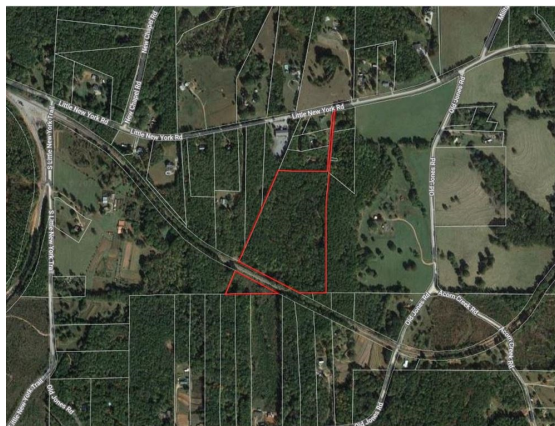


Land Lot



Listing #	8951848	List Price	\$91,476
Property Type	Land Lot	Status	New
Address	0 Little New York Road		Unit/Lot
City	Whitesburg	Zip	30185
Subdivision	NONE	State	GA
County	Carroll	Area	CARR
List Date	3/30/2021	Original Price	\$91,476
On Market Date		DOM	0
Expire Date	9/24/2021		



Elem School	Whitesburg	Middle School	Central	High School	Central
ES Bus	Yes	MS Bus	Yes	HS Bus	Yes

Tax ID	161-0084	Land Lot	12	Plat Book	55
Taxes	\$147.00	District	4th	Plat Page	292
Tax Year	2020	Section		Deed Book	4614
Block		Unit		Deed Page	096
Total Lots	1	Lot		Lot Dimensions	See image
Acreage	21.780	Acreage Source	Public Record	Price Per Acre	\$4,200.00

List Agent	Chris Rentz	List Agent 2	
List Agent ID	RENTZROBERT	LA 2 ID	
List Agent Lic	349167	LA 2 License	
List Agent Email	crentz@pioneer-residential.com	LA 2 Email	
List Agent Phone	Phone: 4047027193	LA 2 Phone	
List Office	Pioneer Residential	List Office Phone	Office: 6782638507
List Office ID	GREC01	List Office Lic	63327
		List Office Email	kyle@gablerealestate.net

Commission	3.00	CompType:	%	Owner Name	
List Agreement Type	Exclusive Right To Sell	Owner Phone			
Special Conditions	Covenants/Restrictions				

Amenities	None
Class	Land Lot
Documents	Plat Map
Feature Name	
Frontage Type	County/City Road
Improvements	Other (See Remarks)
Lot Size	10-20 Acres, 20-50 Acres
Possible Financing	Cash, Conventional, Federal Land Bank
Potential Use	Agricultural/Farming, Recreation/2nd Home, Residential, Timber
Present Use	Timberland

Special Conditions	Covenants/Restrictions
Structure	None
Topology	Gentle Rolling, Level
Units Per Acre	
Utilities Available	Electricity, Propane, Septic, Well
Vegetation	Wooded/Timber
Waterfront Footage	
Zoning	Agricultural/Residential

ER 1 Source		ER 1 ID	
ER 2 Source		ER 2 ID	

Address 0 Little New York Road

Listing #

8951848

Remarks

Versatile Land opportunity located in the heart of West Georgia. The Site offers a mellow terrain with a well blazed drive that leads to the middle of the Tract. The drive is approximately 614' long. The Land provides a mix of timber that vary in age. The current timber stand yield is around \$1k an acre. The Property is conducive for residential development, timber harvest, and recreational use.

Private Remarks

All Utility/ Zoning is subject to independent verification

Office Remarks

Property documents are available in Paragon

Private URL

Directions

* Neighboring address is 891 Little New York Rd Whitesburg, GA 30185

Closing Date

Off Market Date

Sell Office

Sales Price

Due Diligence Date

Sell Office Lic

Sellers Contribution

Finance Code

Sell Agent

[To Report any Listing Discrepancies Click Here](#)