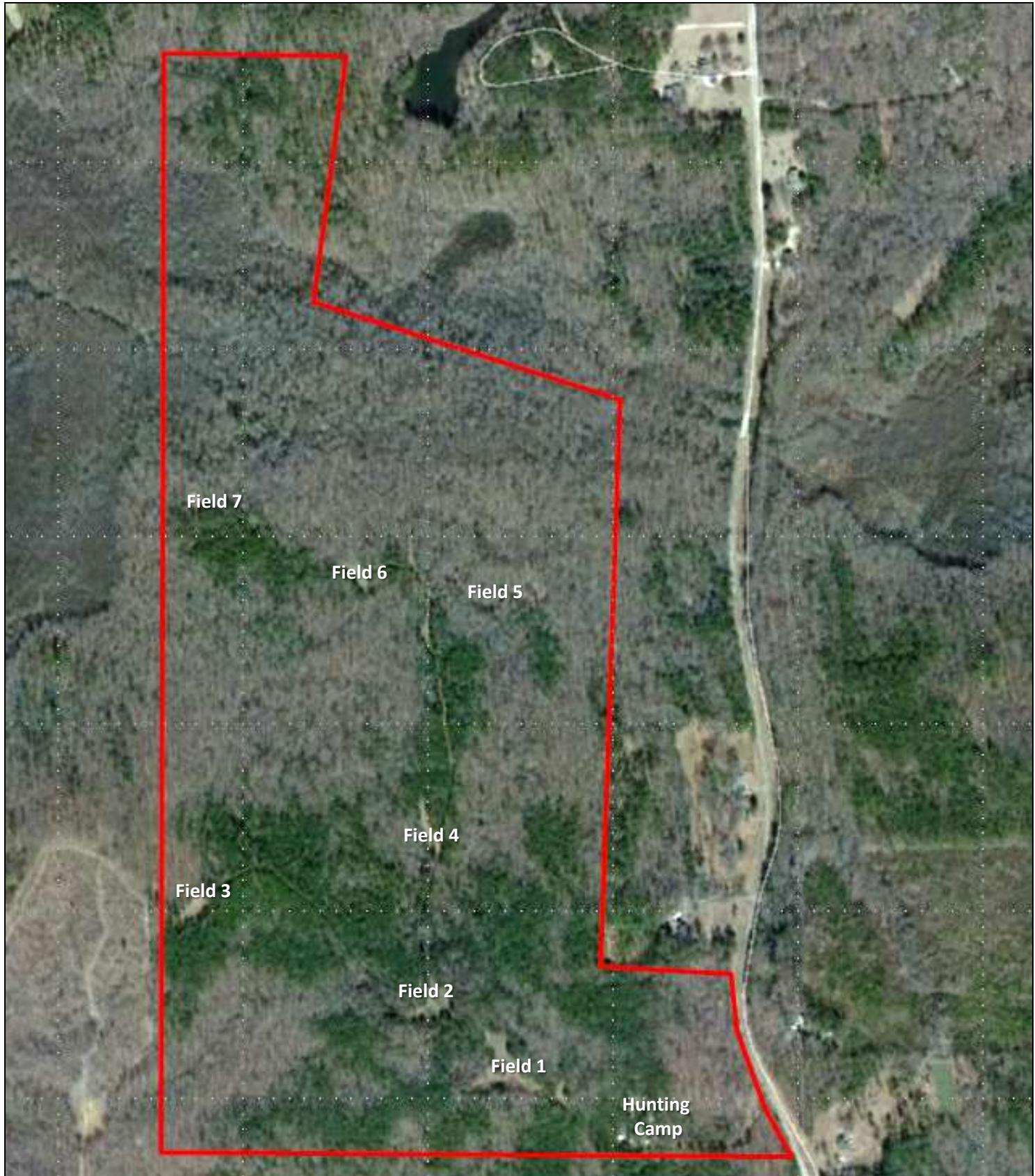
The property is located on County Line Church Road, just south of the Highway 18 and Highway 194 intersection. This property is approximately 1.5 hours from downtown Atlanta and less than 1 hour from Columbus.



PROPERTY DESCRIPTION



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Utilities: A meter box is located at the campsite and a well is dug on the property.

Comments: There are seven fields that have been planted for wildlife. There is also a large creek on the northern property line. There are eight spots for campers and a number of the campers may be purchased with the land.

Asking Price: \$600,000 (\$3,000 per acre)



MARKET OVERVIEW

The County Line Church Road property is located in Meriwether County, Georgia. Below are some of the highlights of the market area surrounding the County Line Church Road property:

- 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 to the 23 mile Pine Mountain Trail. The State Park is also home to the Little White House.

