

OFFERING MEMORANDUM

Multi-Generational Family Estate Property
79 Floyd Rd. (Bartow County) | 34.74 Acres



**FIRST TIME
OFFERING!**

34.74 ACRES



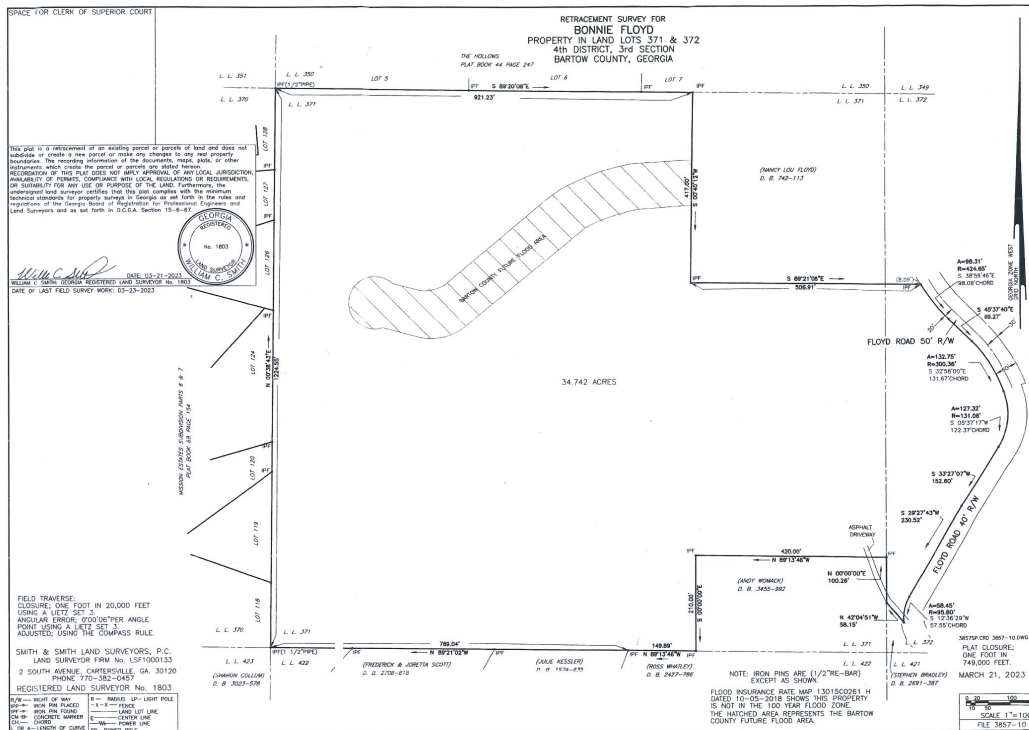
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EXECUTIVE SUMMARY

79 Floyd Rd. (Bartow County) | 34.74 Acres



PROPERTY DETAILS

- 34.74 acres of beautiful hardwood forest complemented by well-kept open land, set along a quiet paved dead-end road.
- Surrounded by distinguished residential estates in a peaceful, private setting just 3 miles west of downtown Cartersville.
- Charming brick ranch home (circa 1960), thoughtfully maintained and move-in ready.
- Well-landscaped homeplace accented by majestic, mature trees.
- Block and frame shop building with electricity, water, paved driveway access, and a drive-in door.
- On-site functioning well and well house, with the residence already connected to county water.
- Recent boundary survey in place with clearly marked property lines and corners.



H&H Realty, LLC
GLOBAL REAL ESTATE

PRICE | \$1,850,000

PROPERTY OVERVIEW

79 Floyd Rd. (Bartow County) | 34.74 Acres

| | |
|---------------|---|
| Address: | 79 Floyd Rd., Cartersville, GA 30120 |
| County: | Bartow |
| Site Size: | 34.74 acres |
| Parcel ID: | 0057-0371-002 |
| Utilities: | Bartow County water and Georgia Power electricity |
| Proposed Use: | private estate or family compound. |
| Sale Price: | \$1,850,000 |

H&H Realty, LLC has been retained as the exclusive listing broker to arrange the sale of the subject property. Development contingent on appropriate zoning and/or rezoning for intended use.

This marketing flyer contains selected information pertaining to the property but does not purport to be all-inclusive or to contain all of the information that a prospective purchaser may require.

This property flyer is subject to prior sale, errors, omissions, changes or withdrawal without notice and does not constitute a recommendation, endorsement, suitability or advice as to the value of the property by H&H Realty, LLC or the current owner/seller. Each prospective purchaser is to rely upon its own investigation, evaluation and judgment as to the advisability of purchasing the property described herein.

