



# ONLINE LAND MARKET

LAND DATA	
QUESTION/S	DATA
APN / Parcel #:	0770 000067, 0770 000070
Lot Count:	2
Account # or GEO #:	0770 000067 0770 000070
Property Address:	Warner Rd, West Point, GA 31833
If No Address or 0 address: Closest Property with Numbered Address	408 Warner Rd, West Point, GA 31833
County:	Troup
State:	GA
Lot Number:	0770 000067: :Lot 11 0770 000070: Lot 16
Legal Description:	0770 000067: Warner Rd/Lts 11 Thur 22 Pb 2 Pg 341 342 0770 000070: Warner Rd/Pt Lot 16 Pb2 Pg147 148
Parcel Size:	40.55
Subdivision:	None
Approximate Dimensions:	1,322.68 ft North 1,904.80 ft West 1,535.69 ft East 1,439.51 ft East
GPS Center Coordinates (Approximate):	32.9172,-85.1086
GPS Corner Coordinates (Approximate):	32.9189,-85.111 32.9193,-85.1082 32.9189,-85.1078 32.9192,-85.1071 32.915,-85.107 32.9149,-85.1117 32.9154,-85.118 32.9156,-85.1098
Google map link:	<a href="https://maps.app.goo.gl/P9sgLJvodtJZDMSB9">https://maps.app.goo.gl/P9sgLJvodtJZDMSB9</a>
Elevation:	644.1 feet

<b>Market Value:</b>	\$286,000
<b>Access to the property?</b> (Dirt/ Paved/ Plated but not Built/ No Roads (Land Lock) or Other)	Paved - <a href="https://drive.google.com/file/d/17aYVISzpUQxAo16-lqVli0mU4pmDe2jw/view?usp=sharing">https://drive.google.com/file/d/17aYVISzpUQxAo16-lqVli0mU4pmDe2jw/view?usp=sharing</a>
<b>If others, please specify:</b>	None
<b>Is there a Structure</b> (Yes or No (If Yes: Explain)	Yes, unsure of what the structure is in the Southeast of the property
<b>Property miscellaneous images</b>	
<b>YouTube Link:</b>	<a href="https://youtu.be/SsSGvLKvjpQ?si=7LWZDO3DiVZxNRf">https://youtu.be/SsSGvLKvjpQ?si=7LWZDO3DiVZxNRf</a>
<b>ADDITIONAL LAND INFO</b>	
QUESTION/S	DATA
<b>Closest major city:</b>	Columbus, GA - 45 min (41.2 miles)
<b>Closest small town:</b>	Whitesville, GA - 15 min (12.4 miles)
<b>Nearby attractions:</b>	Cecil B. Day Butterfly Center - 32 min (22.2 miles) Callaway Memorial Tower - 14 min (10.3 miles) Callaway Fantasy in Lights - 37 min (24.5 miles) Kadie the Cow - 47 min (40.3 miles) Hogg Mine - 11 min (7.9 miles)
<b>COUNTY DATA</b>	
QUESTION/S	DATA
<b>Assessor Website</b>	<a href="#">Link</a>
<b>Assessor Contact</b>	706-883-1625
<b>Treasurer Website</b>	<a href="#">Link</a>
<b>Treasurer Contact</b>	(706) 883-1620
<b>Recorder/Clerk Website</b>	<a href="#">Link</a>
<b>Recorder/Clerk Contact</b>	888-212-8460
<b>Zoning or Planning Department Website</b>	<a href="#">Link</a>
<b>Zoning or Planning Department Contact</b>	706-883-1650
<b>County Environmental Health Department Website</b>	<a href="#">Link</a>
<b>County Environmental Health Department Contact</b>	800-847-4262
<b>GIS Website</b>	<a href="#">Link</a>
<b>CAD Website</b>	<a href="#">Link</a>
<b>Electricity Company Name &amp; Phone Number</b>	
<b>Water Company Name &amp; Phone Number</b>	
<b>Sewer Company Name &amp; Phone Number</b>	

<b>Gas Company Name &amp; Phone Number</b>	
<b>Waste Company Name &amp; Phone Number</b>	
<b>TAX DATA</b>	
QUESTION/S	DATA
<b>Are the taxes of this property current or delinquent?</b> (If Current, then means no back taxes), (If Delinquent, just put delinquent and ask the next question below.)	Current
<b>Are there any back taxes for this property?</b> If yes, how much is the amount owed? ( From what year to what year)	None
<b>How much is the annual property tax?</b> (Current Year if available, if not get the previous year)	\$783.28
<b>Are there any tax liens for this property?</b> If yes, how much is the amount owed?( From what year to what year?  <b>Note: Most of the time the county does not have access to this data because they don't know if there are any mortgages or any kinds of liens.</b>	None
<b>Is property part of an HOA (Home Owners Association) or any communities?</b> (Yes/No)	No
<b>How much is the annual HOA due?</b>	\$0
<b>Are there any HOA dues?</b> If yes, how much is the total amount owed?	None
<b>County Operator Details who Confirmed the Information:</b>	
<b>ZONING DATA</b>	
QUESTION/S	DATA
<b>What is the zoning of the property?</b> (Residential/Commercial/Agricultural/etc)	SF-MD Single-Family—Medium Density (R-4)
<b>Terrain type?</b> (Is it flat /slope/etc)	Quite slope
<b>Property use code?</b>	R-4
<b>Is the land cleared?</b> (Yes/No)	Few trees in the area
<b>Is the property buildable?</b> (Yes/ No/Maybe/ etc.. write whatever the county has to say)	Yes
<b>What can be built on the property?</b> (Different types of homes that we can build on the lots.)	Dwelling—Duplex Single family dwelling
<b>Can we camp on the property?</b> (If we buy this property)	Yes

can the owner camp there?) Yes/No	
<b>Notes on Camping</b> (please take note of the allowed time for camping or whatever the county has to say)	Camping is allowed while building a structure in the property
<b>Are RV's allowed on the property?</b> (Please ask if there are any restrictions.) Yes/ No	No
<b>Note's on RV's</b> (jot down notes whatever the county has to say)	Can only park and use as a storage only, cannot live in RV
<b>Are Mobile homes allowed on the property?</b> (Please ask if there is restrictions.) Yes/No	No
<b>Notes on mobile homes</b> (jot down notes whatever the county has to say)	Mobile home/Manufacture home is only allowed in Mobile home park zoning/area
<b>Are tiny houses or small cabins allowed in the property?</b> Yes/ No (Please ask if there is restrictions.) Yes/No	Yes
<b>Is there a total size restriction for any structures on the lot?</b> Yes/ No (Please jot down the notes from the county)	Not less than 30 percent of the gross lot area shall be maintained as usable open space, including drives, service area, or required off-street parking;
<b>Are there any building height restrictions?</b> (Yes/ No) How many ft... please take down notes from the county	40ft
<b>What are the setbacks of the lot?</b>	Front - 145ft Side - 50ft Rear - 50ft
<b>What is the minimum lot size to build on the property?</b>	5 acres
<b>Is there any time limit to build?</b>	6 months
<b>Is there a County or City Impact fee required to build and if so how much does this cost?</b>	None
<b>Is the property in a flood zone and if so what needs to be done to the lot in order to build?</b>	Not in a floodzone area
<b>Any other restrictions?</b>	<a href="#">Link</a>
<b>Is property in a Floodzone? (if yes add link to FEMA Website)</b>	Zone X - Area of minimal flood hazzard
<a href="#">Link to FEMA website</a>	See image below
<b>Is property wetland?</b>	Not on wetlands
<a href="#">Link to Wetland website</a>	See image below
<b>County Operator Details who Confirmed the Information:</b>	

**UTILITIES DATA**

QUESTION/S	DATA
<p><b>Is the property located inside or outside city limit?</b></p> <p><b>Notes:</b>  <b>If Inside City:</b> It means water and sewer is provided by the city <b>(You need to confirm it)</b>  <b>If Outside City:</b> It considered under County, means water can be built through deep well <b>(You need to confirm it)</b></p>	County
<p><b>Does the property have water connected?</b> (Yes, No, Waterline on the street/road or Do Not Know)</p>	Not available in the area
<p><b>If YES...</b> (Put the company name and the phone number of the provider)</p>	Dixie Well Company - +17068845756
<p><b>If it's in the area</b> (Put the street name where the main water line is located.)</p>	N/A
<p><b>If NO:</b> (Ask if we do we have to dig a well, or, is there any utility company who provides water in the area where the property is located.)</p>	Would need to dig a well
<p><b>Does the property currently have Sewer or septic?</b> (Confirm If Sewer or Septic is on Site: Select either; Sewer, Septic, or None)</p>	Septic is needed
<p><b>If YES</b> (confirm if it's a SEWER or SEPTIC: Is it provided by the county / city or private company?)</p>	Private company
<p><b>Please ask the details of the Company Name &amp; the Contact information ....</b>(Call and Confirm if it's the right company)</p>	Dirty Mike's Septic & Hydro Jetting service - +17063265065
<p><b>If NO:</b> Do we need to install septic? (YES/NO) or a septic system is already installed in the property?</p>	Would need to install septic system
<p><b>If the septic system has to be installed,</b> (Ask if do we need to percolate the soil?)</p>	N/A
<p><b>Does the property currently have electricty connected?</b> (Yes, No or Do Not Know)</p>	Not yet connected but available in the area
<p><b>What is the electric company name</b> (Confirm If there is Electric company Service in the area - Select either City, Community, None etc.)</p>	US West Point Powerhouse Maintenance Facility - +17066435391
<p><b>What type of gas does this area service?</b> (Propane gas/Natural gas/ tank gas/etc)</p>	Propane gas
<p><b>For waste....</b> <b>Will the county or city pick up the trash?</b></p>	Private company available

<p>If <b>YES...</b> Get the details of the company name and contact information that service in the area...</p> <p><b>NOTE: If NO,</b> (Ask if it's responsibility of the property owner.)</p>	<p>Amwaste - +18884496277</p>
<p><b>County Operator who Confirmed the Information:</b></p>	
<p><b>GENERAL DD NOTES FROM LM TEAM:</b></p>	
<p><b>DISCLAIMER</b></p>	
<p>Every piece of information provided is based on preliminary research conducted by the Online Land Market team. The buyer is responsible for verifying all information with the County regarding what can and cannot be done with the property. The buyer will need to work with the County to obtain the proper permits if needed. The buyer will also need to confirm the availability of any utilities needed or services on the property. The seller makes no warranties or representations about the land, its condition, or what can be built on the property.</p>	