

AUCTION PARCELS A-1 AND A-2 OFFERED AS 2 PARCELS OR AS A WHOLE Sells at 10:00 AM on this property.

Acres: 278.67 Acreage of each available in catalog, will be close to 140 +/- acres each.

Property is located north of LaGrange (Troup County), Georgia on Hightower Road, a paved county road.

Property: Use is for hunting, timber, and recreation. Property is timbered, pines, hardwoods and has extensive improvements of farm roads, game plots, fruit trees for the advancement of the production of game of deer and turkey. Primary use is for hunting and is one of the best tracts located in Troup County, with easy access.

278.67 total acres with 51.1 acres in food plots, 1.4 acres of fruit trees, 5.34 miles of internal road system, 4,637 feet of ATV Trails, 1.92 miles of streams, 2,550 feet Hightower Road frontage, west boundary 3,700 feet, north boundary 3,750 feet, east boundary 3,250 ft., south boundary 3,300 ft., total outside boundary 14,000 +/- ft.

GPS Address: Hogansville 1510 Hightower Road

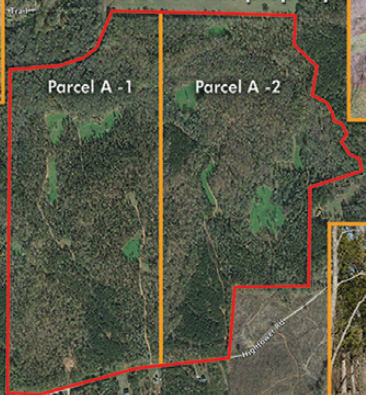
Directions: From LaGrange, Ga. square go 0.75 miles to Commerce go east to Hammett Road, go north 6.4 miles, turn right on Hightower Road go .6 mile to property on the left.

From the north on I-85 take exit 28 (Hogansville) Hwy. 54 west, go 2.8 miles to US 29 turn left (south) go .6 mile to Mobley Bridge road, turn right, go 1.4 miles to Hightower Road, turn left (south) go 3.6 miles to the property.

From the south on I-85 take exit 18 LaGrange/Greenville go west on Lafayette Parkway 1 mile. Turn Right on N. Davis Road for 1.1 miles to traffic light. Continue straight on N. Davis Road 1.6 miles to Hammett Road. Turn right on Hammett Road for 4.3 miles turn right on Hightower Road. Property is 0.8 miles on the left.



Sells at 10AM on this property.



Total Acres: 278.67

Parcel A-1: 140 +/- Acres and Parcel A-2: 140 +/- Acres