

Thompson Dr. Tract, Carroll County Georgia (12229)

Located on what was previously known as Smithfield School Road, then later as Teague Road, Forestar's Compartment 12229 lies adjacent to Carroll County's proposed Indian Creek Reservoir, only a short distance to the planned 1600' long dam site. The reservoir project would create a 643 acre drinking water reservoir and be a primary option for the Carroll County Water Authority's strategy to provide water service to the region's growing population in unincorporated areas of the county. Initial site maps indicate the proposed reservoir would flood approximately 6+ acres of the northwest section of the Forestar tract and create over 1500 feet of lake shoreline. Historic droughts in the last decade make a proposed drinking water reservoir, either here on Indian Creek or elsewhere in the county, a more probable solution.

The Thompson Road Tract features a professionally managed pine plantation that has been thinned once (at age 14) to leave the best crop trees for future growth and value. Stream side buffers designed to exceed Georgia's Best Management Practices for Forestry have been managed to ensure riparian zones are protected for water quality, and simultaneously function as a diverse, shaded ecosystem providing food, cover, shelter, and travel corridors for some of Georgia's game and non-game wildlife species. The Thompson Drive tract is today a great timber tract investment with the potential for longer term real estate appreciation.

For more information on Forestar's Thompson Road Tract, or to arrange a site visit, contact Forestar's Land Sales Group. For information on the proposed Indian Creek Reservoir, the Carroll County Water Authority website is <http://ccwageorgia.com>.

Tract Information

- County: Carroll
- Total Acres: 61
- Avail. Parcels: 1
- Price / Acre: See Website
- Total Price: See Website
- Zoning: Agricultural
- Tax Parcel No: 011 0022
- Schools: Bowdon Elementary School
Jonesville Middle School
Bowdon High School

Property Amenities

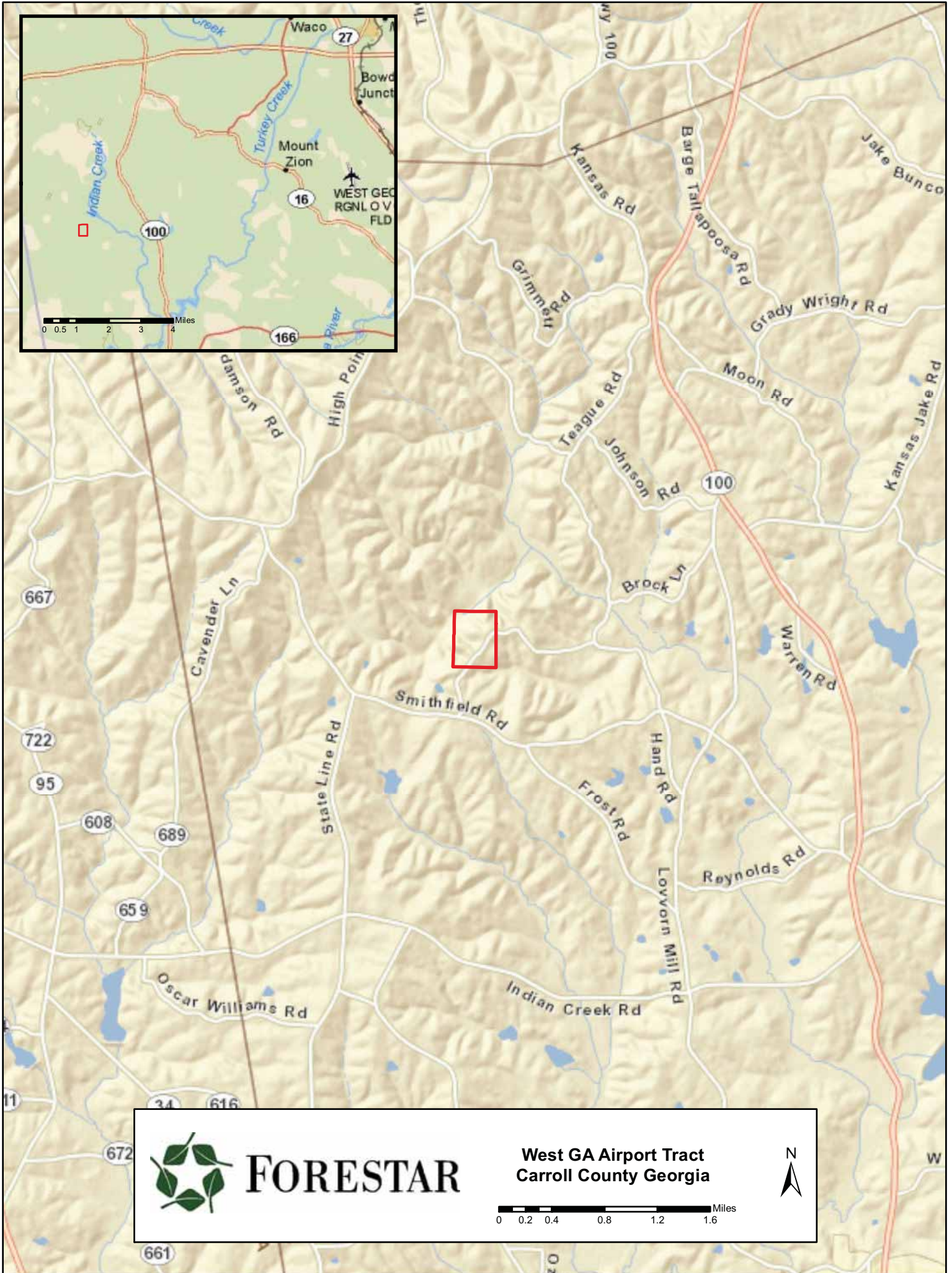
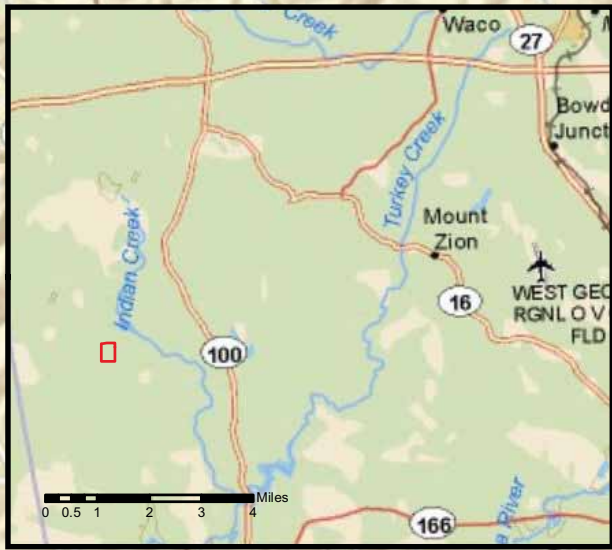
- Pine Plantation - Planted 1994
- Adjacent to Proposed Indian Creek Reservoir Site
- Mild terrain features
- Numerous home site locations
- Accessed via old public road
- Utilities Nearby on Thompson Drive: Electricity, phone, public water


Area Information

- Located in northwest Carroll County; county population 107,000 (214 person / square mile)
- Home to the University of West Georgia (11,500 students), Southwire Company, Tanner Medical Center, West Georgia Technical College, Carroll EMC, Georgia Power Plant Wansley.
- 7 miles to Bowdon and the area's county school facilities
- 9 miles to I-20 (Exit 5) at Hwy 100
- 63 miles to Hartsfield-Jackson International Airport (via I-20 and Camp Creek Parkway)
- 13 miles to downtown Tallapoosa
- 39 miles to Arbor Place Mall in Douglasville; 35 miles to Quintard Mall in Oxford, AL

The information and materials contained herein and the terms, conditions, and descriptions that appear are subject to change. Master plans, site plans and similar information represent development concepts only and may not represent actual design, foliage, layout or final construction. All acreage amounts are approximations and are subject to revision at any time. Prices are subject to change without notice. The land sales information is a solicitation for offers only and is not an offer to sell. No offer should be considered accepted and there will be no binding contract of sale until authorized representatives of both Forestar and the buyer have executed a written Purchase and Sale Agreement. All land is subject to prior sale or withdraw from sale. Due to the age of the plats provided from Forestar's predecessors in title, and changes in the mapping and boundaries due to road ROWs or other boundary adjustments over several decades, there may be multiple varied acreage figures provided within each property information package. If Purchaser does not obtain a New Plat of survey, then the purchase price shall be calculated by multiplying the agreed upon per acre Purchase Price by the number of acres as reasonably determined by Seller from its records and GIS system.






 **FORESTAR**

**West GA Airport Tract
Carroll County Georgia**

0 0.2 0.4 0.8 1.2 1.6 Miles



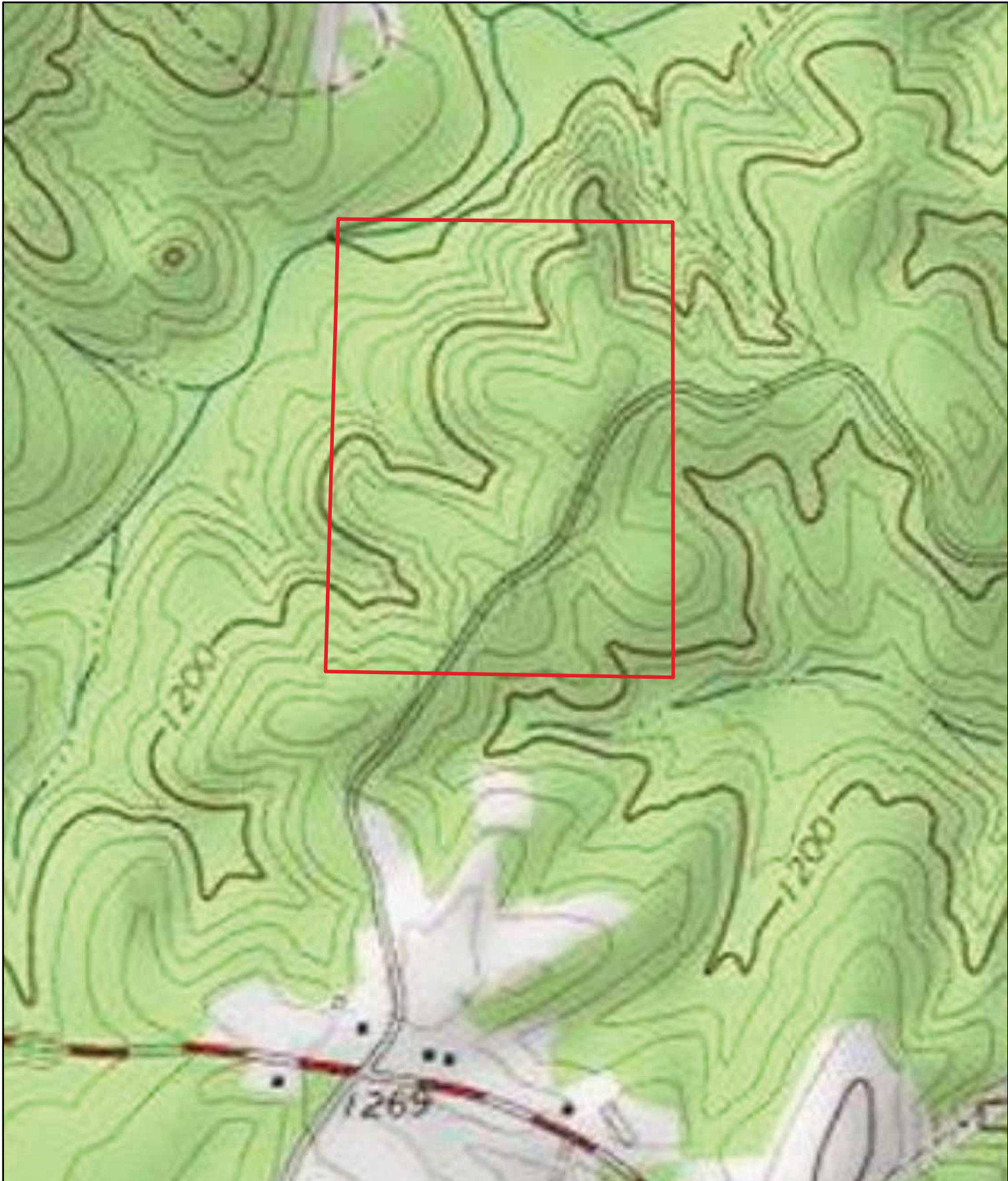


FORESTAR

**Thompson Road Tract
Carroll County Georgia**



0 162.5 325 650 975 1,300 Feet



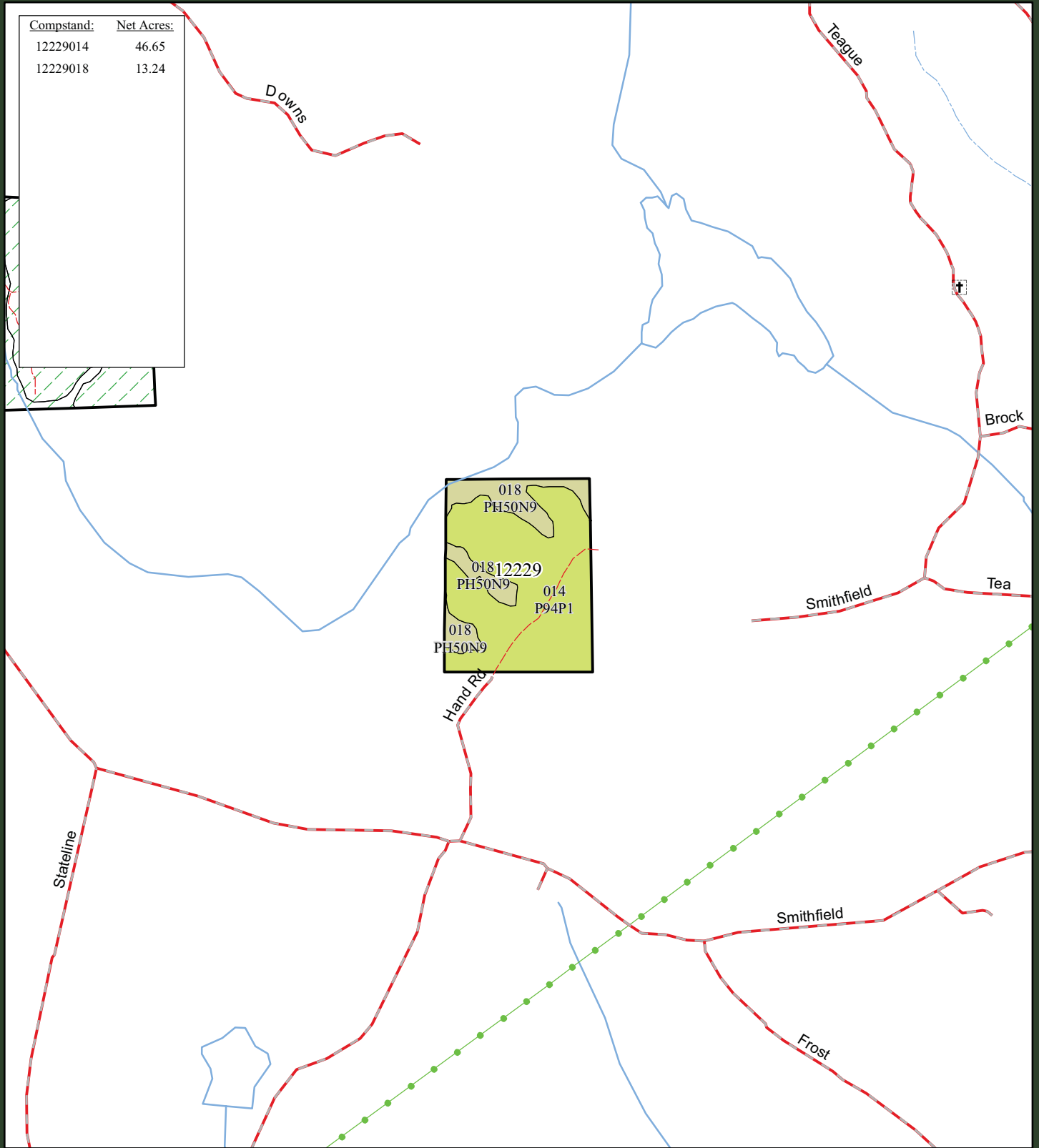
 **FORESTAR**

**Thompson Road Tract
Carroll County Georgia**

0 162.5 325 650 975 1,300 Feet

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Compstand:	Net Acres:
12229014	46.65
12229018	13.24



Compartment: 12229

County: GA-Carroll

Region: Southern GA

Stand Type

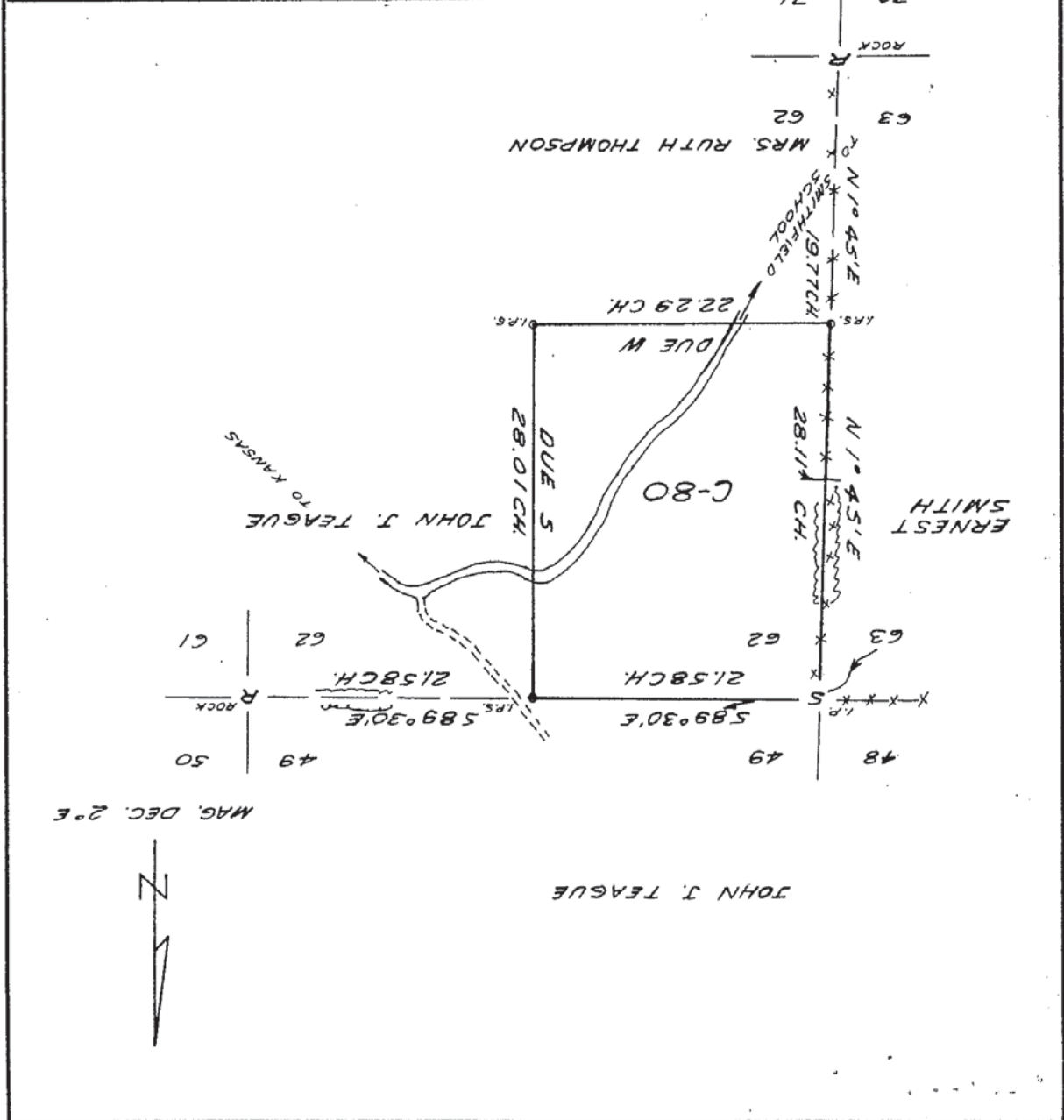
- Hardwood
- Pine
- Pine/Hardwood
- Transition
- Other

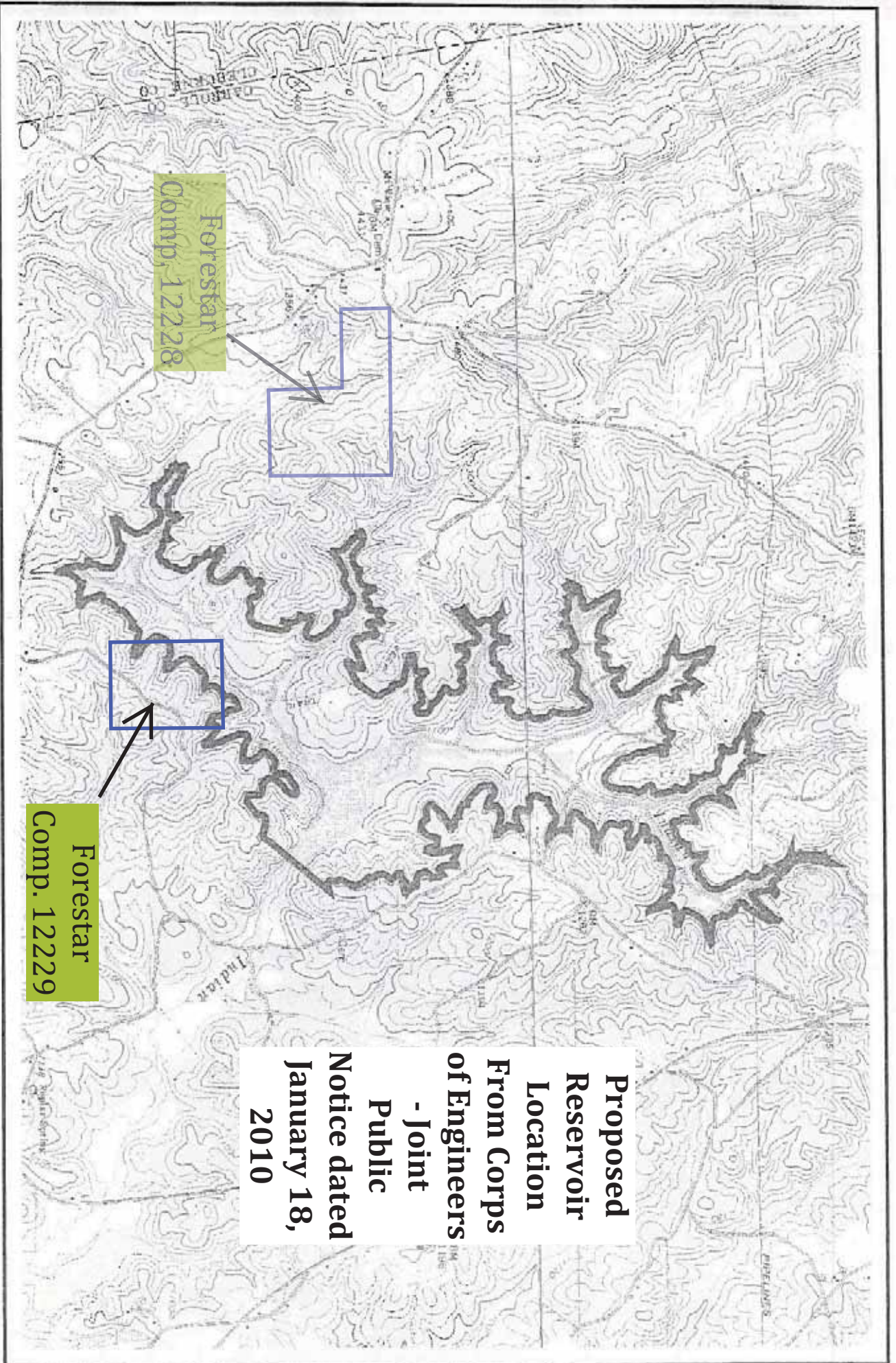
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 1 inch equals 0.25 miles



<http://landforsale@forestargroup.com>
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SHEET NO. 1	
DATE 3-9-62	APPROVED BY E.M.
SCALE 1"=100'	
ACTUAL AREA: 61.53 ACRES	
DEED AREA: 55.00 ACRES	
TRACT C-80 ANDREW MABRY	
9 th DIST. CARROLL COUNTY, GA.	
ROME KRAFT COMPANY WOODLANDS DIVISION ROME, GEORGIA 0560 A	





Proposed Reservoir Location From Corps of Engineers - Joint Public Notice dated January 18, 2010

Forestar Comp, 122228

Forestar Comp, 122229

Figure 2. Jurisdictional Waters of Indian Creek Water Supply Reservoir

Proposed



Esri, Inc. Environmental Credentials
 October 2008

Source: DODC, Lillipost, 2008
 A. Lewellen, Westfall, 1999
 Created in ArcGIS 9.1 using ArcMap

