



FOR SALE

SIGNIFICANT PRICE REDUCTION



ASSEMBLAGE PROPERTIES

TOOMSBORO, WILKINSON COUNTY, GEORGIA

CONTACT AGENT FOR SALES PRICE

CBCMACON.COM

THOMAS RHODES

706.615.5233

trhodes@cbcworldwide.com

GUY EBERHARDT

478.955.4492

mcheek@cbcworldwide.com



CBCWORLDWIDE.COM



PROPERTY OVERVIEW

Toomsboro, Wilkinson County, Georgia

Located in the heart of Georgia, Toomsboro, a small town of 700 residents, is for sale.

Toomsboro is very unique. It is one of the few places where you can buy a whole town with every kind of building including a historic inn, a syrup mill, an opera house, a school house, a railroad depot, a cotton warehouse, a restaurant, a barbershop, a water wheel, a grist mill, a work shop, a filling station, and several houses.

The owners are hoping to see the Toomsboro real estate property in the right hands. New owners that understand it's uniqueness and the importance of preserving historic properties. Once you see the heart pine flooring and original tile one will understand why the preservation is so important.

Call or go by to see for yourself all the possibilities the town of Toomsboro has to offer. Great for music venues, movie sets, camps, and more.

Toomsboro, Georgia is located at the crossroads of Hwy 57 and Hwy 112.

PROPERTY VIDEO



PROPERTY VIDEO

| | |
|--|--|
| LOCATION: | <ul style="list-style-type: none">• One hour drive from Macon• Two hour drive from Atlanta• Two hour drive from Savannah |
| PARCELS: | <ul style="list-style-type: none">• 37 Tax parcels (Parcel List Page 4-5)• Property Map (Page 6) |
| IMPROVEMENTS: (PHOTOS PAGE 34-36) | Improvements consist of: <ul style="list-style-type: none">- Bank- Banquet Hall- Barber Shop- Cotton Warehouse- Fire Station- Gas Station- Grist Mill- Hotel- Houses (10)- Opera House- Pond & Water Wheel- Railroad depot- Restaurant |
| FLOOR PLANS: | See Page 7-33 |
| ACREAGE: | 40± Total acres |
| CONTACT AGENT FOR SALES PRICE | |



PARCEL LIST

Toombsboro, Wilkinson County, Georgia

| | |
|----------|--|
| T03 168 | 05 G T GOSSETT HOUSE HWY 112 CITY, 150 MAIN ST |
| T03 098A | 05 PART OF RAILROAD PROPERTY, HWY 112 |
| T05 029A | 05, 166 MAIN STREET |
| T03 166 | 05 END OF ALLEY PB 15, RAILROAD ST N |
| T05 039 | 05 "PART BURKE LOT", HWY 112 |
| T05 040 | 05 NE CNR HWY 57/112, BART BURKE, IRWINTON RD |
| T05 035 | 05 HWY 112, MAIN ST |
| T05 038 | 05 HWY 112 (ES), 179 MAIN ST |
| T05 038A | 05 CITY OF TOOMSBORO HWY 112, 183 MAIN STREET |
| T05 029 | 05 MAIN STREET, 170 MAIN ST |
| T05 031 | 05 CHURCH ST OLD BARBAR SHOP, 148 MAIN ST |
| T05 026 | 05 LOT 13 BLOCK B |
| T05 027 | 05 MAIN ST |
| T05 028 | 05 MAIN ST HOLLIMAN PLACE, 174 MAIN ST |
| T03 170 | 05 WILLETTE HOTEL, RAILROAD ST N |
| T03 171 | 05 W V LORD HOUSE, RAILROAD ST N |
| T03 172 | 05 LOT IN TOOMSBORO, COMBINED W, RAILROAD ST |
| T03 164 | 05 S COMM CREEK – CITY OF TOOMSBORO |
| T03 155 | 05 |
| T03 156 | 05 HWY 112, MAIN ST |
| T03 163 | 05 FUNERAL HOME LOT ON HWY 112, MAIN ST |

Continued Page 5.



PARCEL LIST

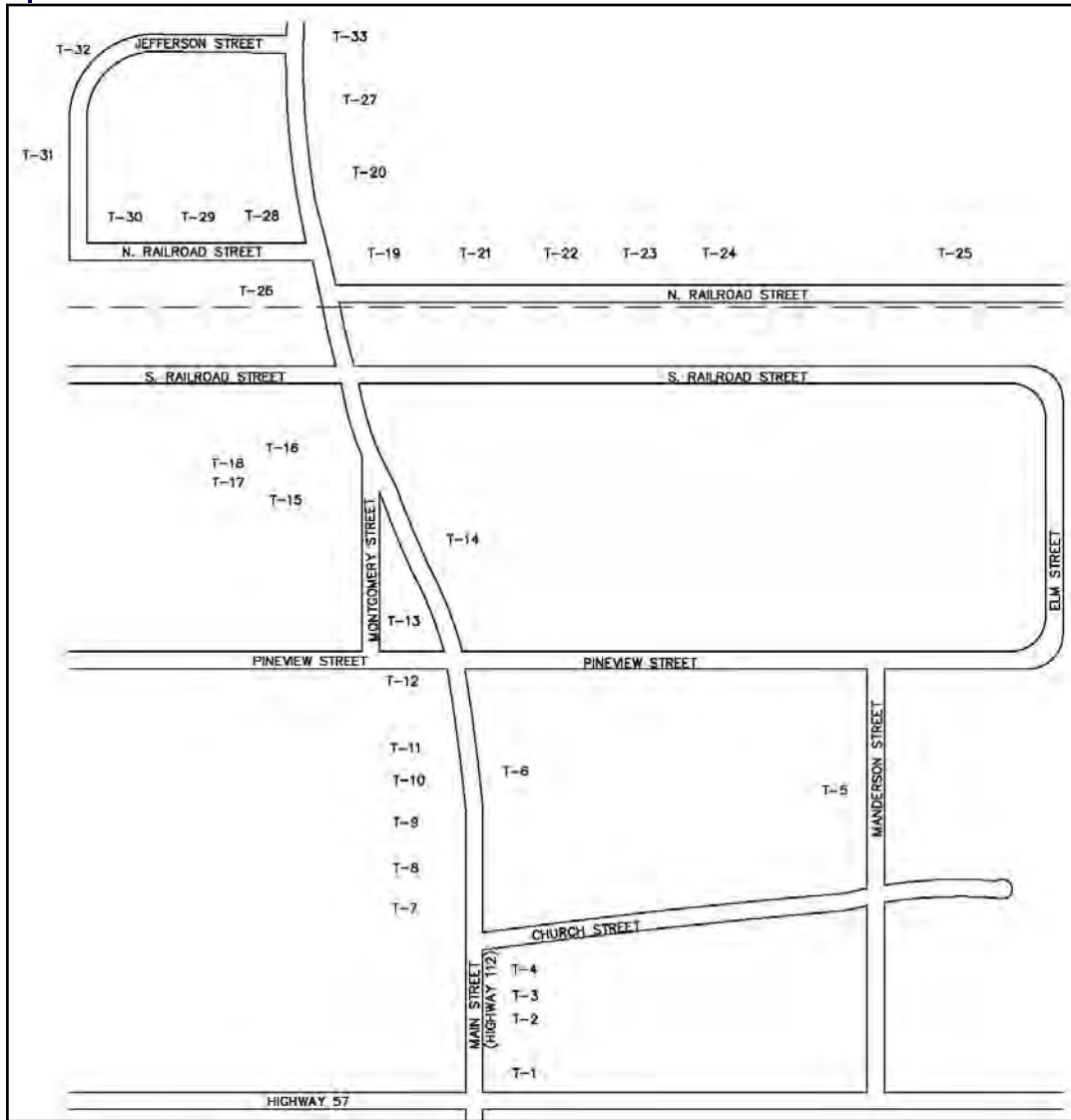
Toomsboro, Wilkinson County, Georgia

| | |
|----------|--|
| T03 160 | 05 HWY 112, MAIN ST |
| T03 161 | 05 OLD STORE BLDG SITE, MAIN ST |
| T03 162 | 05 MAIN ST |
| T03 103 | 05 R R ST, 191 RAILROAD ST N |
| T03 104 | 05 125 X 90 SYRUP PITCHER, RAILROAD ST N |
| 074 017 | 05 NORTH OF RR, LL 264 271 GMD 3 |
| T03 075 | 05 OLD TOOMSBORO HARDWARE & SUPPL |
| T03 076 | 05 OLD BANK BUILDING, MAIN ST |
| T03 008 | 05 LOTS B & C STEPHENS SUB PB 8/4, HWY 57 |
| T03 072 | 05 PT OF TRIANGLE BETWEEN HWY 112, MAIN ST |
| T03 074 | 05 SWAMPLAND RESTAURANT, 140 MONTGOMERY ST |
| T05 089 | 05 BEHIND JAMES/HALL |
| T03 165 | 05 CITY OF TOOMSBORO, MAIN ST |
| T03 127 | 05 TOOMSBORO |
| T03 138 | 05 CITY OF TOOMSBORO, JEFFERSON ST |
| T03 075A | STRIP BESIDE SWAMPLAND |



PROPERTY MAP

Toombsboro, Wilkinson County, Georgia



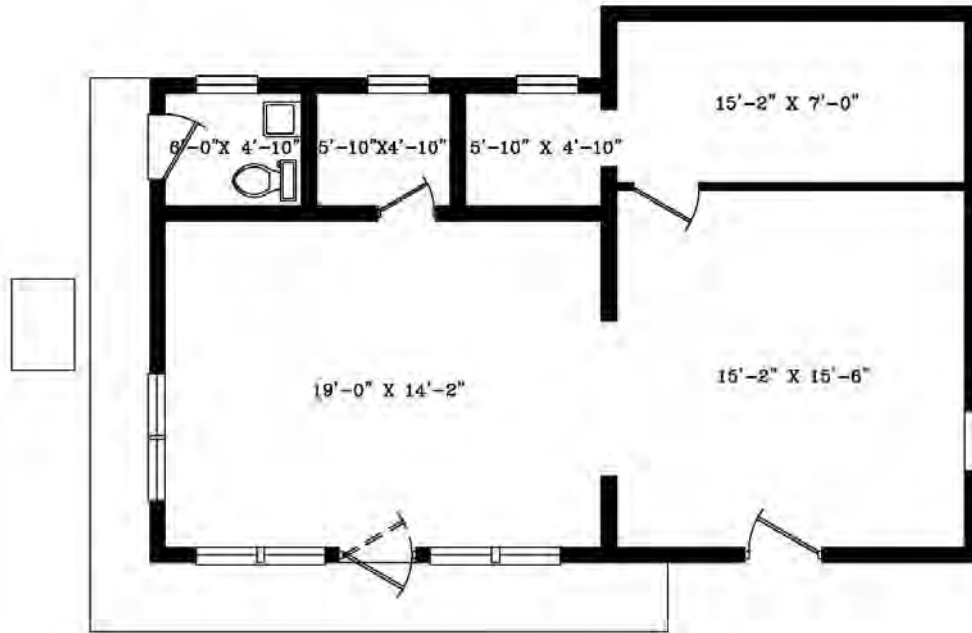
| | |
|------|---|
| T-1 | Gas Station - 199 Highway 57 |
| T-2 | Land between Gas Station & White Shop - 185 Main Street |
| T-3 | White Shop - 183 Main Street |
| T-4 | Beige & Brown House - 181 Main Street |
| T-5 | Lot beside Church - 104 Manderston Street |
| T-6 | Tan, White & Red House - 173 Main Street |
| T-7 | Beige House - 178 Main Street |
| T-8 | Blue House - 176 Main Street |
| T-9 | White Vinyl House - 174 Main Street |
| T-10 | Green House - 170 Main Street |
| T-11 | Trailer - 166 Main Street |
| T-12 | Barber Shop - 148 Pineview Street |
| T-13 | Parcel Across from Barber Shop - 145 Pineview Street |
| T-14 | Fire Station - 167 Main Street |
| T-15 | Cheyenne's Restaurant - 140 Montgomery Street |
| T-16 | Swampland Opry - 160 Main Street |
| T-17 | Public Restrooms Beside Restaurant |
| T-18 | Snack Shack Beside Swampland Opry |
| T-19 | Hotel - 151 Main Street |
| T-20 | Banquet Hall - 149 Main Street |
| T-21 | Griet Mill - 131 North Railroad Street |
| T-22 | Pink House - 129 North Railroad Street |
| T-23 | Blue/Gray House - 133 North Railroad Street |
| T-24 | Lot - 137 North Railroad Street |
| T-25 | Pond & Water Wheel - 145 North Railroad Street |
| T-26 | Railroad Depot - 202 North Railroad Street |
| T-27 | Yellow House - 147 Main Street |
| T-28 | Syrup Pitcher - 199 North Railroad Street |
| T-29 | Cotton Warehouse - 195 North Railroad Street |
| T-30 | House beside Cotton Warehouse - 191 North Railroad Street |
| T-31 | Lot - 124 Jefferson Street |
| T-32 | Lot - 129 Jefferson Street |
| T-33 | Lot - 133 Main Street |

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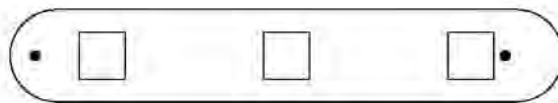
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GAS STATION (199 Highway 57)
Toombsboro, Wilkinson County, Georgia

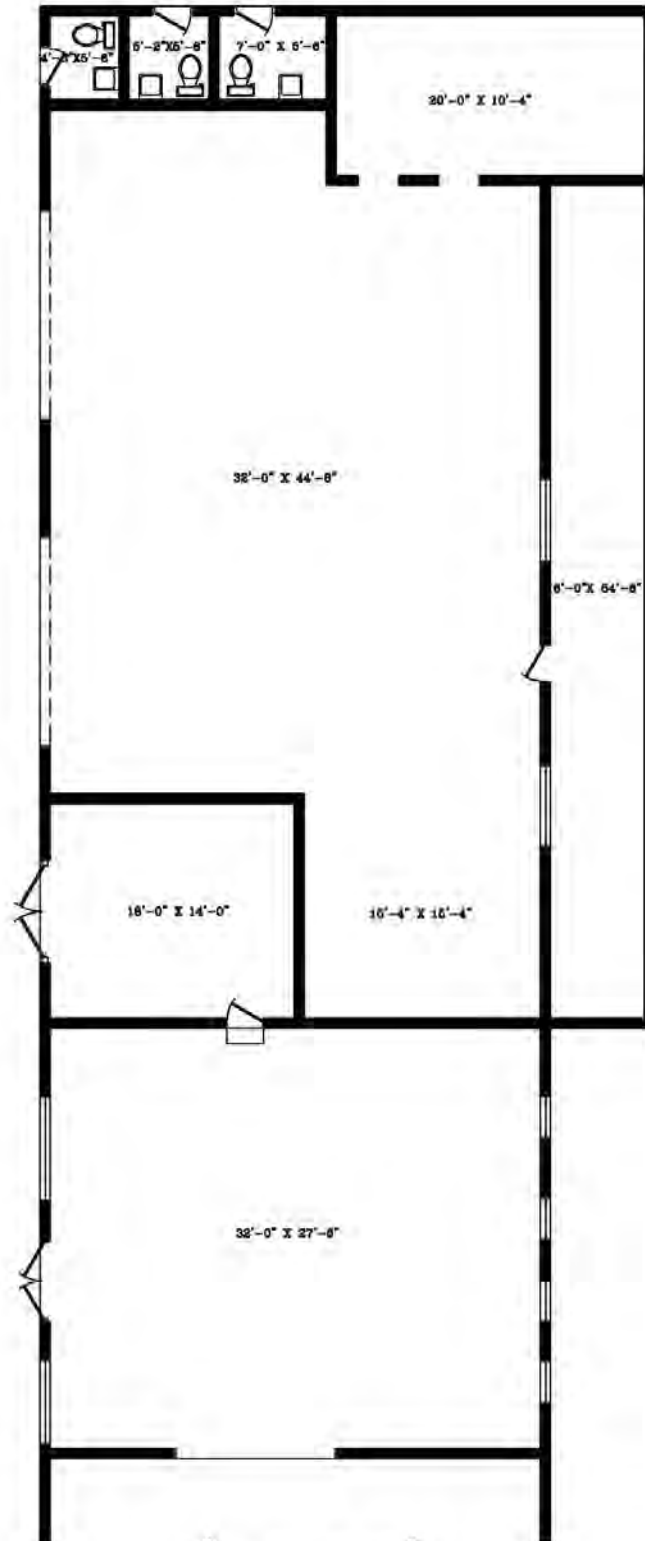


GAS STATION
199 Highway 57
810 S.F.





WHITE SHOP (183 Main Street)
Toombsboro, Wilkinson County, Georgia



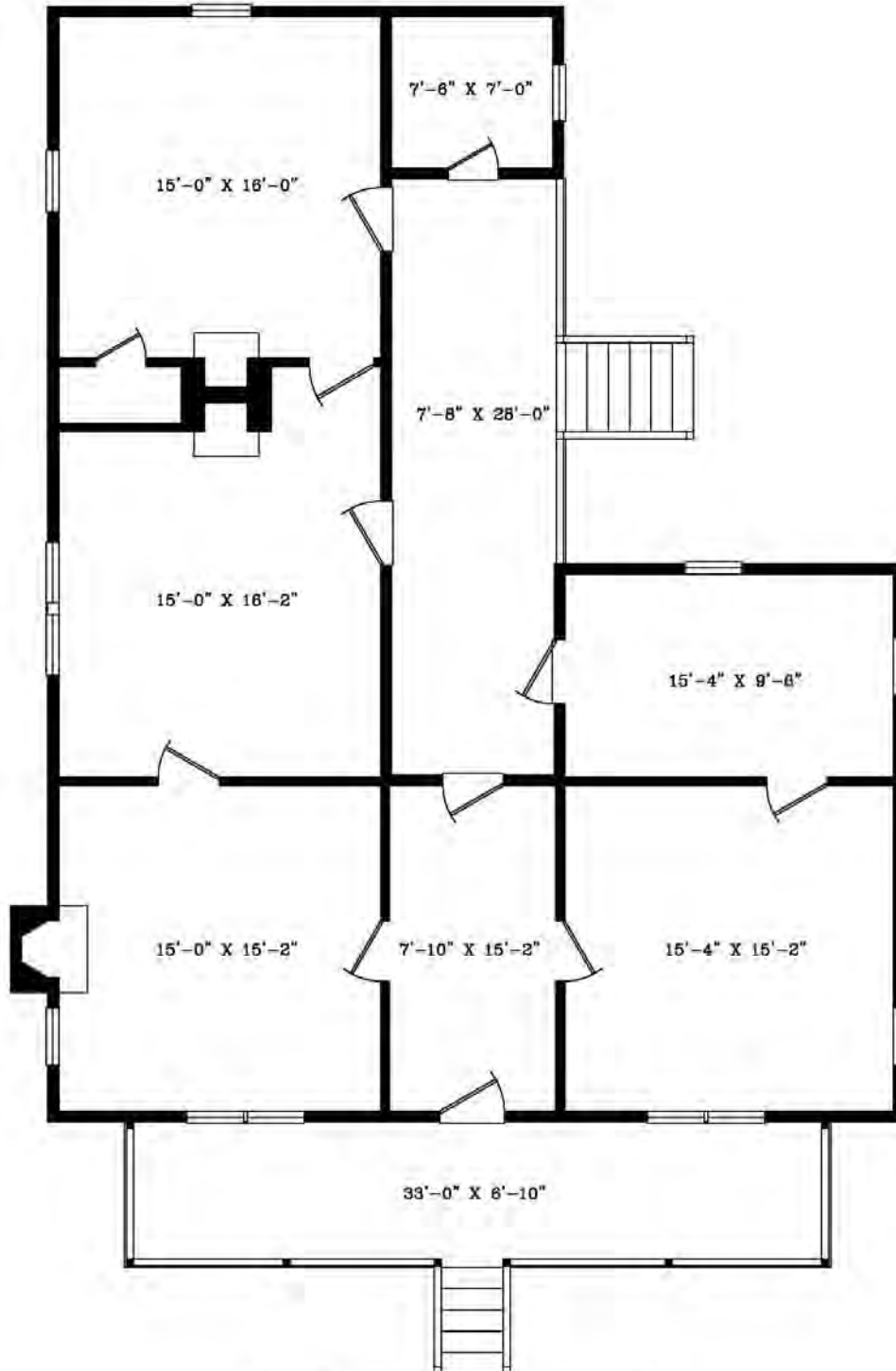
WHITE SHOP
183 Main Street
3621 S.F.

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BEIGE & BROWN HOUSE (181 Main Street)
Toombsboro, Wilkinson County, Georgia



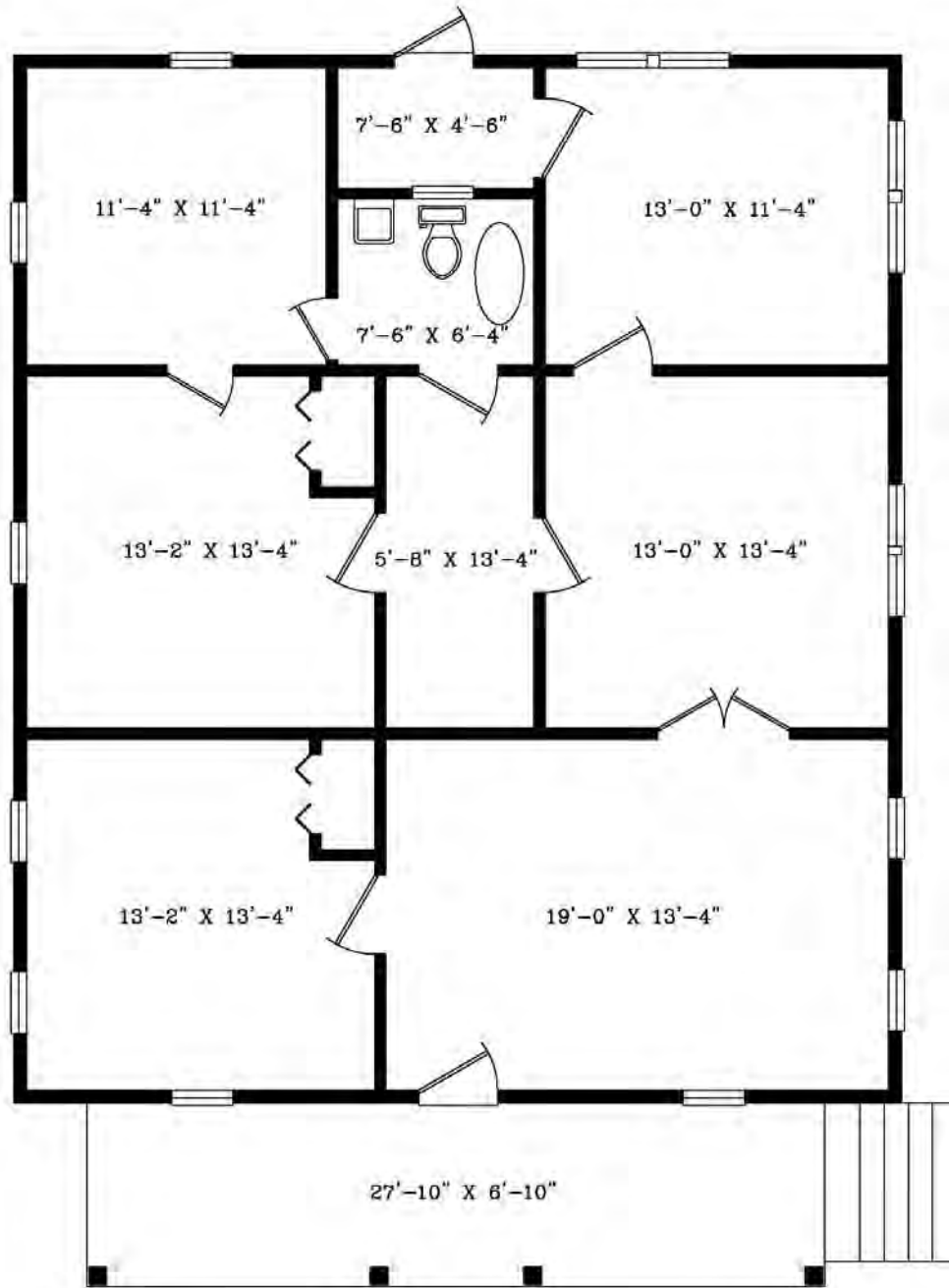
BEIGE & BROWN HOUSE
181 Main Street
1460 S.F.

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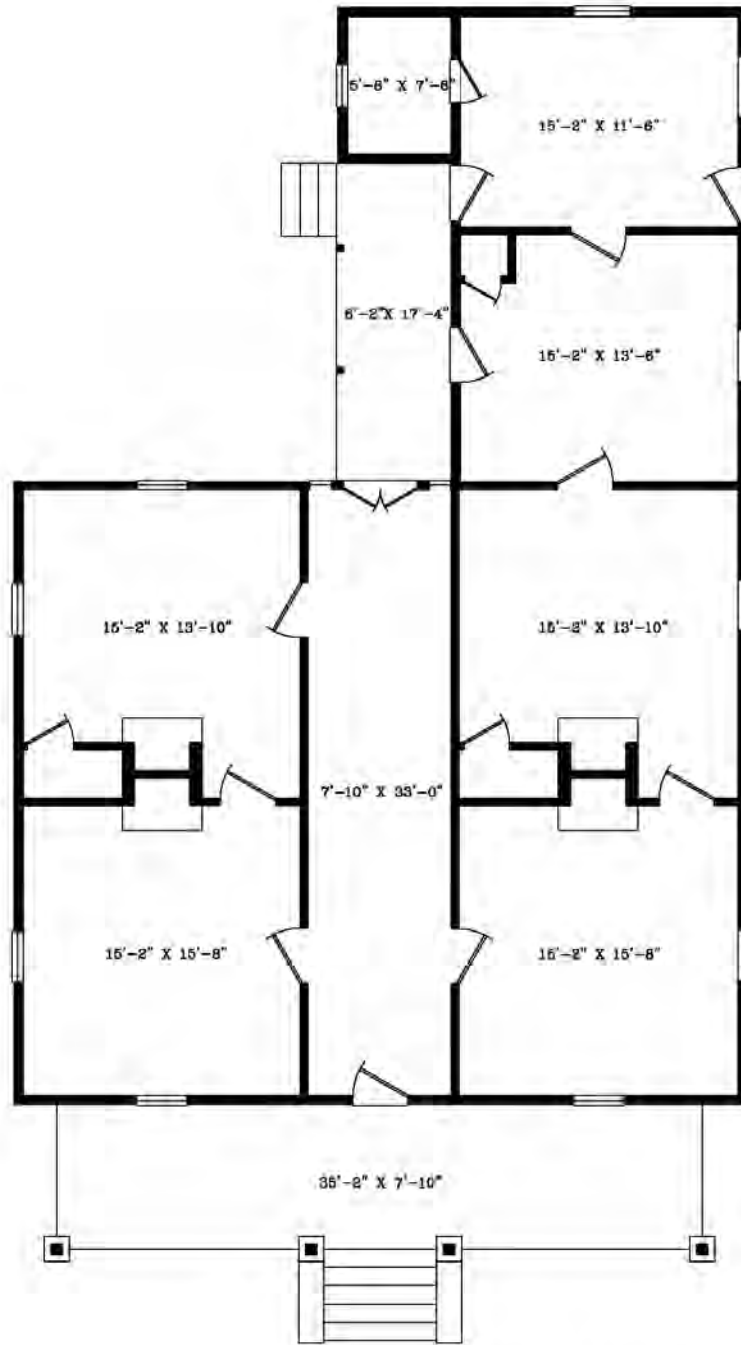
BEIGE HOUSE (178 Main Street)
Toombsboro, Wilkinson County, Georgia



BEIGE HOUSE
178 Main Street
1342 S.F.



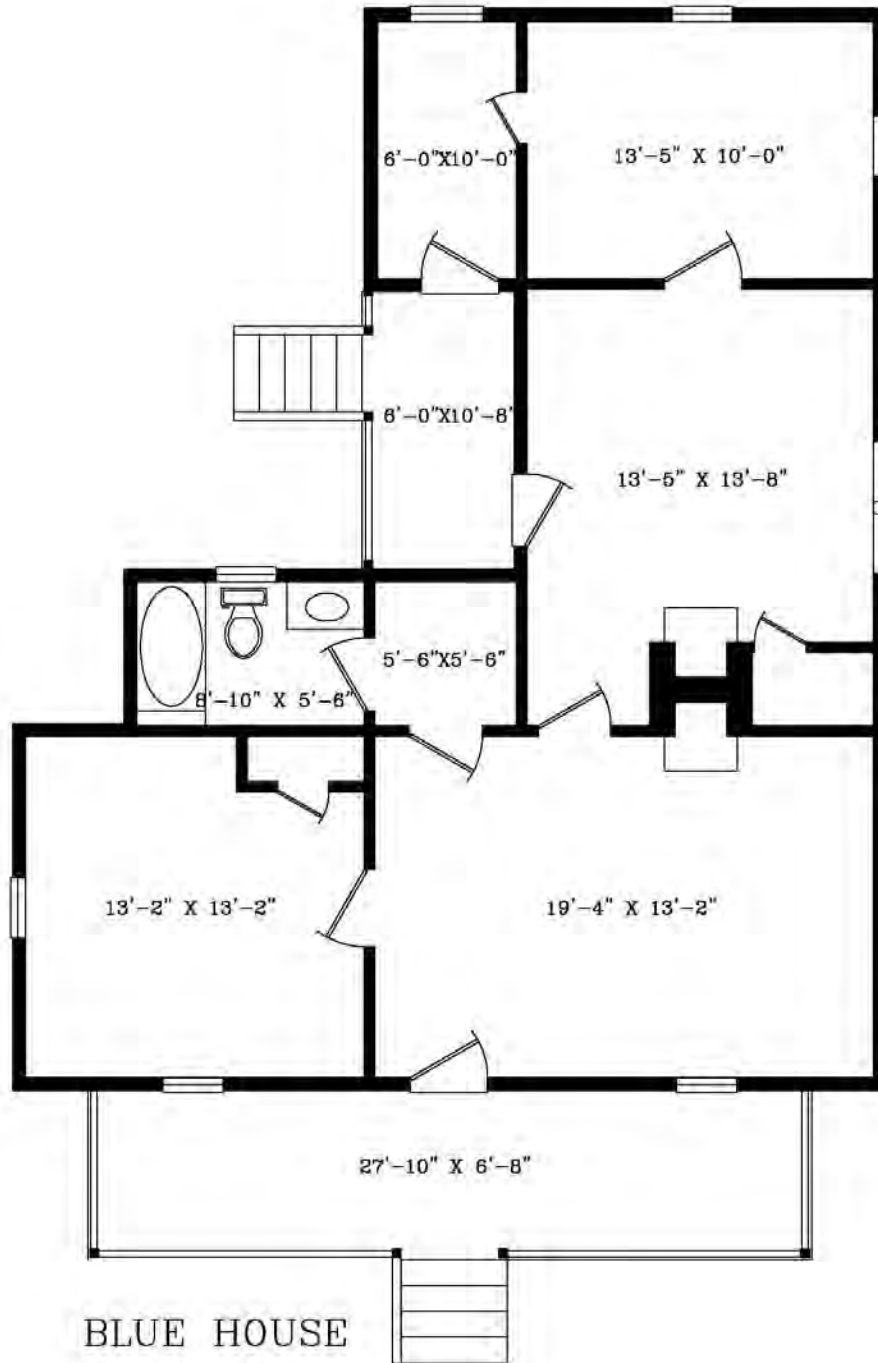
TAN, WHITE & RED HOUSE (173 Main Street)
Toombsboro, Wilkinson County, Georgia



TAN WHITE & RED HOUSE
173 Main Street
1826 S.F.



BLUE HOUSE (176 Main Street)
Toombsboro, Wilkinson County, Georgia

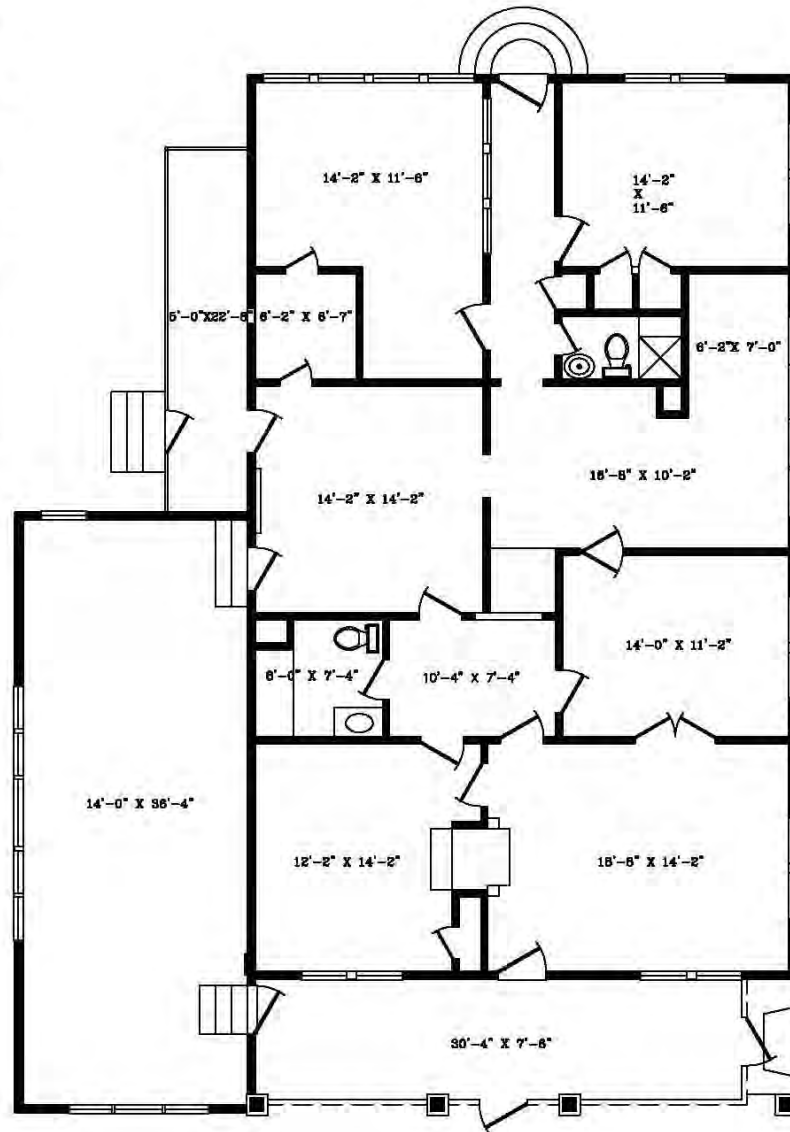
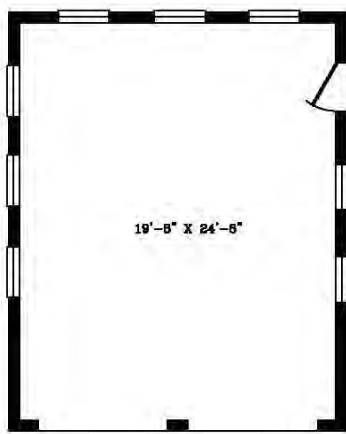


BLUE HOUSE
176 Main Street
1040 S.F.



WHITE VINYL HOUSE (174 Main Street)

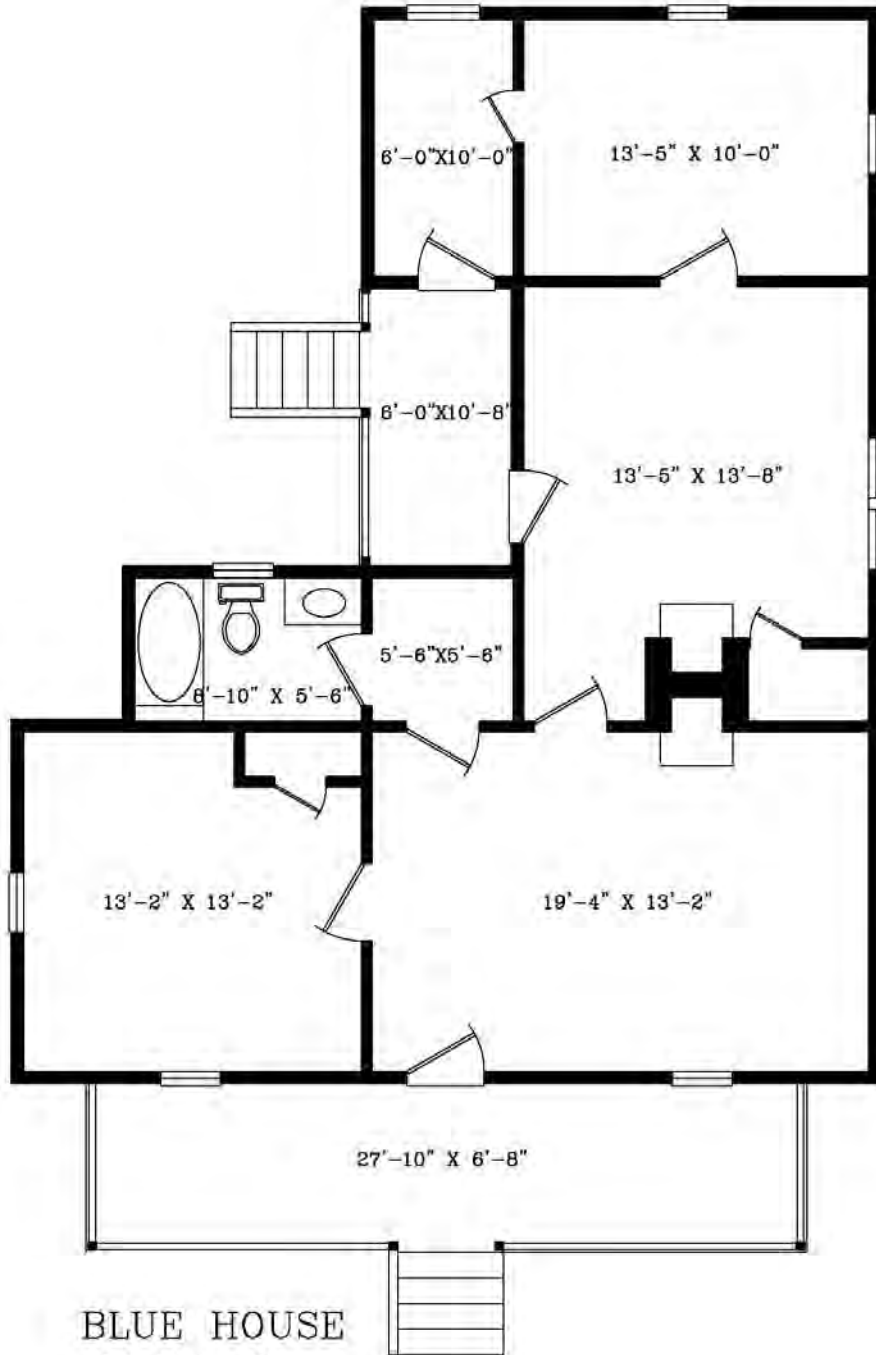
Toombsboro, Wilkinson County, Georgia



WHITE VINYL HOUSE
174 Main Street
2473 S.F.



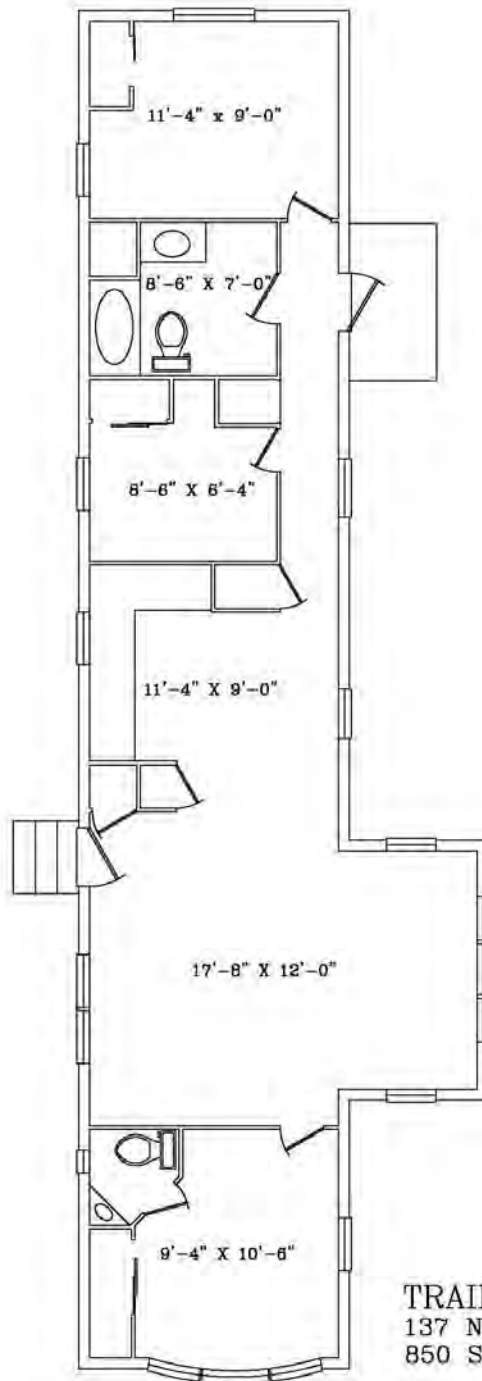
GREEN HOUSE (176 Main Street)
Toombsboro, Wilkinson County, Georgia



BLUE HOUSE
176 Main Street
1040 S.F.



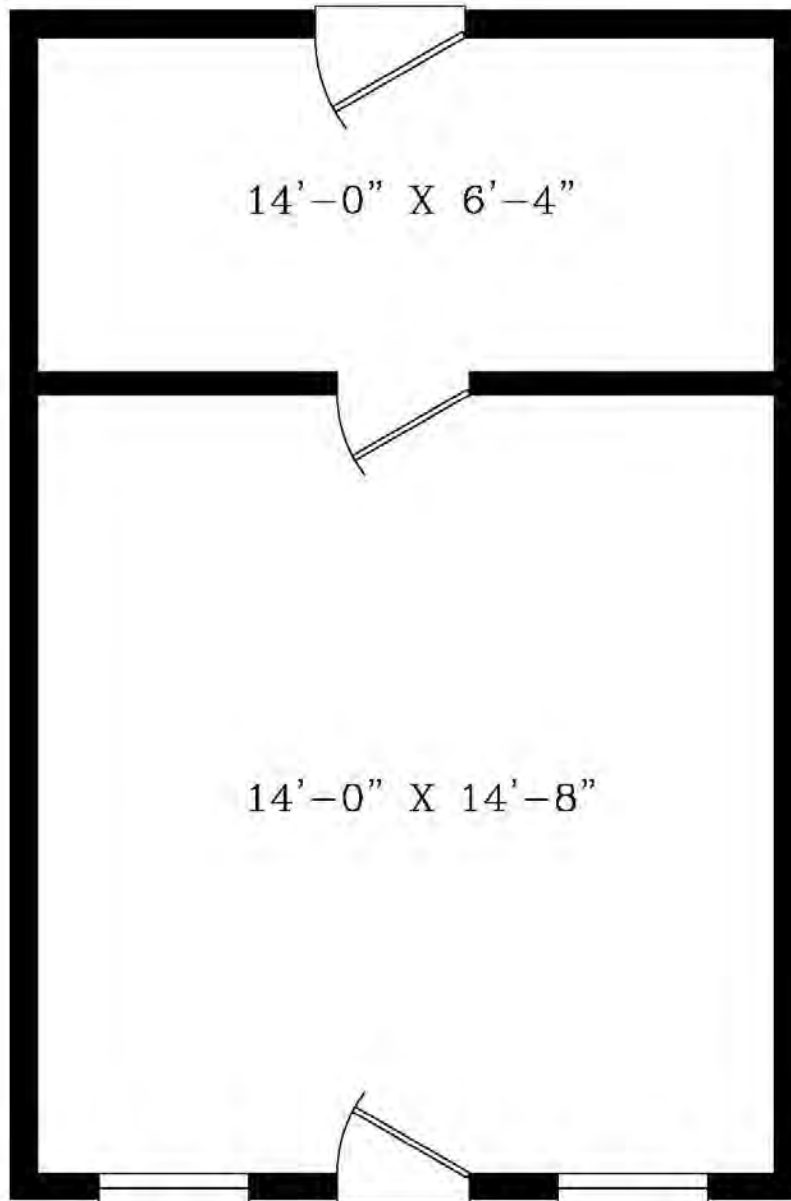
TRAILER (137 N Railroad Street)
Toombsboro, Wilkinson County, Georgia



TRAILER
137 N. Railroad Street
850 S.F.



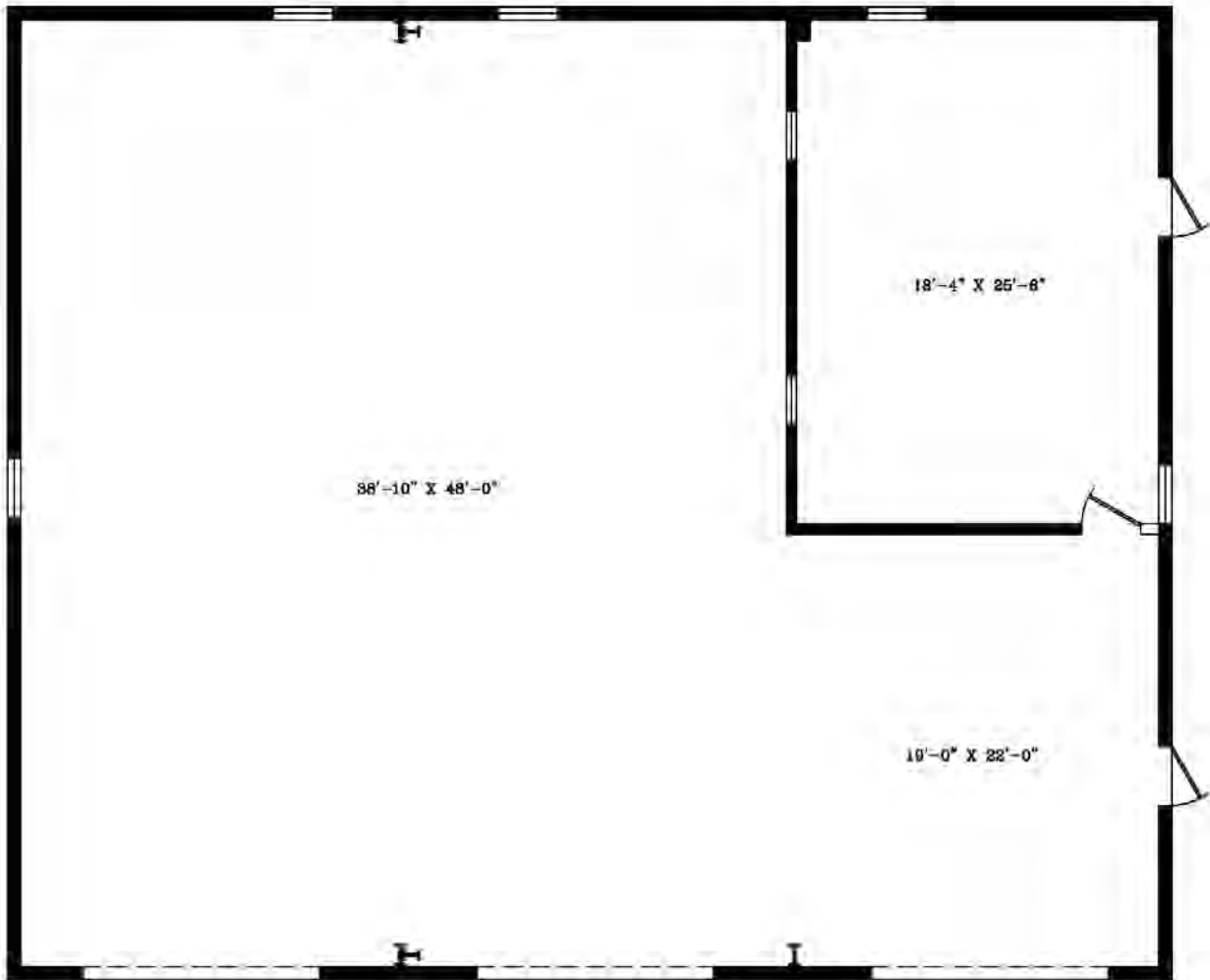
BARBER SHOP (148 Pineview Street)
Toombsboro, Wilkinson County, Georgia



BARBER SHOP
148 Pineview Street
335 S.F.



FIRE STATION (167 Main Street)
Toombsboro, Wilkinson County, Georgia

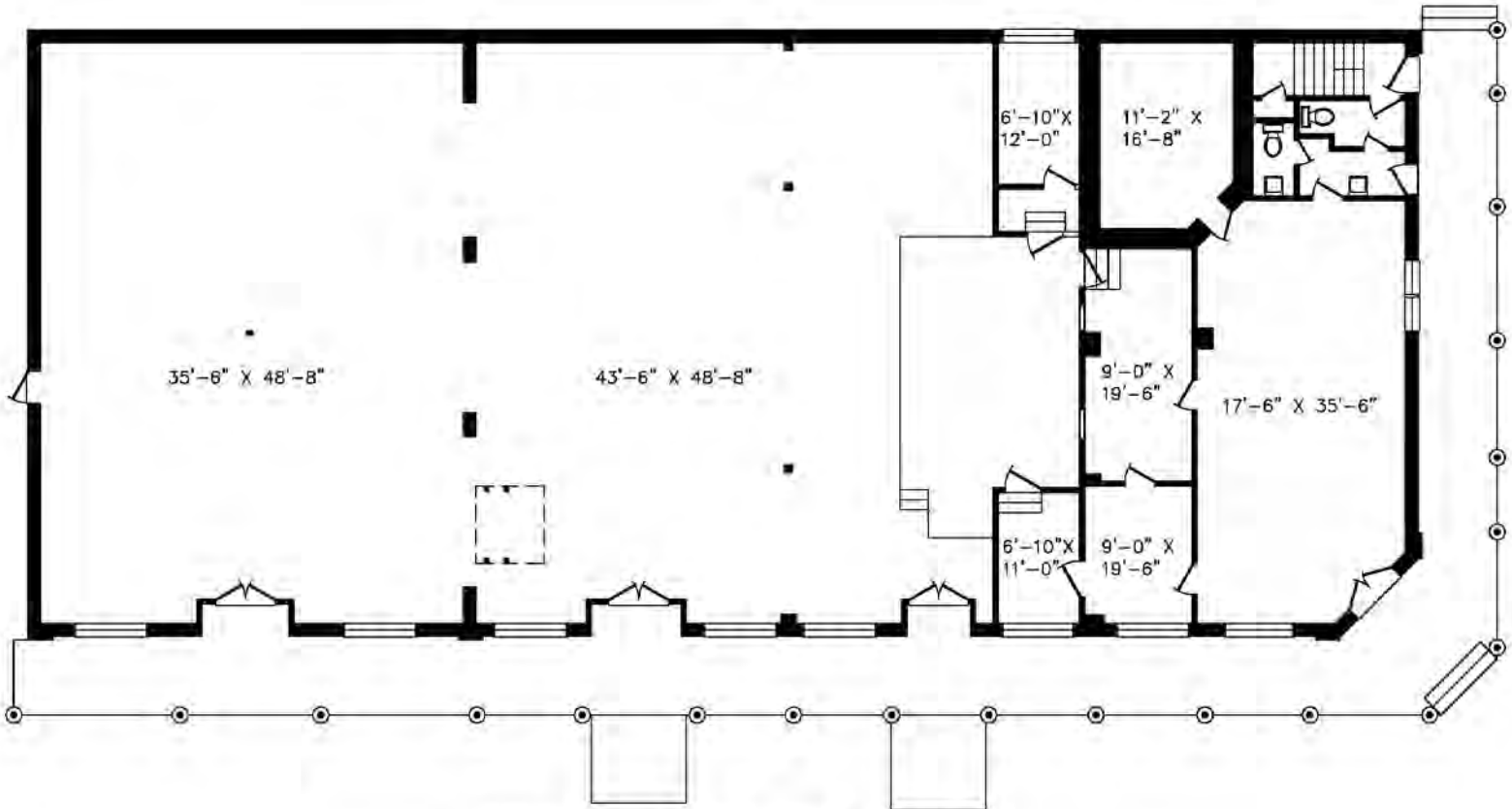


FIRE STATION
167 Main Street
2915 S.F.



SWAMPLAND OPRY HOUSE & BANK (160 Main Street)

Toombsboro, Wilkinson County, Georgia



Swamp Land Opry House & Bank
160 Main Street
5881 S.F.

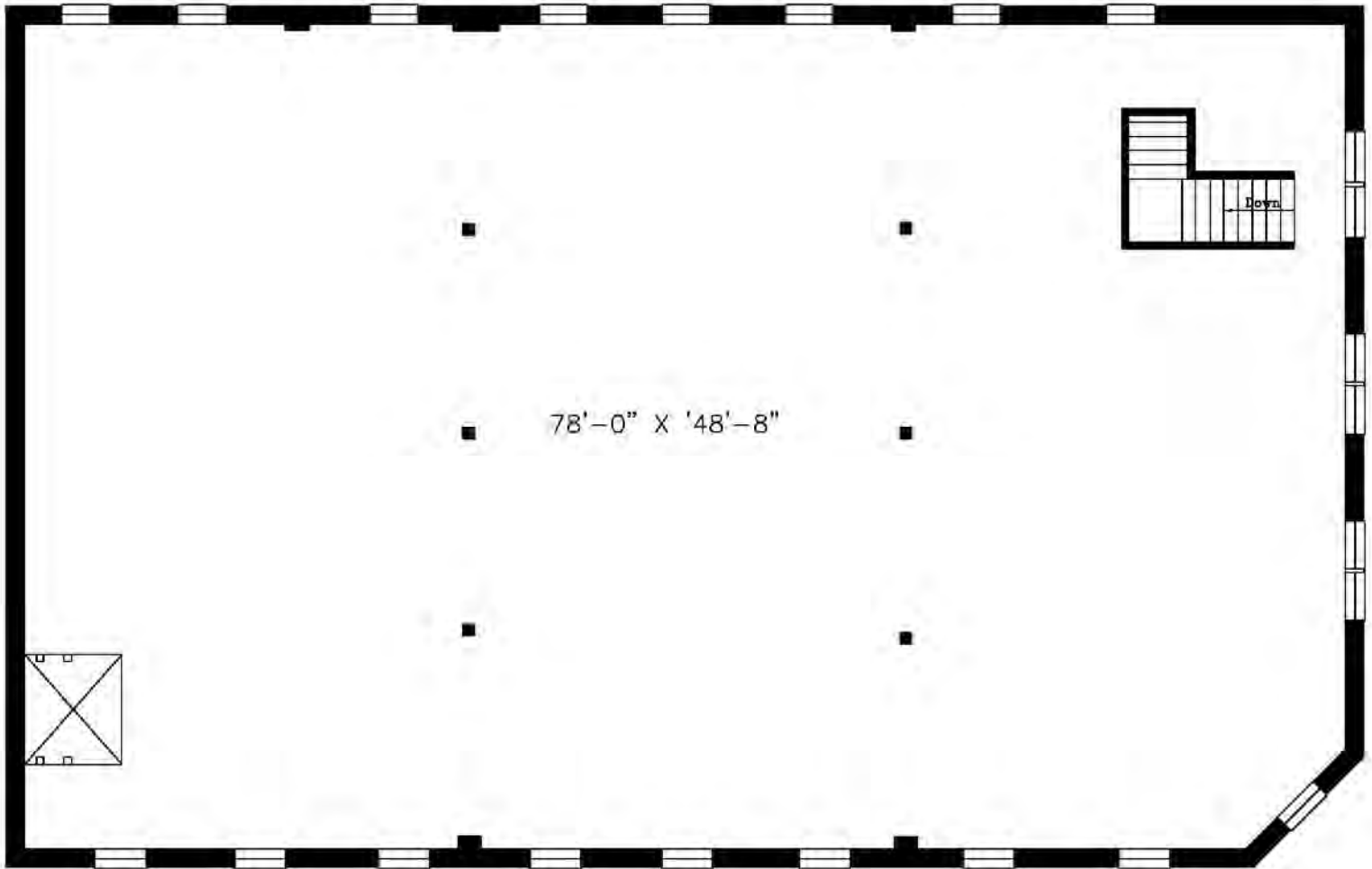
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SWAMPLAND OPRY HOUSE (UPPER FLOOR)

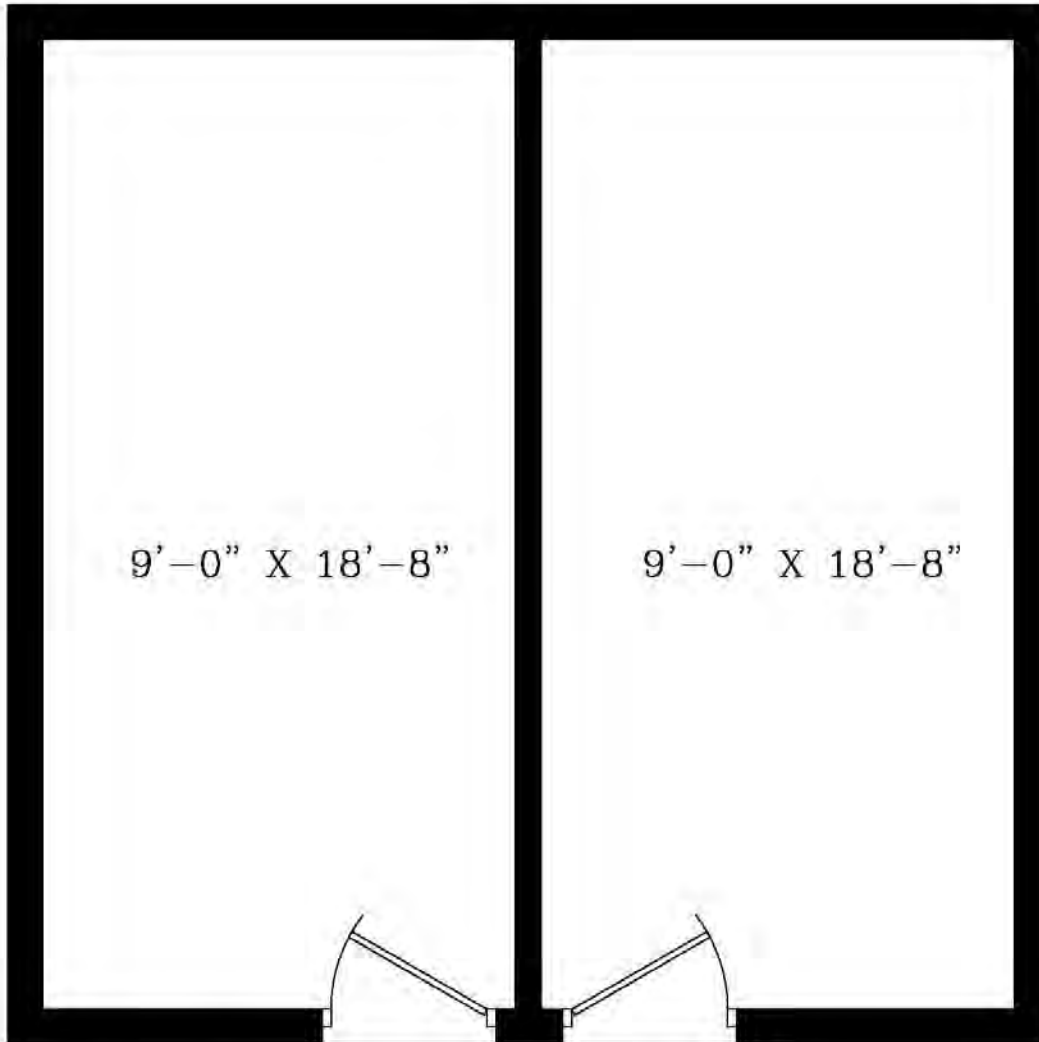
Toombsboro, Wilkinson County, Georgia



Swampland Opry House (Upper Floor)
160 Main Street
4065 S.F.



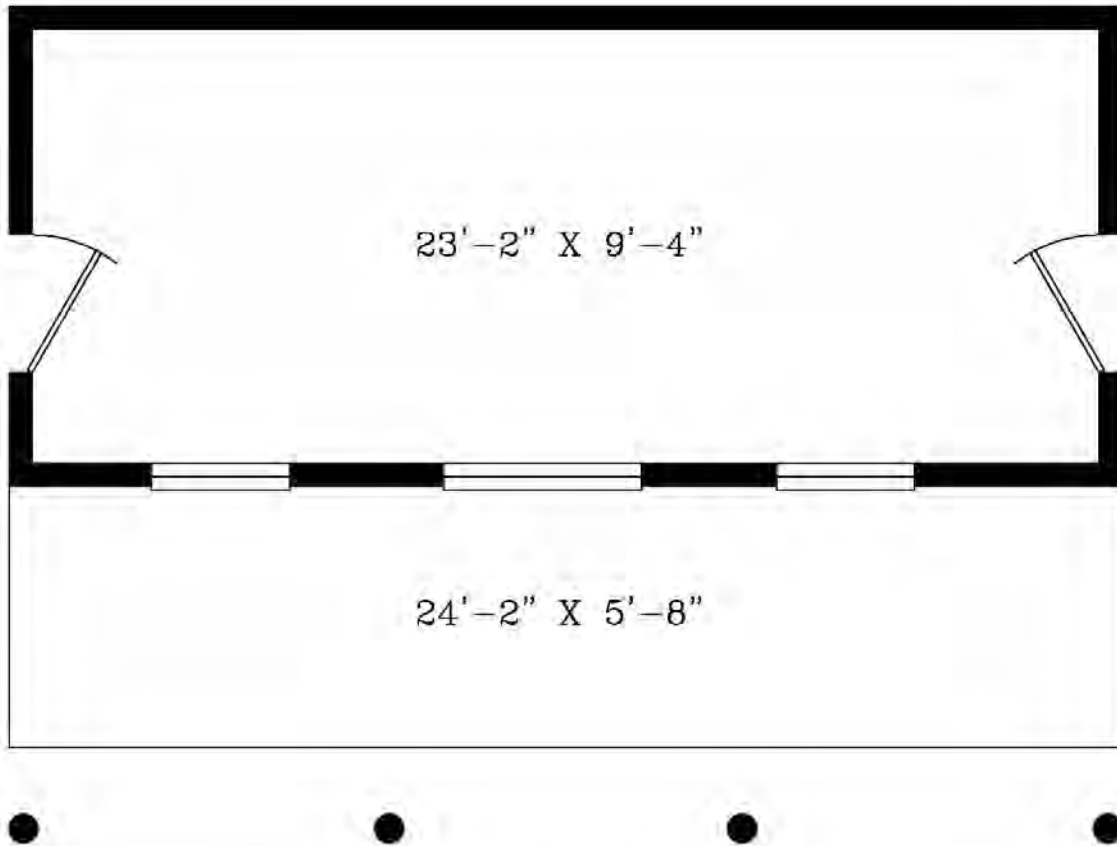
PUBLIC RESTROOMS BESIDE RESTAURANT (160 Main St)
Toombsboro, Wilkinson County, Georgia



Public Toilets
160 Main Street
400 S.F.



SNACK SHACK (160 Main Street)
Toombsboro, Wilkinson County, Georgia



Swampland Snack Shack

160 Main Street
250 S.F.



HOTEL (151 Main Street)
Toombsboro, Wilkinson County, Georgia



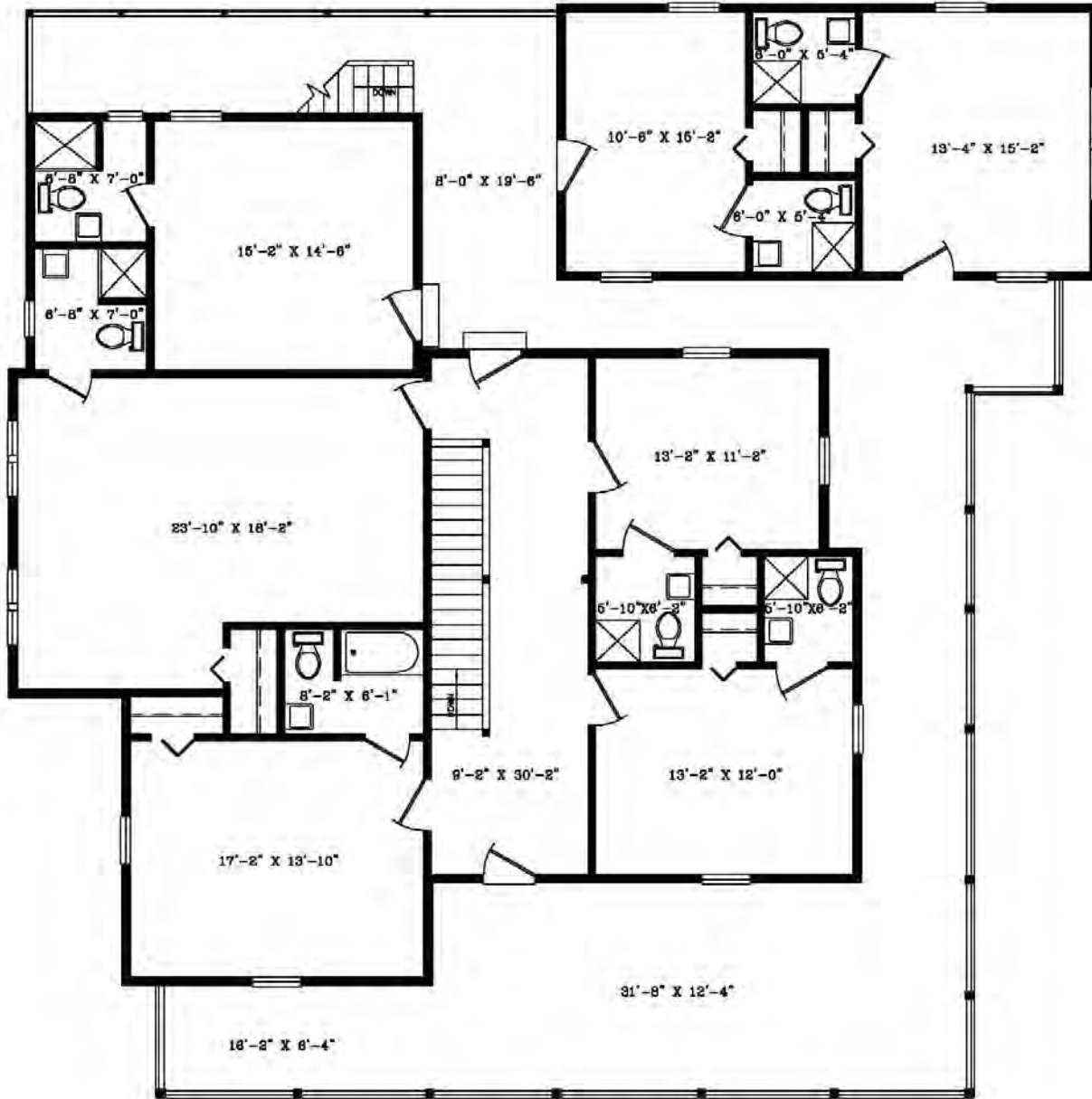
HOTEL
151 Main Street
2419 S.F.

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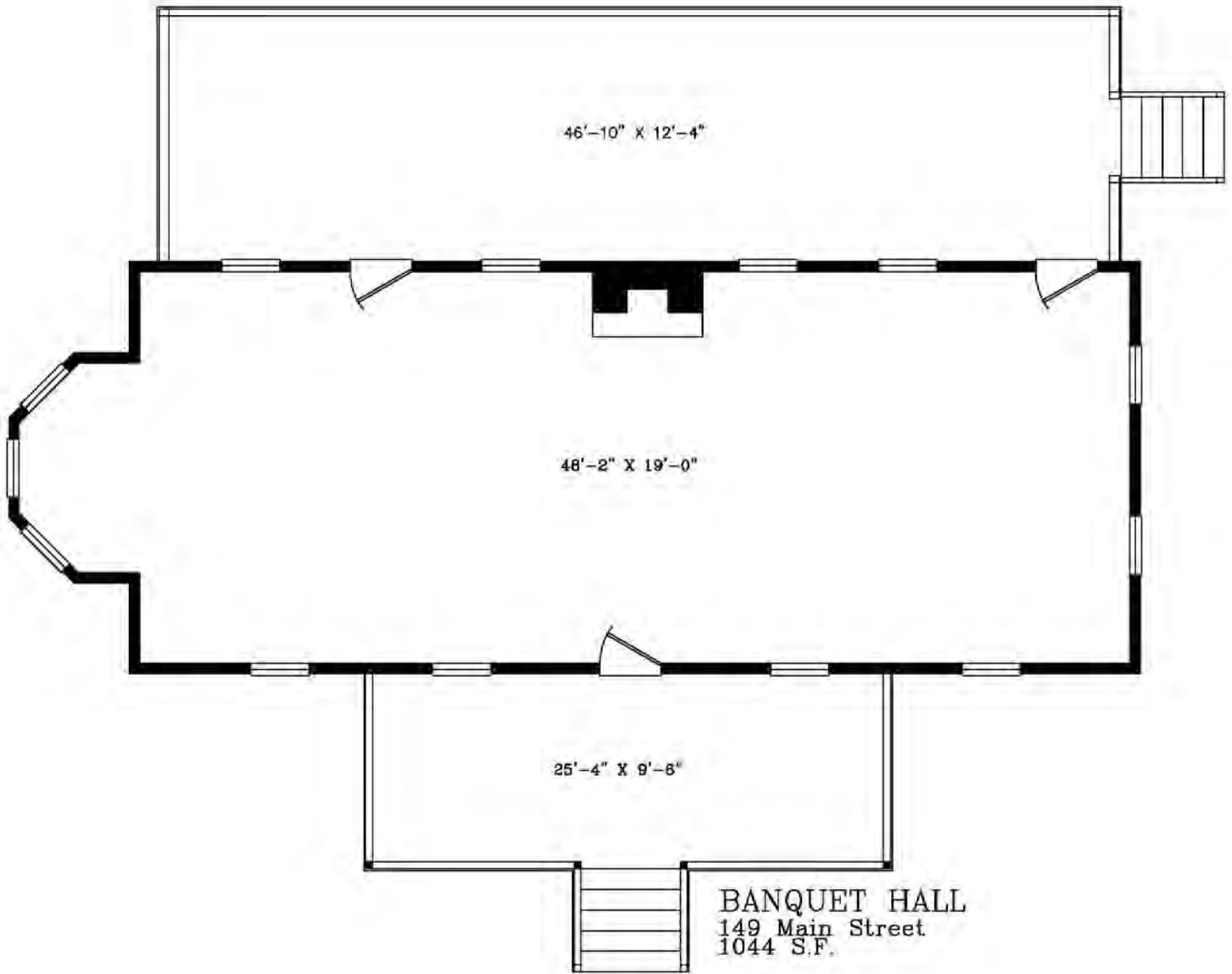
HOTEL UPPER FLOOR (151 Main Street) Toombsboro, Wilkinson County, Georgia



HOTEL -Upper Floor
151 Main Street
2419 S.F.

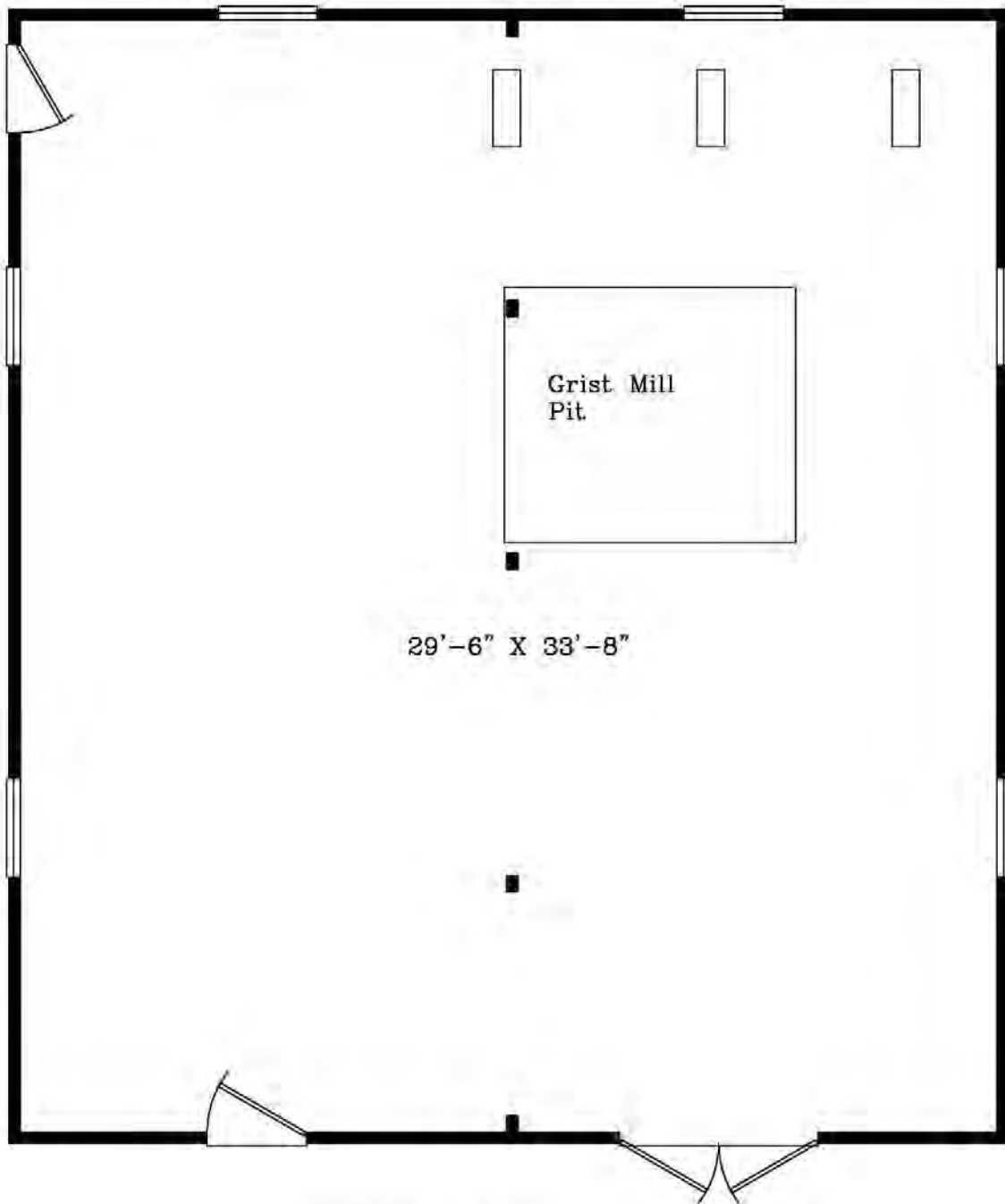


BANQUET HALL (149 Main Street)
Toombsboro, Wilkinson County, Georgia





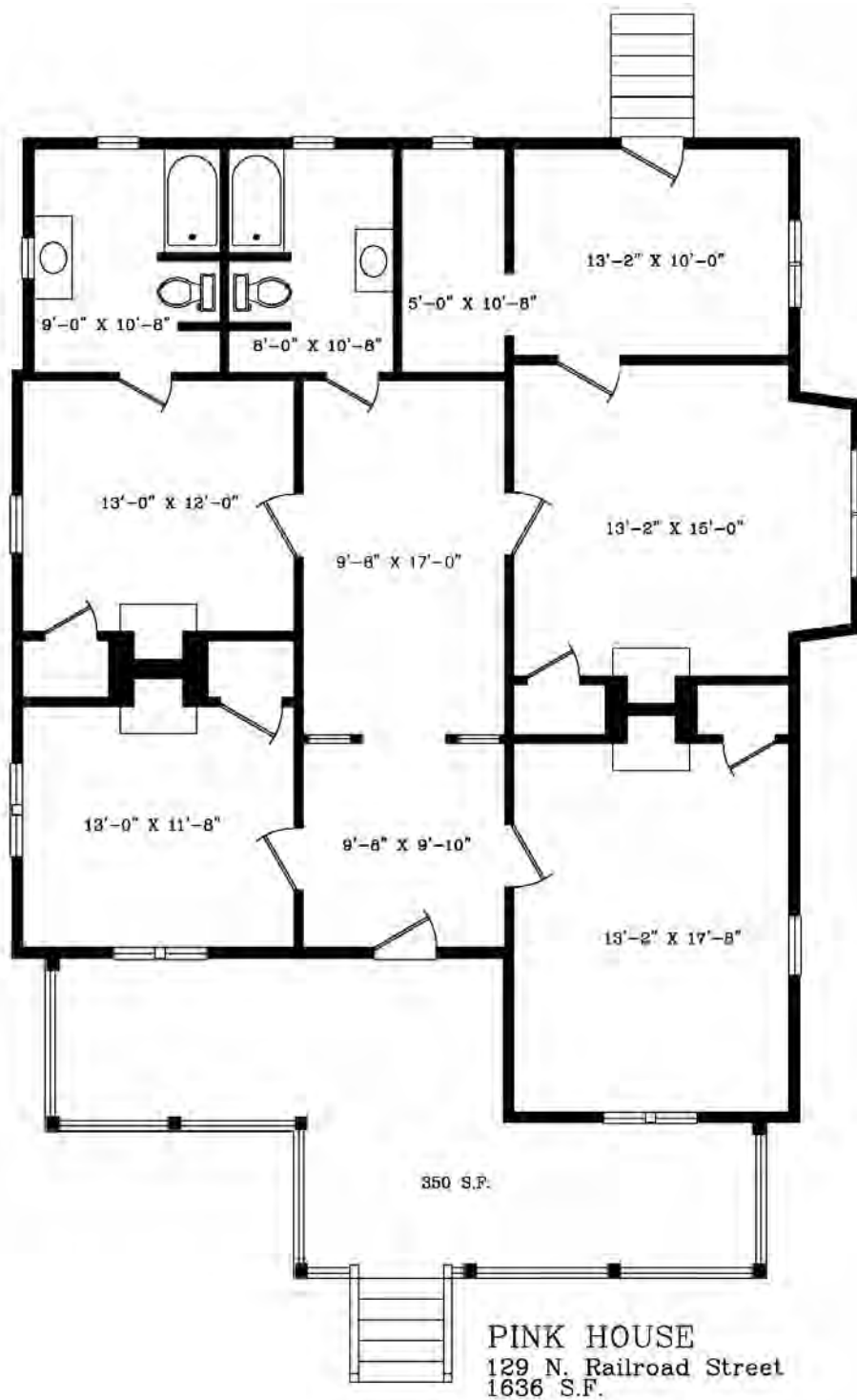
GRIST MILL (131 N Railroad Street)
Toombsboro, Wilkinson County, Georgia



GRIST MILL
131 N Railroad Street
1041 S.F.



PINK HOUSE (129 N Railroad Street)
Toombsboro, Wilkinson County, Georgia

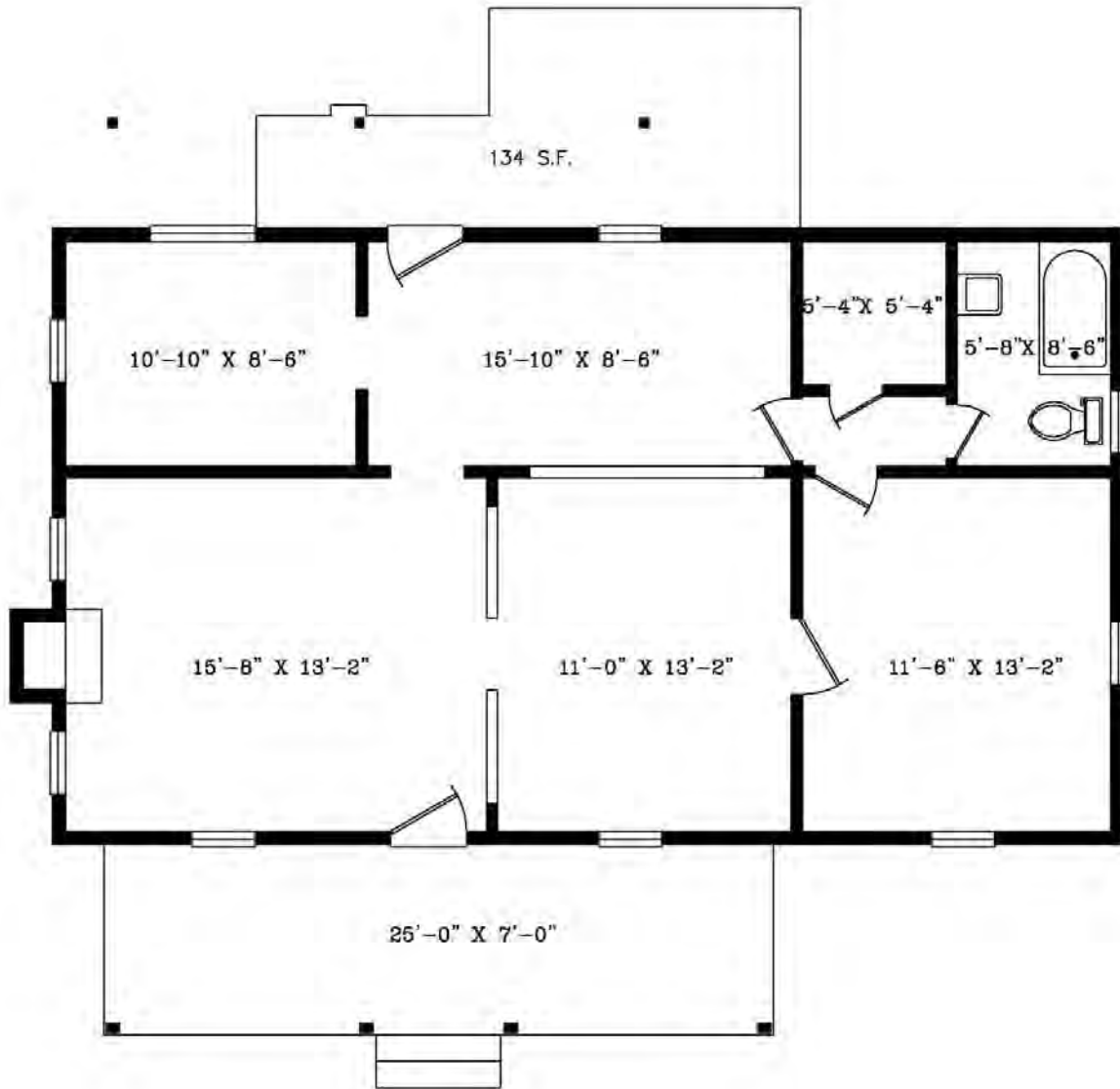


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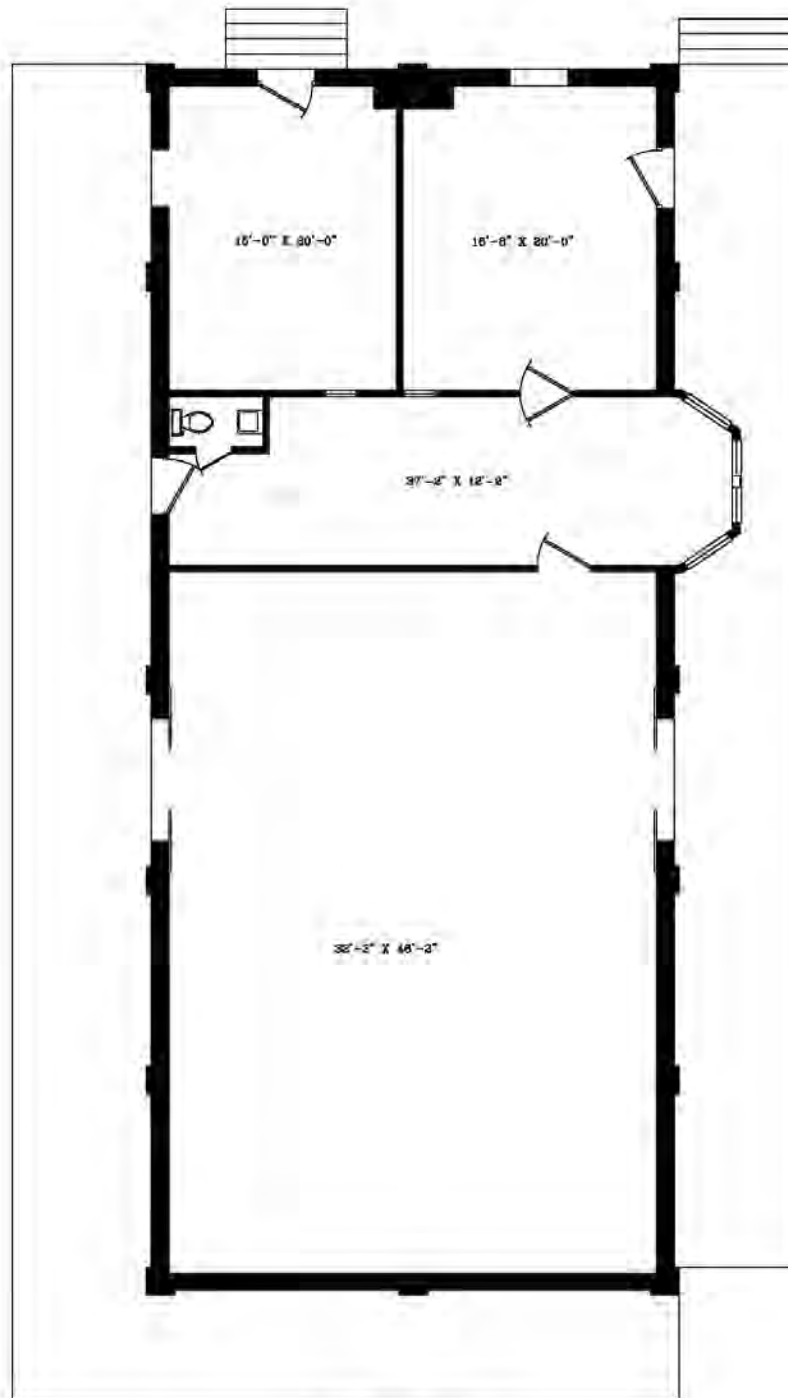
BLUE / GRAY HOUSE (133 N Railroad Street)
Toombsboro, Wilkinson County, Georgia



BLUE/GRAY HOUSE
133 N. Railroad St.
918 S.F.



RAILROAD DEPOT (202 N Railroad Street)
Toombsboro, Wilkinson County, Georgia



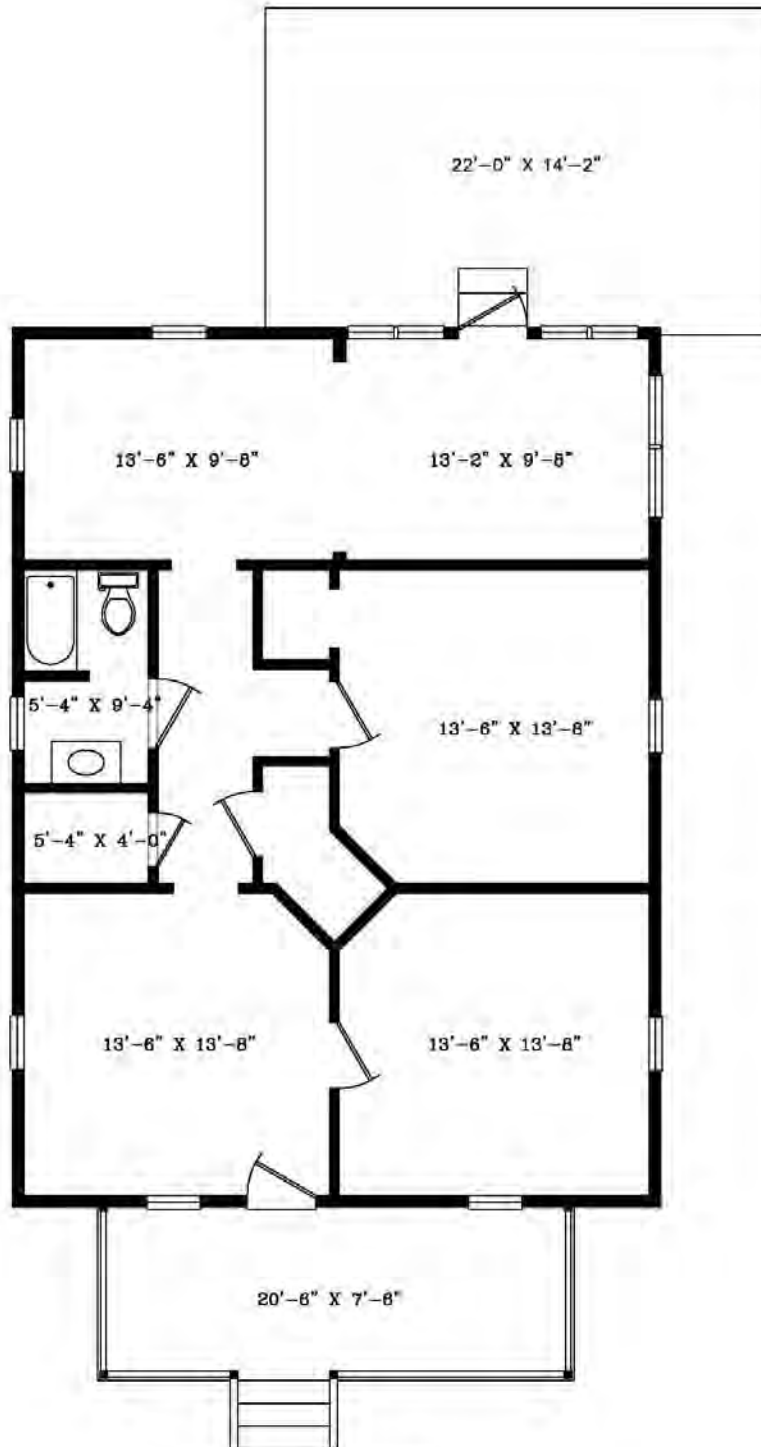
Railroad Depot
202 N. Railroad Street
2615 S.F.

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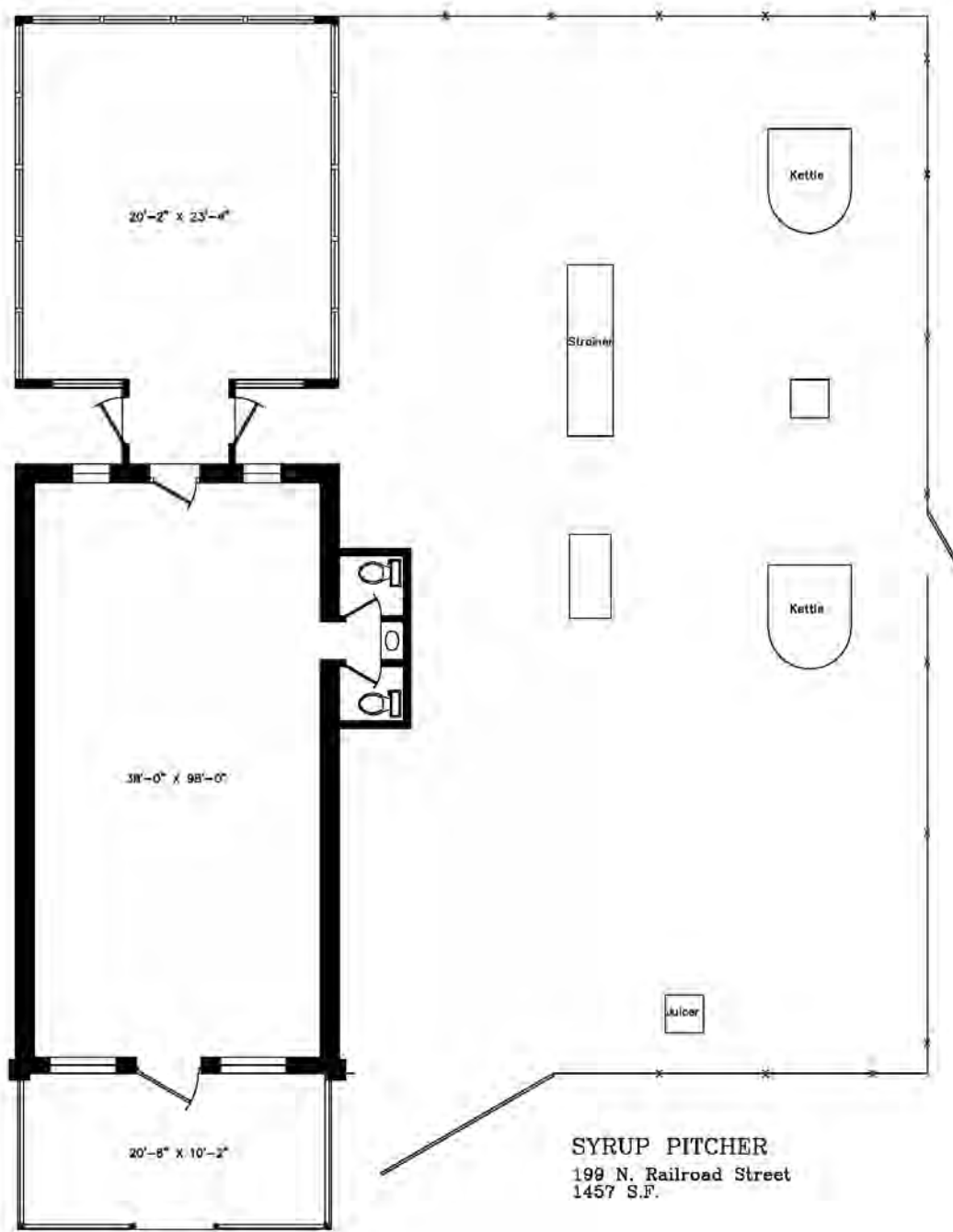
YELLOW HOUSE (147 Main Street)
Toombsboro, Wilkinson County, Georgia



Yellow House
147 Main Street
1078 S.F.

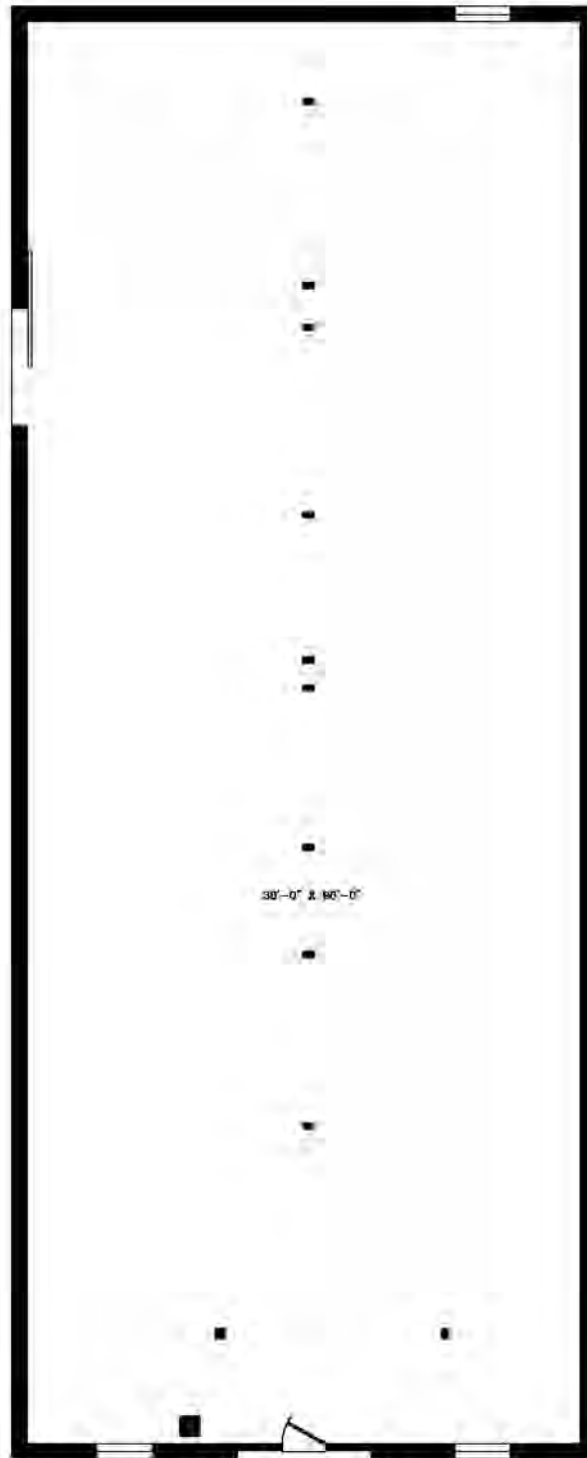


SYRUP PITCHER (199 N Railroad Street)
Toombsboro, Wilkinson County, Georgia





COTTON WAREHOUSE (195 N Railroad Street)
Toombsboro, Wilkinson County, Georgia



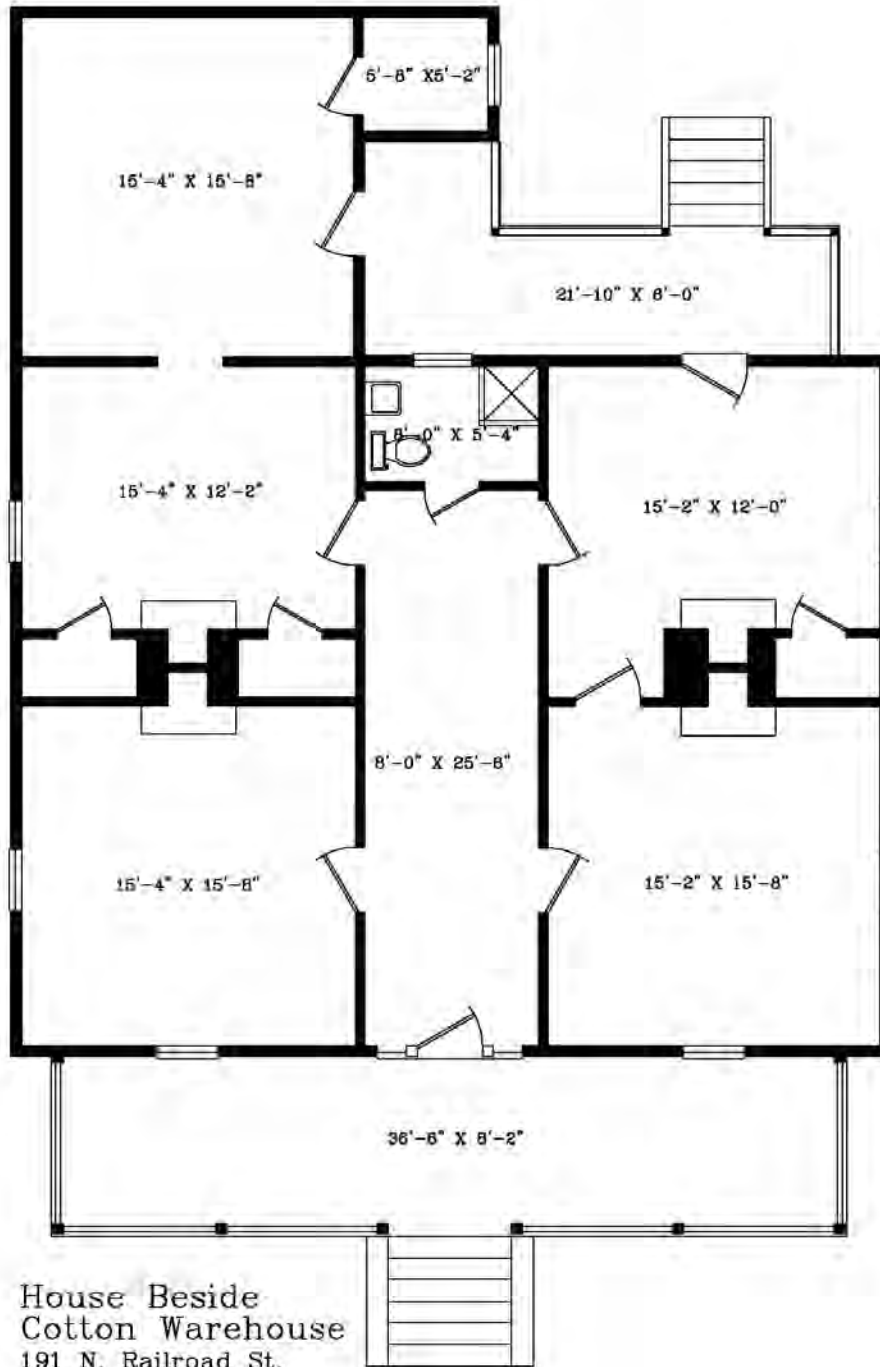
COTTON WAREHOUSE
195 N. Railroad Street
4020 S.F.

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HOUSE BESIDE COTTON WAREHOUSE (191 N Railroad Street) Toombsboro, Wilkinson County, Georgia





PHOTOS

Toomsboro, Wilkinson County, Georgia



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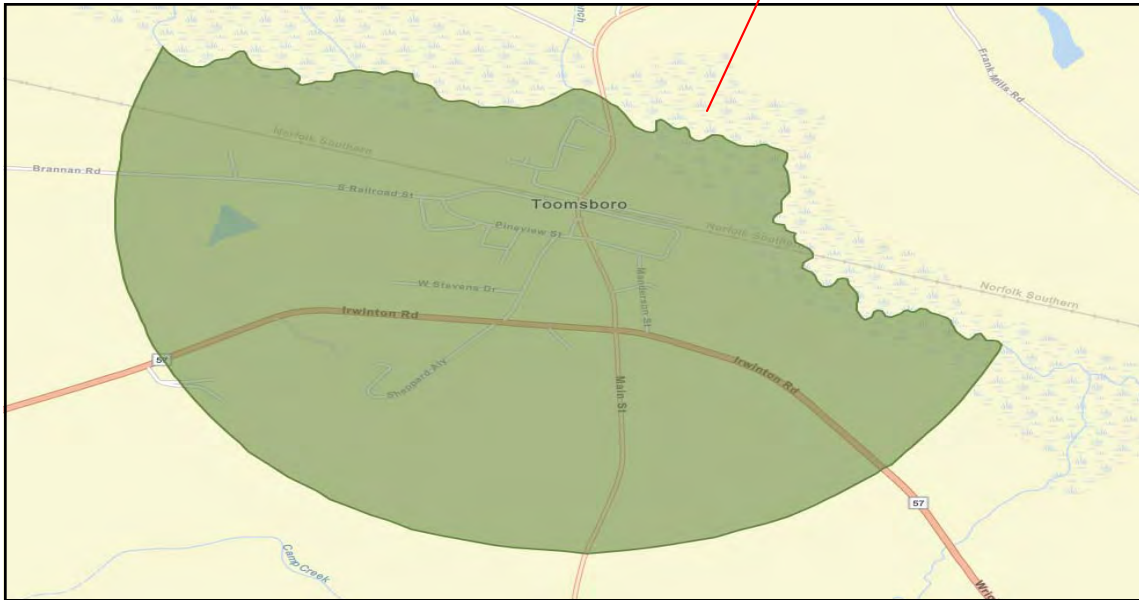
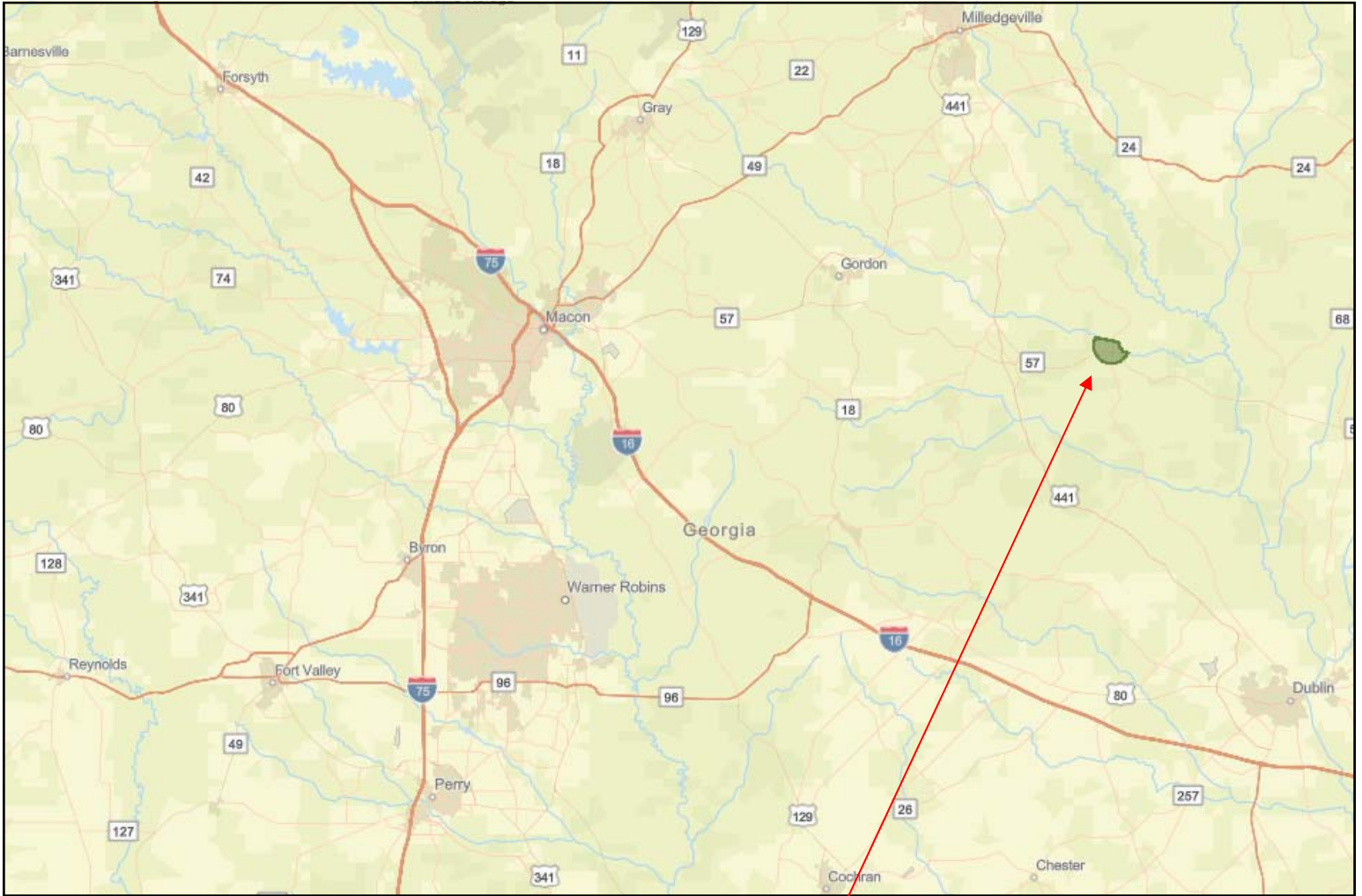
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MAPS

Toomsboro, Wilkinson County, Georgia



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DEMOGRAPHICS - TOOMSBORO

Toombsboro, Wilkinson County, Georgia

KEY FACTS

515

Population



Average Household Size

52.3

Median Age

\$27,457

Median Household Income

21%

No High School Diploma



56%
High School Graduate



18%
Some College



5%
Bachelor's/Grad/Prof Degree

BUSINESS



14

Total Businesses



168

Total Employees

EMPLOYMENT



48%

White Collar



40%

Blue Collar



14%

Services

17.5%

Unemployment Rate

INCOME



\$27,457

Median Household Income



\$15,057

Per Capita Income



\$15,575

Median Net Worth

Households By Income

The largest group: <\$15,000 (33.0%)

The smallest group: \$150,000 - \$199,999 (0.0%)

| Indicator ▲ | Value | Difference | |
|-----------------------|-------|------------|--|
| <\$15,000 | 33.0% | +15.7% | |
| \$15,000 - \$24,999 | 11.4% | -3.1% | |
| \$25,000 - \$34,999 | 17.0% | +5.0% | |
| \$35,000 - \$49,999 | 10.2% | -2.9% | |
| \$50,000 - \$74,999 | 12.5% | -8.3% | |
| \$75,000 - \$99,999 | 10.2% | -1.1% | |
| \$100,000 - \$149,999 | 4.0% | -4.1% | |
| \$150,000 - \$199,999 | 0.0% | -2.0% | |
| \$200,000+ | 1.1% | +0.2% | |



DEMOGRAPHICS - WILKINSON COUNTY

Toombsboro, Wilkinson County, Georgia

KEY FACTS

9,583

Population



2.6

Average Household Size

42.5

Median Age

\$40,979

Median Household Income

BUSINESS



294

Total Businesses



2,449

Total Employees

INCOME



\$40,979

Median Household Income



\$20,169

Per Capita Income



\$52,781

Median Net Worth

EDUCATION

14%

No High School Diploma



53%

High School Graduate



21%

Some College



12%

Bachelor's/Grad/Prof Degree

EMPLOYMENT



54%

White Collar



35%

Blue Collar



11%

Services

13.8%

Unemployment Rate

Households By Income

The largest group: \$50,000 - \$74,999 (20.8%)

The smallest group: \$200,000+ (0.9%)

| Indicator ▲ | Value | Difference | |
|-----------------------|-------|------------|--|
| <\$15,000 | 17.3% | -6.5% | |
| \$15,000 - \$24,999 | 14.5% | +5.3% | |
| \$25,000 - \$34,999 | 12.0% | +2.7% | |
| \$35,000 - \$49,999 | 13.1% | +0.4% | |
| \$50,000 - \$74,999 | 20.8% | +3.1% | |
| \$75,000 - \$99,999 | 11.3% | -1.2% | |
| \$100,000 - \$149,999 | 8.1% | -6.5% | |
| \$150,000 - \$199,999 | 2.0% | -4.2% | |
| \$200,000+ | 0.9% | -6.2% | |