

# Heaven's Landing

Easy Access  
Mountain View  
Underground Utilities  
Restricted  
USFS  
Wooded Lot



**\$135,000** (2210843)

**Fly into your new home site via the 5069'x50' concrete runway. Hangar your airplane in the available condo style hangar. Enjoy the pristine 635 acre premier mountain estate air park. This 2.2 acre lot is only 15 minutes from Lake Burton.**

**Visit [www.JulieBarnettRealtor.com](http://www.JulieBarnettRealtor.com) for more information**

Julie Barnett - Realtor  
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Smartphone QR Barcode



  
**HARRY NORMAN,**  
REALTORS®  
Since 1930

Luxury Lake and Mountain  
141 S. Main St, Clayton, GA 30525





**Georgia MLS No.:** 2210843  
**Address:** 88 HEAVENS LNDG  
CLAYTON 30525  
**Subdivision:** HEAVENS LANDING  
**Area:** 451  
**Acres:** 2.20  
**List Price:** \$135,000  
**Status:** Back on Market  
**Possible Financing:**

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### PROPERTY INFORMATION


|   |                             |
|---|-----------------------------|
| <b>County:</b> RABUN  | <b>Year Built:</b> 0        |
| <b>Annual Taxes:</b> \$0  | <b>New Construction?</b> No |
| <b>Tax Year:</b> 2006   | <b>Lot Size:</b> 2-5 Acres  |
| <b>Class:</b> Res. Lot less Than 3A   | <b>Lot Dimensions:</b>      |
| <b>Present Use:</b> Platted<br>Subdivision, Recreation/Resort   | <b>No. of Lots:</b> 88      |
| <b>Potential Use:</b> Residential, Recreation/2nd Home  | <b>Price Per Acre:</b> \$0  |
|   | <b>Fees:</b> \$1500         |
|   | <b>Lake Name:</b>           |
| <b>Schools:</b> Elem: <b>RABUN COUNTY</b> (ES_BUS: ) Middle: <b>RABUN</b> (MS_BUS: ) High: <b>RABUN</b> (HS_BUS: )  |                             |
| <b>Remarks:</b> FLY INTO YOUR NEW HOME SITE VIA 5069'X50' CONCRETE RUNWAY AVAILABLE CONDO STYLE HANGAR, PRISTINE 635 ACRE MOUNTAIN AIR PARK. 2.2 ACRE LOT 100 MILES NORTH OF ATLANTA, COMMUNITY WELL GREAT VIEWS, WOODED LOT, BORDERS USFS. |                             |
| <b>Directions:</b> FROM CLAYTON: 76W TO RIGHT ON GERMANY, 3.6 MILES BEAR LEFT ON DEVIL'S BRANCH, RIGHT ON LITTLE CREEK, ENTRANCE TO HEAVEN'S LANDING GO THROUGH MAIN ENTRANCE, PAST HANGARS, LEFT BETWEEN LAST 2 HANGARS                    |                             |

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### FEATURES

|   |  |
|---|--|
| <b>Amenities:</b> Clubhouse, Physical Fit Facilities, Pool, Tennis Courts, Underground Utilities, Airstrip, Stables | <b>Topology:</b> Steep                                     |
|   | <b>Units Per Acre:</b> 0-4                                 |
| <b>Boathouse:</b>   | <b>Utilities:</b> Electricity, Well, Underground Utilities |
| <b>Road Frontage:</b> County/City Road, Pavement  | <b>Water:</b>  |
| <b>Improvements:</b> Underground Utilities, Wooded/Timber   | <b>Zoning:</b> Recreational/Resort                         |
| <b>Structures:</b>  |  |

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Information is provided by the Georgia Multiple Listing Service and is deemed reliable but not guaranteed. 

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**Julie Barnett**  
Phone: 706-947-3952  
Email: julie.barnett@harrynorman.com

HARRY NORMAN REALTORS  
141 SOUTH MAIN STREET  
CLAYTON, 30525  
Phone: 706-212-0228



# LOT/LAND SELLER'S PROPERTY DISCLOSURE STATEMENT

## EXHIBIT " \_\_\_\_\_ "



2007 Printing

For Property Located at Lot 88 Heaven's Landing  
 ("Property")

**NOTICE TO BUYER AND SELLER:** This disclosure statement is designed to assist Seller in disclosing to a buyer all known material or adverse facts relating to the physical condition of Property that are not readily observable. All questions are to be with respect to the above referenced Property.

**IF THE ANSWERS TO ANY OF THE QUESTIONS LISTED BELOW ARE "YES," PLEASE EXPLAIN IN DETAIL IN THE "ADDITIONAL EXPLANATIONS" SECTION.**

**1. SOIL, TREES, DRAINAGE AND BOUNDARIES:**

- |   | Yes                                 | No                                  | Don't Know               |
|---|-------------------------------------|-------------------------------------|--------------------------|
| (a) Is Property vacant?<br>If yes, how long has it been since Seller occupied Property? _____   | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> |
| (b) Are there any leases, written or verbal, on Property or any part thereof?   | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| (c) Is there any fill dirt on Property?   | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| (d) Is there or will there be any landfill on Property?   | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| (e) Are there mine shafts or wells (in use or abandoned)?   | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| (f) Is there any sliding, settling (other than normal settling), earth movement, upheaval or earth stability/expansive soil problems? | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| (g) Is Property or any part thereof located in a flood zone?  | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| (h) Are there any drainage or flooding problems on Property?  | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| (i) Are there any diseased or dead trees?   | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| (j) Are there any encroachments, boundary line disputes, leases or unrecorded easements?  | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input type="checkbox"/> |

**2. TOXIC SUBSTANCES:**

- |   |                          |                                     |                          |
|---|--------------------------|-------------------------------------|--------------------------|
| (a) Are there any underground tanks, toxic or hazardous substances on Property (structure or soil) such as asbestos, urea-formaldehyde, methane gas, radioactive material, benzene, radon, or other environmental contaminants? |                          |                                     |                          |
| (b) Has Property ever been tested for radon or any other environmental contaminants?  | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |

**3. THE PROPERTY:**

- |  |                          |                                     |                          |
|--|--------------------------|-------------------------------------|--------------------------|
| (a) How many acres are in Property? <u>22</u>  |                          |                                     |                          |
| (b) What is the current zoning of Property? <u>residential</u>   | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| (c) Will conveyance of Property exclude any mineral, oil and timber rights?  | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| (d) Are there any governmental allotments committed?   | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| (e) Have any licenses or usage permits been granted for, but not limited to, crops, minerals, hunting, water, grazing or timber? | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |

**4. COVENANTS, FEES AND ASSESSMENTS:**

- |  |                                     |                                     |                          |
|--|-------------------------------------|-------------------------------------|--------------------------|
| (a) Is, or will, Property be part of a community association?  |                                     |                                     |                          |
| (b) Is or will it be subject to covenants, conditions and restrictions (CC & Rs)?  | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> |
| (c) Is there a mandatory membership Association Fee?<br>If yes, what amount? \$ <u>50.00</u> per <u>month</u> for <u>property</u><br>Is there an initiation fee? If yes, what amount? \$ <u>1500</u> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> |
| (d) Are there any special assessments approved by but yet not owing or due to the Association?<br>If yes, what amount \$ <u>\$100 per month for home</u>   | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input type="checkbox"/> |

**5. OTHER MATTERS:**

- |  |                          |                                     |                          |
|--|--------------------------|-------------------------------------|--------------------------|
| (a) Have there been any inspections of Property in the past year?  |                          |                                     |                          |
| (b) Are there any violations of local, state or federal laws, codes or regulations with respect to Property? | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| (c) Have you received notices by governmental or quasi-governmental agency affecting Property?               | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| (d) Are there any existing or threatened legal actions affecting Property?                                   | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| (e) Is there any system or item on Property which is leased or which has a fee associated with its use?      | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| (f) Are there any private or undedicated roadways for which owner may have financial responsibility?         | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| (g) If Property is served by well water, is the well on Property?  | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |

**6. AGRICULTURAL DISCLOSURE:**

Is the subject Property within, partially within, or adjacent to any property zoned or identified on an approved county land use plan as agricultural or forestry use?  Yes  No  Don't Know  
 It is the policy of this state and this community to conserve, protect, and encourage the development and improvement of farm and forestland for the production of food, fiber, and other products, and also for its natural and environmental value. This notice is to inform



prospective property owners or other persons or entities leasing or acquiring an interest in real property that the property in which they are about to acquire an interest lies within, partially within, or adjacent to an area zoned, used, or identified for farm and forest activities and that farm and forest activities occur in the area. Such farm and forest activities may include intensive operations that cause discomfort and inconveniences that involve, but are not limited to, noises, odors, fumes, dust, smoke, insects, operations of machinery during any 24 hour period, storage and disposal of manure, and the application by spraying or otherwise of chemical fertilizers, soil amendments, herbicides, and pesticides. One or more of these inconveniences may occur as the result of farm or forest activities which are in conformance with existing laws and regulations and accepted customs and standards.

**7. UTILITIES:**

Seller warrants that the following utilities serve Property. (The term "serve" shall mean: the indicated utilities and services are available and functional at the property line.) Check (✓) only those utilities below that are included in the sale of Property. [The utilities listed below that are not checked do not serve Property.]

- Electricity
- Natural Gas
- Telephone
- Cable Television
- Garbage Collection
- Public Sewer
- Public Water
- Private/Well Water
- Shared Well Water
- Other Community well system

**8. ADDITIONAL EXPLANATIONS OR DISCLOSURES:**

*once you start home - you have 18 months to complete -*

MARK BOX IF ADDITIONAL PAGES ARE ATTACHED

**9. SELLER'S REPRESENTATION:**

In this disclosure, Seller warrants that to the best of Seller's knowledge and belief, the information contained herein with respect to the condition of the Property is accurate and complete as of the date signed by Seller. It is not a substitute for any inspections or warranties that Buyer may wish to obtain. Seller hereby authorizes Broker to provide this information to prospective buyers of Property and to Brokers. Seller agrees to promptly update this Lot/Land Disclosure Statement and provide any Buyer and Brokers with a revised copy of the same if there are any material changes in the answers to the questions contained herein.

Is each individual named below a U. S. Citizen or resident alien?

Yes  No

Has each individual named below been a Georgia resident for the past two years?

Yes  No

Has Property been Seller's primary residence for at least two of the last five years?

Yes  No

Seller: Mike Crochetti Jr. (MH)

Date: \_\_\_\_\_, 20\_\_\_\_

Seller: \_\_\_\_\_

Date: \_\_\_\_\_, 20\_\_\_\_

**10. RECEIPTS AND ACKNOWLEDGMENT OF BUYER:**

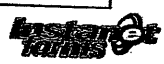
I acknowledge receipt of this Seller's Lot/Land Property Disclosure Statement. I understand that except as stated in the Lot/Land Purchase and Sale Agreement with Seller, Property is being sold in its present condition only, without warranties or guarantees of any kind by Seller or Brokers. No representations concerning the condition of Property are being relied upon by me except as disclosed herein or stated in the Purchase and Sale Agreement.

Buyer: \_\_\_\_\_

Date: \_\_\_\_\_, 20\_\_\_\_

Buyer: \_\_\_\_\_

Date: \_\_\_\_\_, 20\_\_\_\_



52/281

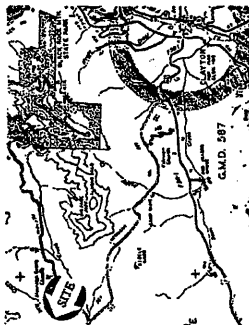
# HEAVEN'S LANDING, LLC

LOCATED IN LAND LOT NO. 97, LAND DISTRICT NO. 2, RABUN COUNTY, GEORGIA

DATE: JUNE 7, 2005

SCALE: 1" = 100'  
0' 50' 100'

- LEGEND**
- IRON PIN FOUND
  - IRON PIN SET OR TO BE SET
  - UTILITY POLE
  - POWER LINE
  - TELEPHONE LINE
  - GRAVEL
  - PAVED
  - STREAM
  - C/L = CENTER LINE
  - P.D. = PROPERTY LINE
  - R/W = RIGHT OF WAY
  - PUBLIC USE



Vicinity map

RABUN COUNTY PLANNING COMMISSION DOES NOT CERTIFY OR GUARANTEE THE ACCURACY OF THE INFORMATION AND SEWER SERVICES SHOWN ON THIS PLAT. THE AVAILABILITY OF APPROPRIATE AUTHORITIES PRIOR TO ANY PURCHASE

HEREBY CERTIFIED THAT THE PLAT IS TRUE AND CORRECT AND WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND TO THE BEST OF MY KNOWLEDGE AND BELIEF ALL INFORMATION SHOWN HEREON IS TRUE AND CORRECT AND THAT ALL MONUMENTS SHOWN HEREON ARE IN PLACE AND ARE MARKED AS 'FUTURE', AND LOCATION, SIZE, TYPE, AND MATERIAL ARE FULLY SHOWN.

REGISTERED GEORGIA LAND SURVEYOR No. 11111

OF GEORGIA COUNTY OF RABUN, THIS PLAT SHOWS THE LOCATION OF THE SEWER SYSTEM AND THE LOCATION OF THE SEWER SYSTEM. THE SEWER SYSTEM IS SHOWN AS A DOTTED LINE WITH 'S' MARKERS. THE SEWER SYSTEM IS TO BE CONSTRUCTED IN ACCORDANCE WITH THE REQUIREMENTS OF THE RABUN COUNTY PLANNING COMMISSION. THE SEWER SYSTEM IS TO BE CONSTRUCTED IN ACCORDANCE WITH THE REQUIREMENTS OF THE RABUN COUNTY PLANNING COMMISSION.

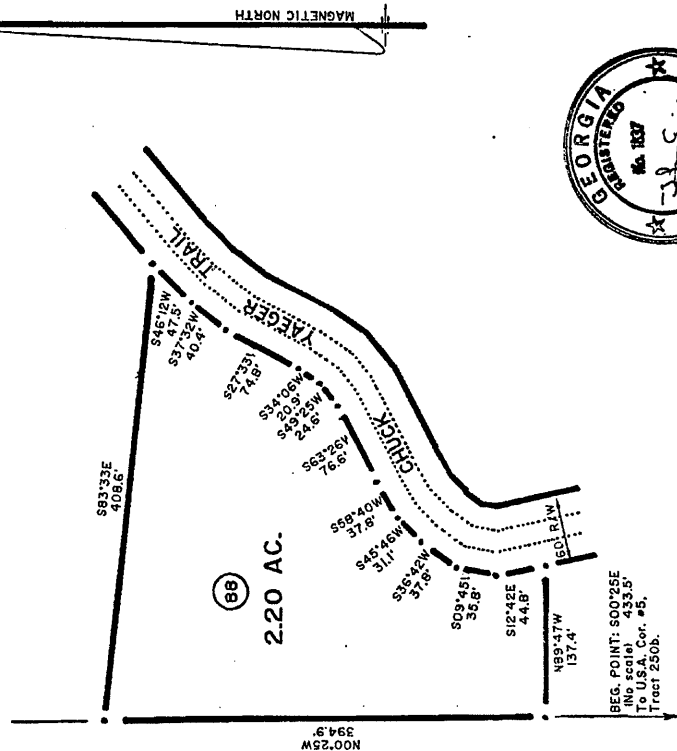
DATE: 6/7/05  
 I, *James O. Bell*, Surveyor  
 Rabun County Planning Commission

- 1: COMMUNITY WELLS, SYSTEMS
- 2: INDIVIDUAL SEPTIC TANK SYSTEMS
- 3: AGE: CULVERTS SIZED TO WATERSHED DRAINED

MAP OR PLAT HAS BEEN CALCULATED FOR AREA AND IS FOUND TO BE ACCURATE WITHIN 0.01 IN FEET.

FIELD DATA ON WHICH THIS MAP WAS BASED WAS OBTAINED BY MEASUREMENTS TO CORNER POINTS, AND IS NOT ADJUSTED AS NOT ADJUSTED

ALL LINEAR MEASUREMENTS MADE WITH IN GTS-502.



LAMAR EDWARDS & ASSOCIATES, INC.  
 P. O. BOX 48  
 CLAYTON, GEORGIA 30525  
 TELEPHONE 706/782-4440

NOTE: THIS PARCEL IS ZONED "VC" ACCORDING TO THE OFFICIAL ZONING MAP OF RABUN COUNTY ON FILE IN THE OFFICE OF THE ADMINISTRATIVE OFFICER OF THE RABUN COUNTY ZONING AUTHORITY AT THIS DATE. 6-7-05

BEG. POINT: S00°25'E  
 (No scale) 433.5'  
 To U.S.A. Cor. #5,  
 Tract 250b.