

THE MUSE FARM

600 W. HWY 78

TEMPLE, GA.

- 213 + ACRES INSIDE TEMPLE CITY LIMITS
- TRACT A IS 80.557 ACRES WITH 1,514' HWY FRONTAGE
- TRACT B IS 16 ACRES WITH 1,510' HWY FRONTAGE
- TRACT C IS 116.888 ACRES WITH ACCESS THRU TRACT B
- TRACT C IS PARTIALLY FENCED AND CLEARED FOR PASTURE
- ALL UTILITIES INCLUDING SANITARY SEWER ARE AVAILABLE
- CITY OF TEMPLE IS MOTIVATED TO REZONE FOR JOBS
- TOPO WILL FACILITATE SEVERAL LARGE INDUSTRIAL TRACTS
- TWO MILES TO INTERSTATE 20, EXIT 19
- THIRTY-EIGHT MILES TO DOWNTOWN ATLANTA
- BANK OWNED PROPERTY
- BULK LIST PRICE OF \$4,100/AC.
- CITY AND COUNTY TAX INCENTIVES FOR JOB PRODUCERS

Offered exclusively by
Commercial Realty Services of West Georgia
Mike Patterson, CCIM
770-241-9070 ebroker@msn.com

www.westgeorgiacommercial.com

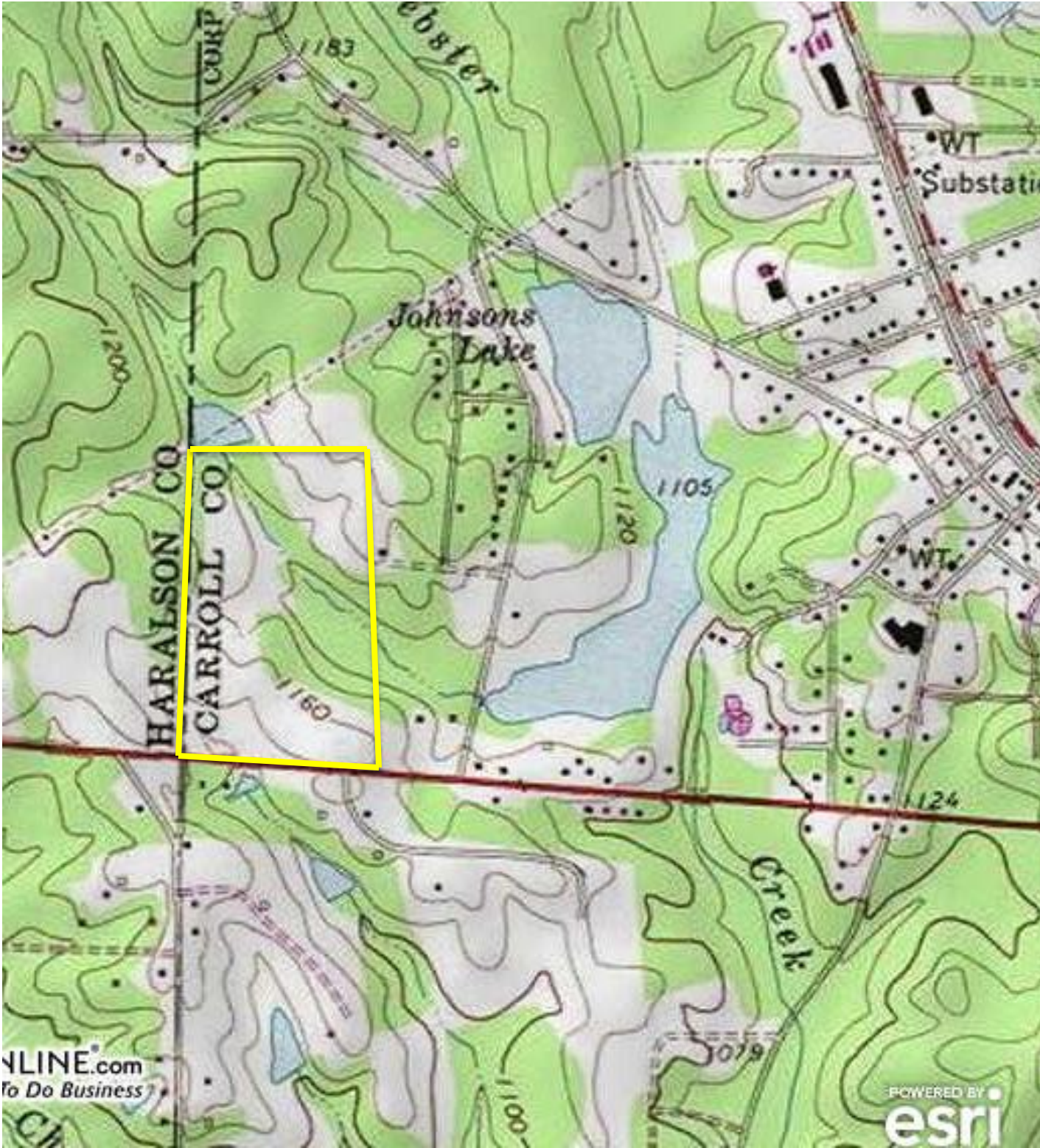
**80 AC. TRACT, BANK OWNED
POTENTIAL INDUSTRIAL PARK
CITY OF TEMPLE, GA.
ALL UTILITIES ON SITE**



80.527 AC.

1514'

8



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To Do Business

POWERED BY
esri

OLIN JOHNSON

178 179

S 88° 55' 37" E L.L.L.

5/8" rebar

1/2" pipe IPP

1583.11'

175 174

S 02° 36' 54" W
267.82'

AXLE

OLIN JOHNSON

S 03° 41' 23" W
599.21'

1/2" pipe

2211.31'

TRACT 'A' 80.527 ac.

IPP

ALLGOOD PA

N 01° 36' 46" E

CARROLL CO.

S 03° 24' 24" W
1455.66'

AARON WHITE

5/8" rebar
IPP

N 84° 44' 36" W 1514.14'

5/8" rebar
IPP

1/2" bolt IPP

U.S. HIGHWAY 78 100'

S 84° 44' 36" E
1510.86'

R/W

N 01° 36' 46" E TRACT 'B'

IPP 5/8" rebar

503.08" 18.000 ac. S 03° 24' 24" W

B. J. MUSE

175 174

1223.00' L.L.L.

425.21'

5/8" rebar
IPP

1/2" bolt

IPP

N 87° 35' 04" W

IPP

1111.32'

146 147

5/8" rebar

S 88° 13' 09" E

S 88° 13' 09" E
271.62'