

## OTHER FOR SALE

# 42.5 ACRES WITH VIEWS AND STREAM

0 Burnt Mountain Road, Jasper, GA 30143



<b>SALE PRICE:</b>	\$199,900
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<b>LOT SIZE:</b>	42.5 Acres
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<b>APN #:</b>	022D 024
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<b>ZONING:</b>	Other
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### PROPERTY OVERVIEW

42.5 AC of vacant, undeveloped land on the outskirts of Jasper, GA with a big, white water creek. Preliminary plat divides the property into four parcels. Motivated seller.

### PROPERTY FEATURES

- 42.5 Acres with Mountain Views and Rushing White Water Creek
- Seasonal views from easy to access building sites
- Convenient to Downtown Jasper and Shopping
- Close to Hwy 515
- Recently reduced. Motivated Seller! Bring all offers!

**KW COMMERCIAL**  
3375 Dallas Highway, Suite 100  
Marietta, GA 30064

**DONALD B. EDWARDS, JR.**  
KW Commercial Director And Associate Broker  
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C: 770.324.3457  
don@dbeproperties.com  
GA #119563

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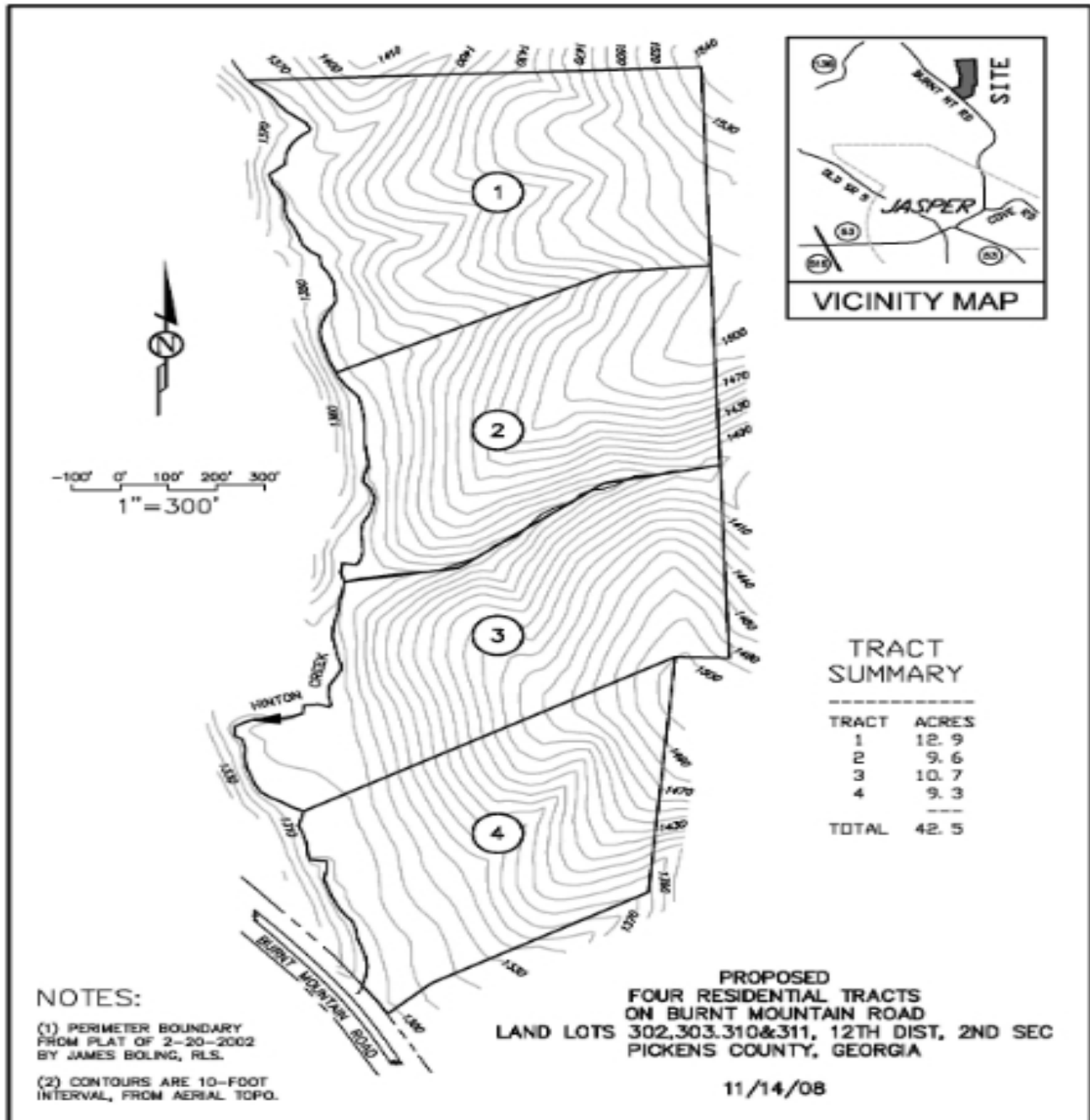
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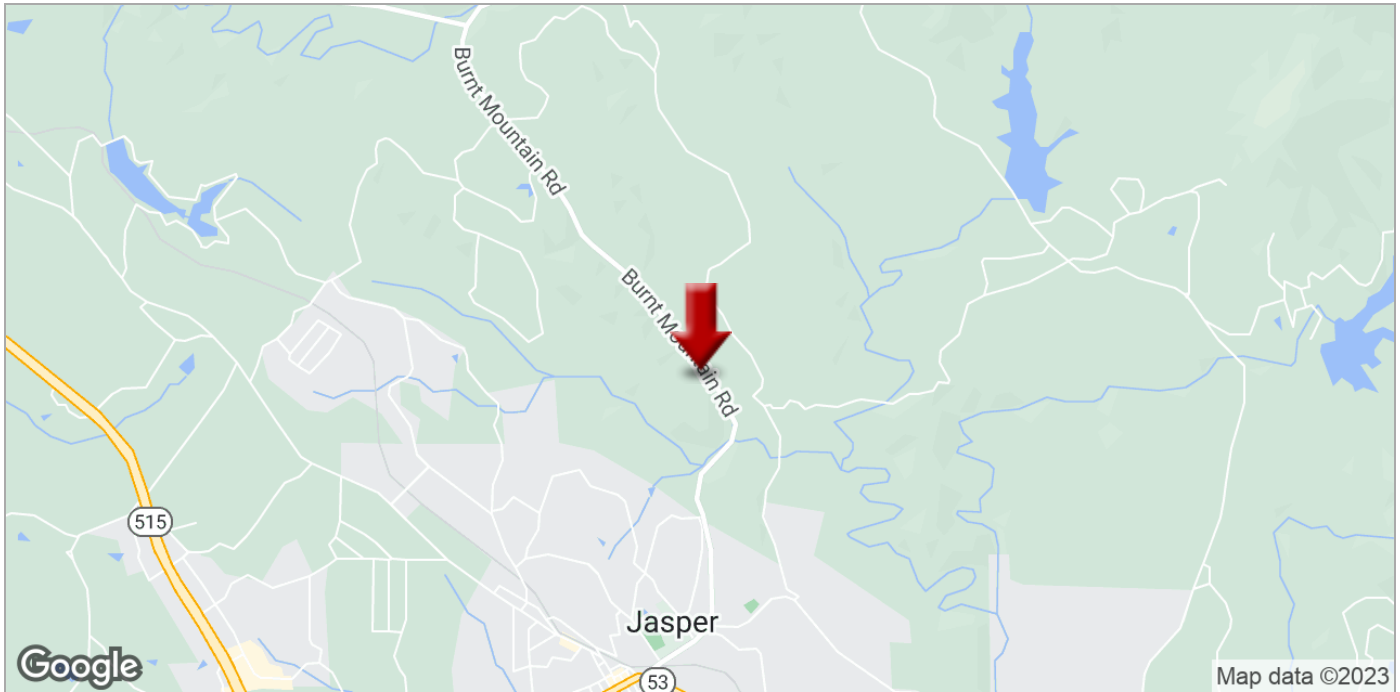
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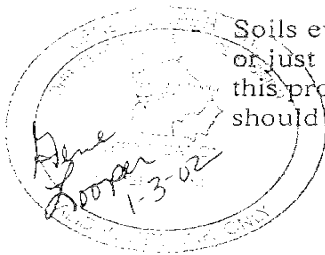
DAN SEWELL  
12-15-04

## Level 1 Soils Report

### For Burnt Mountain Vista S/D

Map Unit Name	Brasstown	Cheoah	Dillard	Junaluska	Nantahala
Slope (percent)	15-35%	15-45%	0-10%	35-45%	10-35%
Bedrock Depth (in)	40->60"	40->60"	>60"	20-40	40->60"
Seasonal High H <sub>2</sub> O Table (in)	>72"	>72"	24-48"	>72"	>72"
Suitability Code	I,A	I,A	C,D	I	I,A
Estimated Percolation Rate (minutes/inch)	30-50	20-40	45-90	30-50	50-90
Optimum Percolation Depth (in)	24-36"	24-36"	See Codes	See Codes	24-36"

- Bedrock encountered with these type soils is normally soft ripable phyllite or medasandstone that can easily be dug with heavy equipment and will support conventional systems if installed correctly.



Soils evaluated on this property were either just out of the flood plain, or just inside the external boundary due to the thick vegetation that this property encompasses. All soils toward the center of the property should be the same type soils as mapped on the outside.

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## Soil Investigation Report for Subdivisions

Hole#	Series	Depth to Bedrock (inches)	Depth to Seasonal High H <sub>2</sub> O Table (inches)	Percolation Rate (minutes/ inch)	Slope Gradient (Percent)	Optimum Percolation Depth
1	Cheoah	>50"	>72"	40	17%	24-30"
2	Nantahala	>60"	>72"	50	12%	30-36"
3	Nantahala	>60"	>72"	50	22%	30-36"
4	Dillard	>50"	48"	50	22%	SC
5	Cheoah	>48"	>72"	40	43%	24-30"
6	Cheoah	>60"	>72"	40	42%	30-36"
7	Nantahala	>40"	>72"	55	20%	24-30"
8	Cheoah	>60"	>72"	40	3%0	30-36"
9	Cheoah	>60"	>72"	40	42%	30-36"
10	Brasstown	>60"	>72"	40	34%	30-36"
11	Nantahala	>40"	>72"	55	26%	24-30"
12	Cheoah	>40"	>72"	40	20%	24-30"
13	Brasstown	>35"	>72"	40	32%	30-36"
14	Junaluska	>35"	>72"	50	35%	SC
15	Junaluska	>32"	>72"	50	40%	SC
16	Cheoah	>50"	>72"	40	43%	24-30"
17	Cheoah	>42"	>72"	40	25%	24-30"

SC = See Codes

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## Report Footnotes

- Soil borings for drawings are located in the field primarily with a sub-meter GPS unit.
- Soil boundary lines are drawn by combining soils with similar properties and interpretations into a map unit. Map units are named for dominant soil series found in the unit and the percent slope. The boundary lines approximate the center of the transition zone between different soil map units and are not an exact separation of the soil series.
- Alteration through cutting and filling of suitable soils voids this report.
- Please note that all findings reported are based on professional opinion and do not imply approval or disapproval for permitting. Decisions and permitting are the responsibility of the local Environmental Health Department.

## Suitability Codes

A = Soil series should have ability to function as suitable absorption field with proper design, installation, and maintenance.

C = due to water table, flooding and drainage problems, there is a High Probability of Failure for a conventional system. (Your Health Department can discuss this with you if an alternative system might be an option for your situation.

D = Due to the drainage or flooding conditions, these soil types should be avoided. Site alterations (curtain drains) which control surface and subsurface water may make these areas suitable. A further soil study is recommended if alterations are made.

F = Normally considered unsatisfactory for use for conventional absorption fields.

H = Due to bedrock limitations, these soils are not suitable for conventional fields. Please discuss alternative systems options with your local Health Department.

I = Depth to bedrock is generally not sufficient to accommodate a septic system. However soils with bedrock depths 36 inches or greater or inclusions of other soils with sufficient depth may be suitable.

J = Due to very slow percolation rates, these soils are normally considered poorly suited for use as absorption fields. However, a Qualified Soil Classifier may determine that a suitable absorption rate and installation depth exists.

M = Soils have the ability to function as suitable absorption fields. However, clayey subsoil's result in brief perching of water and may cause temporary problems for absorption fields. Shallow installation and proper diversion of surface water is recommended.

O = Due to the variations in depth and thickness of restrictive layers, recommended installation depths should be determined onsite by a Qualified Soil Classifier. An above site drainage system is recommended to intercept perching water associated with restrictive layers.

Q = Due to cutting or filling of soil materials, suitability should be determined by a Qualified Soil Classifier.

JF1 = Bedrock encountered was soft, ripable bedrock that can easily be dug with heavy equipment and will support a conventional system if installed correctly. Shallow trench depth with overfill may be a good alternative to the somewhat shallow bedrock although a normal 24-30" trench should work.

JF2 = Due to the clayey content of the soil a gravel system should be installed to provide a larger area for the effluent to infiltrate into the ground. Also, systems put in these soils should be installed under dry conditions only. Sides and bottom of the trench should be scraped with a rake before backfilling. If an infiltrator system is used, double the field line than what is required should be installed.

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ATLANTA COMMERCIAL BOARD OF REALTORS®, INC.  
OWNER'S PROPERTY DISCLOSURE NOTICE

PROPERTY ADDRESS OR DESCRIPTION: 42.49 ± ACRES BEING IN LAND LOTS 302, 303, 310, AND 311, 12TH DISTRICT & 2ND SECTION, DISTRICT COUNTY, GEORGIA, ON BURNT MOUNTAIN ROAD  
(A current legal description is attached hereto)

This statement is a disclosure of Owner's knowledge of the conditions of the Property as of AUGUST 8, 2006. This is not a substitute for any inspections or warranties the purchaser/tenant may wish to obtain. The following are representations made by the Owner(s) based on Owner's knowledge and are not the representations of the Broker(s).

Owner should answer all questions. If the answer to any question is "Yes", please explain below; or if more space is needed, attach a separate sheet.

**1. PHYSICAL CONDITION.**

Are there any defects or needed repairs other than normal periodic maintenance in the following?

- A. Electrical systems and equipment
- B. Exterior walls
- C. Floors
- D. Foundation
- E. Lawn, landscaping and planters
- F. Mechanical equipment including A.C. and heating equipment
- G. Parking areas and driveways
- H. Plumbing systems, drains and sprinkler systems
- I. Roof
- J. Structural components
- K. Windows, doors, plate glass, skylights
- L. Other

Yes	No	Unknown
	<input checked="" type="checkbox"/>	
	<input checked="" type="checkbox"/>	
	<input checked="" type="checkbox"/>	
	<input checked="" type="checkbox"/>	
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**2. SOIL CONDITION.**

Are there improvements located on filled or expansive soil, or are there foundation, structural or soil problems on the Property, including the driveways and the parking areas?

	<input checked="" type="checkbox"/>	
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**3. HAZARDOUS MATERIALS.**

Have there been hazardous materials or toxic waste or substances deposited:

- A. On or under the subject Property?
- B. Contiguous to the Property?

	<input checked="" type="checkbox"/>	
	<input checked="" type="checkbox"/>	

**4. UNDERGROUND STORAGE TANKS.**

Are there any underground storage tanks on the Property?

	<input checked="" type="checkbox"/>	
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**5. EASEMENTS.**

Are there any easements or agreements (including public or private utilities and sewers) under or over the Property?

	<input checked="" type="checkbox"/>	
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**6. FLOOD ZONE.**

Is the Property situated in a flood zone area?

<input checked="" type="checkbox"/>		
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**7. BUILDING CODES AND OSHA.**

- A. Do you know of any violations of building codes or city ordinances concerning this Property?
- B. Do you know of any health or safety violations concerning the Property?
- C. Do you know of any OSHA violations concerning the Property?
- D. Do you know of any violations of Deed Restrictions affecting the Property?

		<u>portion of western property line</u>
	<input checked="" type="checkbox"/>	
	<input checked="" type="checkbox"/>	
	<input checked="" type="checkbox"/>	
	<input checked="" type="checkbox"/>	

**8. CONDEMNATION OR STREET WIDENING.**

Is the Property located in an area where public authorities are contemplating

Owner's Property Disclosure Notice (#017) Rev. 05/02

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## Donald B. Edwards, Jr.

### KW COMMERCIAL DIRECTOR AND ASSOCIATE BROKER

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### BACKGROUND

Donald B. Edwards, Jr. has been a commercial Realtor since 1984, enjoying a varied career in real estate brokerage, development and construction. My first transaction was a industrial lease for a Canadian firm, which hooked me on commercial real estate. During this period, I did franchise site selection, zoning, assemblages, sales, leasing and 1031 exchanges, enjoying a term as president of the Association of Georgia Real Estate Exchangers, and earning many commercial and residential designations in the Century 21 system. In the lat '80s and early '90s, I was involved in trust real estate with Trust Company Bank and SouthTrust, where I was Vice President/Manager of the trust real estate department. While in this position, I managed a wide variety of assets including industrial, retail, office, multifamily, residential, land, farms, timber and mining properties. Other duties included asset management, leasing, acquisitions, disposals, insurance, taxes, trust real estate division management and property inspections. I also became a CCIM Candidate. In the mid '90s I left trust real estate to pursue a dream of developing and building commercial and residential properties in the north Georgia mountains as well as continuing my brokerage activities. I am now doing commercial real estate as a Associate Broker and KW Commercial Director affiliated with Keller Williams Signature Partners, resuming my passion for commercial sales, leasing, exchanges and development. In addition, I am serving as the current president of AGREE, the Association of Georgia Real Estate Exchangers.

### EDUCATION

1975 BS Business - Alaska Methodist University  
CCIM Candidate

### MEMBERSHIPS & ASSOCIATIONS

CCIM  
Association of Georgia Real Estate Exchangers  
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