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LAND SALES

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Blue Hole, Heard County Georgia (13156)

Backing to Army Corps property, this tract is just minutes from the Chattahoochee River, this pine plantation is a great investment — and value — for the active sportsman. The acreage offers an amazing array of hunting and fishing activities. Feel like fishing on the Chattahoochee River or West Point Lake? It's only a five-minute drive to the nearest boat ramp. Prefer fishing in the "Blue Hole" duck pond? It's only a five-minute walk to the edge of your property.

In addition, the tract is ideally located next to the 10,000-acre West Point Wildlife Management Area (WMA), renowned for its deer hunting quality as well as turkey, small game and waterfowl. You can keep your family and sporting friends entertained with year-round recreation.

The property comes with a beautiful site for a cabin or second home, just a short walk to the ponds and trails of the West Point WMA. You also get two gated access points, along with paved frontage on Bevis Road. Don't miss this ideal opportunity to enjoy the great outdoors!

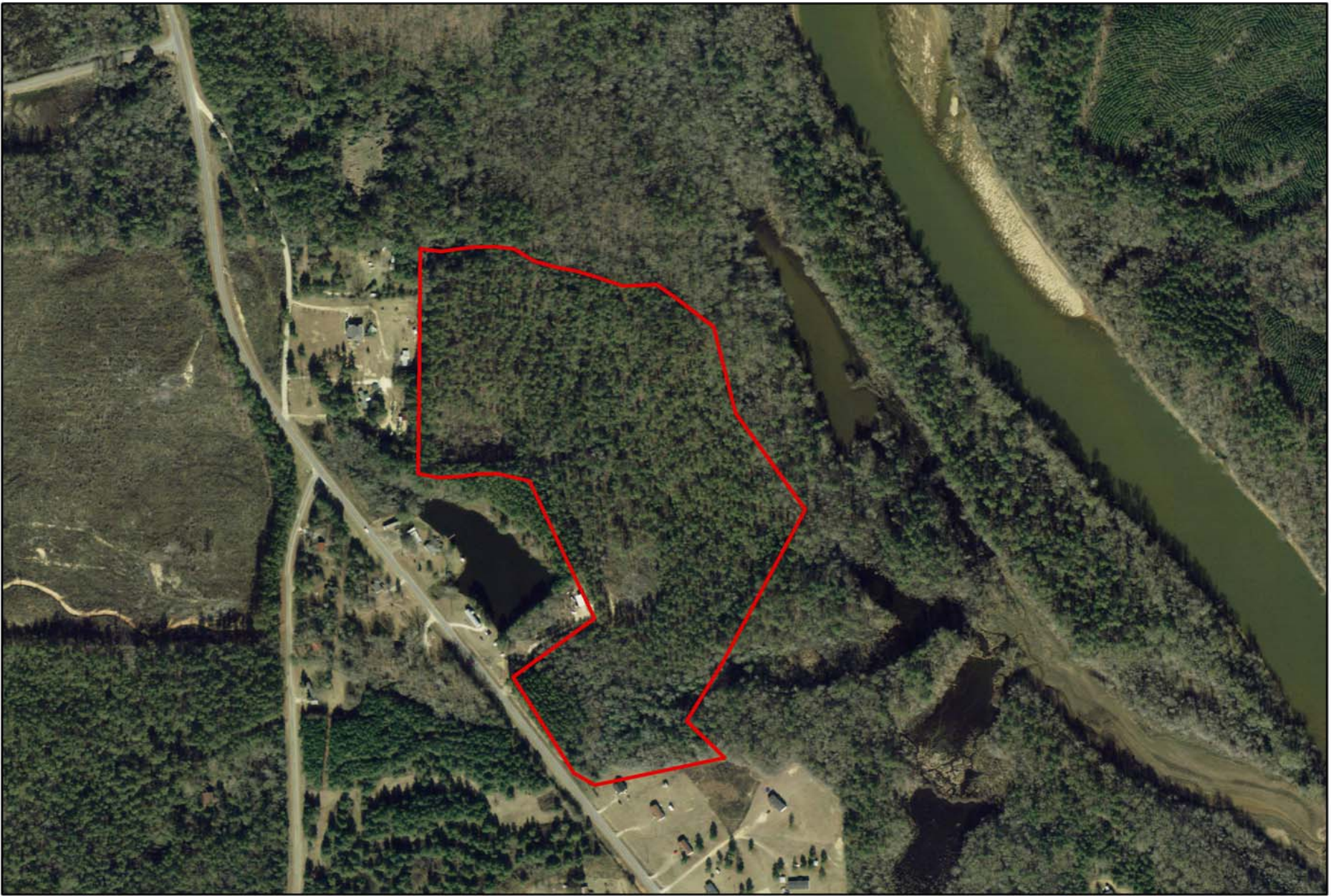
Tract Information:

- County : Heard Co, GA
- Property ID: 13156
- Total Acres: 38 acres +/-
- Available Parcels: 1
- Price per Acre: See Website
- Total Price: See Website
- Zoning: Rural/AG
- Tax Map: 0031
- Parcel Number: 0116
- Schools: Heard County Schools

Amenities:

- Pine Plantation
- Unique Wildlife
- Utility Access
- Water Feature

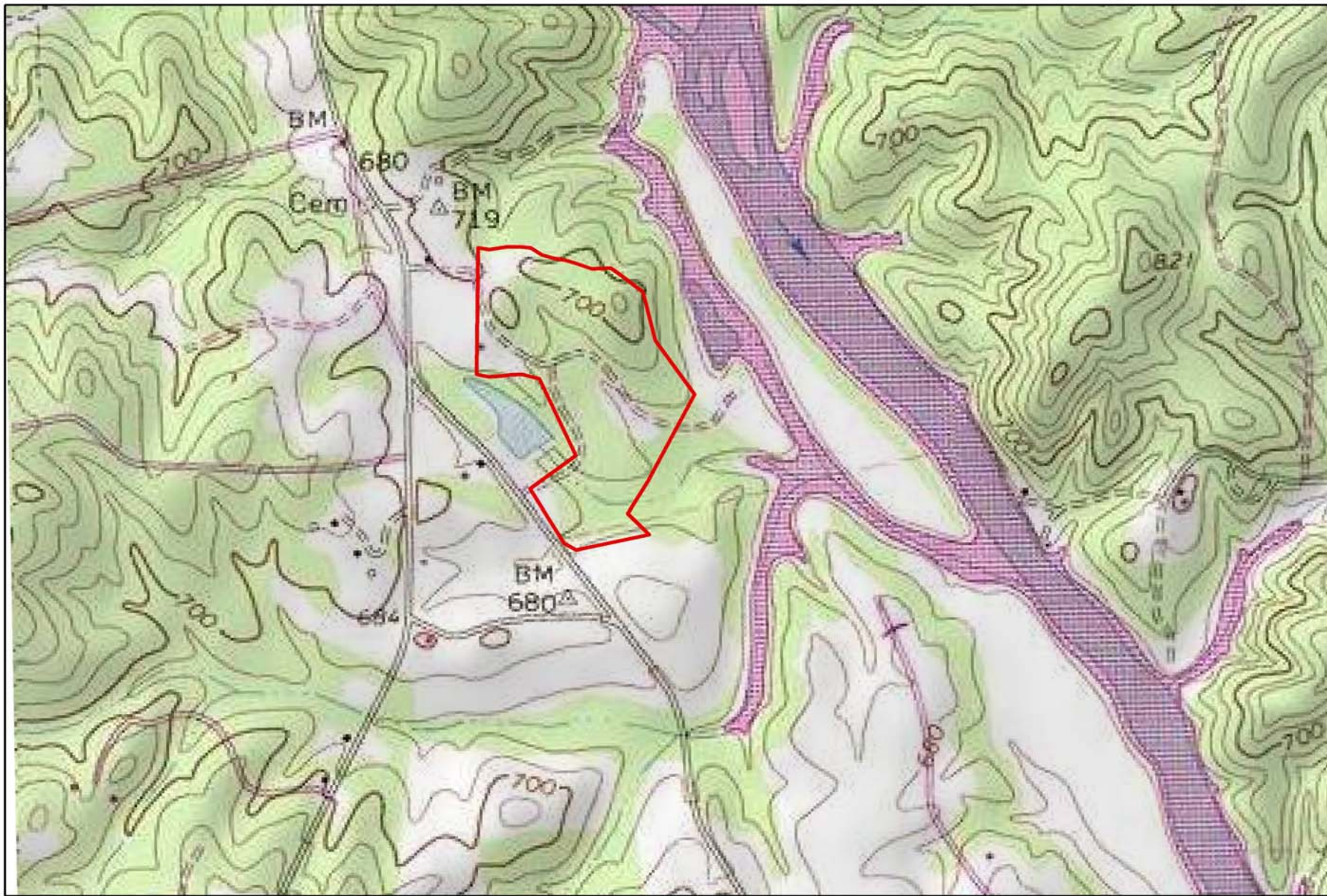
The information and materials contained herein and the terms, conditions, and descriptions that appear are subject to change. Master plans, site plans and similar information represent development concepts only and may not represent actual design, foliage, layout or final construction. All acreage amounts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

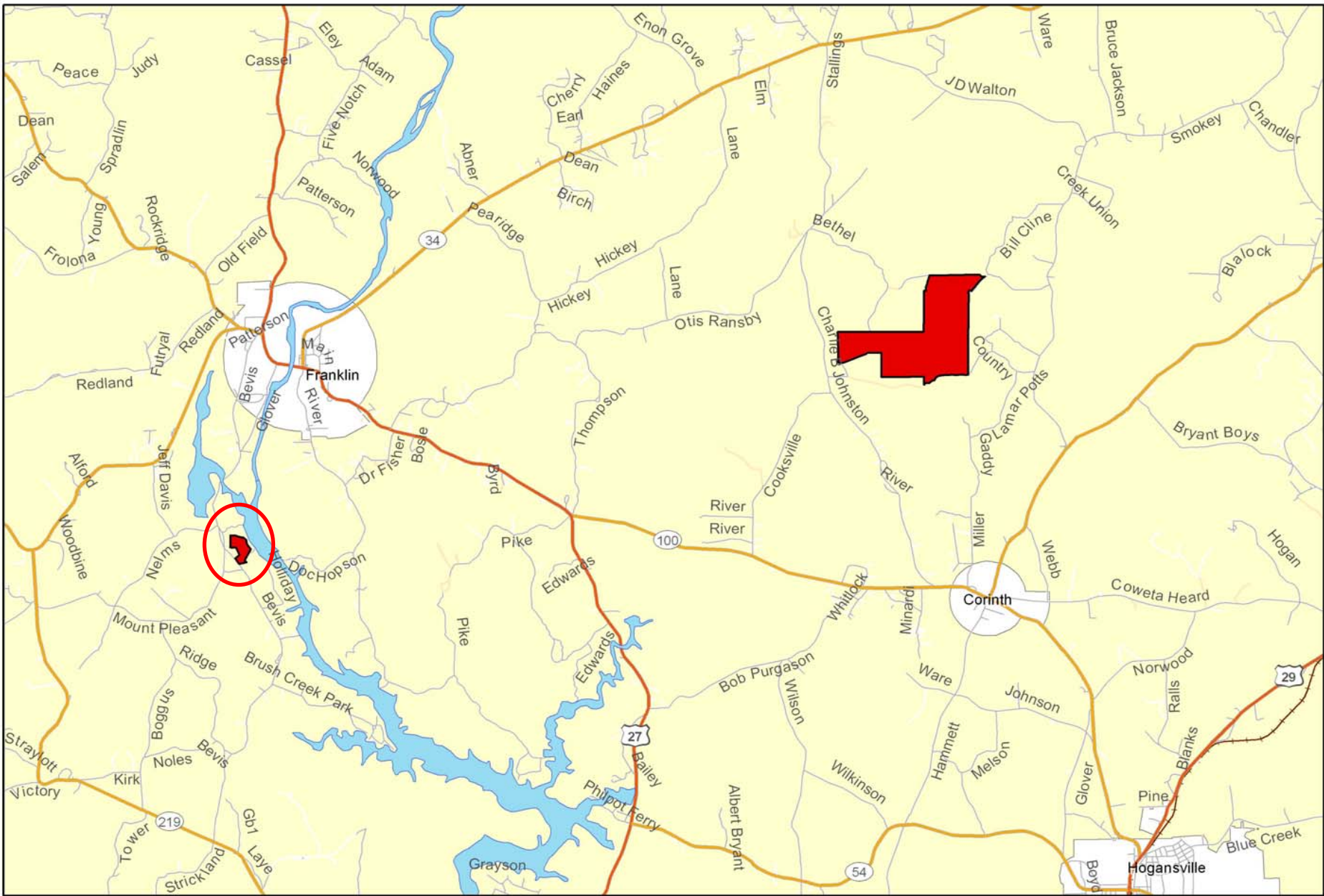


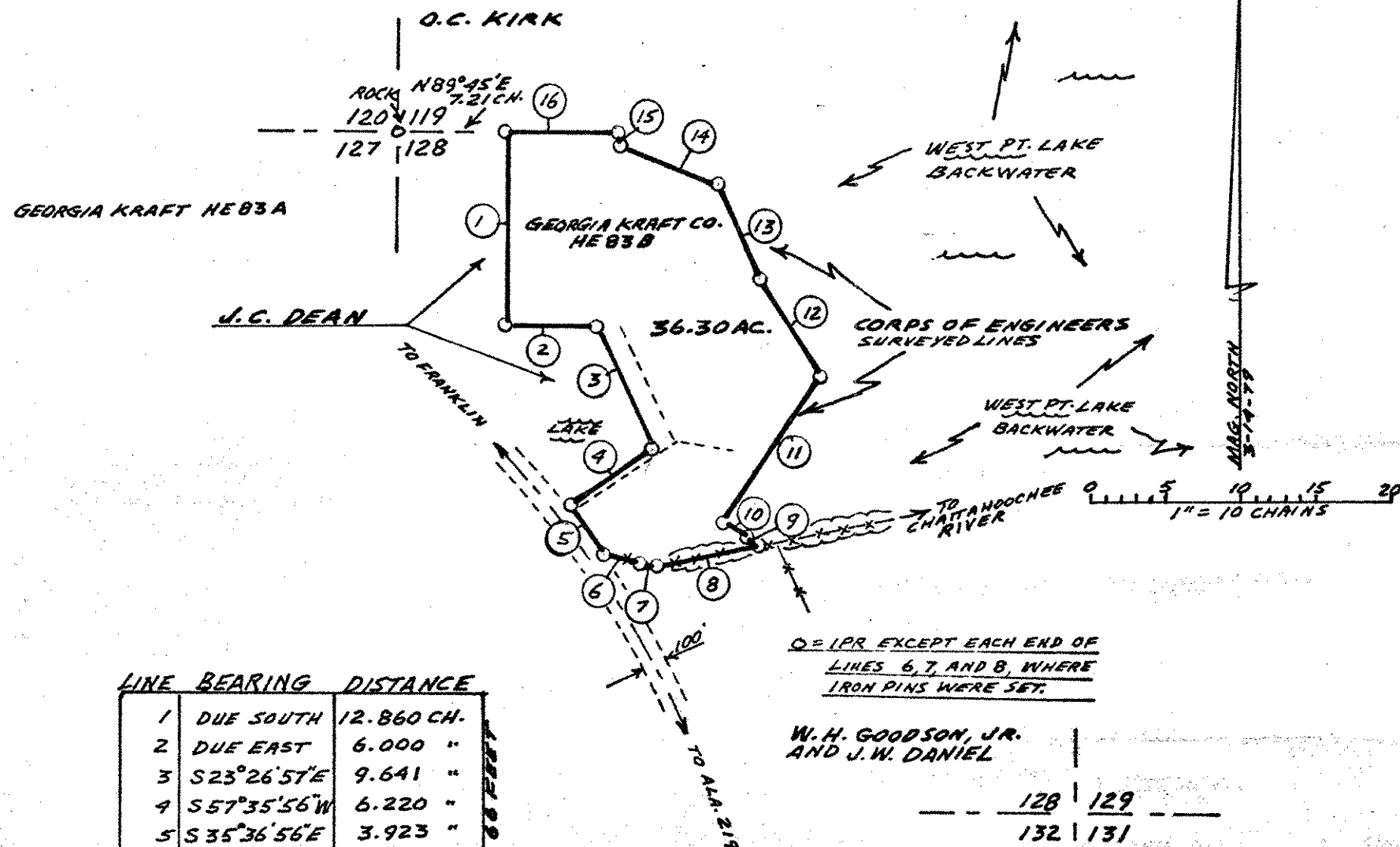
FORESTAR
Real Estate Group

Bevis Road
Heard County Georgia







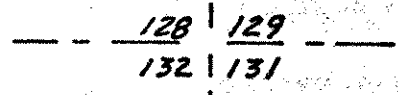


LINE	BEARING	DISTANCE
1	DUE SOUTH	12.860 CH.
2	DUE EAST	6.000 "
3	S23°26'57"E	9.641 "
4	S57°35'56"W	6.220 "
5	S35°36'56"E	3.923 "
6	S77°06'00"E	2.272 "
7	S85°40'16"E	1.140 "
8	N78°41'08"E	6.877 "
9	N53°37'06"W	0.989 "
10	N53°19'00"W	1.804 "
11	N34°36'00"E	11.657 "
12	N31°20'00"W	7.816 "
13	N23°42'00"W	6.672 "
14	N68°32'00"W	7.005 "
15	N05°21'00"W	0.909 "
16	S89°40'42"W	7.993 "

"LINES 1 AND 2 EARLIER G.K.C. RECOVERY, LINES 3 THRU 10 THIS SURVEY, LINES 11 THRU 15 CORPS OF ENGINEERS SURVEY. LINE 16 CALCULATED FOR CLOSURE."

Q = I.P.R. EXCEPT EACH END OF LINES 6, 7, AND 8, WHERE IRON PINS WERE SET.

W. H. GOODSON, JR. AND J. W. DANIEL



"THIS IS A PARTIAL REVISION OF COMPASS AND CHAIN BOUNDARY RECOVERY, AND DOES NOT MEET LEGAL REQUIREMENTS FOR CONVEYING THE ENTIRE PROPERTY DEPICTED."

"THE FOLLOWING CERTIFICATION APPLIES TO COURSES 3 THROUGH 10 ONLY:"

Field data upon which this plat is based has a closure precision of one foot in 14,148 feet and an angular error of 0.3" per angle point and was adjusted using N/A rule. This plat has been map checked (calculate for closure) and shows a closure precision of one part in 6,446,902. The angles were turned using a WILD T16 THEODOLITE and the distances were measured using a AGA-12A E.D.M.

GEORGIA KRAFT COMPANY WOOD AND WOODLANDS DIVISION ROME, GEORGIA			
TRACT HE 83 B, J.C. DEAN, (REVISED) LOCATED IN LAND LOT 128, OF THE 13TH LAND DISTRICT, HEARD COUNTY, GEORGIA			
REVISED ACTUAL ACRES: 36.30			
SCALE 1" = 10 CH. (660 FT.)	APPROVED	REVISED <i>RWF</i>	DATE 5-10-79
FIELD WK. <i>DJS</i>	DATE 3-14-79	REVISED	DATE
DRAWING <i>DJS</i>	DATE 5-8-79	REVISED	DATE
SHEET 1 OF 1	DRAWING NUMBER <i>GKWS-0114</i>		