

Awesome Wooded Home Sites

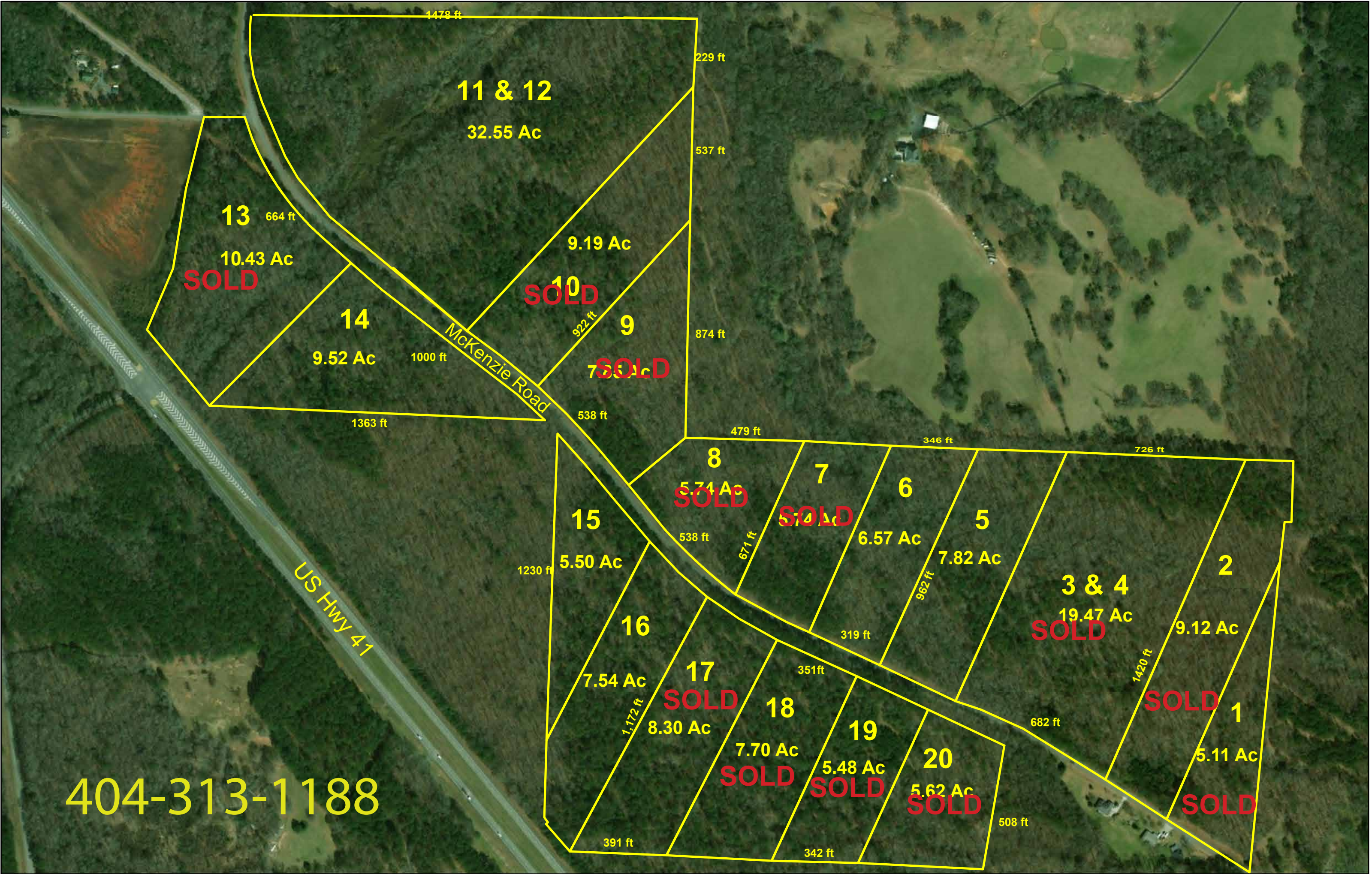
First Time on Market!



5-32 Acre Properties

- New Survey
- Incredible Location just Minutes from Us41
 - Hard to Find Acreage Property
 - Paved Road
- Huge Pine and Hardwood Timber
 - Financing with 15% Down

Lamar County, Ga
404-313-1188



11 & 12

32.55 Ac

13

10.43 Ac

SOLD

14

9.52 Ac

10

SOLD

9

9.19 Ac

SOLD

8

SOLD

7

SOLD

6

6.57 Ac

5

7.82 Ac

3 & 4

SOLD

19.47 Ac

2

9.12 Ac

SOLD

1

5.11 Ac

SOLD

15

5.50 Ac

16

7.54 Ac

17

SOLD

8.30 Ac

18

7.70 Ac

SOLD

19

5.48 Ac

SOLD

20

SOLD

5.62 Ac

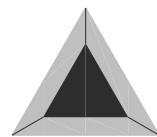
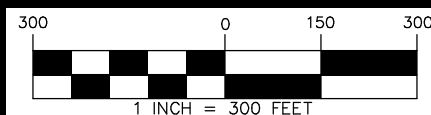
404-313-1188

MCKENZIE FOREST
LAMAR COUNTY - MILNER

<u>Parcel</u>	<u>Acreage</u>	<u>Price/Acre</u>	<u>Sales Price</u>
Parcel 5	7.821	5,500/Acre	43,000.00
Parcel 6	6.571	5,900/Acre	38,750.00
Parcel 11 & 12	32.553	3,500/Acre	114,000.00
Parcel 14	9.519	5,463/Acre	52,000.00
Parcel 15	5.500	5,900/Acre	32,450.00
Parcel 16	7.537	5,500/Acre	41,450.00



MATTHEW S. JOHNSON, P.L.S.
GEORGIA REGISTRATION NO. 2868
261 COUNTY LINE ROAD
OGLETHORPE, GA 31068
(229) 942-5923



TRINITY LAND SURVEYING
BOUNDARY - SUBDIVISION - ALTA/ACSM - TOPOGRAPHIC

*DIVISION SURVEY FOR
McKENZIE FOREST
FOR OLD GROWTH TIMBER, LLC
LOCATED IN LAND LOT 225
2nd LAND DISTRICT
LOCATED IN LAND LOT 1
8th LAND DISTRICT
LAMAR COUNTY, GEORGIA
JANUARY 11, 2018*

This Survey complies with both the rules of the Georgia Board of Registration for Professional Engineers and Land Surveyors and the Official Code of Georgia Annotated (O.C.G.A.) 15-6-67 as amended by HB1004 (2016), in that where a conflict exists between those two sets of specifications, the requirements of law prevail. It is hereby certified that this plat is true and correct as to the property lines and all improvements shown thereon, and was prepared from an actual survey of the property made by me or under my supervision; that all monuments shown hereon actually exist, and their location, size, type and material are correctly shown. The linear and angular measurements shown on this plat were obtained by using TOPCON HIPER II/V base and rover GPS receivers, in combination with a TOPCON GS-3 ROBOTIC TOTAL STATION. The relative positional accuracy obtained on the points utilized in this survey were less than or equal to 0.02' horizontal at the 95% confidence level. Distances shown hereon are ground distances obtained from grid measurements using a combined scale factor. This plat was calculated for closure and is found to have a minimum plat closure of one foot in 375,330 feet. The field survey was completed on 1/11/2018.

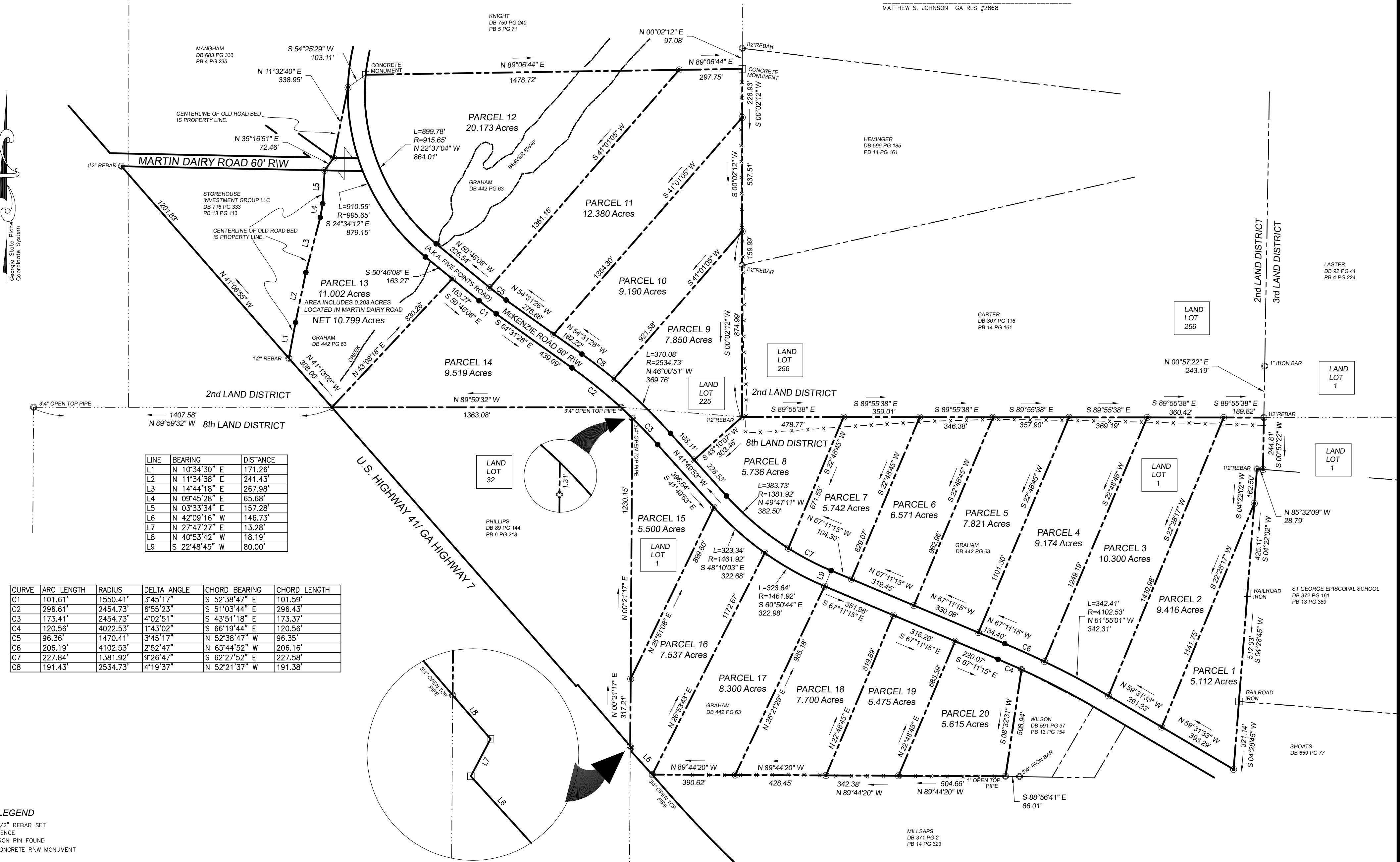
SURVEYOR'S CERTIFICATION (III)
RETRACEMENT SURVEY

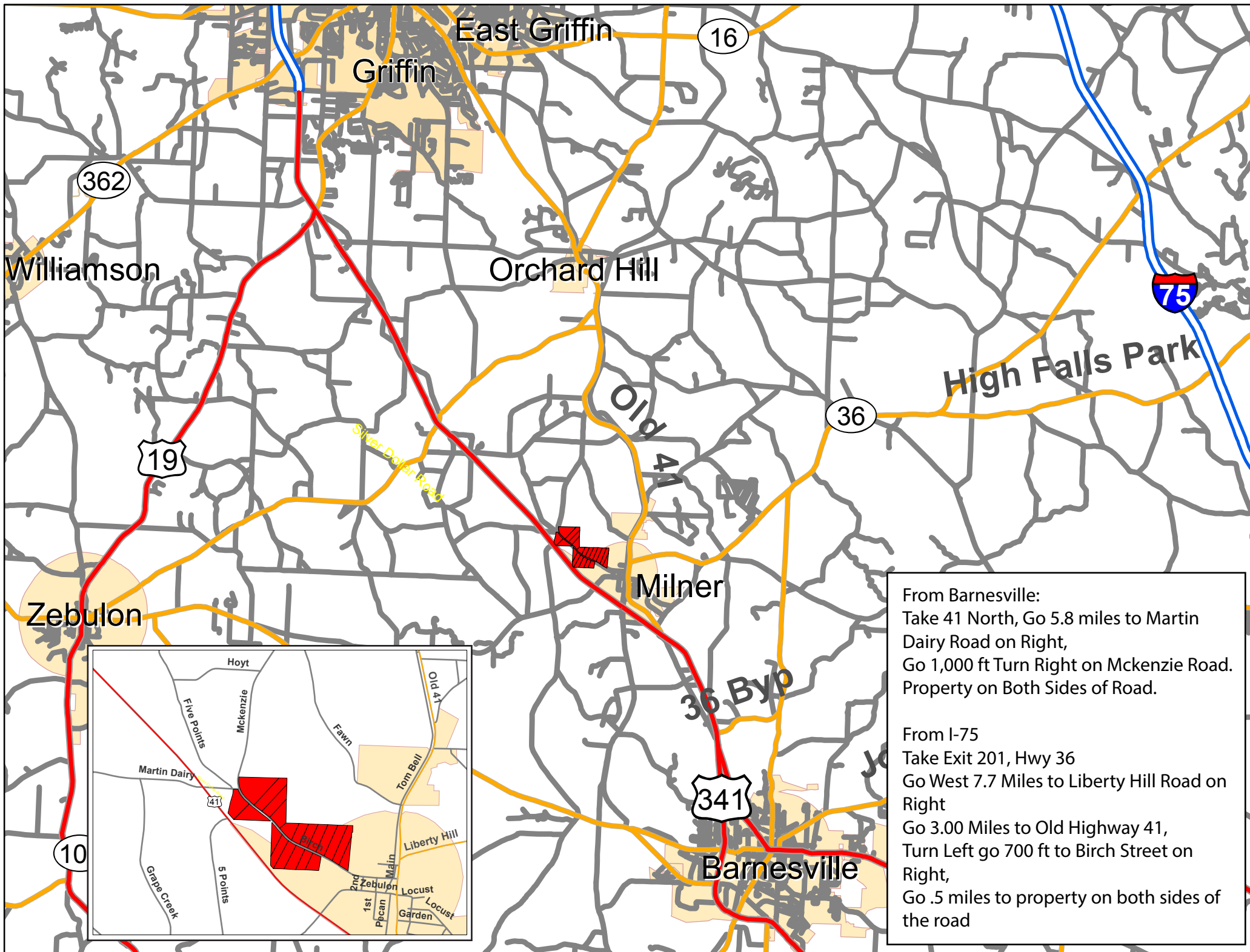
This plat is a retracement of an existing parcel or parcels of land and does not subdivide or create a new parcel or make any changes to any real property boundaries. The recording information of the documents, maps, plats, or other instruments which created the parcel or parcels are stated hereon. RECORDATION OF THIS PLAT DOES NOT IMPLY APPROVAL OF ANY LOCAL JURISDICTION, AVAILABILITY OF PERMITS, COMPLIANCE WITH LOCAL REGULATIONS OR REQUIREMENTS, OR SUITABILITY FOR ANY USE OR PURPOSE OF THE LAND. Furthermore, the undersigned land surveyor certifies that this plat complies with the minimum technical standards for property surveys in Georgia as set forth in the rules and regulations of the Georgia Board of Registration for Professional Engineers and Land Surveyors and as set forth in O.C.G.A. Section 15-6-67.

This survey and certification given hereon is valid only if recorded in the office of the Clerk of Court in its original form by Matthew S. Johnson as shown by the participant ID in the Clerk's stamp in the upper left corner of this plat. No other uses are authorized by this surveyor.

MATTHEW S. JOHNSON GA RLS #2868

Georgia State Plane
Coordinate System





From Barnesville:
Take 41 North, Go 5.8 miles to Martin Dairy Road on Right,
Go 1,000 ft Turn Right on McKenzie Road.
Property on Both Sides of Road.

From I-75
Take Exit 201, Hwy 36
Go West 7.7 Miles to Liberty Hill Road on Right
Go 3.00 Miles to Old Highway 41,
Turn Left go 700 ft to Birch Street on Right,
Go .5 miles to property on both sides of the road