



BERKSHIRE HATHAWAY
HomeServices
Georgia Properties

COMMERCIAL DIVISION



[Drone Video](#)

DRONE

FOR SALE - w/ Income
47+ acres with fully furnished
house, out buildings, farm
equipment, vehicles and 9 mobile
home rental lot income
\$615,000



3426 Bob Bryant Rd., Gainesville, 30507

Marketed By:

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Brent Hoffman



Don Grimsley



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Property Information

This beautiful 47+/- acres comes with
a fully furnished house, barns, farm
tools and equipment and
9 leased mobile home lots



3426 Bob Bryant Road, Gainesville 30507

- ♦ 4 sided brick—3 bedroom / 2 bath fully furnished house everything inside—TURN KEY
- ♦ 48+/- fenced property ready for your livestock and investment
- ♦ Spring fed creek/great lake site
- ♦ Zoned Agricultural / Residential—36.6 ac in conservation easement LOW TAXES
- ♦ Just off Hwy 129 and less than 6 miles from I-985 near Sugar Hill Elementary school
- ♦ **Brand new electric heat pump and A/C**
- ♦ 9 mobile home lots leased for \$175 per month for annual income of \$18,900
- ♦ Horse / Cattle trailer, 2 work trailers
- ♦ 2 John Deere mowers
- ♦ 1987 Ford tractor with bush hog & 4 additional attachments
- ♦ 2 farm carports
- ♦ Out building with farm tools
- ♦ 1994 Dodge truck, 1978 Chevy truck, 1974 Chevy Vega GT
- ♦ Tools & all household furnishings

[MUST SEE DRONE VIDEO](#) (coming)

More info and video at:<http://www.brenthoffman.com/listings/l0342.html>





Current and Potential Mobile Home Lot and House Income Analysis

	Current Annual Lot Rent	Potential Annual Lot Rent ¹	Potential Annual House Rent ²
Gross Potential Income	\$ 18,900	\$ 24,300	\$ 18,000
Less Vacancy Rate (10%)	\$ 1,890	\$ 2,430	\$ 1,800
Less Taxes	\$ 1,908	\$ 1,908	\$ 1,719
Less Maint/Ins/Other Expenses	\$ 660	\$ 660	\$ 1,500
Income	\$ 14,442	\$ 19,302	\$ 12,981
Low-End Income		\$ 14,442	
High-End Income		\$ 32,283	

¹ Lot Rental based on recent appraised lot income values

² House Rental based on recent comp values

Purchase Price	\$ 615,000
DP (20%)	\$ 123,000
Financed	\$ 492,000
Monthly Pmts	\$ 3,258
Annual Pmts	\$ 39,094

If the use is ag related, AgGeorgia has indicated they would finance 80% LTV with a 20 year amort



Scott Berlin
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MOVE IN READY - TURN KEY

Inventory – ALL “AS IS”

This home comes completely furnished—including but not limited to:

Fully equipped kitchen, appliance, small appliances, dishes, pots/ pans, serving pieces, glassware....

Dining room with table, chairs and chest

Sitting room with sofas, chairs, tables, TV's, bookcases, file cabinets

3 fully furnished bedrooms with beds dressers, mirrors, chest of draws, lamps

Utility room with washer / dryer

Safes, knickknacks, pictures, books, collectables....

Vehicles & Equipment

ALL SOLD “AS IS”

1994 Dodge Ram 1500 truck

1978 Chevy truck – like new

1973 cattle trailer

Homemade work trailer

Homemade trailer

1974 Chevy Vega – like new

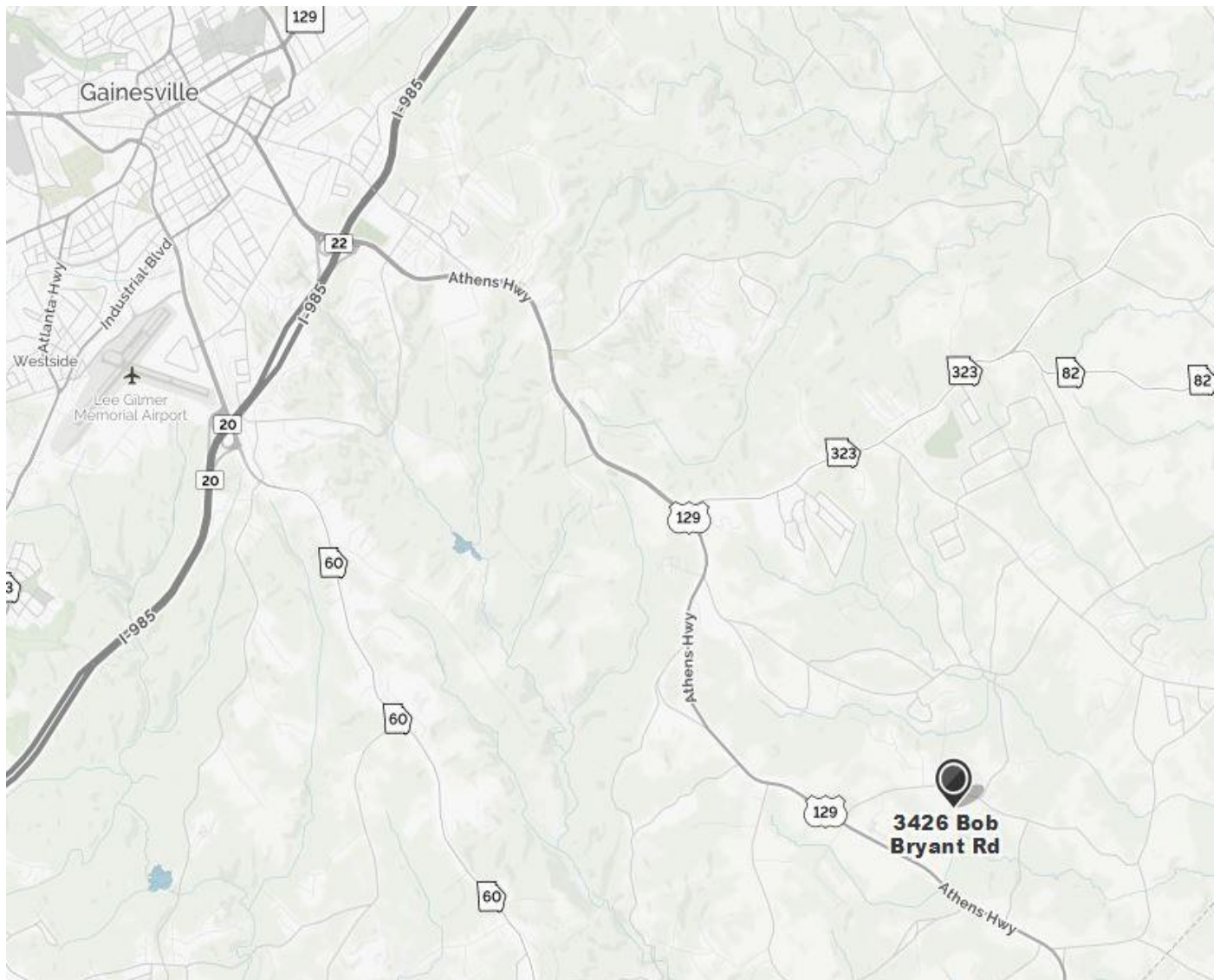
2 John Deere lawn mowers

1987 3910 Ford tractor with bush hog & 4 additional attachments

2 farm carports for equipment

Farm building with lots of work tools





Directions:

North on I-985 to exit 22 Hwy 129. Right at bottom of ramp (East) go approximately 5.5 miles to Bob Bryant Road on left. Property is .87 miles on right.

There is no sign. Enter at large stone gate

PLEASE do not disturb tenants in the 9 mobile homes at front of property.

NOTE: The water is turned off