

34 +/- ACRES ZONED R-20 ON CALLOWAY RD

- Located Across from Cobb County Equestrian Facility
 - Most of the Property is Cleared
 - Power Line Easement
 - Much of the Property in Flood Plain
- * Property offered with imperfect title. Please see disclosure.



Callaway Road, SW
Smyrna, GA, 30080

FOR FAX-ON-DEMAND INFO PACKAGE W/ SURVEY:
CALL 1-877-568-4636 EXT 520

\$125,000

LOOPNET: 15446147



LOCATION:

From Atlanta, take I-75 to Windy Hill Rd. Turn left and travel 6.2 miles to Austell Rd. Turn left and travel .7 miles. Turn right onto Callaway Rd. Property is down the hill on the left. Look for the yellow sign near the power line easement.



**FITZGERALD LAND
& COMMERCIAL REALTY**

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Callaway Road Disclosure

We are offering an 85% undivided Tenant-in-Common interest in this property. Two other partners own the remaining 15% and have been unwilling to provide us with an asking price.

Most if not all of this property is located within the 100-year flood plain. A high-tension power line easement runs through the property as well as several creeks.

The Cobb County taxes have not been paid since 1999 and the back taxes are \$37,395.46

An easement to operate a golf course was recorded on the property and the current easement holder is unwilling to vacate the easement. In fact, golf paths and bridges were installed some years ago, but the golf course developer is now insolvent and the assets including the golf course easement are in the court's hands.

This property has a clouded title and several other complicated issues that require an experienced real estate purchaser. Please obtain expert professional counsel before submitting an offer on this property.

Offered jointly with Bell Realty, Inc.

Copyright © Cobb County Government Map center: 33° 53' 29.2" N, 84° 35' 38.3" W



Unincorporated

