

Building Lots East of I-95

In McIntosh County, Georgia...



Eulonia Lake Estates

Buy and Build Now, or Buy for Investment and Hold

This is a multiple page document... be sure to scroll through all pages.

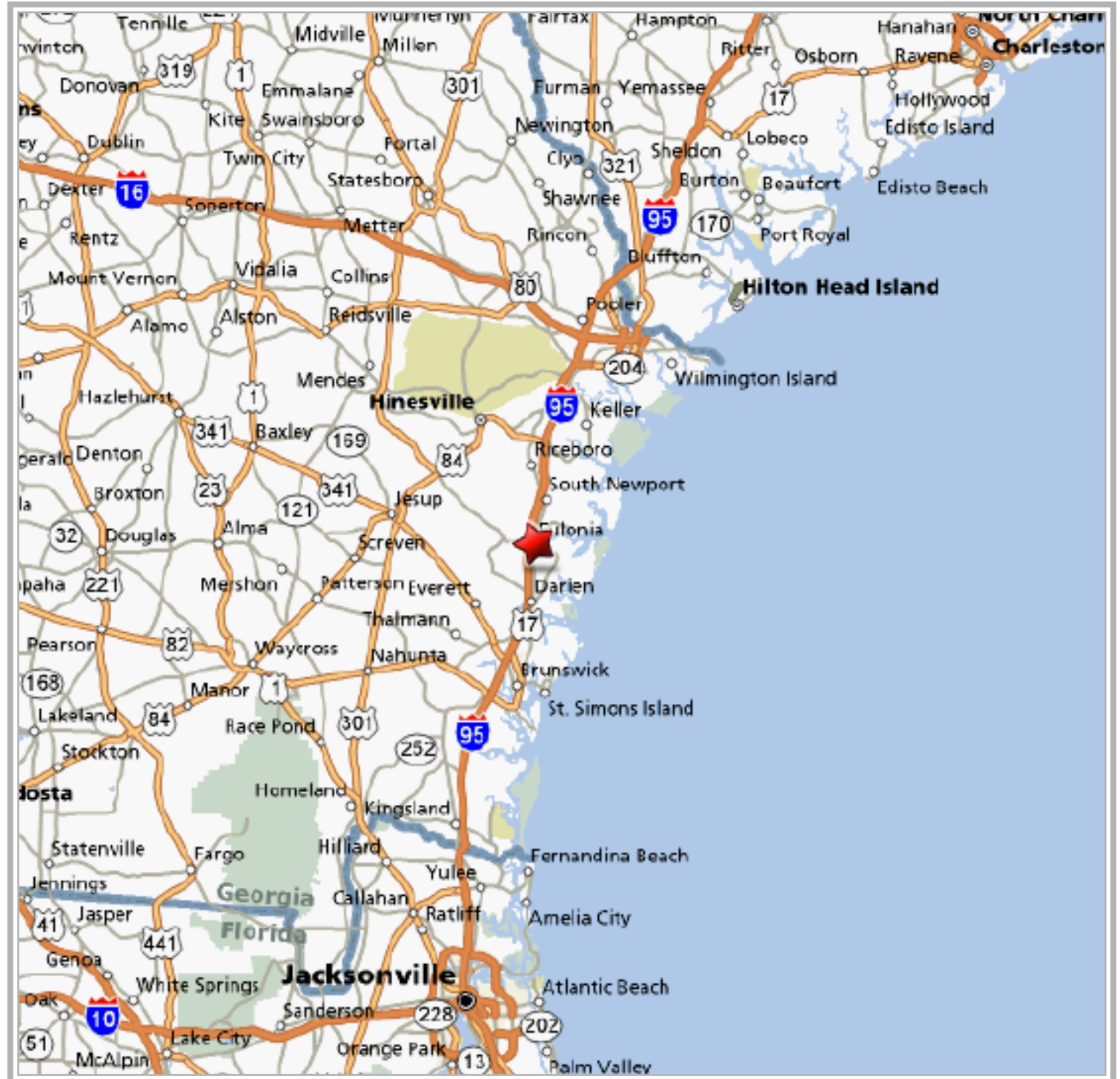
Location

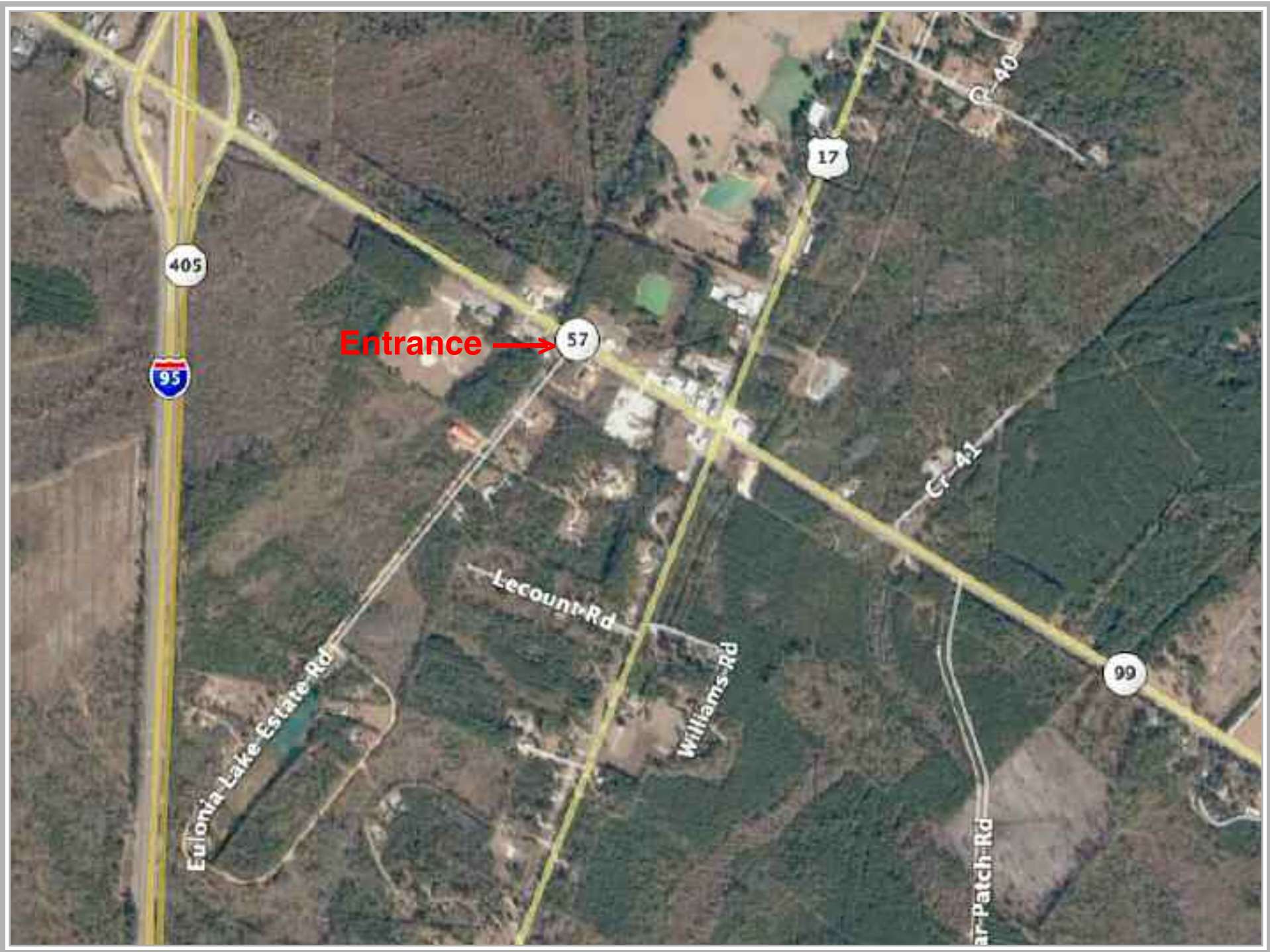
Located East of I-95, just a short drive from the Florida State Line and off the next exit north of Darien, Georgia - which is the center of explosive growth in the region... this subdivision offers good appreciation potential.

Price

The lots in the subdivision are priced by the acre, and are sold on a sliding scale. If you purchase one or two lots, the price is \$10,000 per acre. Three or four lots, \$8,000 per acre, and five or more are priced at \$7,000 per acre.

If you are interested in purchasing the entire subdivision, the price is \$338,500, which includes ownership of the community water plant, an ongoing profitable concern.





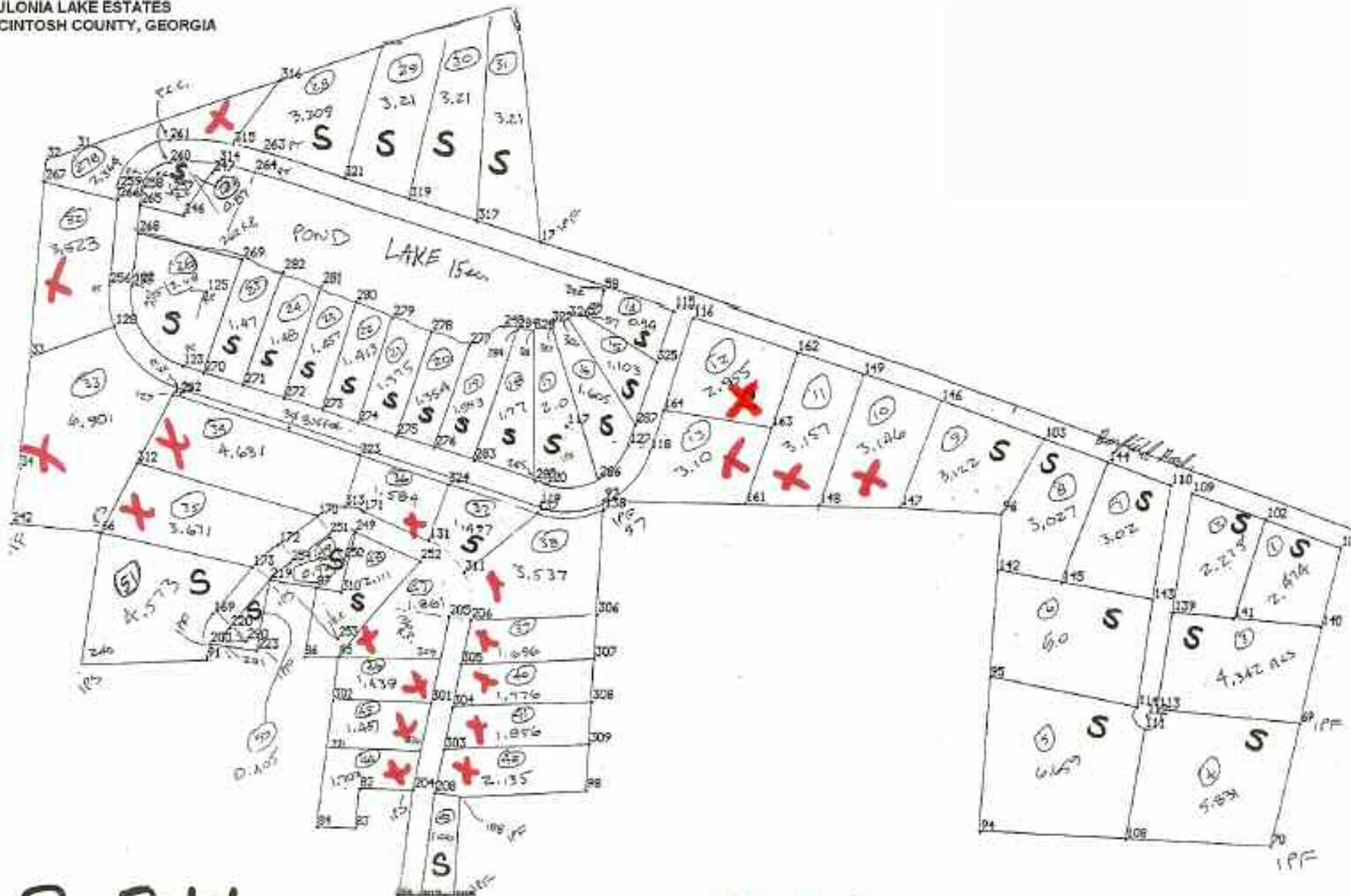


There are several homes already built and occupied in the neighborhood,
and at least one spec home is currently under construction.

If you are looking for just one building lot for your family that offers exceptional value,
you can buy one of these lots for as little as \$14,400!



EULONIA LAKE ESTATES
MCINTOSH COUNTY, GEORGIA



S = Sold
C = Contract

X = Available

EULONIA LAKE ESTATES, MCINTOSH COUNTY, GA. - LOTS AVAILABLE FOR SALE:

5/9/06	LOT #	ACRES	\$10,000.00 PER ACRE
	10	3.15	LOTS 1 - 33 ZONED R1
	11	3.16	LOTS 34 - 51 ZONED R2
	12	2.96	
	13	3.10	
	27B	2.36	R1 ZONING DOES NOT ALLOW MOBILE OR MODULAR HOMES
	32	3.52	
	33	6.90	
	34	4.63	
	35	3.67	
	44	1.70	
	45	1.45	
	46	1.44	
	47	1.86	
	36	1.58	
	38	3.54	
	39	1.70	
	40	1.78	
	41	1.86	
	42	2.14	
	LAKE	10.00	
	APPX ACRES	62.49	

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Simple. The Best Property Guy maintains an extensive inventory of vacant land, primarily in the southeastern United States ... from one-half acre homesites to one million acre timber tracts ... and everything in between. We also offer land in Texas, Mexico, Central and South America.

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Our inventory is so extensive that we do not have all of our land advertised that we have for sale. If you are in the market for vacant land, please call us and see how The Best Property Guy can help YOU!



Lyle Benjamin, CBR

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Charles Rutenberg Realty

