



## Home in Airport Community

FOR SALE

305 Canvasback Trail  
Locust Grove, GA 30248

PREPARED BY:

**Coldwell Banker Commercial**  
Metro Brokers

Butch Springer, CCIM  
770-527-1818  
Butchspr@gmail.com

## EXECUTIVE SUMMARY

## The Property

305 Canvasback Trail  
Locust Grove, GA 30248

## PROPERTY SPECIFICATIONS

<b>Property Type:</b>	Home in Airport Community
<b>Land:</b>	1.10 +/- Acres
<b>Tax ID:</b>	097B01098000
<b>2024 Taxes:</b>	\$8,827
<b>Subdivision:</b>	Mallard's Landing



## Property Description

Mallard's Landing Fly-In Community! Welcome home to this Spacious 4 Bedroom / 3 Bath home featuring a 16+ foot high Foyer Entry which showcases inlaid compass rose floor, Great Room featuring hardwood floors with built-in bookshelves and a wood burning stove. Open kitchen w/ granite countertops and loads of cabinets, gas cook-top, wall oven, warming drawer & more. Breakfast area overlooking the deck and back yard. Formal Dining Room. Roomy Master Suite with many Windows overlooks the back yard and runway. Master Bath is loaded with separate vanities, a large separate shower, oversized jetted garden tub as well as a stand-alone bidet next to the commode. Two large bedrooms situated across the house from the master suite and share a Jack and Jill bathroom with dual vanities. A fourth bedroom / office boasts many windows and offers a scenic view of the front yard. The laundry room has lots of cabinets for more storage space and a compact laundry sink. A separate downstairs storage room features an additional 750+/- s.f. of space for all of your belongings. Features a huge deck with a great view and plenty of room for a grill and furniture. 42' x 36' Hangar also makes for a great workshop as well as an ideal place to just relax and watch planes come and go. Wonderfully located right alongside the airstrip, and the neighborhood also features a private community pool as well as two tennis courts and a playground.

## PRICE

<b>Sale Price:</b>	\$742,000
<b>Price per S.F.:</b>	Approx. \$250

## Location Highlights

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



AERIAL

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EXTERIOR & DECK





INTERIOR PHOTOS





INTERIOR PHOTOS





INTERIOR PHOTOS, GARAGE & YARD



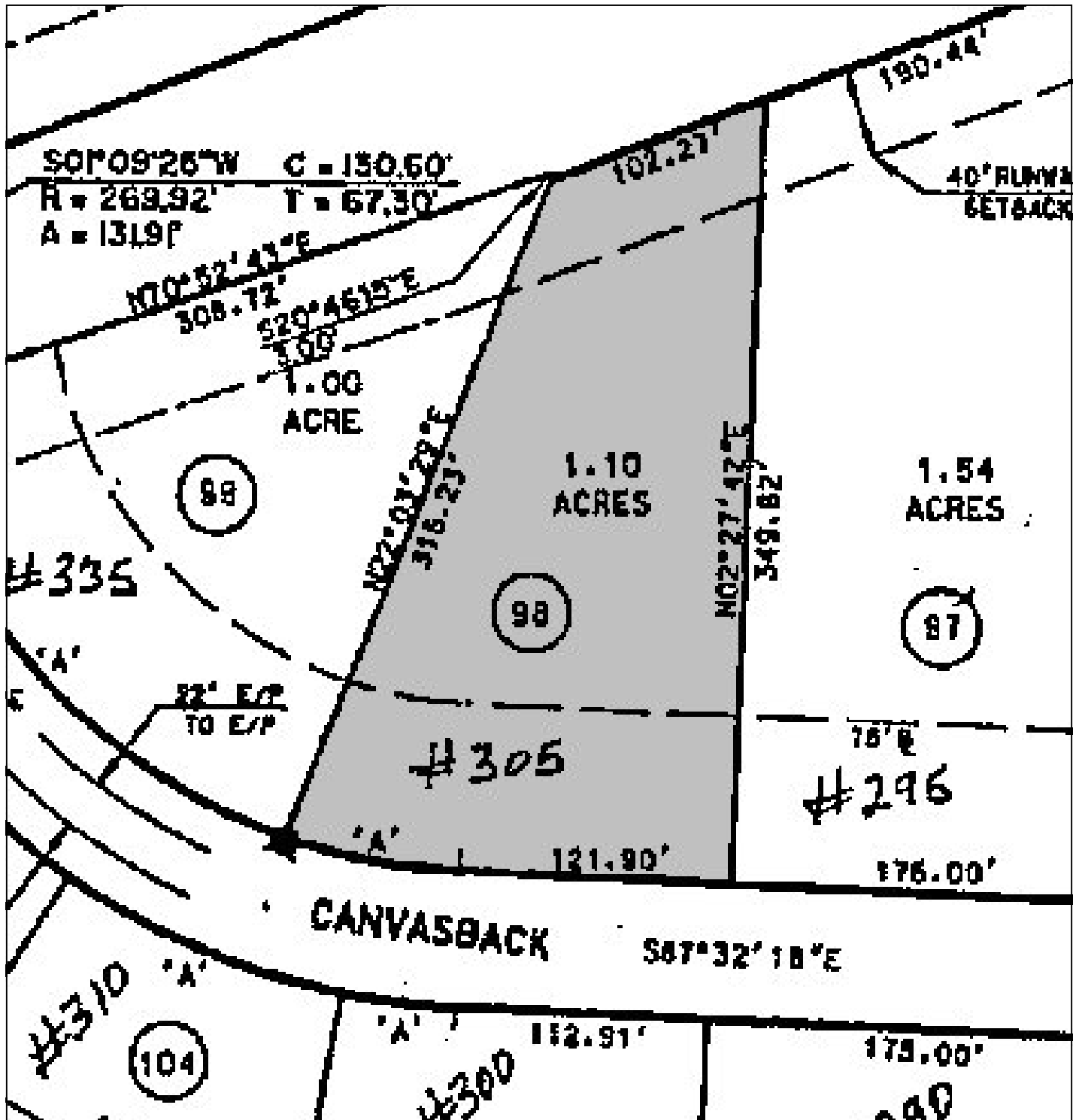


BASEMENT & HANGAR



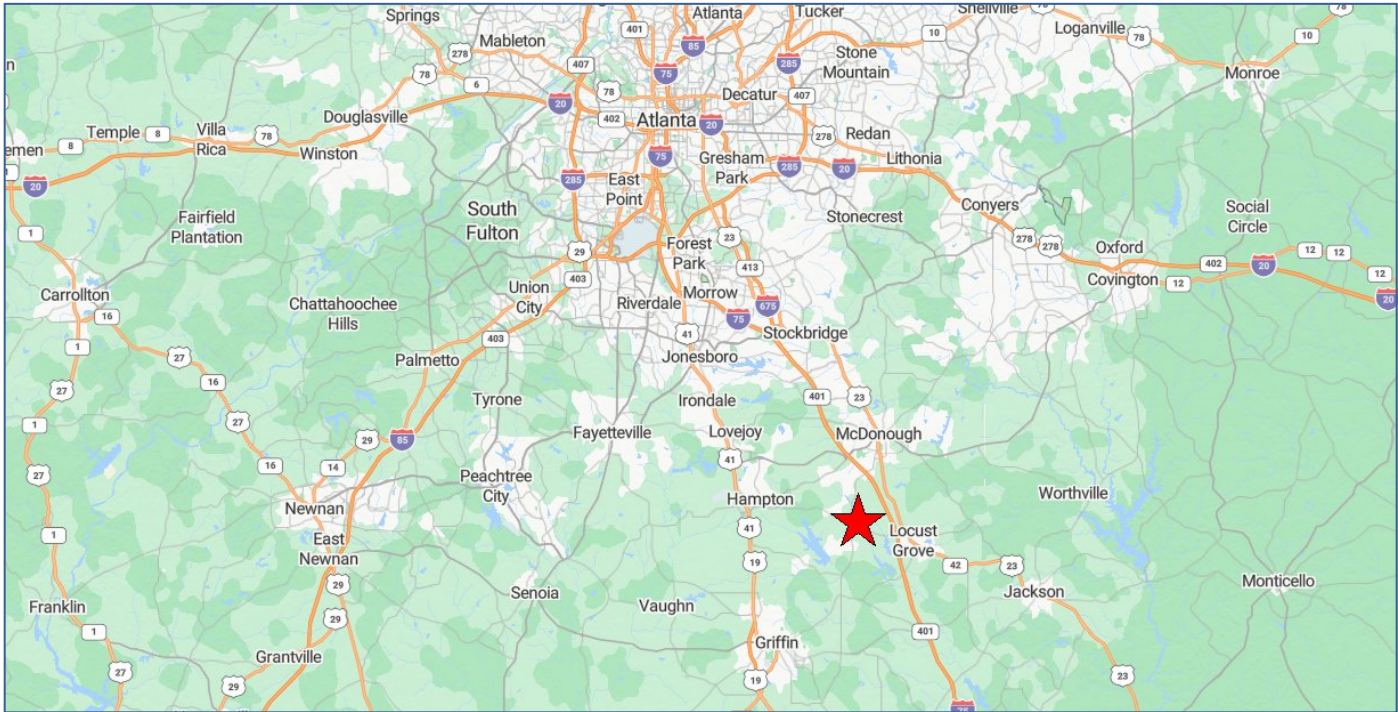
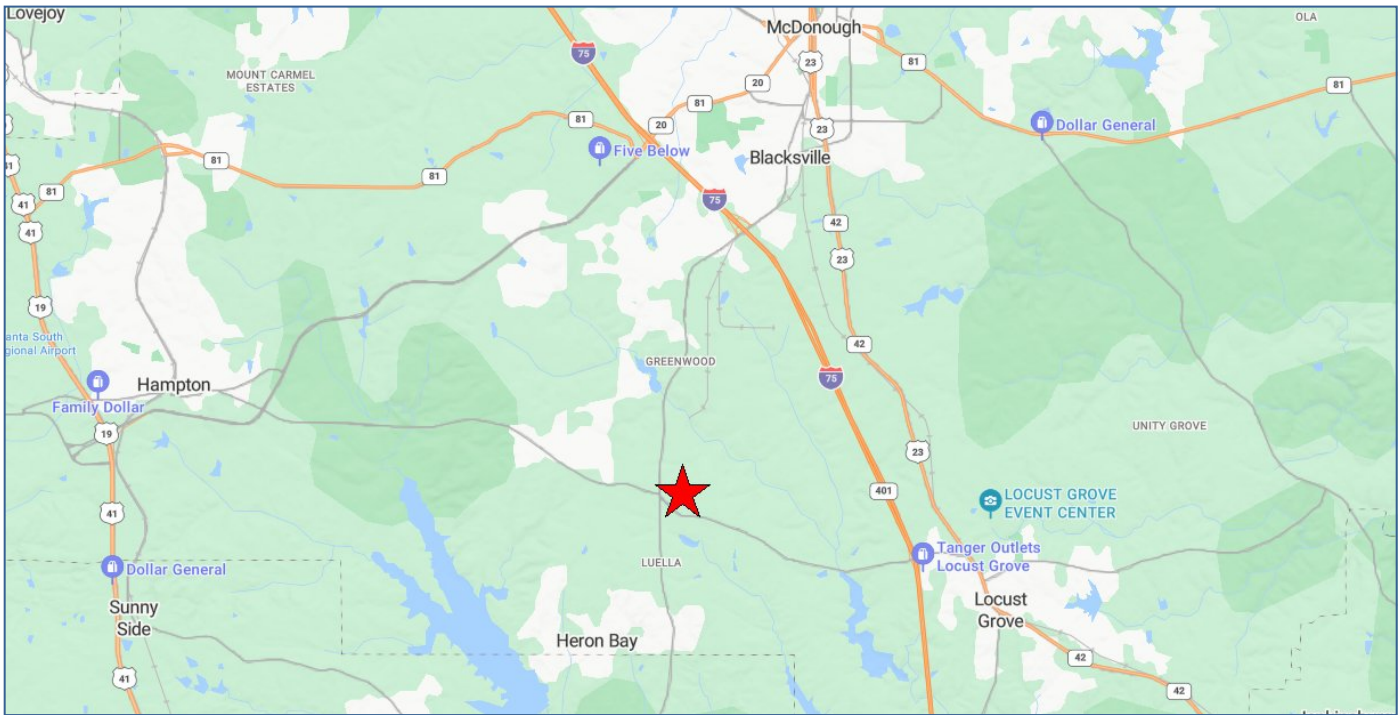


SURVEY





MAPS





## Agent profile



## Butch Springer, CCIM

Associate Broker

Coldwell Banker Commercial Metro Brokers

1401 Highway 20 W McDonough, GA 30253

Mobile: 770-527-1818

Fax: 678-610-6170

Email: Butchspr@gmail.com

Web: [www.butchspringer.com](http://www.butchspringer.com)

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

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**For more information, please contact:**

**Butch Springer, CCIM**  
**COLDWELL BANKER COMMERCIAL**

**Metro Brokers**

1401 Highway 20W  
McDonough, GA 30253

Phone: (678) 320-4800

Fax: (678) 610-6170

Mobile: (770) 527-1818

butchspr@gmail.com

Georgia Brokerage License: 183192

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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.