

White Oak Creek, Coweta County Georgia (12507)

The White Oak Creek Tract is an ideal property for the hunting enthusiast seeking prime wildlife habitat in an area known for trophy deer and turkeys. Located in southeast Coweta County, between Gordon and Bear Creek Roads, the tract is located a short distance from the Meriwether County line. Due to its easy access to I-85 and the south part of Atlanta, and the agricultural quality of this section of Coweta, the Gordon Road area is attractive to Atlanta based sportsmen, both for primary and secondary residences and farms. Timber tracts dispersed through fertile farm lands and bordered by the wide bottoms of White Oak Creek, provide the essential requirements for healthy wildlife populations, and memorable hunting experiences.

Forestar's White Oak Creek Tract is accessed via a 30' wide, ¼ mile private road easement from Gordon Road. Once on site, the quality of the wildlife habitat and its potential becomes apparent. The loblolly pine plantation, thinned in 2006, today is a mature pine stand with a rich hardwood and herbaceous understory. Existing woods roads and firebreak trails provide good hunter access across the property. An old farm house location in the northeast portion of the tract is the perfect site for a hunt cabin or camp site. At 150 acres, the White Oak Creek Tract is the right size for a family hunting tract.

Mature pines with a diverse understory, fertile hardwood bottom land, adjacent farm land, and the perfect site for your hunt cabin, The White Oak Creek Tract can be a great investment in quality time with those sportsmen in your family.

Contact Forestar for more information on the White Oak Creek Tract or to schedule a visit to the tract that may be just right for your sporting family.

Tract Information

- County: Coweta
- Total Acres: 150
- Avail. Parcels: 1
- Price / Acre: See Website
- Total Price: See Website
- Zoning: Rural Conservation
- Tax Parcel No: 127 1040 002
- Schools: Moreland Elementary School
East Coweta Middle School
East Coweta High School

Property Amenities

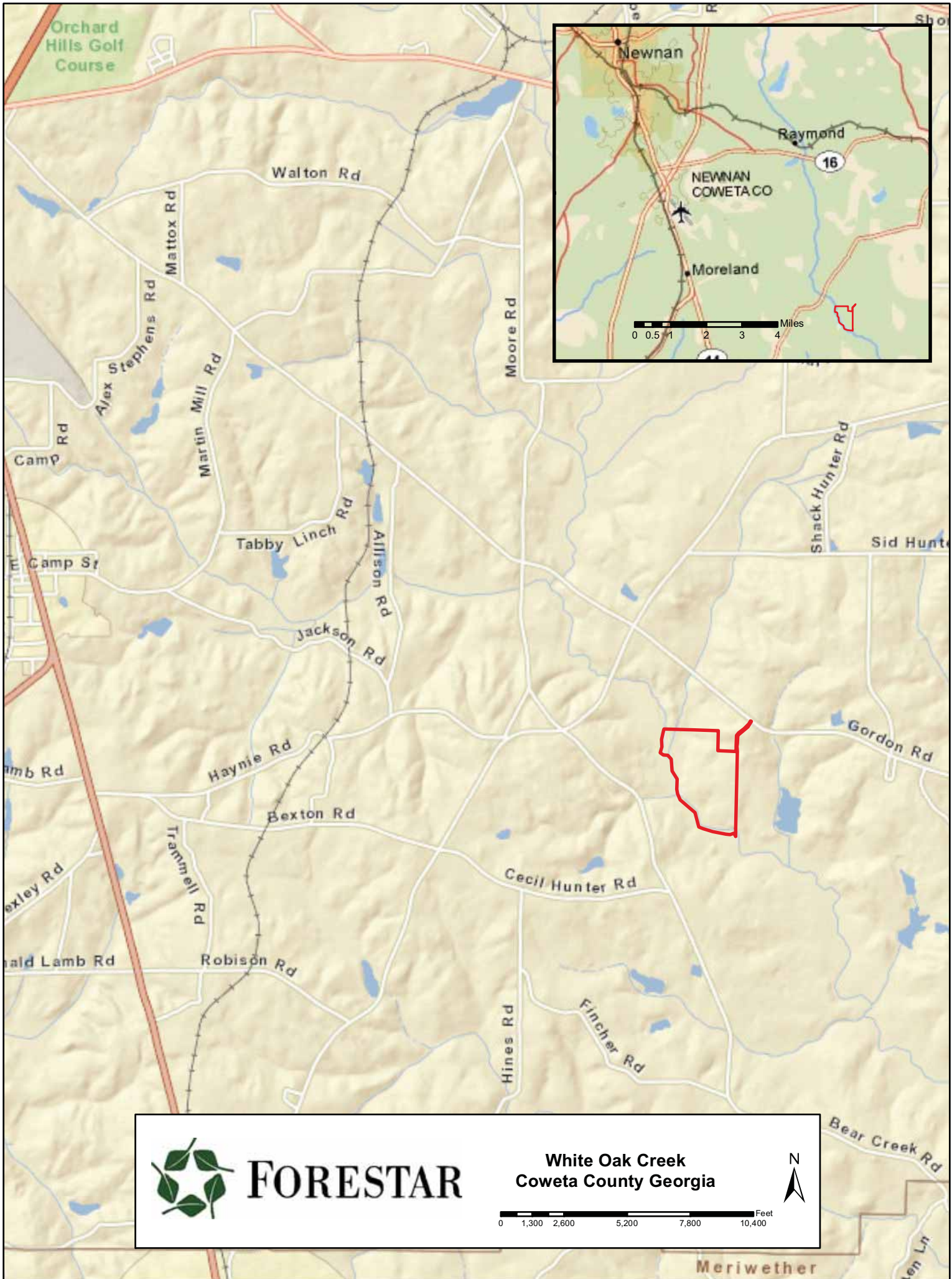
- Professionally Managed Pine Plantation - 95 acres planted 1975
- One mile frontage along White Oak Creek
- Mature and diverse hardwood bottomland – 59 acres
- Cabin site with previous Coweta-Fayette EMC easement
- High quality wildlife habitat for deer and turkey
- Very private, accessed by deeded easement across adjacent farm property
- Utilities: On Gordon Road - County Water, Electric, Phone

Area Information

- Coweta County; county population 145,000 (327 people / square mile)
- Home to the historic cities of Newnan, Senoia, Moreland and Sharpsburg; easy commutes to Atlanta, Columbus, and Montgomery via I-85.
- 6 miles to Moreland, 9 miles to Senoia, 10.5 miles to downtown Newnan, 13 miles to Peachtree City
- 9 minutes to I-85 at Ga. Hwy 29 via Gordon Road
- 37 miles to Hartsfield-Jackson International Airport ; 45 miles to the Georgia State Capital

The information and materials contained herein and the terms, conditions, and descriptions that appear are subject to change. Master plans, site plans and similar information represent development concepts only and may not represent actual design, foliage, layout or final construction. All acreage amounts are approximations and are subject to revision at any time. Prices are subject to change without notice. The land sales information is a solicitation for offers only and is not an offer to sell. No offer should be considered accepted and there will be no binding contract of sale until authorized representatives of both Forestar and the buyer have executed a written Purchase and Sale Agreement. All land is subject to prior sale or withdraw from sale. Due to the age of the plats provided from Forestar's predecessors in title, and changes in the mapping and boundaries due to road ROWs or other boundary adjustments over several decades, there may be multiple varied acreage figures provided within each property information package. If Purchaser does not obtain a New Plat of survey, then the purchase price shall be calculated by multiplying the agreed upon per acre Purchase Price by the number of acres as reasonably determined by Seller from its records and GIS system.



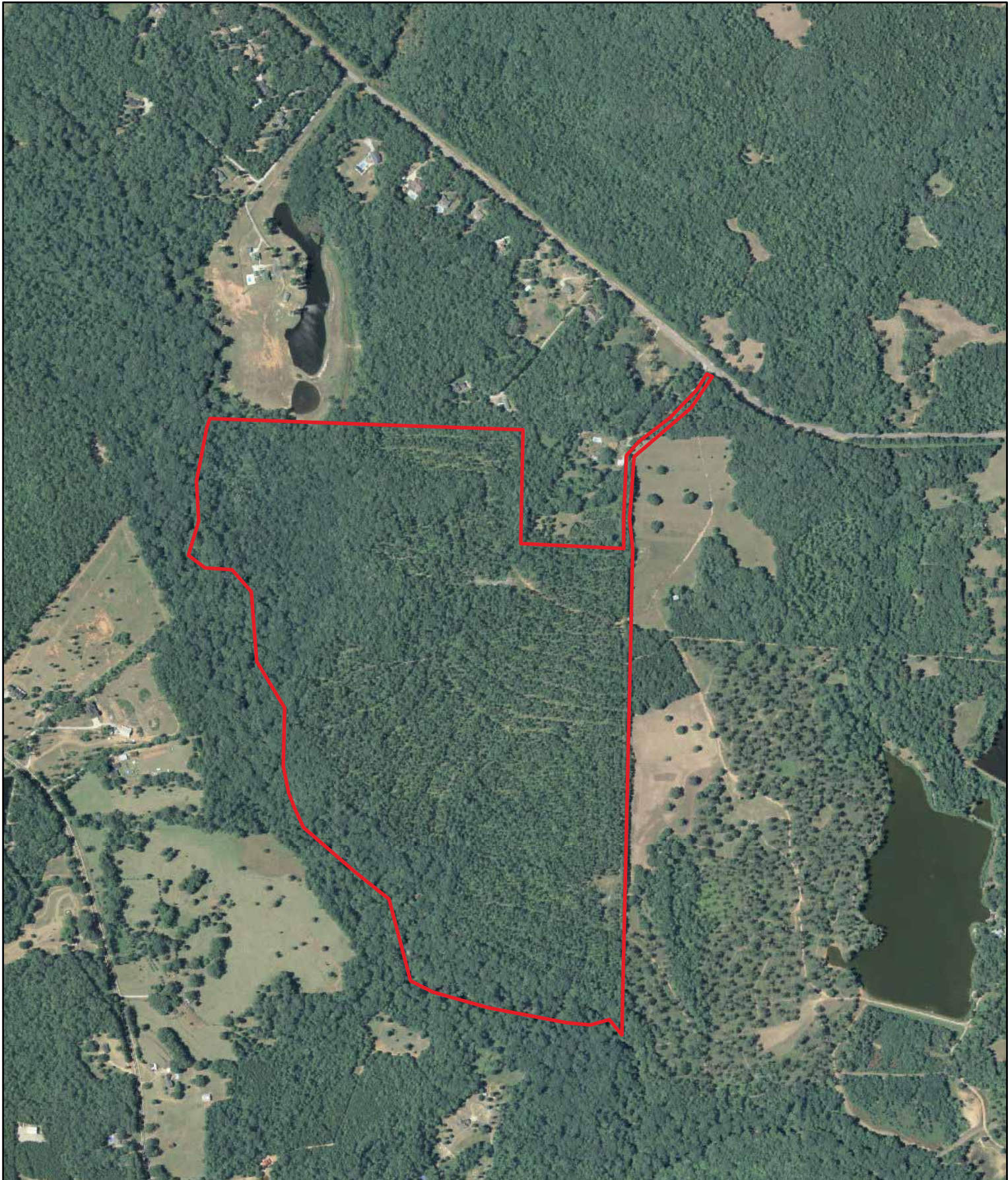



FORESTAR

White Oak Creek
Coweta County Georgia

0 1,300 2,600 5,200 7,800 10,400 Feet


N

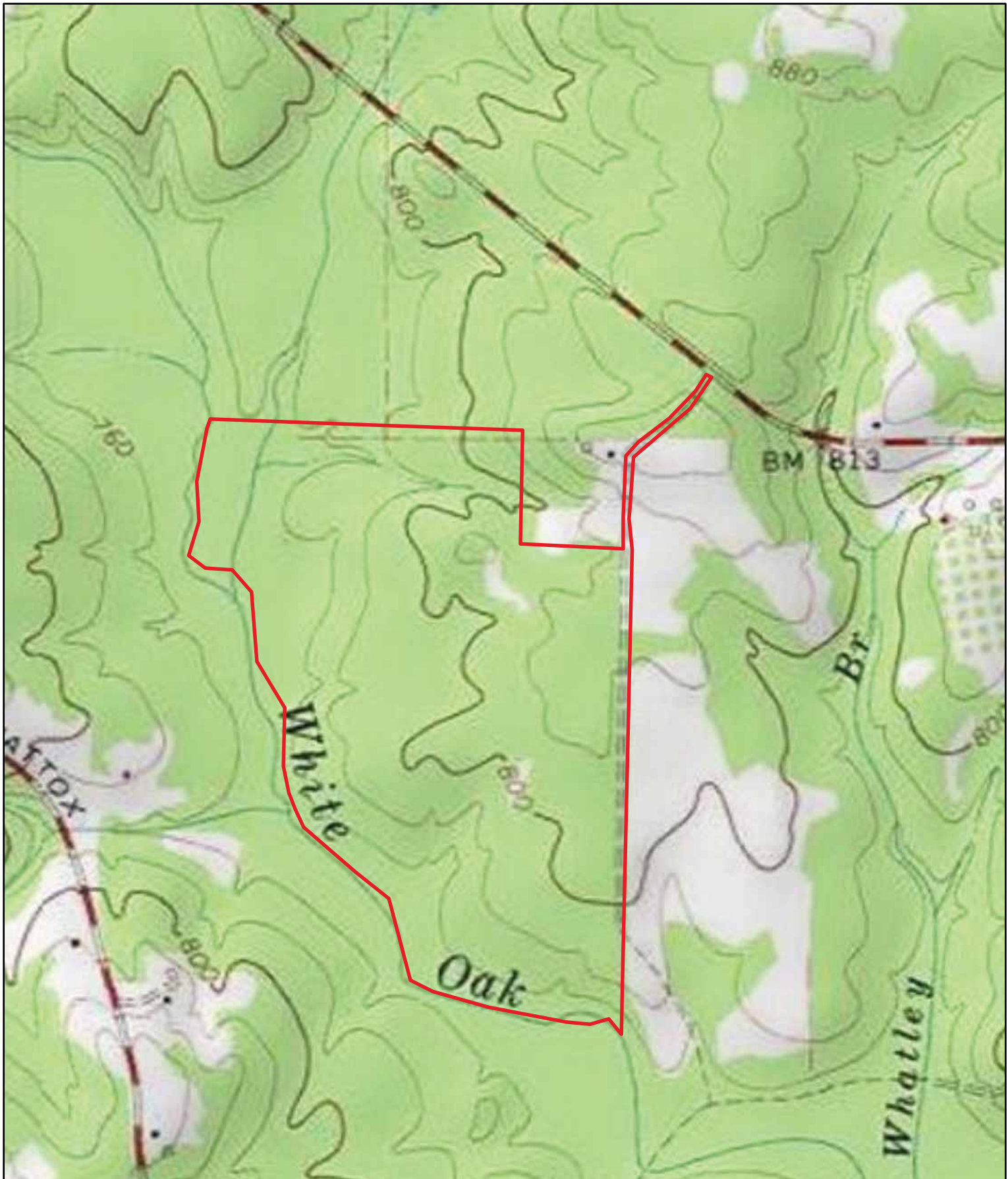



 **FORESTAR**

**White Oak Creek
Coweta County Georgia**

0 230 460 920 1,380 1,840 Feet


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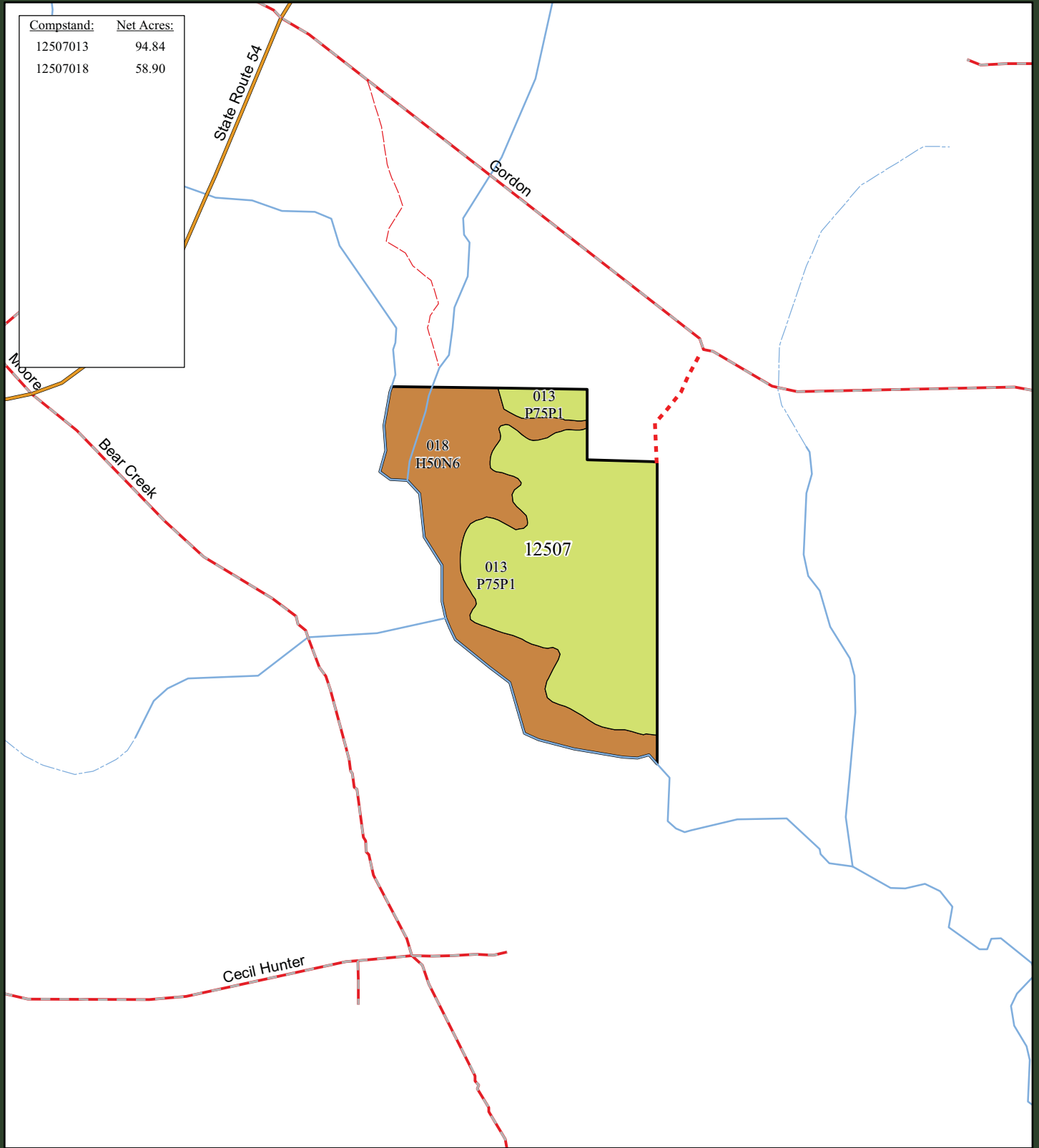
 **FORESTAR**

**White Oak Creek
Coweta County Georgia**

0 230 460 920 1,380 1,840 Feet

N 

Compstand:	Net Acres:
12507013	94.84
12507018	58.90



Compartment: 12507

County: GA-Coweta

Region: Southern GA

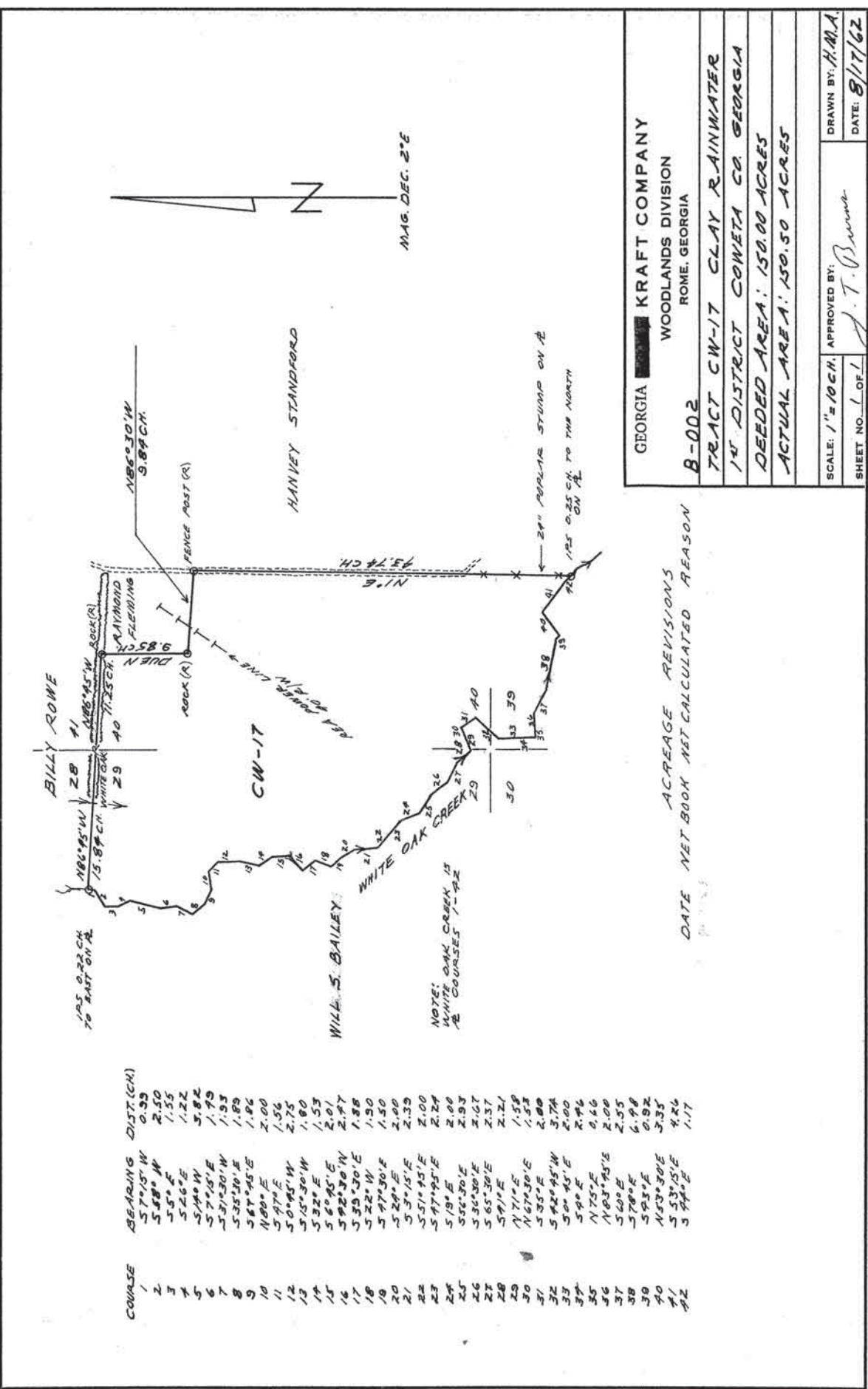
Stand Type

- Hardwood
- Pine
- Pine/Hardwood
- Transition
- Other

Date: 4/14/2010
 Printed By: PackageGenerator
 1 inch equals 0.25 miles



<http://landforsale@forestargroup.com>
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COURSE	BEARING	DIST (CH)
1	S 70° 15' W	0.99
2	S 88° W	2.50
3	S 55° E	1.55
4	S 26° E	1.22
5	S 14° W	3.82
6	S 7° 15' E	1.99
7	S 31° 30' W	1.93
8	S 35° 30' E	1.89
9	S 67° 45' E	1.96
10	N 80° E	2.00
11	S 97° E	1.56
12	S 0° 45' W	2.75
13	S 15° 30' W	1.80
14	S 32° E	1.53
15	S 6° 45' E	2.01
16	S 92° 30' W	2.97
17	S 39° 30' E	1.88
18	S 32° W	1.50
19	S 97° 30' E	1.50
20	S 24° E	2.00
21	S 3° 15' E	2.35
22	S 51° 45' E	2.00
23	S 97° 45' E	2.24
24	S 19° E	2.00
25	S 56° 30' E	2.93
26	S 36° 30' E	2.67
27	S 65° 30' E	2.57
28	S 97° E	2.21
29	N 71° E	1.59
30	N 67° 30' E	1.53
31	S 35° E	2.80
32	S 92° 45' W	3.74
33	S 0° 45' E	2.00
34	S 90° E	2.96
35	N 75° E	0.66
36	N 63° 45' E	2.00
37	S 60° E	2.55
38	S 78° E	6.98
39	S 93° E	0.92
40	N 53° 30' E	3.35
41	S 53° 15' E	4.26
42	S 94° E	1.17

GEORGIA **KRAFT COMPANY**
 WOODLANDS DIVISION
 ROME, GEORGIA

B-002
 TRACT CW-17 CLAY RAINWATER
 1ST DISTRICT CONETA CO. GEORGIA
 DEEDED AREA: 150.00 ACRES
 ACTUAL AREA: 150.50 ACRES

SCALE: 1" = 10 CH. APPROVED BY: *J. T. Bannum*
 SHEET NO. 1 OF 1 DATE: 8/17/62

DRAWN BY: H.M.A.
 DATE: 8/17/62

ACREAGE REVISIONS
 DATE NET BOOK NET CALCULATED REASON