

West Georgia Airport Tract, Carroll County Georgia (12213)

Forestar's West Georgia Airport Tract is a short drive from Carrollton's vibrant downtown square to the south, and Bremen's commercial developments along Interstate -20, five miles to the north. In either direction, small town shopping, restaurants, and cultural activities are only minutes away. Quick access to Interstate 20 accommodates commuters headed east to Atlanta or westward towards Birmingham.

If aviation is your hobby, or fly for business purposes, you will appreciate quick access to the adjacent West Georgia Regional Airport. O.V. Gray Field consists of one runway which is 5,500 feet in length, 100 feet wide. The airport is publicly owned and open to the flying public. Airport operations are managed by the West Georgia Regional Airport Authority. On an average day, 65 airplanes, commuter jets, or helicopters utilize the airport's services. Approximately 75 aircraft are based at the facility.

Forestar's Airport Tract has a valuable pine plantation on 73% of the property; the remaining acreage consists of hardwood bottoms, stream buffers, and wetlands. One perennial stream on the property provides year round water; topography is very gentle and suitable for clearing and agricultural purposes.

If you're interested in learning more about Forestar's West Georgia Airport Tract, contact us for a site visit or more information. If you're a pilot, come by for an aerial view.

Tract Information

- County: Carroll
- Total Acres: 52
- Avail. Parcels: 1
- Price / Acre: See Website
- Total Price: See Website
- Zoning: Agricultural
- Tax Parcel No: 072 0036
- Schools: Mt. Zion Elementary School
Mt. Zion Middle School
Mt. Zion High School

Property Amenities

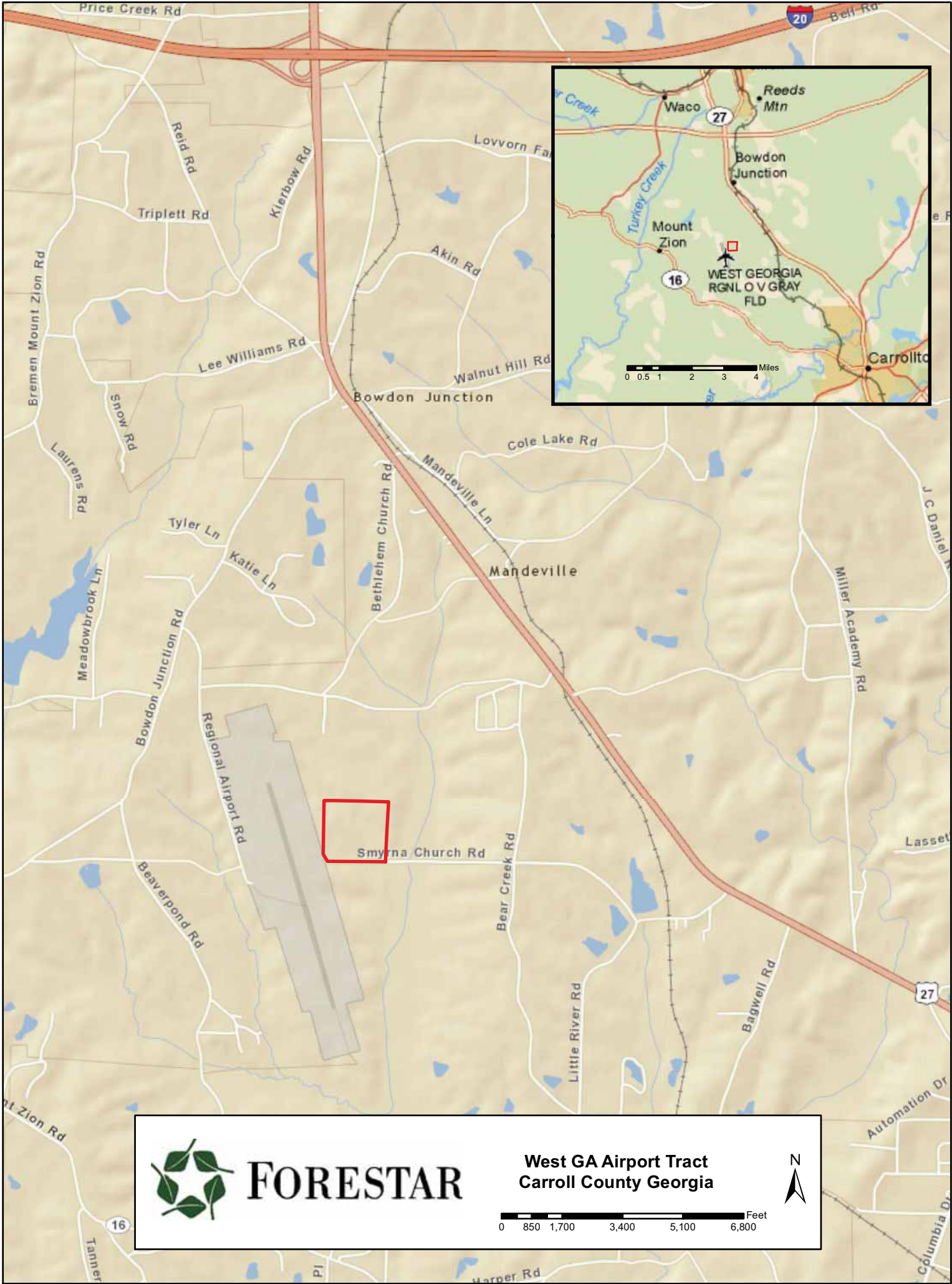
- Pine Plantation - Planted 1992
- Adjacent to West Georgia Regional Airport
- Gentle terrain conducive to horse / cattle farming
- Year round stream, tributary to Bear Creek
- Numerous home site locations
- Borders existing Lambert Overlook Subdivision
- 1370' (1/4 mile) frontage on Smyrna Church Road
- Easy access to Interstate 20 via Hwy. 27
- Utilities: Public water, electricity, phone

Area Information

- Located in north Carroll County; county population 107,000 (214 person / square mile)
- Home to the University of West Georgia (11,500 students), Southwire Company, Tanner Medical Center, West Georgia Technical College, Carroll EMC, Georgia Power Plant Wansley.
- 4.5 miles to the Mt. Zion School facilities
- 4.7 miles to I-20 (Exit 11) at Hwy 27
- 53 miles to Hartsfield-Jackson International Airport (via I-20 and Camp Creek Parkway)
- 7 miles to Carrollton Square; 8 miles to downtown Bremen
- 29 miles to Arbor Place Mall in Douglasville; 46 miles to Quintard Mall in Oxford, AL

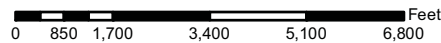
The information and materials contained herein and the terms, conditions, and descriptions that appear are subject to change. Master plans, site plans and similar information represent development concepts only and may not represent actual design, foliage, layout or final construction. All acreage amounts 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.





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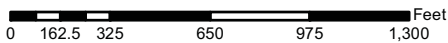
**West GA Airport Tract
Carroll County Georgia**

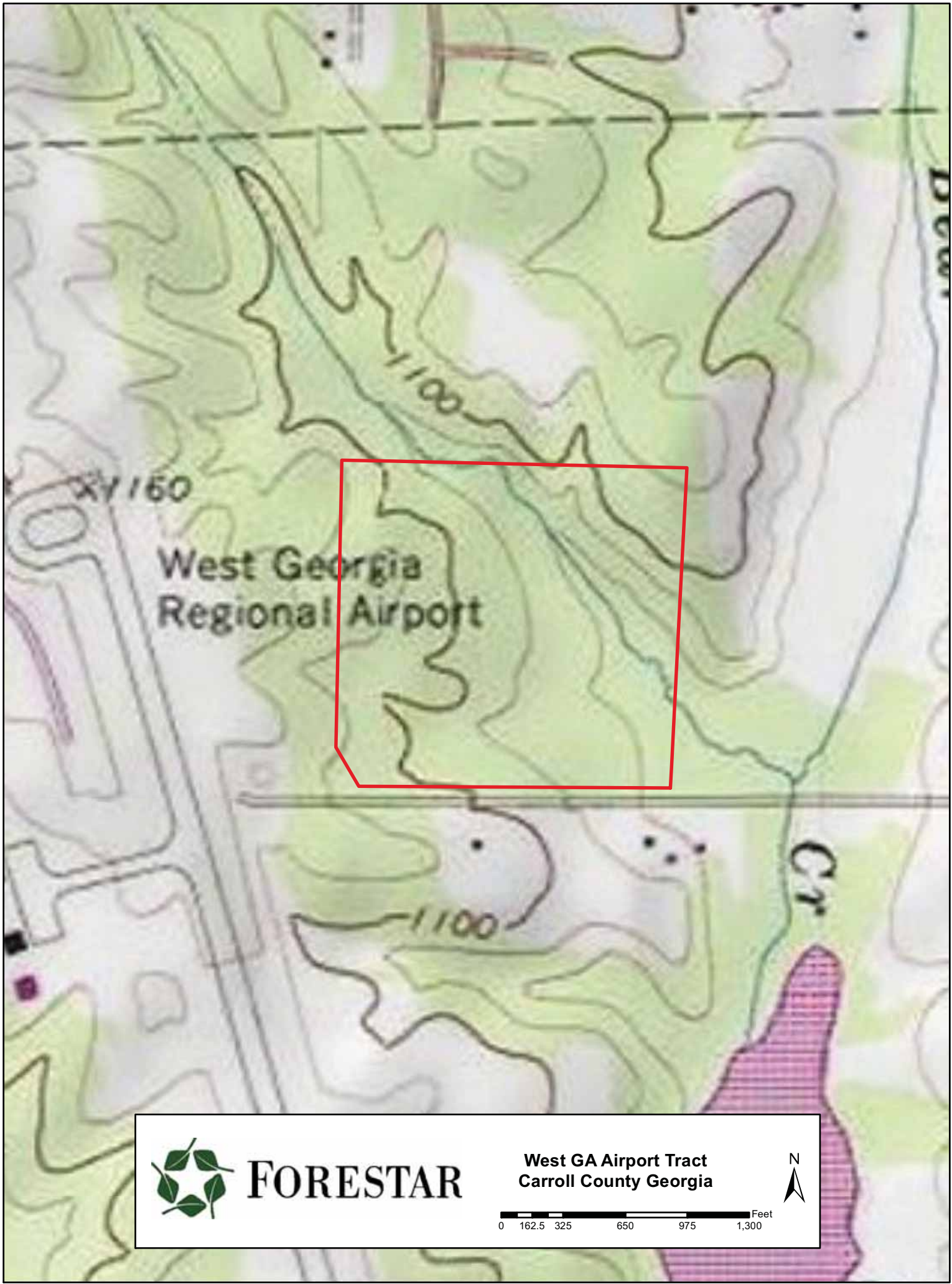




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**West GA Airport Tract
Carroll County Georgia**





1150

West Georgia
Regional Airport

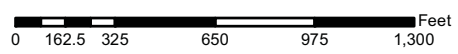
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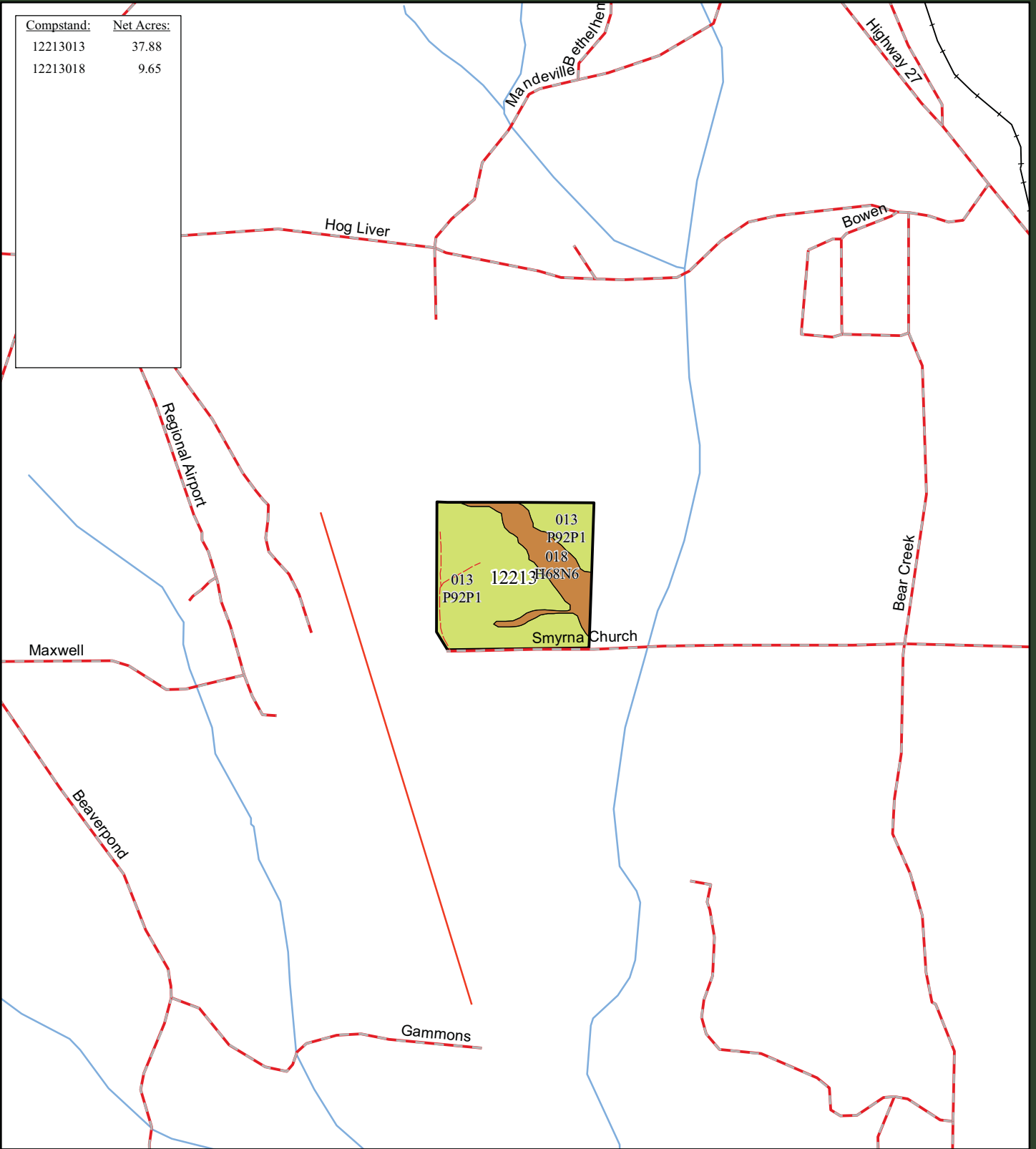


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**West GA Airport Tract
Carroll County Georgia**



Compstand:	Net Acres:
12213013	37.88
12213018	9.65



Compartment: 12213

County: GA-Carroll

Region: Southern GA

Stand Type

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

Date: 5/4/2010
 Printed By: PackageGenerator
 1 inch equals 0.25 miles



<http://landforsale@forestargroup.com>
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MAG. DEC. 2°E

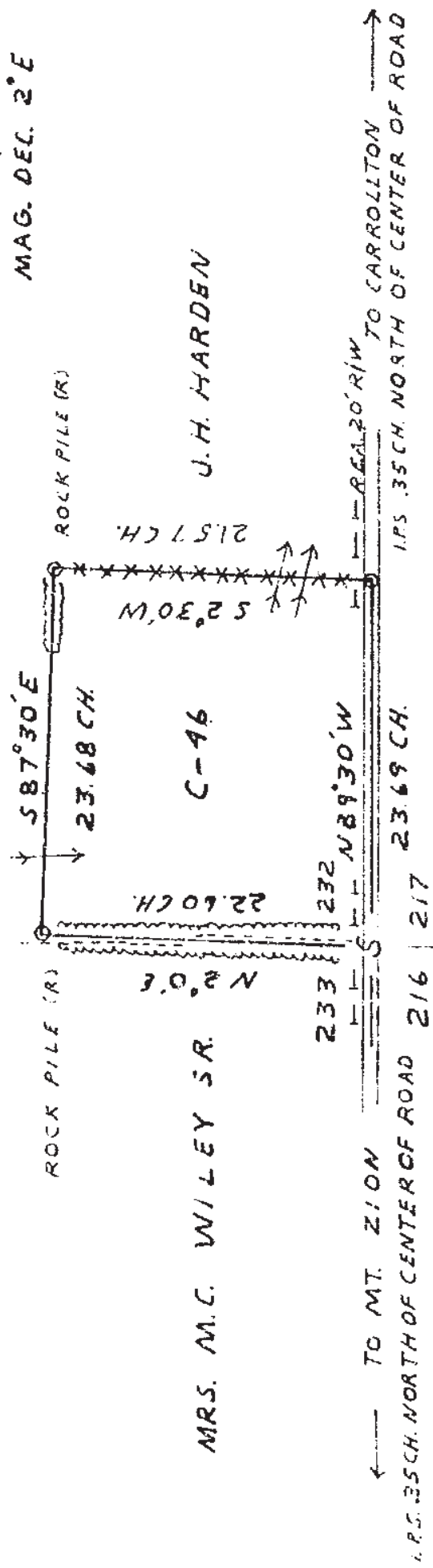
JOHN HENRY DANIEL

J. H. HARDEN

C-46

MRS. M. C. WILEY SR.

A. L. NIXON



GEORGIA KRAFT COMPANY
 WOODLANDS DIVISION
 ROME, GEORGIA

TRACT C-46 HARVEY BROCK
 10TH DISTRICT CARROLL CO. GA.

DEED AREA: 50.00 ACRES
 ACTUAL AREA: 52.10 ACRES

SCALE 1" = 10 CH.
 APPROVED BY DWG. BYULL WALKER
 DATE 6/7/53