

FOR SALE - 327.5± ACRES FLOYD COUNTY, GEORGIA



COMMENTS

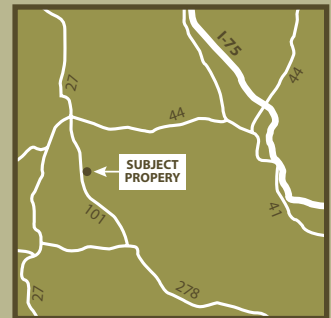
This bank owned opportunity consists of 327.5± acres located on Rockmart Road (Hwy 101) in Floyd County, Georgia. There is approximately 1,700 feet of frontage along the eastside of Hwy 101. Rome is 6.2± miles to the north and Rockmart is 10.1± miles to the south.

PROPERTY HIGHLIGHTS

- LOCATION:** The subject property is located on the east side of Hwy 101 (Rockmart Road).
- SIZE:** 327.5± acres
- ZONING:** A-R (Agriculture Residential)
- PRICE:** \$1,120,000.00

MAJOR & ARROLL, LLC
COMMERCIAL REAL ESTATE

Information contained herein has been obtained from the owner of the property or from other sources we deem reliable. We have no reason to doubt its accuracy but cannot guarantee that it is correct.

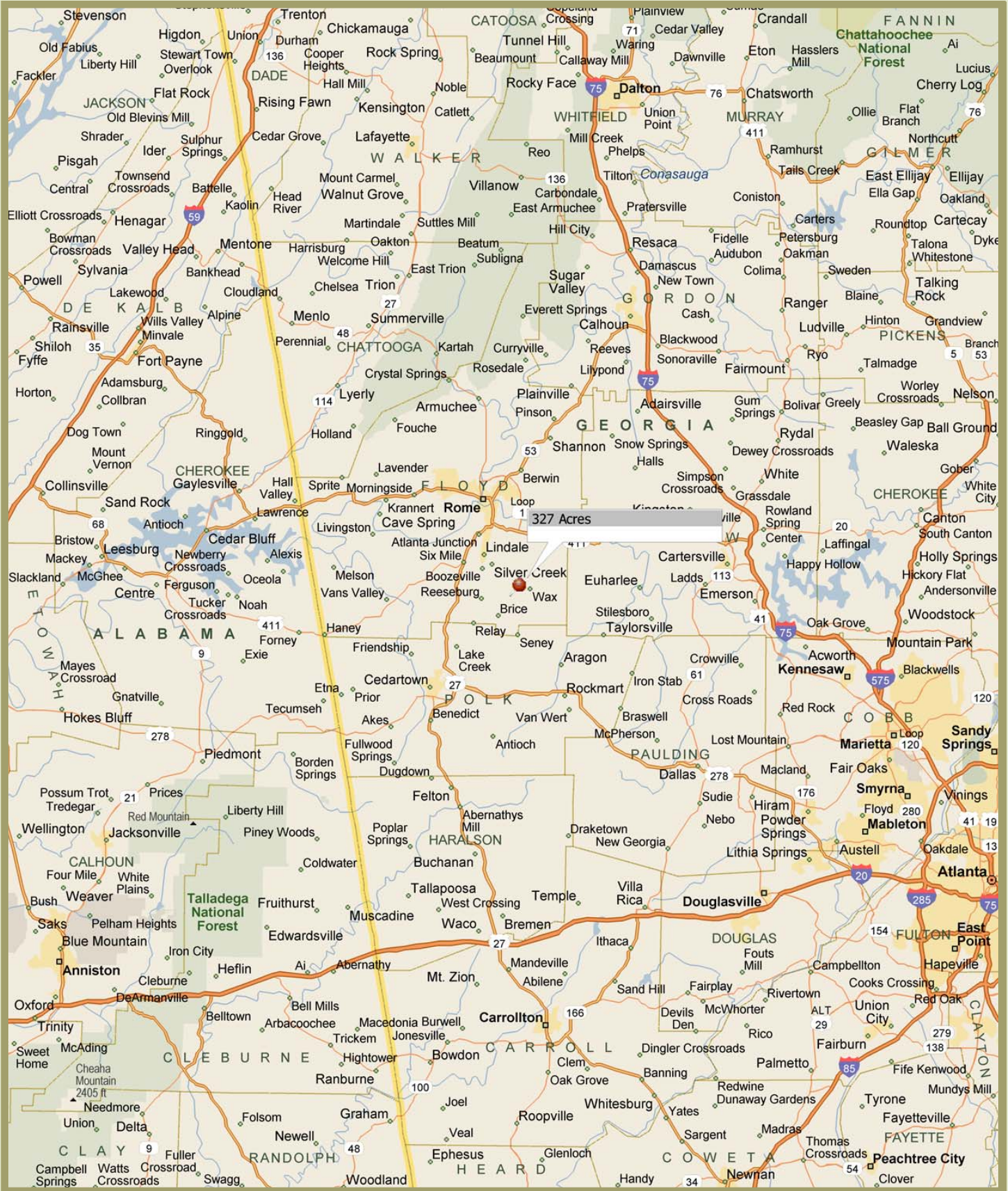


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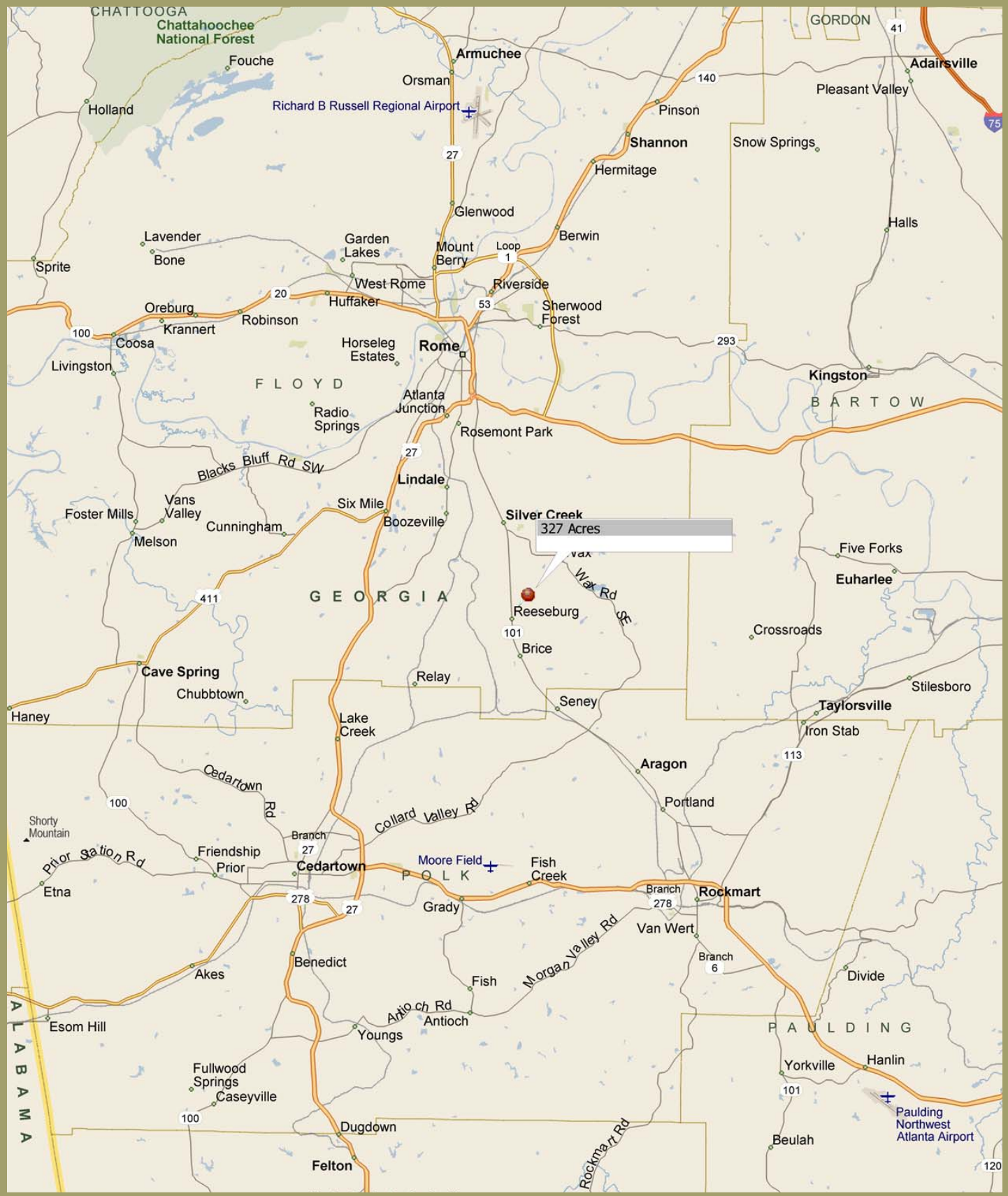
LOCATION MAP



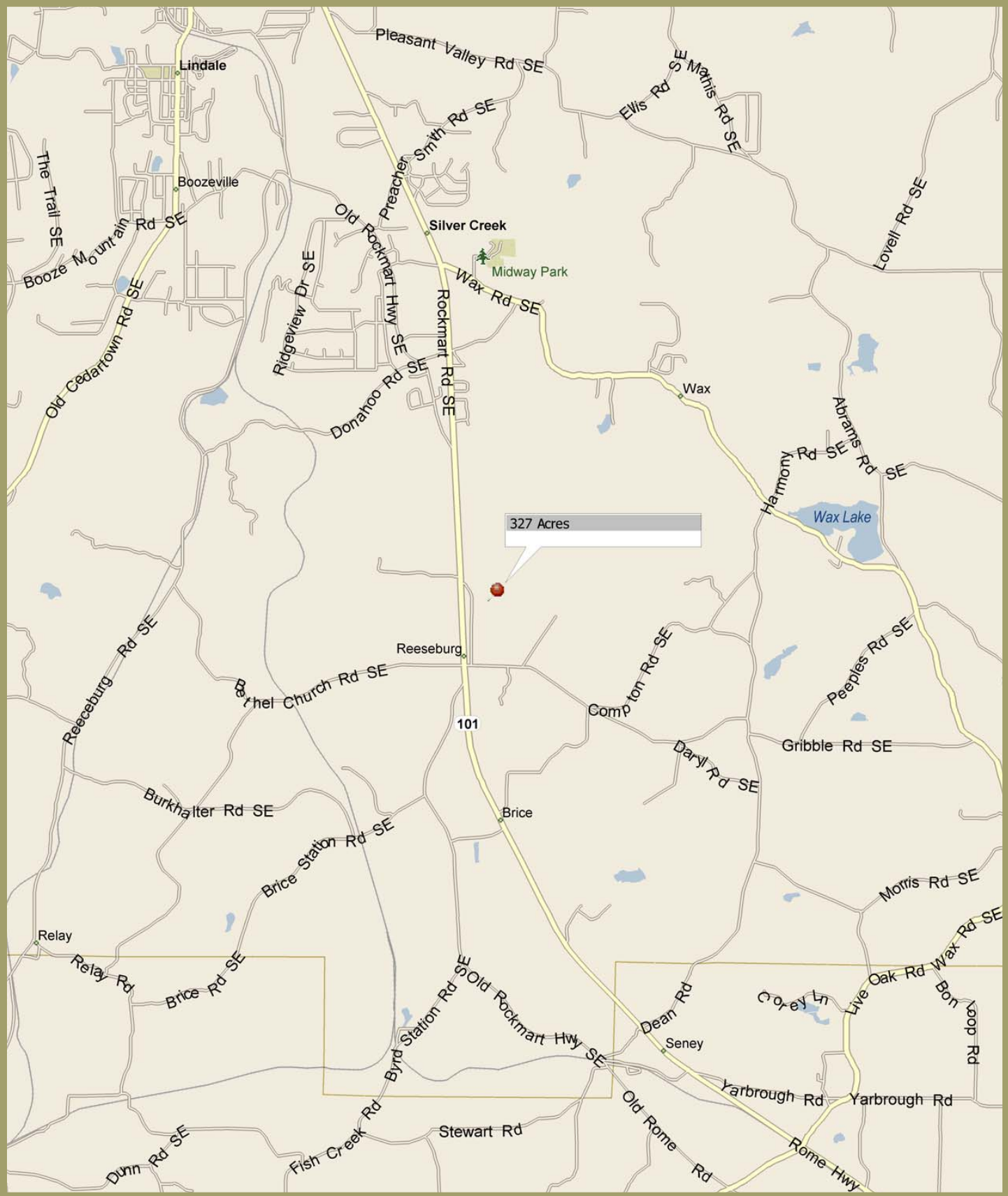
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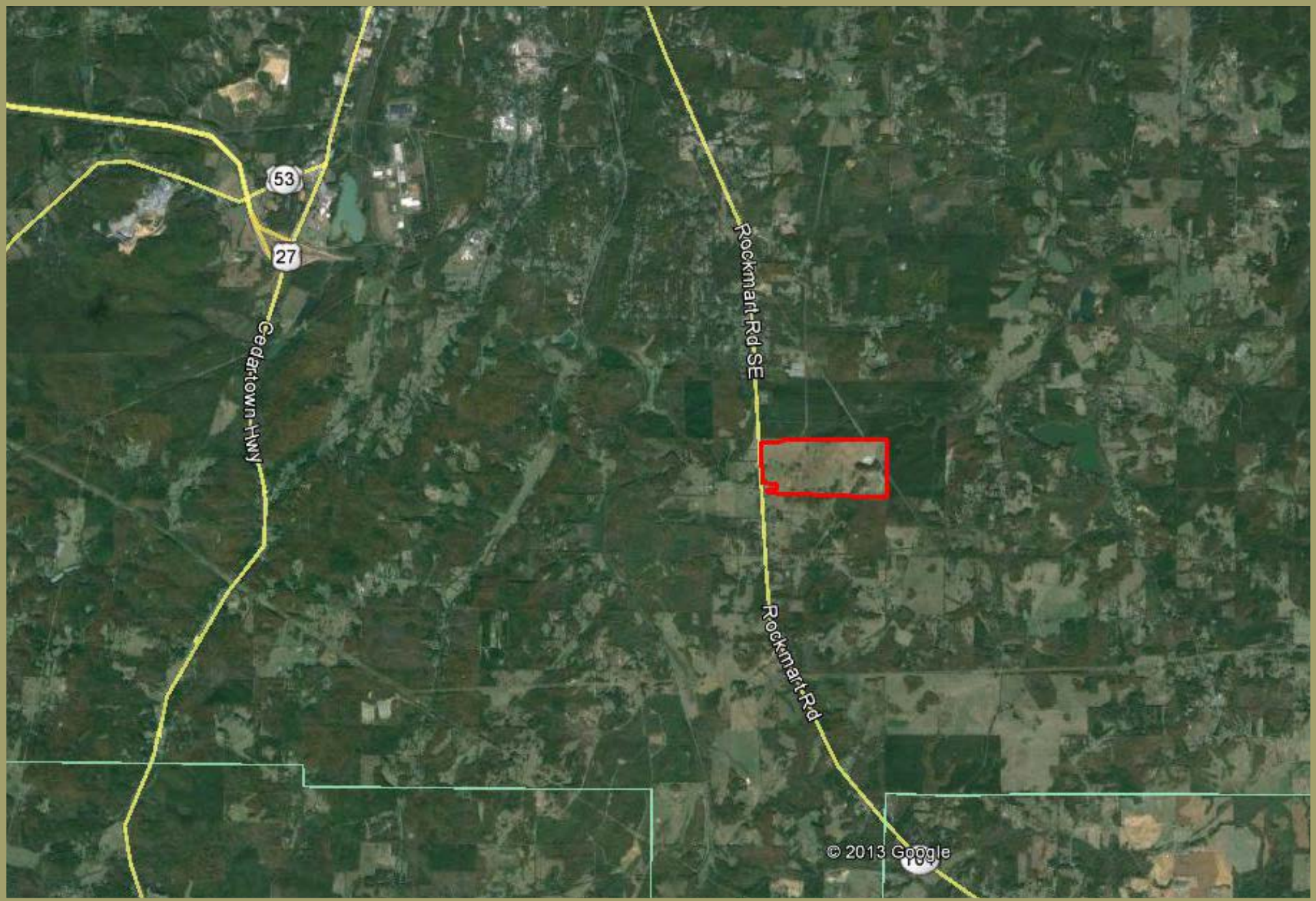
LOCATION MAP



LOCATION MAP



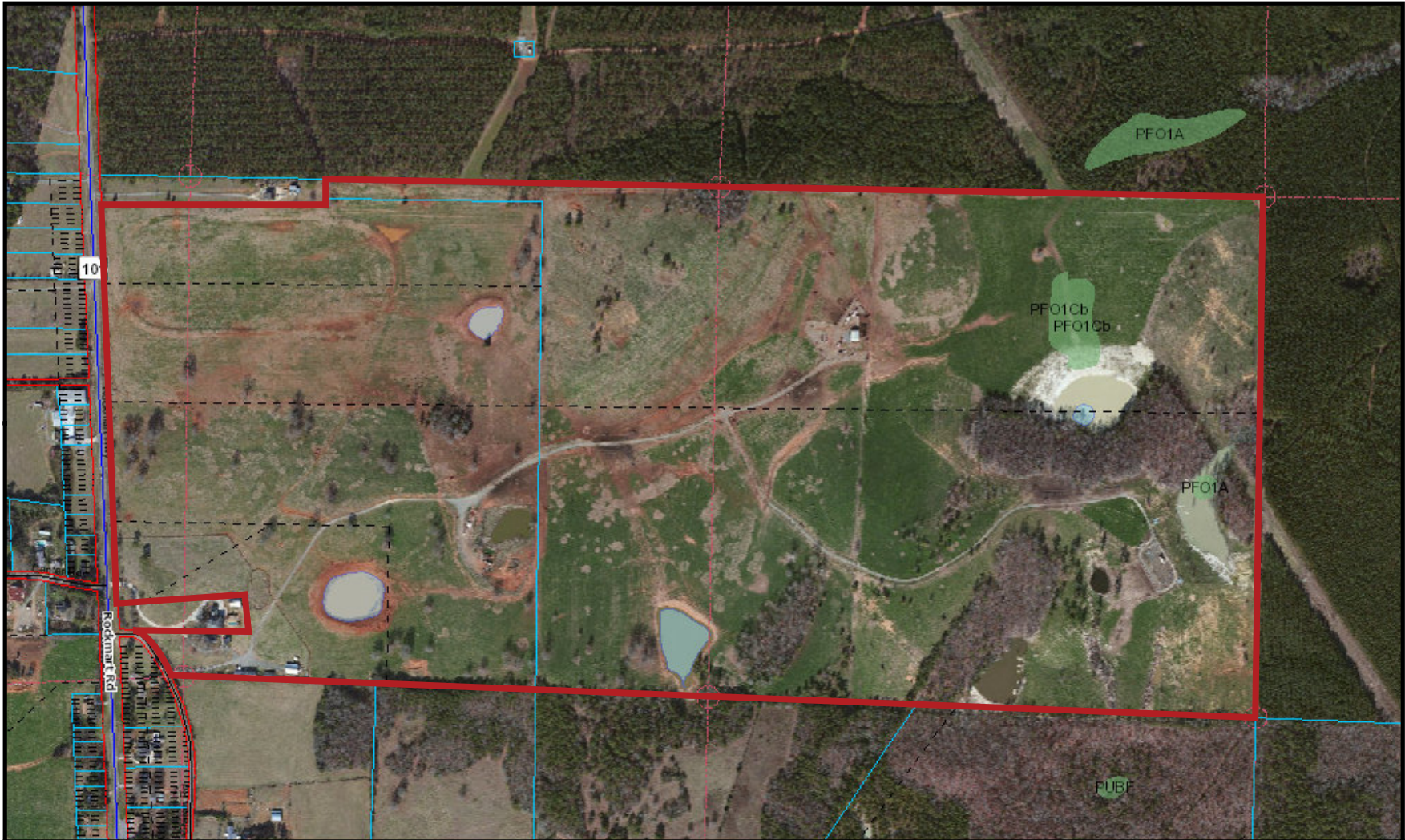
AERIAL



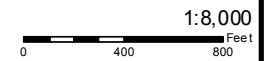
AERIAL



TAX PLAT



City of Rome / Floyd County



- | | | | | | | | | | |
|----------------------------|------------------------------|----------------------------|------------------------------|-------------------------|--------------------|----------|-------------------|-------------------------|----------|
| Arterial - 4 or more Lanes | Major Road - 4 or more lanes | Arterial - 4 or more Lanes | Major Road - 4 or more lanes | Local - 4 or more lanes | Trails | PROPLINE | Landlot Lines | Master Storm Structures | Lakes |
| Arterial | Major Road | Arterial | Major Road | Local | Lotline | RAILROAD | County Structures | Master Storm Lines | Rivers |
| | | | | Other | <all other values> | ROAD | | | Wetlands |

ZONING

Applicable standards regarding specific uses, regardless of the zoning district where they are located are contained in Article 4 – Restrictions Regarding Particular Uses.

g. Sign Standards.

Applicable regulations are contained in Article 5 – Sign Regulations.

h. Buffers, Landscaping, Tree Protection and Parking Standards.

Applicable regulations are contained in Article 6 – Subdivision and Project Standards.

i. Construction Development Standards.

Standards regarding site grading, flood hazard areas, erosion control, installation of streets, drainage, public utilities and building construction are contained in Article 6 - Subdivision and Project Standards.

3.3.2. PURPOSE OF ZONING DISTRICTS

a. A-R Agricultural Residential

- (1) The A-R Agricultural Residential District is established to provide areas for agricultural and forestry uses and residential development.
- (2) Manufactured and mobile homes are permitted with limitations throughout the A-R District outside the City of Rome. A Special Use Permit is required within the City.

b. S-R Suburban Residential

- (1) The S-R Suburban Residential District is established for three levels of residential development (in addition to all forms of agricultural crop production and forestry):
 - (a) In areas where public sanitary sewer and public water are not available, the S-R District is established to provide areas of primarily low density residential development of 1 unit per acre.
 - (b) In areas where public water is available, but not public sanitary sewer, minimum 20,000 square foot lots are required.
 - (c) In areas where sanitary sewer and public water are available, the S-R District is established to provide moderately dense, primarily single-family residential development with minimum 7,200 square foot lots.
- (2) Manufactured home subdivisions are deemed appropriate in the S-R Residential District within the city and county. Manufactured homes on single parcels outside an established subdivision are permitted in this district except where a Special Use Permit is required:
 - (a) Within the city; and

ZONING

List of Permitted Principal and Accessory Uses
Table 3-1. Residential and Agricultural Districts

- Use is permitted by right.....●
- Use is permitted by right with limitations.....◆
- Use may be permitted as a Special Use.....○
- Use is not permitted.....space is empty

PRINCIPAL USES		A-R	S-R	HT-R	LT-R	D-R	M-R	Sec Also	Parking - Sec under 6.86.
Agriculture and Related Business									
1	Agricultural Production - Crops	●	●						a
2	Agricultural Production - Livestock	●	○						a
2	Agricultural Production - Concentrated Animal Feeding Operations	◆	○◆					4.1.1	a
213	Agricultural Production - Hogs	○						4.1.1	a
	Riding Stable	◆	◆					4.1.1	a
7	Agricultural Services (except veterinarian office)	●							a
8	Forestry	●	●						a
	Portable Sawmill - temporary	◆	◆					4.1.1	a
Residential									a
	Site-Built Single-Family Detached Dwelling	●	●	●	●	●			a
	Site-Built Single Family Attached Dwelling		○	○	○	●		4.1.28	
	Mobile Home or Manufactured Home on individual lot	◆ ¹	◆ ²					4.1.12	a
	Two-Family Dwelling (Duplex)			○	○	●	●		a
	Manufactured Home Subdivision	◆	◆					4.1.12	a
	Zero-Lot Line Single-Family Detached Dwelling		●	●	●	●			a
	Multi-Family Dwelling						●		a
	Townhome or Three-Family Dwelling						◆	4.1.23	a
	Manufactured Home Park						◆	4.1.12	a
8052	Convalescent Home (1-4 persons)	○ ³ ◆	○◆	○◆	○◆		◆	4.1.18	a
8052	Convalescent Home (5-15 persons)	○ ³ ◆	○◆	○◆	○◆		◆	4.1.18	a
8052	Convalescent Home (16 or more persons)						◆	4.1.18	a
	Fraternity or Sorority Hall						◆	4.1.11	a
	Group Residence (1-4 persons)	○◆	○◆	○◆	○◆		◆	4.1.13	a
	Group Residence (5-15 persons)	○◆	○◆	○◆	○◆		◆	4.1.13	a
	Group Residence (16 or more persons)						◆	4.1.13	a
8051	Nursing Home (1-4 persons)	○◆	○◆	○◆	○◆			4.1.18	a
8051	Nursing Home (5-15 persons)	○◆	○◆	○◆	○◆			4.1.18	a
8051	Nursing Home (16 or more persons)						◆	4.1.18	a

¹ Special use permit also required in the City

² Special use permit also required in the City, and a special use permit also required in the County within those portions of the County consisting of land development project in which two or more lots are created, along with the streets and utilities needed to support construction of buildings on the lots, except where such development is specifically designed for manufactured homes

³ Where served by sanitary sewer

ZONING

PRINCIPAL USES		A-R	S-R	HT-R	LT-R	D-R	M-R	Sec Also	Parking - Sec under 6.86.
	Personal Care Home, Individual or Family (1-4 persons)	◆	◆	◆	◆	◆		4.1.13	a
836	Personal Care Home, Group (5-15 persons)	◊	◊	◊	◊		◆	4.1.13	a
836	Personal Care Home, Congregate (16 or more persons)						◆	4.1.13	a
836	Retirement Community		◊	◊	◊	◊	◊	4.1.18	a
702	Rooming or Boarding House (1-4 persons)	◊	◊	◊			◊	4.1.13	c
702	Rooming or Boarding House (5-15 persons)	◊	◊	◊			◊	4.1.13	c
702	Rooming or Boarding House (16 or more persons)						◊	4.1.13	c
Offices									
	Temporary Sales Office for a Subdivision	◆	◆	◆	◆			4.1.22	b
741	Veterinary, Large Animal	◆						4.1.25	b
742	Veterinary, Small Animal	◆	◆				◆	4.1.25	b
Retail Services									
701	Bed and Breakfast Inn - (1-10 rooms)	●	○	○	○		◆	4.1.11	c
	Cemetery, Commercial	●	○	○	○		●		
	Communication Tower	○	○					4.1.5	
835	Day Care, Group Home (7-18 persons)	○	○	○					c
7992	Golf Course - (Commercial)	◆	○					4.1.16	c
7997	Golf, Tennis, Yacht or Country Club, Private	○	○	○	○			4.1.16	c
	Golf, Tennis, Yacht or Country Club, Commercial	○	○	○	○			4.1.16	c
	Fishing Lake, Commercial	●	○	○	○				
752	Kennel, Pet Grooming or Training	◆	◆					4.1.25	c
	Kennel, Boarding and Breeding	◆	◆					4.1.25	c
782	Lawn and Garden Services	●	○						c
	Recreational Facility - Commercial						◆	4.1.16	
	Recreational Vehicle Park or Campsite	○	○				●		
702	Rooming or Boarding House	○	○	○			○		c
7032	Sporting or Recreational Camp or Farm Retreat, Commercial	○	○						
Retail Sales									
	Agricultural Produce grown on the premises	●	● ⁴						
	Feed and Tack and Saddles	●	○						
	General Store - 2500 square feet or less	○	○						
Semi-Public Uses and Utilities									
	Athletic Playfields	◆	○	○	○		◆	4.1.16	d
	Carnival, Fairgrounds, Rodeo, Horse Show, Shooting and Special Events of Community Interest	●	◆					4.1.16	d
	Cemetery, Non-Profit	●	●	○	○		●		
866	Churches or Places of Worship	◆	◆	○	○		◆	4.1.3	d
864	Civic Clubs, Veterans or other Social Organizations	◆	○	○	○		◆	4.1.4	d
	Communication Tower	◊	◊					4.1.5	d
	Community Garden (County Only)	●	●	●	●	●	●		
	Community Garden (City Only)	○	○	○	○	○	○		
	Community Recreation Facility	○	○	○	○		◆	4.1.16	d
	Neighborhood Recreation Center or Swimming Pool	○	○	○	○	○	◆	4.1.16	d
	Park, Passive	●	●	●	●		●		d
821	School, Kindergarten, Elementary and Secondary	○	○	○	○		●		d
491-493	Utility Company Substation	○	○	○	○		○		

⁴ Special use permit required in the City
66

ZONING

ACCESSORY USES		A-R	S-R	HT-R	LT-R	D-R	M-R	See Also	Parking See under 6.86.
	Accessory Apartment	○◆	○◆	○◆	○◆			4.1.29	
	Accessory Uses Normally Incidental to Principal Use	◆	◆	◆	◆	◆	◆	4.2	
	Agricultural Production - Private Gardens	●	●	●	●	●	●		
	Community Gardens (County only)	●	●	●	●	●	●		
	Community Gardens (City only)	○	○	○	○	○	○		
	Customary Accessory Uses to a Dwelling	◆	◆	◆	◆	◆	◆	4.2.3	
835	Day Care, Family Home (6 or less persons)	●	●	●	●		●		
	Guest House	◆	◆	◆	◆		◆	4.2.3	
	Home Office	◆	◆	◆	◆	◆	◆	4.2.3	
	Keeping Chickens within the City Limits of Rome	○	○	○	○			4.2.3.0	
	Kennel, Non-commercial	◆	◆	◆	◆			4.2.3	
	Residential Business	◆	◆	◆	◆	◆	◆	4.2.3	
	Personal Horse Stable	◆	◆					4.2.3	
	Private Recreational Facility	◆	◆	◆	◆		◆	4.2.3	
	Private Use Airport	◆	○					4.2.10	
	Private Use Heliport	◆	○				○	4.2.10	