



26.4+/- Acres Home and Tree Farm

FOR SALE

195 Twin Oaks Drive
Hampton, GA 30228

PREPARED BY:

Coldwell Banker Commercial
Metro Brokers

Butch Springer, CCIM
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EXECUTIVE SUMMARY

The Property

195 Twin Oaks Drive
Hampton, GA 30228

PROPERTY SPECIFICATIONS

Property Type:	Home with Acreage
Land:	26.49 +/- Acres
Tax ID:	018-01041000 018-01041001 018-01044000
2024 Taxes:	\$8,140
Zoning:	RA - Residential

PRICE

Sale Price:	\$950,000
Price per Acre:	\$35,863

Location Highlights

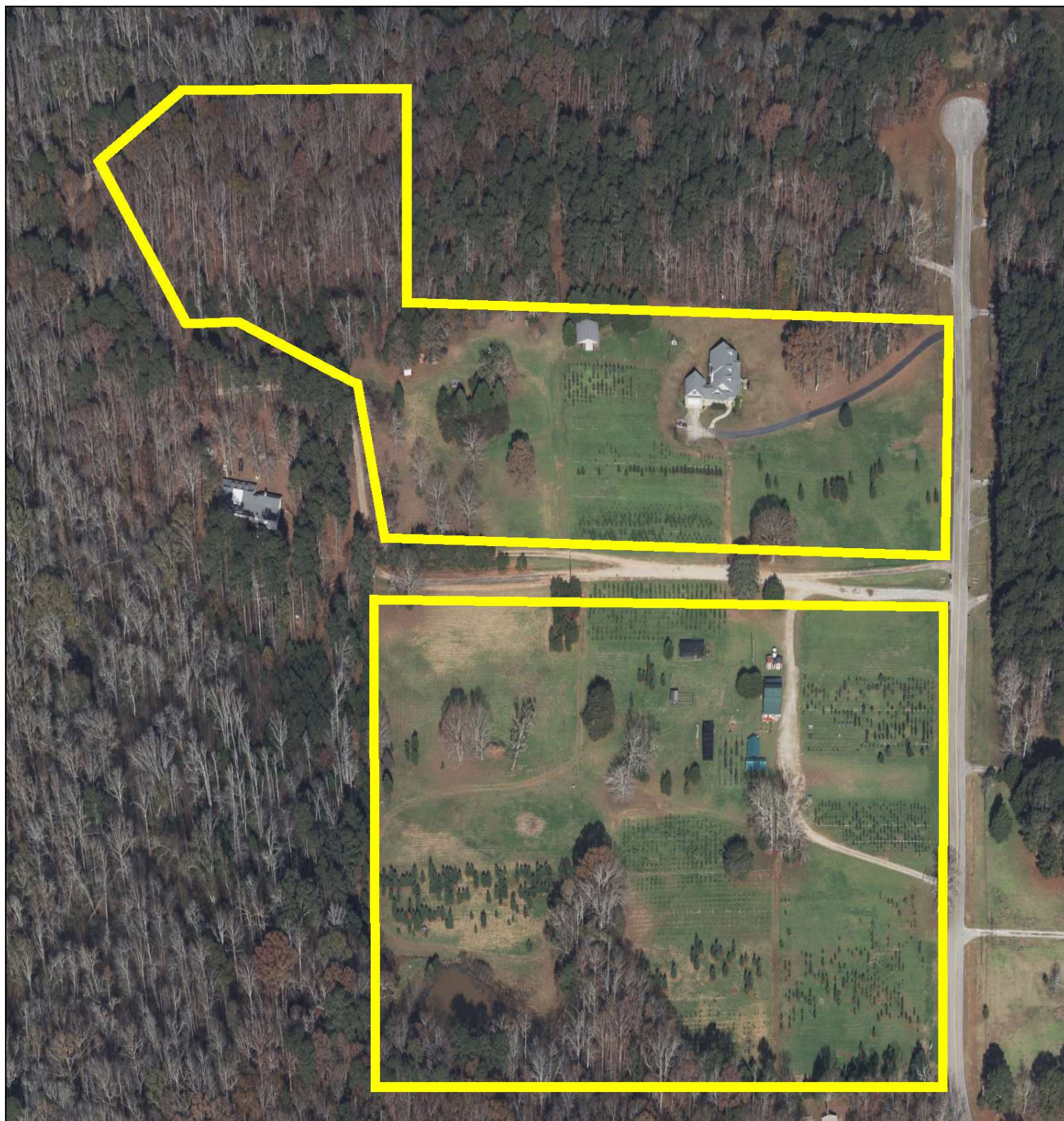
- Approximately 7 Miles to I-75
- Quiet Country Setting
- Conveniently Located Near All That McDonough and Lovejoy have to Offer
- Approximately 20 Miles to Hartsfield Jackson International Airport



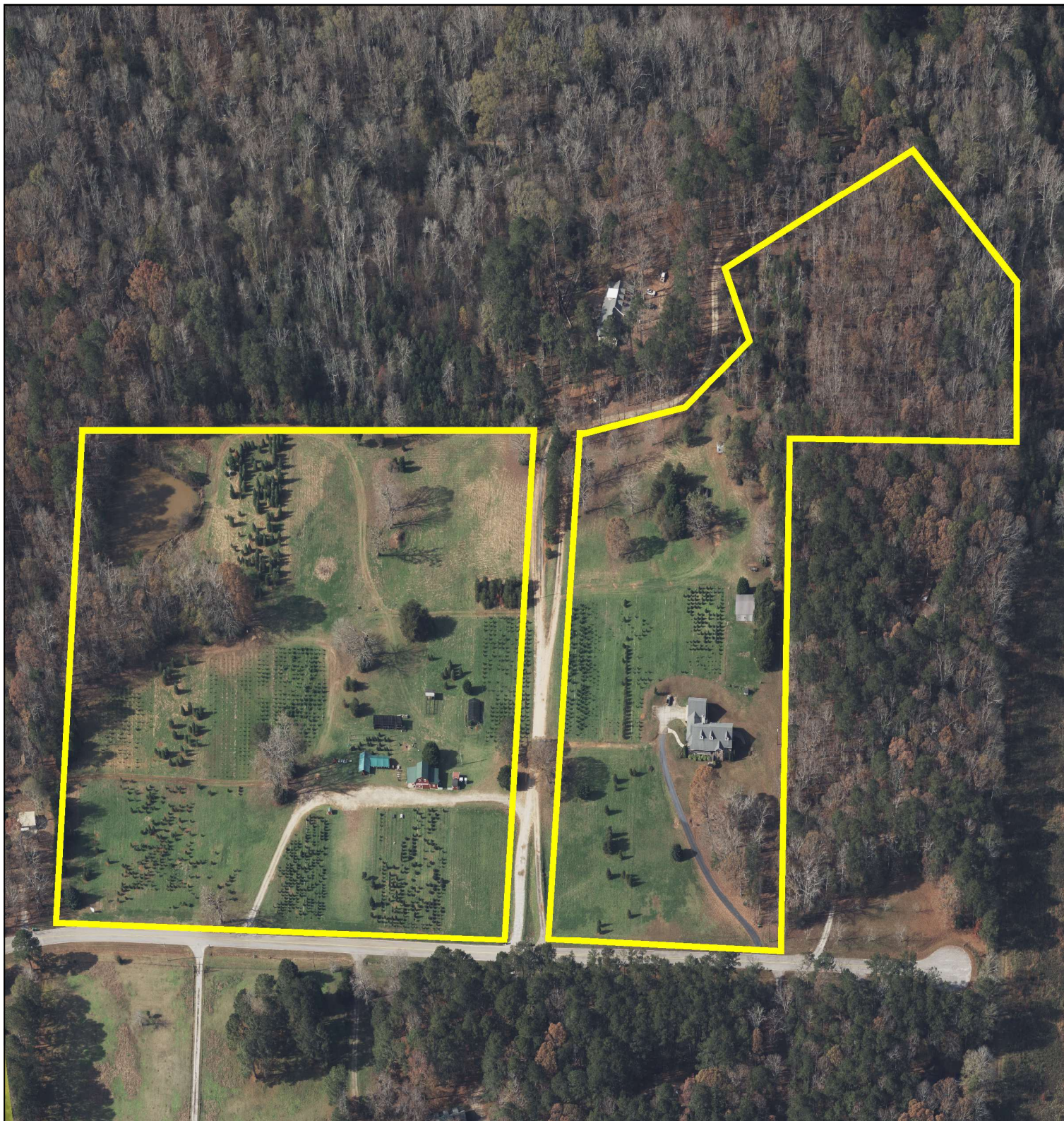
Property Description

Timeless! Take advantage of this rare opportunity to have your own Christmas tree farm. Worthington Tree Farm was founded in 1973 and offers 26.49+/- Acres along with a 4 Bedroom, 3.5 Bath All Brick Home, Storage Buildings, Barn, Irrigation system and loads of equipment to get you going. This serene location offers a peacefully quiet homestead for your family to enjoy both open and wooded areas yet offers quick and convenient access to McDonough and I-75. Beautiful home features a wonderful view of the property and sits atop a full unfinished basement with sprayed foam insulation throughout. House also features a large wraparound porch and garage with loft storage. Barn consists of an office area, finished event room, storage room and upstairs work area. Separate pole barn offers storage for tractors and other equipment included with this sale.

AERIAL



AERIAL



HOME



HOME



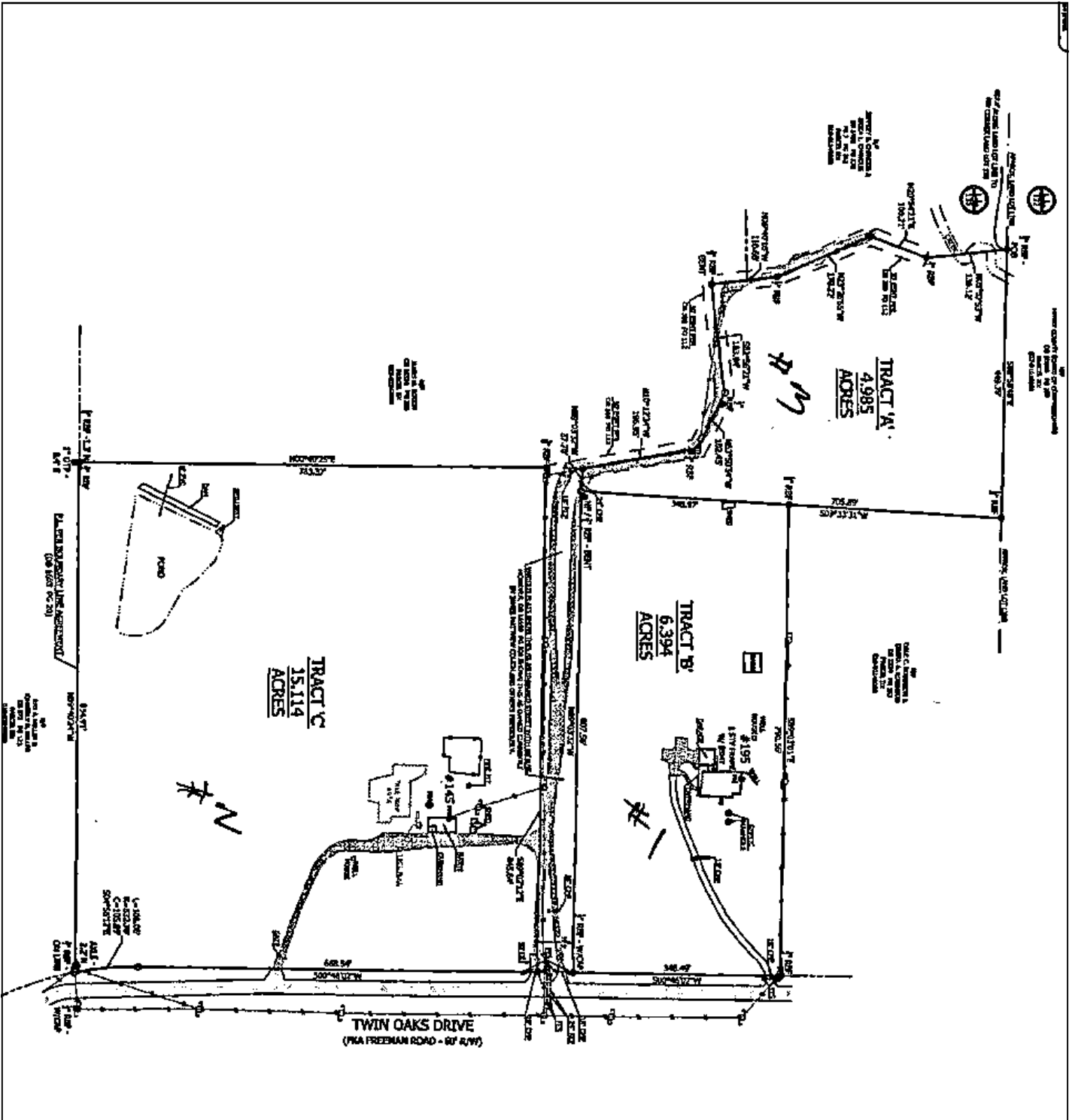
BARN



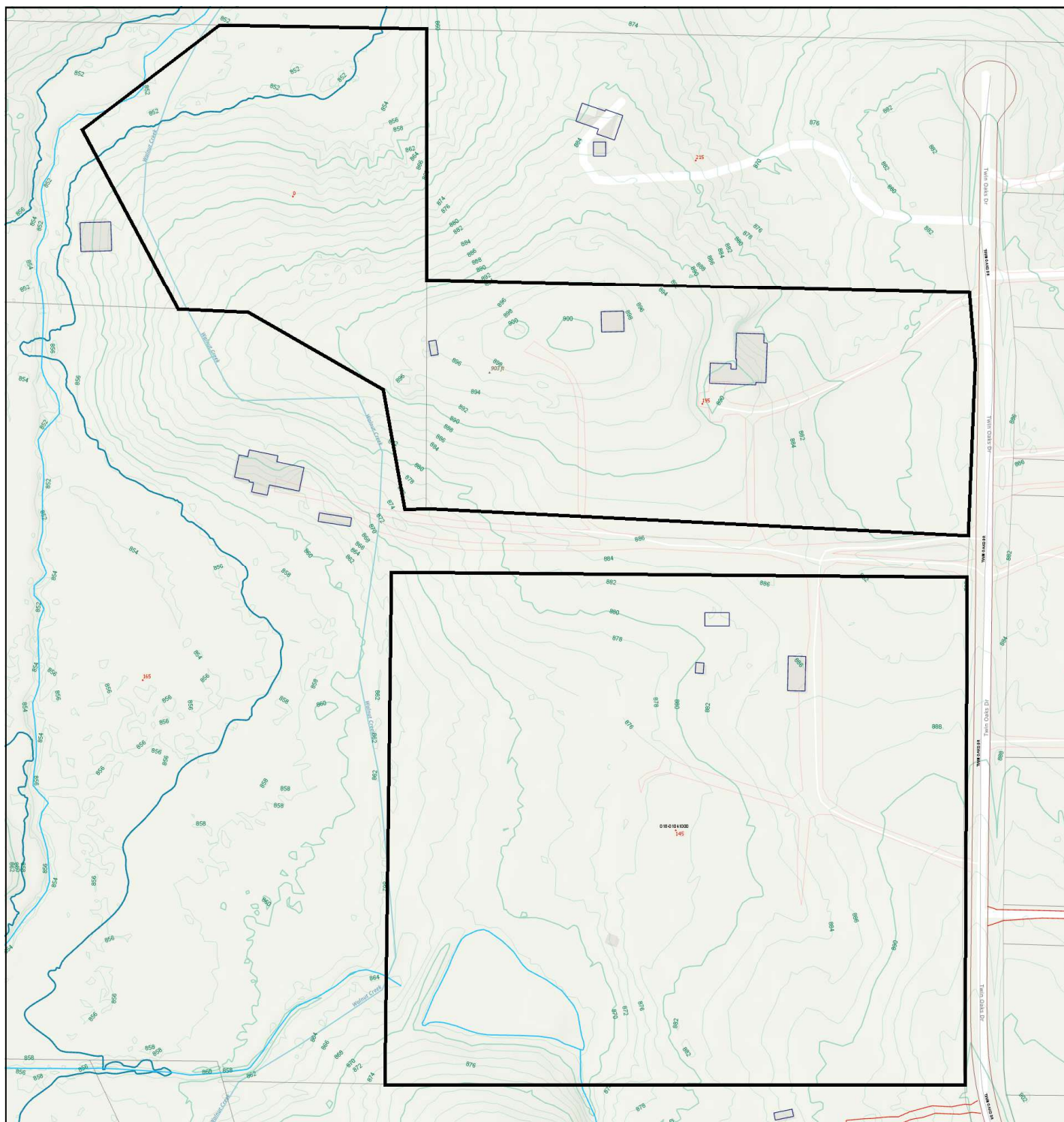
PROPERTY & EQUIPMENT



SURVEY



TOPO



Agent profile



Butch Springer, CCIM

Associate Broker

Coldwell Banker Commercial Metro Brokers

1401 Highway 20 W McDonough, GA 30253

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Since entering the real estate industry in 1998, Butch has distinguished himself as a top producing agent/broker in his market area. Butch began his real estate career by selling single-family residential and horse farms, that eventually led to representing land sellers and becoming proficient in the land development sector of real estate. Since that time, Butch has represented clients, both in the sale and acquisition of tracts, for development uses ranging from single-family residential, PUD and commercial developments.

Since 1998, Butch has personally sold over 1,500+ acres of land, with total dollar sales volume of all properties sold in excess of \$100 million.

1998 – 2005 Coldwell Banker Bullard Realty. Sales Associate. 2001 – 2004 earned President Elite (Top 4% of all Coldwell Banker Associates Worldwide). Various months was recognized as Agent of Month.

2005 – 2008: Metro Brokers GMAC Real Estate. As Associate Broker, received Top Sales Associate for McDonough Office from 2005 – 2007, also Commercial Agent of the Month at various times (Top 1% of all GMAC Associates Worldwide).

2008 – 2014: Springer and Associates Real Estate was formed and focused largely on lender-owned as well as investment based properties.

2015 – present: Affiliated with **Coldwell Banker Commercial Metro Brokers** a subsidiary of Realogy, a leading worldwide provider of real estate services.

Confidentiality Statement

For more information, please contact:

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Georgia Brokerage License: 183192

This offering has been prepared solely for informational purposes. It is designed to assist a potential investor in determining whether it wishes to proceed with an in-depth investigation of the subject property. While the information contained herein is from sources deemed reliable, it has not been independently verified by the Coldwell Banker Commercial affiliate or by the Seller.

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Interested buyers should be aware that the Seller is selling the Property "AS IS" CONDITION WITH ALL FAULTS, WITHOUT REPRESENTATIONS OR WARRANTIES OF ANY KIND OR NATURE. Prior to and/or after contracting to purchase, as appropriate, buyer will be given a reasonable opportunity to inspect and investigate the Property and all improvements thereon, either independently or through agents of the buyer's choosing.

The Seller reserves the right to withdraw the Property being marketed at any time without notice, to reject all offers, and to accept any offer without regard to the relative price and terms of any other offer. Any offer to buy must be: (i) presented in the form of a non-binding letter of intent; (ii) incorporated in a formal written contract of purchase and sale to be prepared by the Seller and executed by both parties; and (iii) approved by Seller and such other parties who may have an interest in the Property. Neither the prospective buyer nor Seller shall be bound until execution of the contract of purchase and sale, which contract shall supersede prior discussions and writings and shall constitute the sole agreement of the parties.

Prospective buyers shall be responsible for their costs and expenses of investigating the Property and all other expenses, professional or otherwise, incurred by them.