

FOR SALE

PUTNAM COUNTY, GA

MULTIPLE PARCELS ON HWY 441



MACALLAN
REAL ESTATE

Information is deemed from reliable sources. No warranty is made as to its accuracy.

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PROPERTY ACCESS

Property inspections shall be done during daylight hours. Seller and Macallan Real Estate in no way make any representations or warranties regarding the conditions of the property, including any and all access routes, and all persons entering upon the property do so at their own risk and accept said property "as-is" in its existing condition during such inspections. All persons entering upon the property assume all risks and liabilities and agree to indemnify, defend, and hold harmless Seller, its affiliates, officers, directors, managers, agents, representatives and employees from and against any and all claims, demands, causes of action, injuries (including death) and damages resulting from any accident, incident, or occurrence arising out of, incidental to or in any way resulting from his or her inspection of the property or his or her exposure to the conditions of the property.



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OPPORTUNITY

Macallan Real Estate is pleased to present Rock Eagle, located on highway 441 in the heart of Georgia's Lake Country. This offering consists of 330 acres, proposed to be subdivided into five parcels ranging in size from 5-276 acres.

Meticulously managed with long-term stewardship in mind, the property's mature pines, upland hardwoods and hardwood bottoms provides several amazing potential homesites. The Rock Eagle Tract's proximity to public water and sewer also gives the property excellent development potential. Located just over an hour from Atlanta, under an hour from Athens and Macon, and just minutes away from the shores of Lake Oconee.



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AREA OVERVIEW

Just over 8 miles from the main gate at Reynolds Lake Oconee, the Rock Eagle Tract is uniquely situated in rural Putnam County while also being a short drive to one of Georgia's premier recreation destinations. Publix anchored Lake Oconee Village and the many surrounding retailers, restaurants and amenities, including some of the best golf courses in the state are all within a 15-minute drive of the property. The historic cities of Madison and Eatonton are both within 20 minutes of the property on Highway 441.



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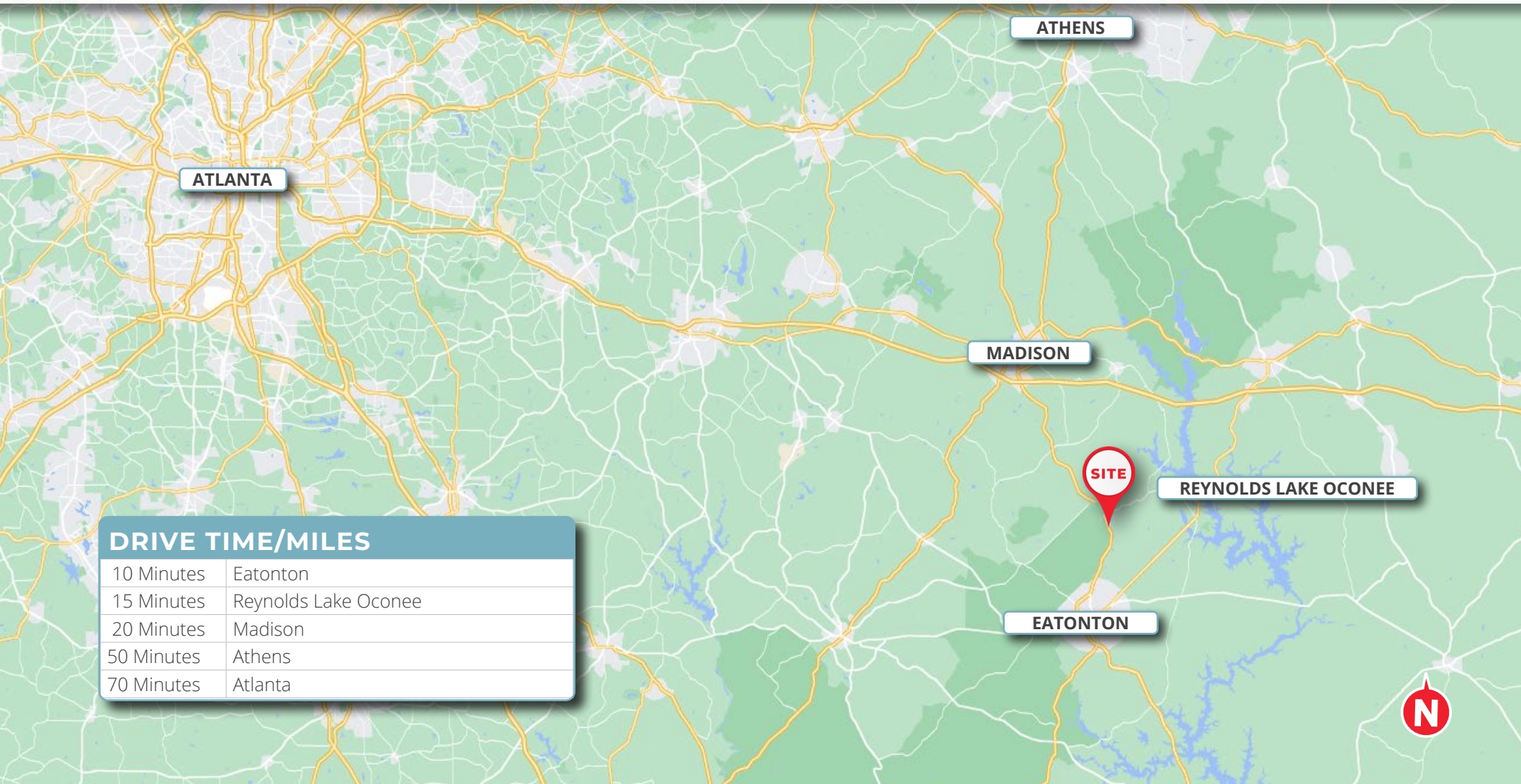
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DRIVE TIME/MILES

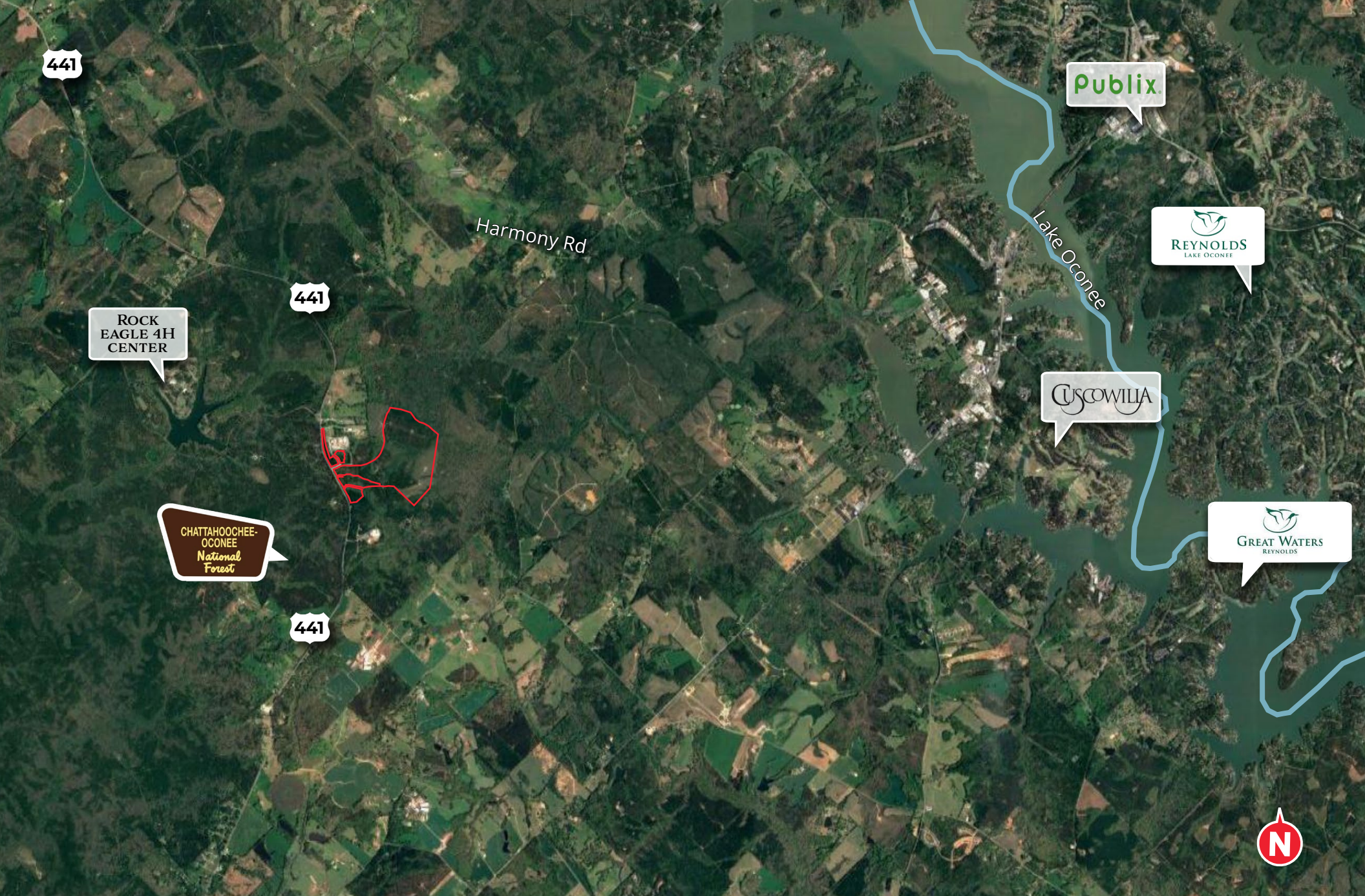
10 Minutes	Eatonton
15 Minutes	Reynolds Lake Oconee
20 Minutes	Madison
50 Minutes	Athens
70 Minutes	Atlanta



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ROCK
EAGLE 4H
CENTER

CHATTAHOOCHEE-
OCONEE
National
Forest

Publix

REYNOLDS
LAKE OCONEE

CUSCOWILLA

GREAT WATERS
REYNOLDS



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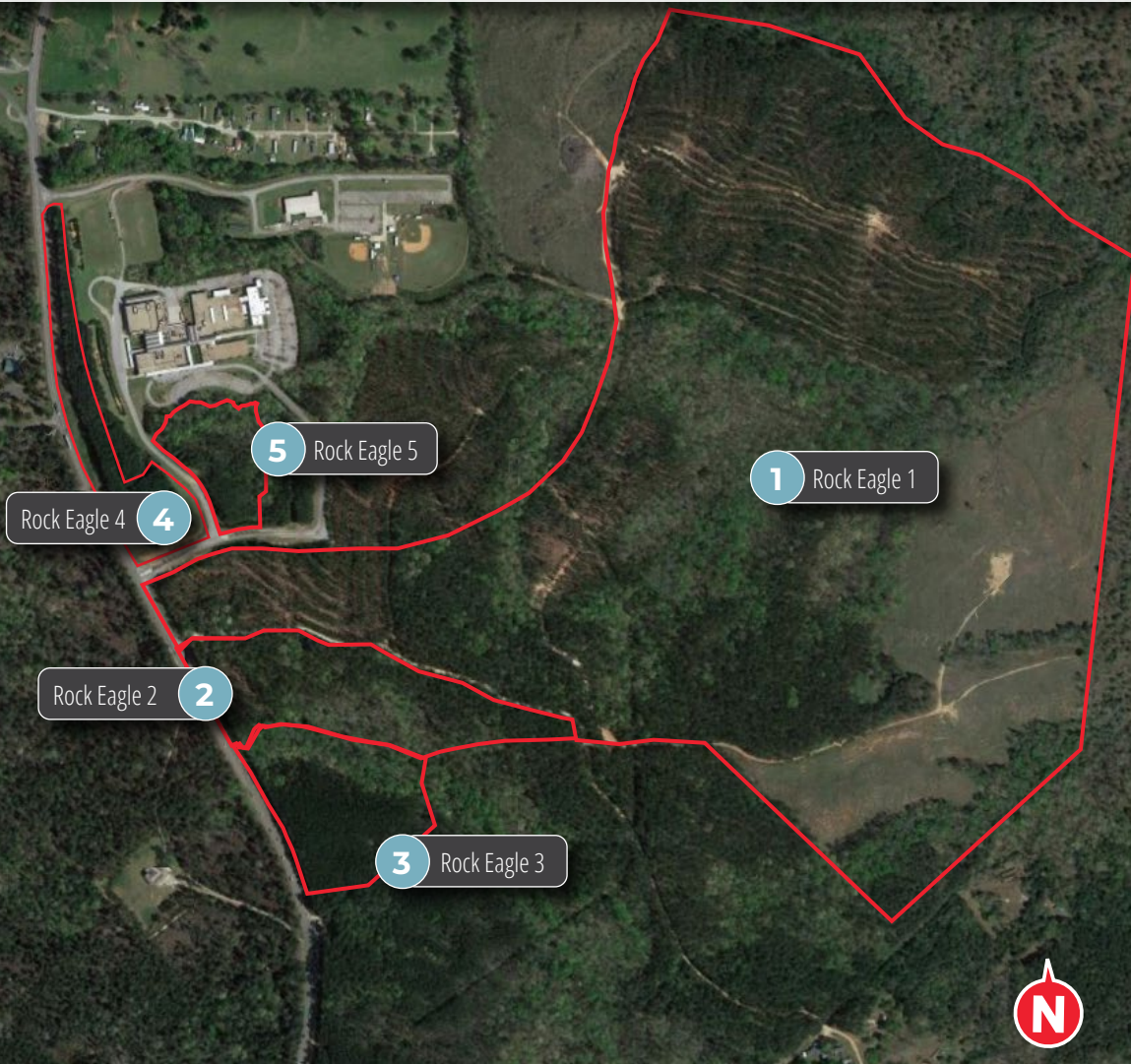
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MULTIPLE PARCELS ON HWY 441



PARCEL INFORMATION

This offering consists of 330 acres, proposed to be subdivided into 5 parcels ranging in size from 5-276 acres.

Please see parcel map and parcel information below:

PARCEL	LOCATION	ACRES	PRICE	PRICE/ACRE
1	Rock Eagle 1	276 +/-	\$1,657,269	\$6,000
2	Rock Eagle 2	22 +/-	\$258,855	\$12,000
3	Rock Eagle 3	18 +/-	\$213,300	\$12,000
4	Rock Eagle 4	9 +/-	\$224,042	\$25,000
5	Rock Eagle 5	5 +/-	\$119,967	\$25,000
TOTAL		330 +/-	\$2,473,433	\$7,495



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ROCK EAGLE 1 | PARCEL 1



ROCK EAGLE 1 | PARCEL 1

- 276 +/- Acres
- 350 +/- Feet of frontage on Highway 441
- Highlog Branch Creek bisects the property
- Beautiful mix of planted pines, upland hardwoods and bottomland
- Great recreational property with several potential homesites

List Price: \$1,657,269 (\$6,000/Acre)



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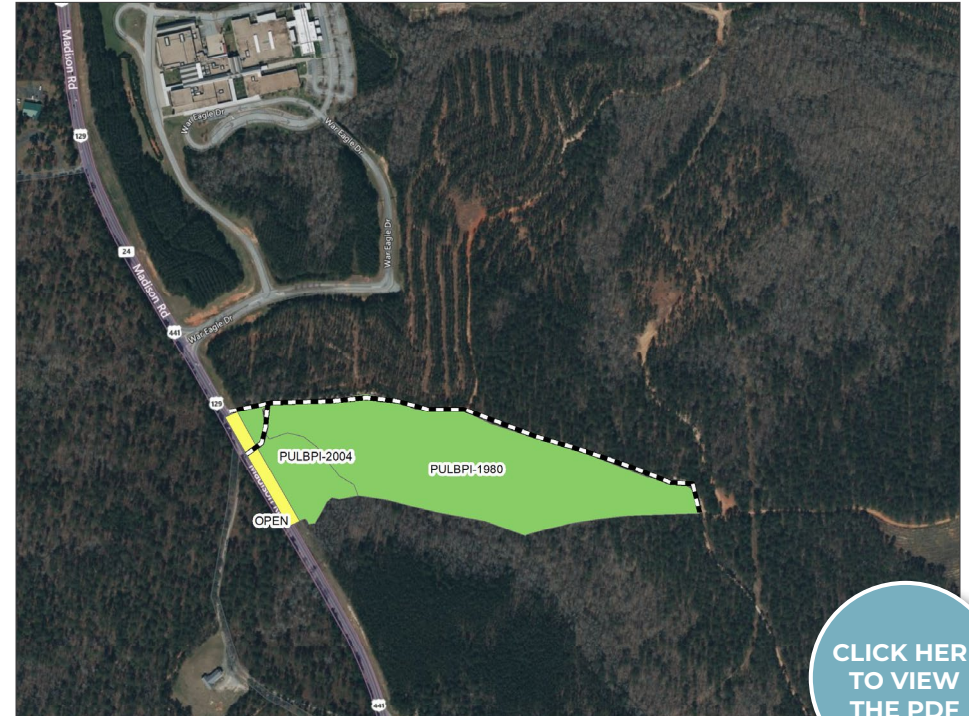
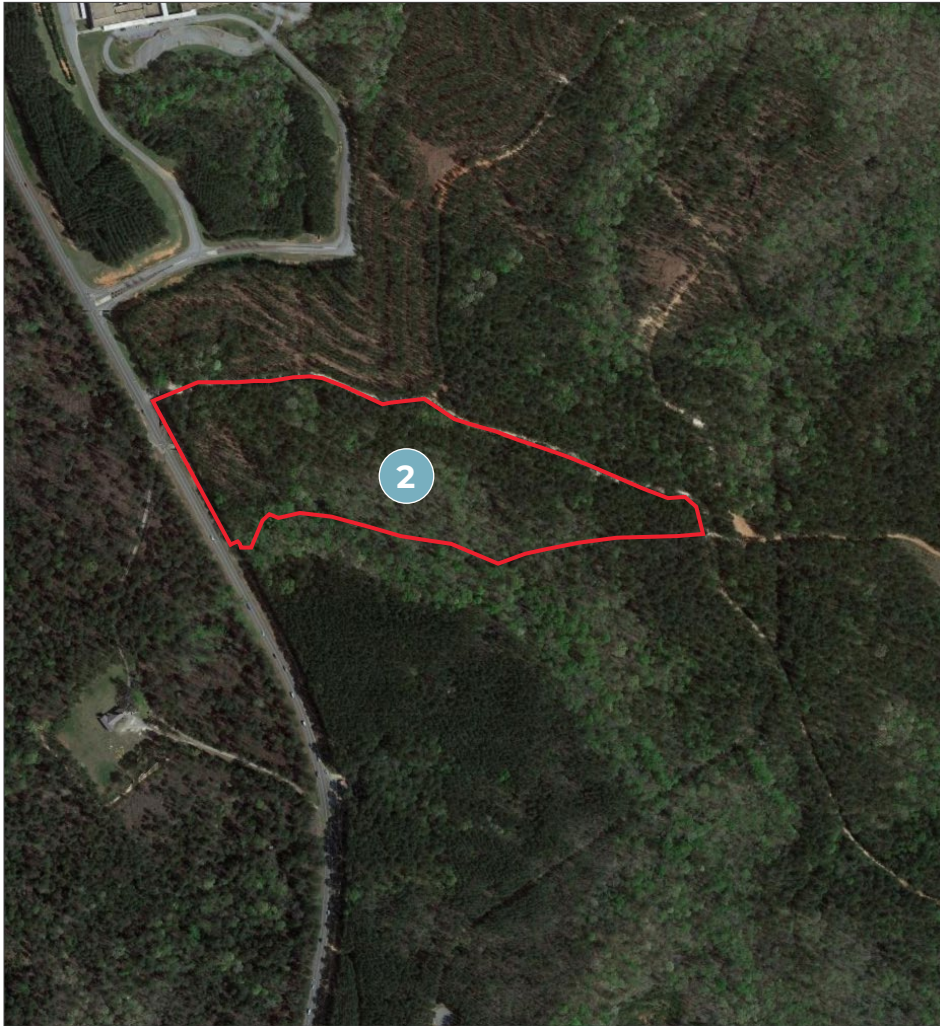
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PUTNAM COUNTY, GA

ROCK EAGLE 2 | PARCEL 2



[CLICK HERE TO VIEW THE PDF](#)

ROCK EAGLE 2 | PARCEL 2

- 22 +/- Acres
- Zoned Agricultural
- 440 +/- Feet of frontage on Highway 441
- Well-maintained upland pines
- Several great potential homesites

List Price: \$258,855 (\$12,000/Acre)



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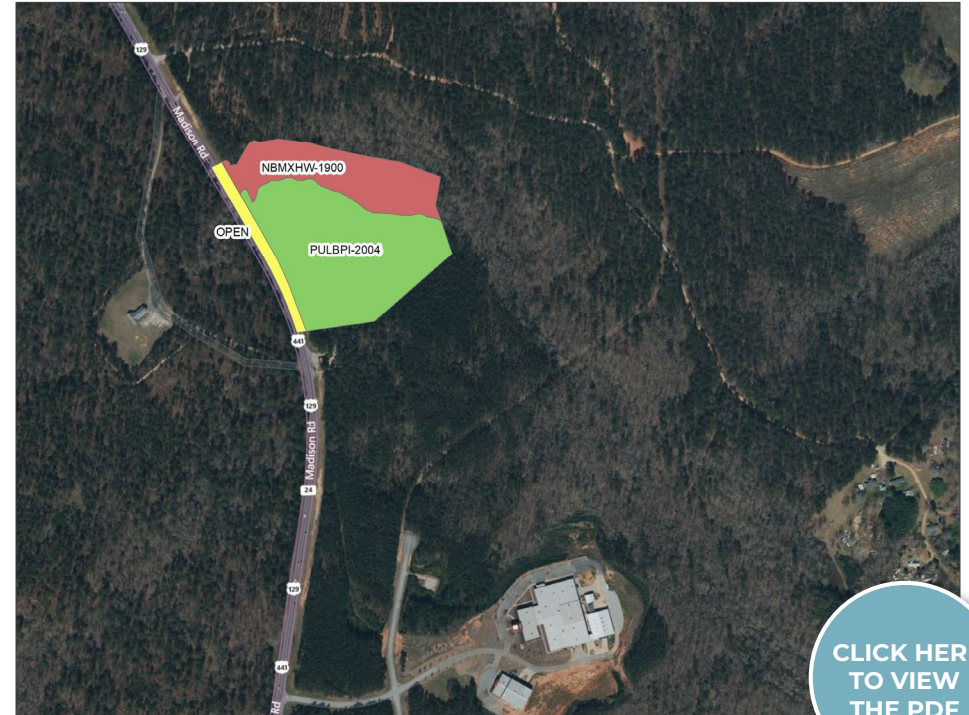
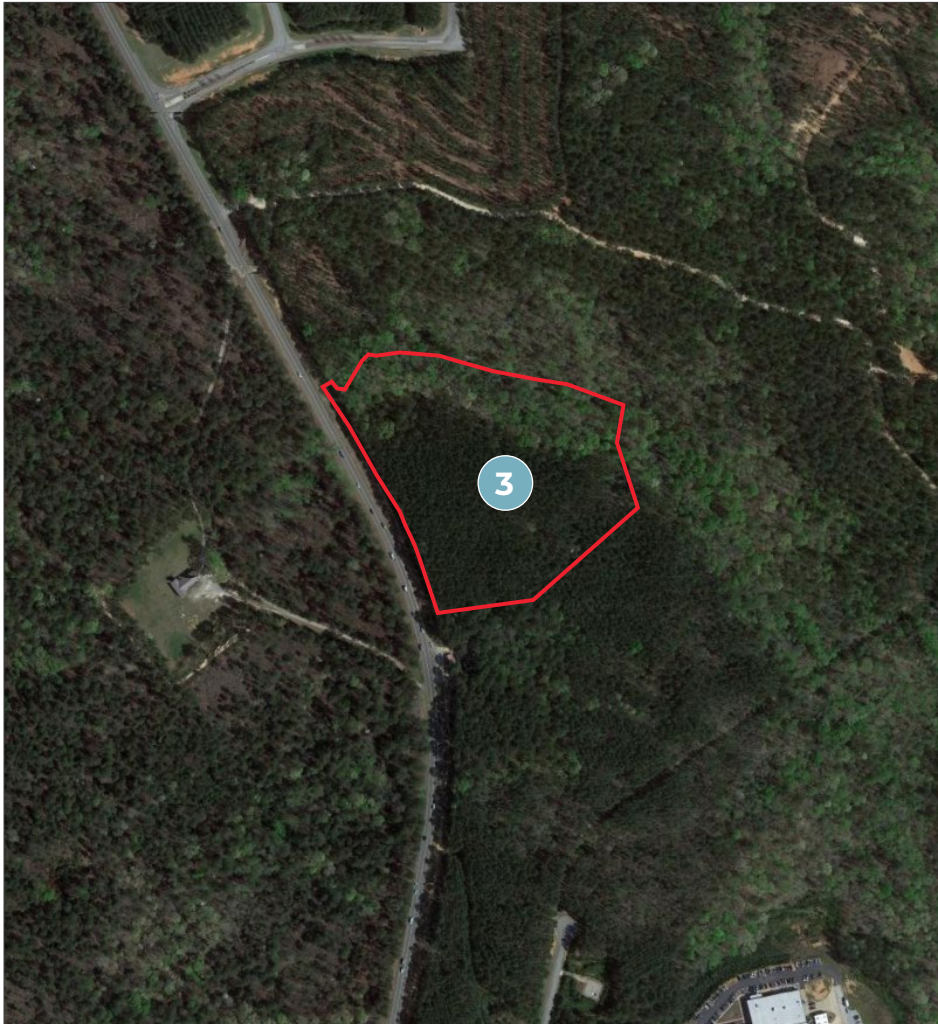
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PUTNAM COUNTY, GA

ROCK EAGLE 3 | PARCEL 3



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ROCK EAGLE 3 | PARCEL 3

- 18 +/- Acres
- Zoned Agricultural
- 910 +/- Feet of frontage on Highway 441
- Mix of planted pines, bottomlands and mature hardwoods
- Commercial Potential
- Homesite Potential

List Price: \$213,300 (\$12,000/Acre)



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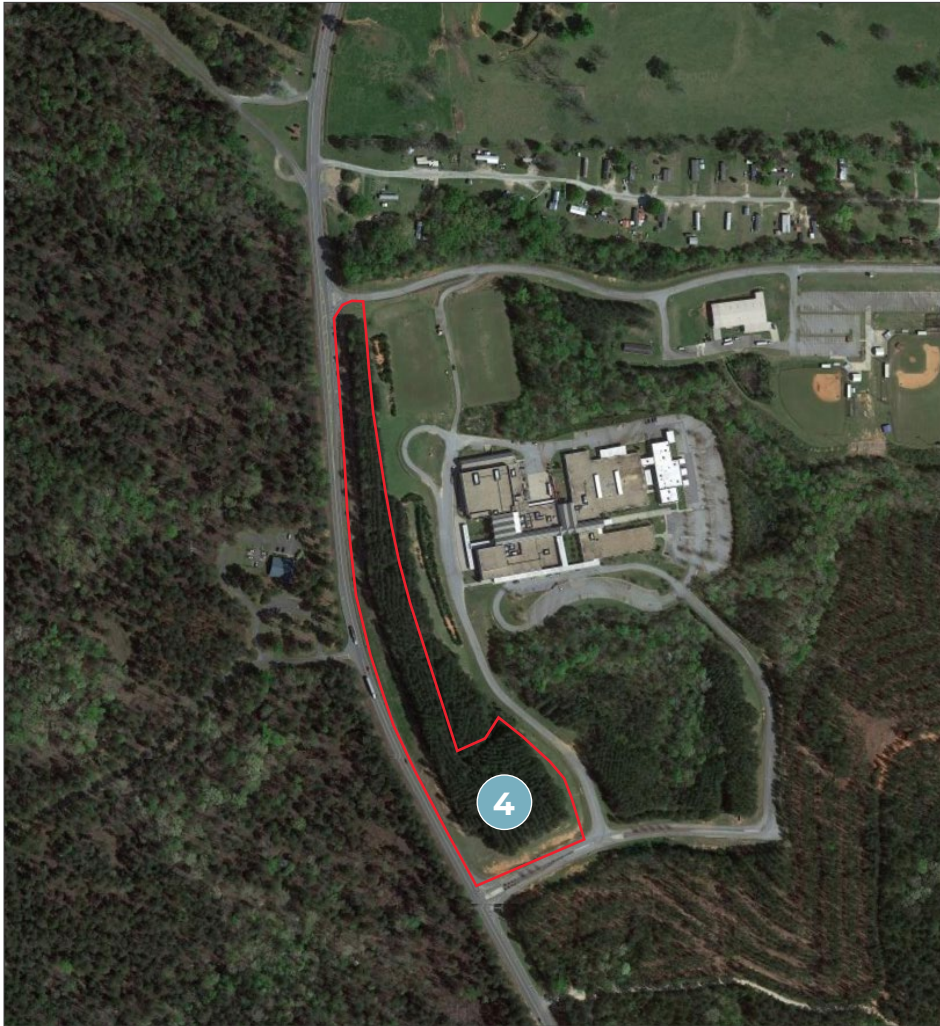
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ROCK EAGLE 4 | PARCEL 4



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ROCK EAGLE 4 | PARCEL 4

- 9 +/- Acres
- Zoned Agricultural
- 1,950 +/- Feet of frontage on Highway 441
- 375 +/- Feet of frontage on War Eagle Drive
- Mature planted pines
- Commercial Potential

List Price: \$224,042 (\$25,000/Acre)



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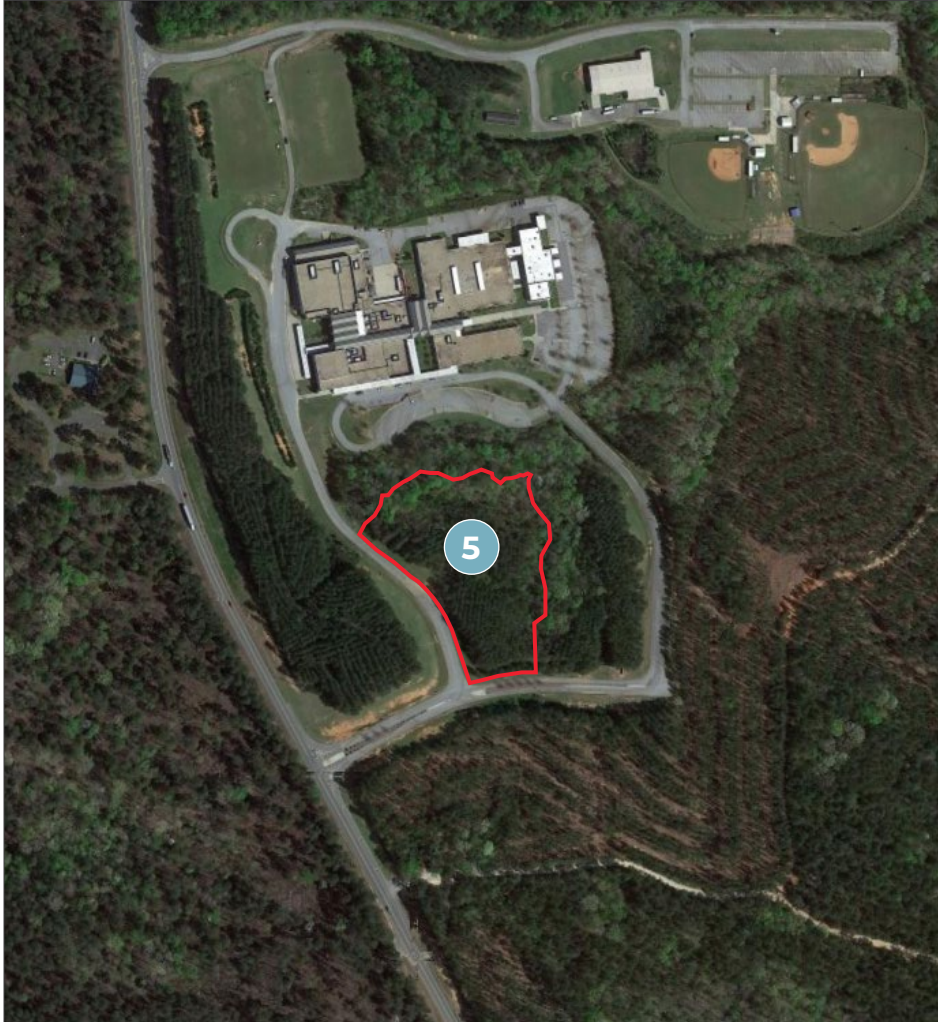
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ROCK EAGLE 5 | PARCEL 5



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ROCK EAGLE 5 | PARCEL 5

- 5 +/- Acres
- Zoned Agricultural
- 180 +/- Feet of frontage on War Eagle Drive
- 560 +/- Feet of frontage on Putnam County High School access road
- Weaver Branch Creek begins on the property and runs eastward onto neighboring property

List Price: \$119,967 (\$25,000/Acre)



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[CLICK HERE FOR MORE ON LAKE OCONEE](#)

AREA OVERVIEW | LAKE OCONEE

Just minutes away, Lake Oconee was built by Georgia Power in 1979. The 20,000-acre lake has 374 Miles of shoreline and serves as both a popular recreation destination and as a power source for Georgia Power's Wallace Hydroelectric Plant. Before the construction of the lake, the Oconee River had been a popular family retreat for over 100 years. Building on that history of family fun, Reynold's Plantation at Lake Oconee is now a national travel destination.

The lake itself offers countless boating and watersport activities, while miles of hiking trails, multiple golf courses, and lots of restaurants show there is just as much to do on land. The crown jewel of the lake is The Ritz Carlton at Reynold's Plantation. The resort hosts world class accommodations, a luxurious spa, farm to table dining, and five golf courses, which are amongst the best in Georgia.



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[CLICK HERE FOR MORE ON EATONTON GEORGIA](#)

AREA OVERVIEW | EATONTON

Six miles South of the property lies the county seat of Putnam County, Eatonton, incorporated in 1879. The city is nestled between Lake Oconee and Lake Sinclair and has a population of just under 7,000. Historic Antebellum, Gothic and Victorian style homes on tree-lined streets lead into the shops and restaurants of the city's charming town square.

Traditionally a key player in Georgia's agricultural sector, Eatonton-Putnam County's proximity to Atlanta, Athens and Macon has attracted manufacturing, biotech/health sciences, and distribution/warehousing/logistics industries in recent years. The largest private employers in the county include Bluestem Brands (distribution/warehousing), Legacy Housing Ltd. (mobile home manufacturer), Interfor (forest products), and Aalto Scientific (biotech).



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[CLICK HERE FOR MORE ON MADISON GEORGIA](#)

AREA OVERVIEW | MADISON

Founded in 1807, Morgan County has thrived as one of Georgia's top farming communities for centuries. The County's proximity to major employment centers such as Athens, Atlanta, Augusta, and Macon have allowed the county to grow in a time when most rural areas are losing citizens. The County's population is currently around 20,000. Historically, agriculture has been the top industry in Morgan County, and still has a large part to play, but the largest industry is now Manufacturing. Top employers in the County include: Amtico International, INC (Flooring Manufacturer), Georgia Pacific (Paper Products), and Pennington Seed (Lawn and Garden Care Products).

The city of Madison, GA, the Morgan County seat, is lined with picturesque antebellum homes and rich in southern charm. The city being largely spared during General Sherman's march to the sea, Madison was able to protect a significantly large portion of its historical architecture. It is one of Georgia's largest and oldest National Historic Districts. It is also known for some of the state's best restaurants and small shops. Madison's historical significance and vibrant culture attract tourists from all over the world.



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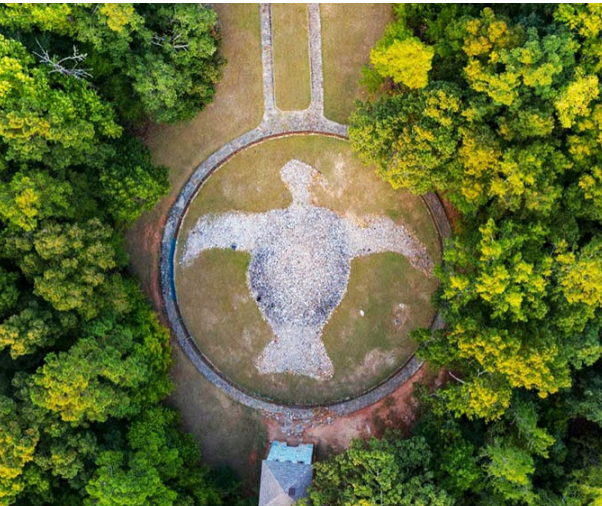
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AREA OVERVIEW | ROCK EAGLE

Believed to be up to 3,000 years old, the Rock Eagle monument is one of two such bird effigy mounds of its kind East of the Mississippi River. The 1,500-acre site is administered by the University of Georgia which uses much of the adjoining land for the Rock Eagle 4-H Center, a summer camp and environmental education destination.

[CLICK HERE FOR MORE ON ROCK EAGLE](#)



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HIGHWAY 441 WIDENING

US highway 441 is in the midst of a large transformation widening the highway from 2 to 4 lanes as part of a \$100,000,000 investment by the Georgia Department of Transportation. The overall goal of the project is to better connect the rural areas of Putnam, Morgan and Oconee counties while also improving the safety of the route. Putnam County will see this improvement along the 9.2-mile stretch that runs north from the city of Eatonton to the Putnam-Morgan county line.



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