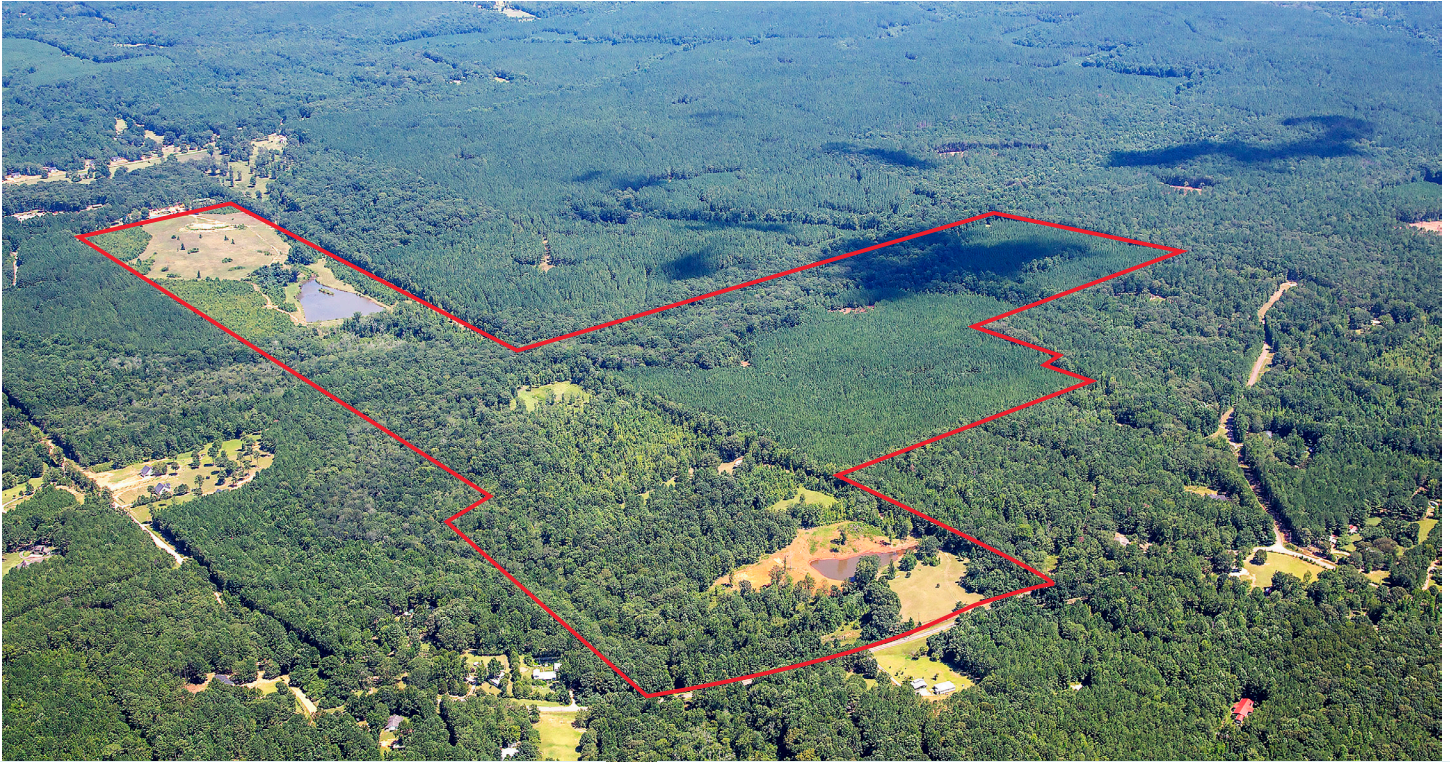


# CASE STUDY

## COLEMAN CREEK FARM RECREATIONAL LAND DISPOSITION



### CONTACT



#### HEATH MILLIGAN

PRINCIPAL  
404.647.4999  
heath@macallanre.com



#### JOHN REX FUQUA

LAND SPECIALIST  
404.647.4999  
johnrex@macallanre.com



#### DOUGLAS DAVIDSON

LAND SPECIALIST  
404.821.4809  
douglas@macallanre.com

### DETAILS

#### LOCATION

689 Coleman Creek Circle  
Meriwether County, GA

#### PROPERTY FEATURES

- 265 +/- Acres
- Multiple maintained food plots
- 2 ponds – 4ac, and 1.5ac
- Approximately 1 mile of dual frontage on Coleman Creek
- Approximately 1,300ft of paved road frontage on Coleman Creek Circle
- Mature planted pines and hardwood bottoms
- Existing equipment barn
- Gently rolling topography

# CASE STUDY

## COLEMAN CREEK FARM RECREATIONAL LAND DISPOSITION



### SYNOPSIS

Macallan Real Estate was engaged by a private landowner to handle the disposition of a 265-acre recreational tract in Meriwether County. Macallan completed a full market study and worked with the client in determining the best sales strategy which included analyzing residential development potential. Macallan utilized a strategic marketing campaign to attract multiple interested parties before selling to a local landowner, negotiating a unique deal structure for the property. The new owner intends to use the property for recreational purposes.

