

Hwy 120 - 2 Acres

GA Hwy 120 - 2 Acres
Buchanan, GA 30113

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PROPERTY INFO:

PURCHASE PRICE:

\$750,000.00

PROPERTY ADDRESS:

GA HWY 120 - 2 ACRES
BUCHANAN, GA 30113

PROPERTY SIZE

87,120 SQ. FT.

LAND SIZE

2.00 ACRES

HWY 120 - 2 ACRES

COMPANY DISCLAIMER

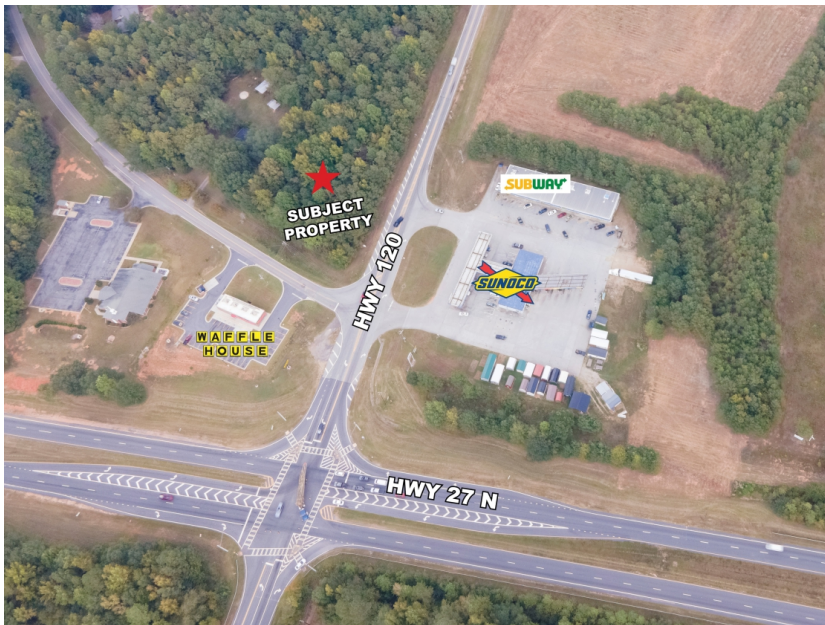
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PROPERTY OVERVIEW

This prime two acre corner lot in Buchanan, GA offers exceptional visibility and accessibility from both Highway 27 and Highway 120, making it an ideal location for a future commercial venture. With high traffic exposure and easy access from two major thoroughfares, the property presents excellent potential for a gas station, quick service restaurant, or other high visibility business. Public water and sewer are available, adding convenience and value for future development. The owner is willing to work with the buyer on rezoning, creating added flexibility for bringing your vision to life. This strategic location combines strong visibility, infrastructure readiness, and development potential, an outstanding opportunity in a growing area.

Hwy 120 - 2 Acres

Buchanan GA 30113



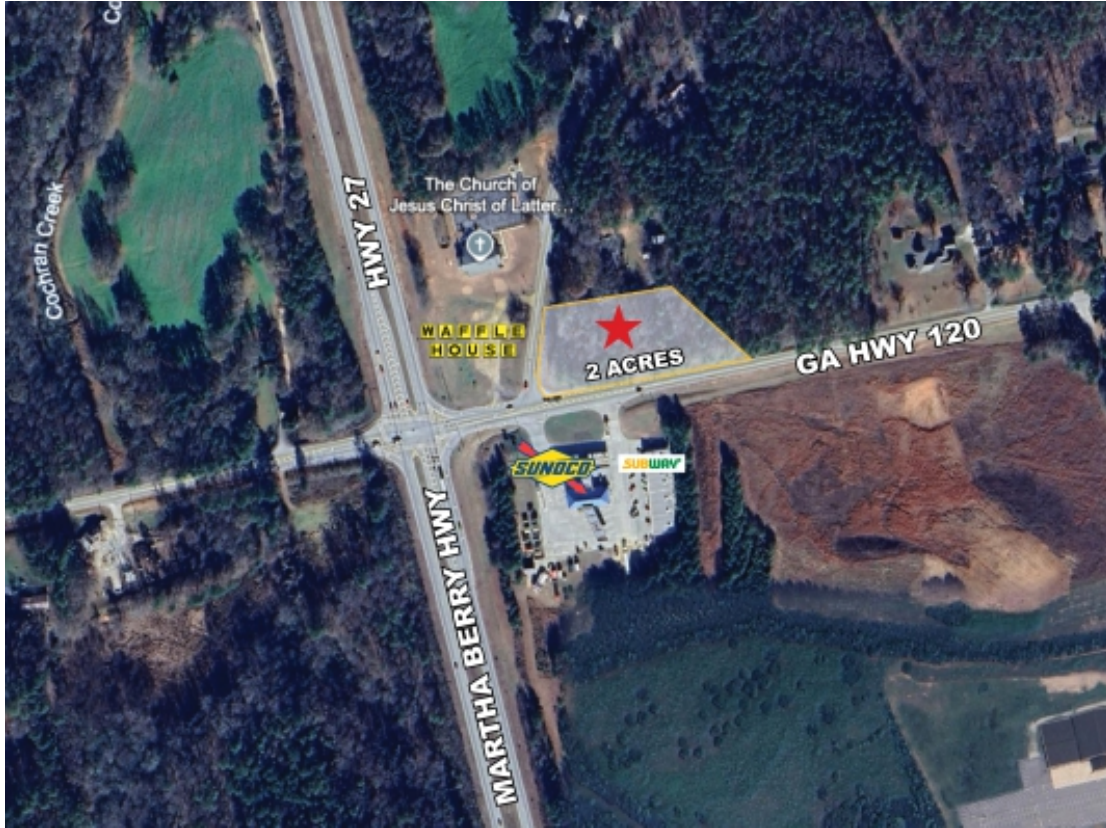
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HWY 120 - 2 ACRES

GA Hwy 120 - 2 Acres, Buchanan, GA, 30113

PIC 2



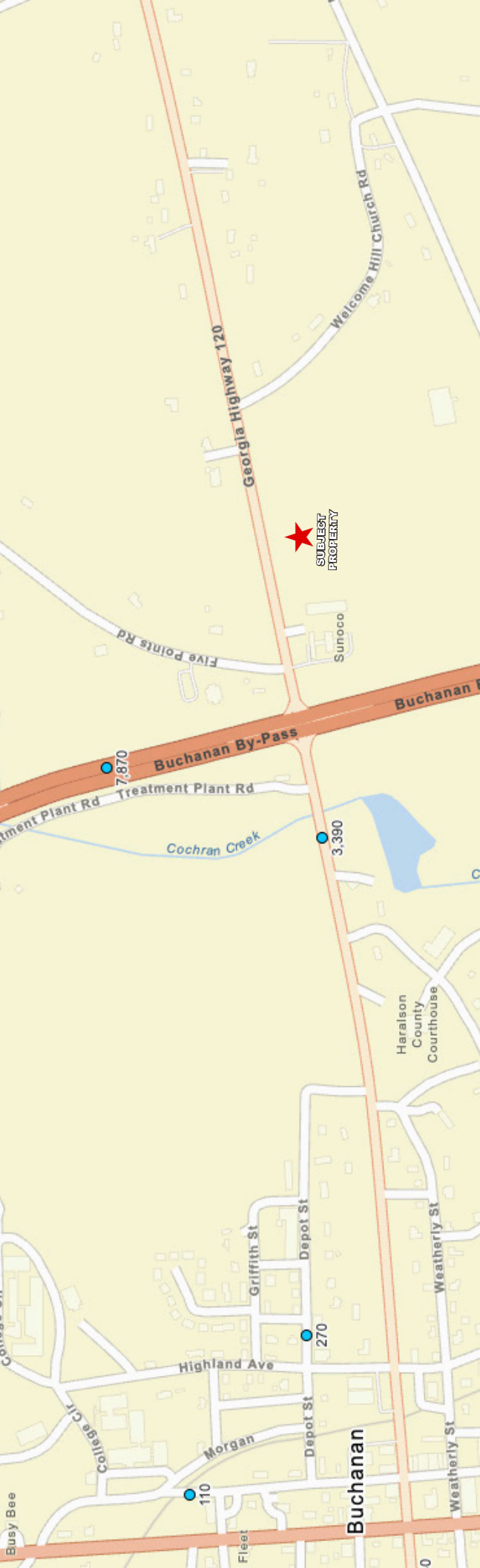
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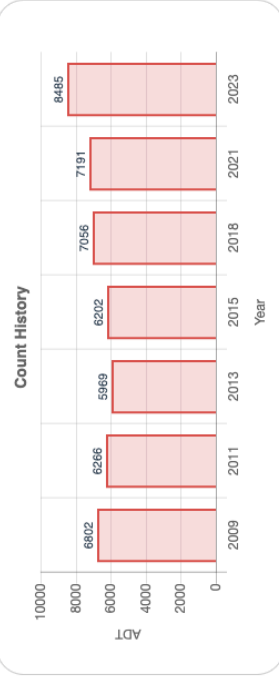
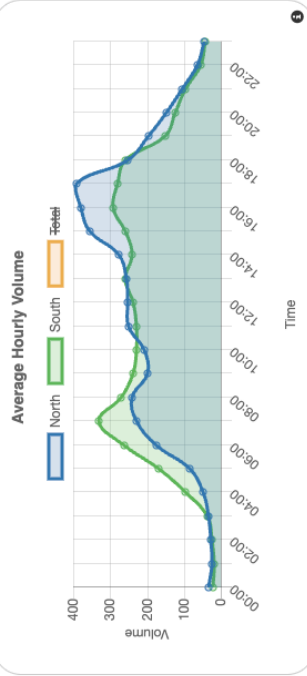
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Vehicle Classification 2025

1. Motorcycles 2 axles, 2 or 3 wheels.		0.38%
2. Passenger cars 2 axles. Can have 1- or 2-axle trailers.		49.33%
3. Pickups, panels, vans 2-axle, 4-tire single units. Can have 1- or 2-axle trailers.		27.58%
4. Buses 2- or 3-axle, full length.		0.9%
5. Single-unit trucks 2-axle, 6-tire, (dual rear tires), single-unit trucks.		6.88%
6. Single-unit trucks 3-axle, single-unit trucks.		0.84%
7. Single-unit trucks 4 or more axle, single-unit trucks.		0.02%
8. Single-trailer trucks 3- or 4-axle, single-trailer trucks.		2.09%
9. Single-trailer trucks 5-axle, single-trailer trucks.		11.34%
10. Single-trailer trucks 6 or more axle, single-trailer trucks.		0.51%
11. Multi-trailer trucks 5 or less axle, multi-trailer trucks.		0.05%
12. Multi-trailer trucks 6-axle, multi-trailer trucks.		0%
13. Multi-trailer trucks 7 or more axle, multi-trailer trucks.		0.07%

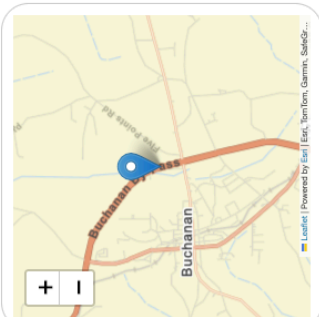


Site Data

0000143_0258 - 143-0258 - SRX 012000
 County: Haralson
 Route number: 00000100
 LRS section: 1431000100
 Functional class: 3R - Principal Arterial - Other (Rural)
 Coordinates: 33.8063188704768, -85.1774846155714

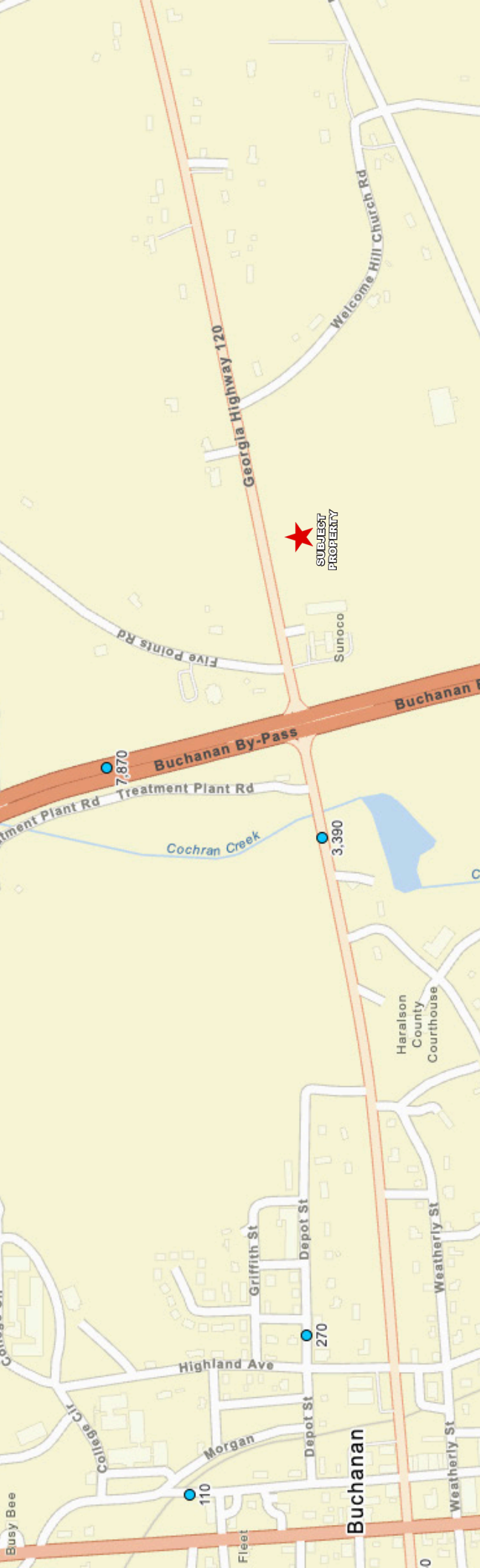
Count History

Year	Month	Count type	Duration	Count	ADT
2023	October	Class	48 hours	16,970	8,485
2021	May	Class	48 hours	14,382	7,191
2018	December	Class	48 hours	14,113	7,056
2015	August	Class	48 hours	12,403	6,202
2013	May	Class	48 hours	11,938	5,969
2011	May	Volume	48 hours	12,532	6,266
2009	March	Volume	48 hours	13,604	6,802



Annual Statistics

Data Item	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	Estimated	Actual
Statistics type	Actual	6,430	6,690	6,900	7,380	6,990	6,670	6,740	7,730	7,870	Estimated	Actual
AAADT	6,430	6,690	6,900	7,380	6,990	6,670	6,740	7,730	7,870	7,870	7,870	7,870
SU AAADT	374	390	-	564	534	681	681	688	668	668	668	668
CU AAADT	789	822	-	559	530	880	889	1,085	1,105	1,105	1,105	1,105
K-Factor	0.082	0.082	-	0.086	0.086	0.095	0.095	0.094	0.094	0.094	0.094	0.094
D-Factor	0.600	0.600	-	0.550	0.550	0.590	0.590	0.590	0.590	0.590	0.590	0.590
Future AAADT	-	7,130	8,690	10,700	11,300	11,300	13,400	10,400	10,500	10,900	10,500	10,900

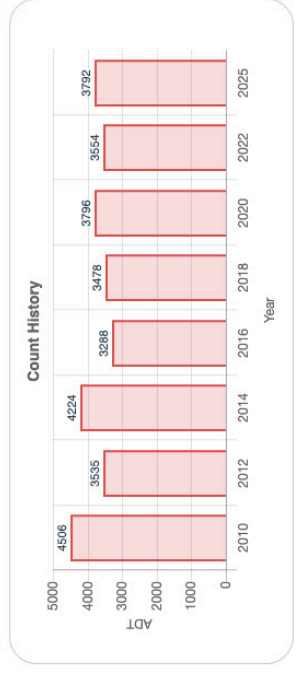
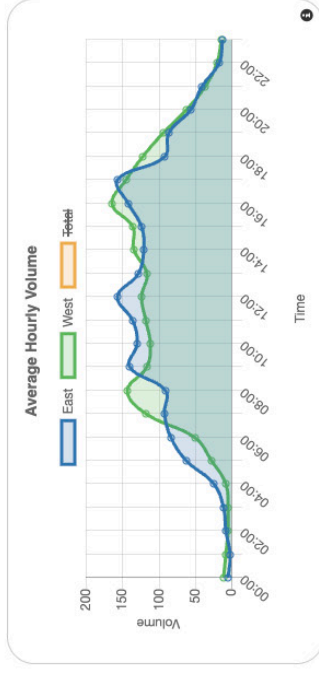
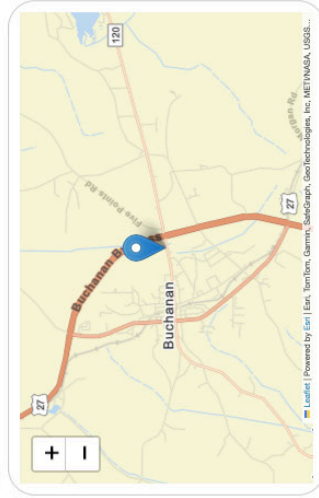


SUBJECT PROPERTY

Site Data

0000143_0175 - 143-0175 - SRX 0001BU

County: Haralson
 Route number: 00012000
 LRS section: 1431012000
 Functional class: SR - Major Collector (Rural)
 Coordinates: 33.80363662, -85.17865944



Count History

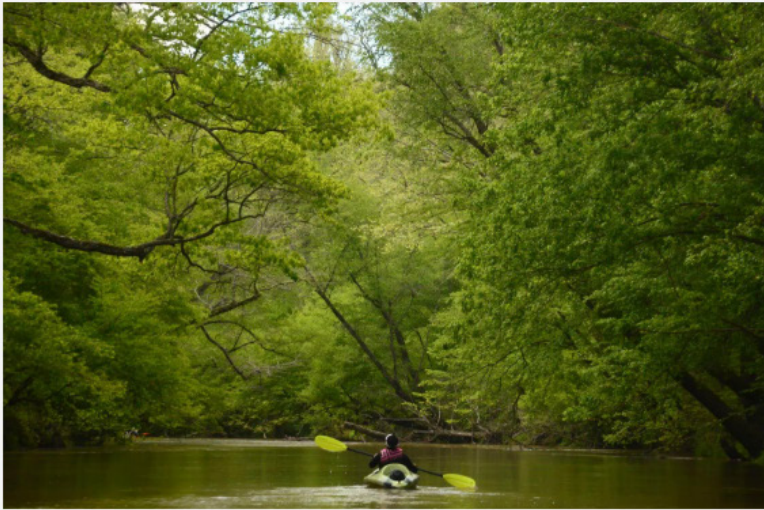
Year	Month	Count type	Duration	Count	ADT
2025	July	Volume	48 hours	7,584	3,792
2022	June	Class	48 hours	7,108	3,554
2020	February	Class	48 hours	7,591	3,796
2018	May	Volume	48 hours	6,957	3,478
2016	July	Class	48 hours	6,576	3,288
2014	September	Volume	48 hours	8,448	4,224
2012	July	Volume	48 hours	7,070	3,535

Annual Statistics

Data Item	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024
Statistics type	Estimated	Actual	Estimated	Actual	Estimated	Actual	Estimated	Actual	Estimated	Estimated
AAADT	4,190	3,060	3,150	2,950	3,040	3,700	3,960	3,260	3,300	3,390
SU AADT	-	194	-	-	145	155	248	252	258	258
CU AADT	-	35	-	-	31	33	49	49	50	50
K-Factor	0.087	0.094	-	0.087	0.105	0.105	0.104	0.104	0.104	0.104
D-Factor	0.500	0.500	-	0.560	0.640	0.640	0.500	0.500	0.500	0.500
Future AADT	-	4,120	3,220	3,710	3,820	4,660	4,990	4,110	4,160	4,270

Things to Do

Top 10 Attractions in Haralson County



1. Paddle The Poosa

The Dub Denman Canoe Trail is located on the Tallapoosa River. At approximately 27 miles long in Haralson County, Georgia, the trail connects to the Alabama Canoe Trail. There are three launch sites along the Tallapoosa River: Poplar Springs, Georgia Hwy 100, and Broad Street in Tallapoosa, Georgia. Enjoy this beautiful, quiet, and one of the cleanest rivers in the West Georgia area.



2. Budapest Cemetery

The cemetery, containing about 20 graves, has a large arch gateway entrance and a split rail fence along the roadway. In 1888, three winemaking communities were founded here on some 2000 acres. A local land developer, Ralph L. Spencer, invited some 200 Hungarian wine-making families to settle this region. The wine industry flourished in this climate until 1908 when the passage of the Prohibition Act in Georgia spelled their doom. The residents were forced back to the Pennsylvania mines.

"The Southern Roots of Budapest" – a collection of traditional Hungarian and classic Southern recipes is available for sale through the Haralson County Historical Society.

770-646-3369 or 770-630-8946

East of Tallapoosa, Georgia on Budapest Cemetery Road

haralsoncountyhistory.com



3. Helton Howland Park

This unique park is a continuation of the Veterans Memorial with its displays of military vehicles. Enjoy a walk in the park or a picnic under the covered shelter. Doodle Thrower amphi-theater is available for local groups. A fantastic fireworks display is held at the park in July.

770-574-2345

2853 Hwy 78, Tallapoosa, GA 30176

haralsoncountyveteransassociation.org



4. Bremen Depot Park

Watch the more than 40 trains that pass through Bremen each day from the comfort of the new Bremen Depot Park. The park shelter was fashioned after the original design of the Trail Depot that was located in Bremen for many years. There is a scanner installed in the Depot that lets you listen in on train radio traffic and know what is coming down the tracks. It's sort of like the police scanner but more fun! Plenty of parking and restrooms. The park is open daily.

770-537-2331

Hwy 78, Bremen, GA 30110

bremenga.gov



5. West Georgia Museum

This museum has something for all ages. A look back at the late 1800 early 1900 era, replicas of old stores, a barber shop and bank, will take you back to an earlier time. For the youngsters, a whole assemblage of dinosaurs greets visitors as they enter the museum. With a 30 ft. Tyrannosaurus Rex towering over several other smaller dinosaurs, it is indeed an awesome site that will inspire young, inquisitive minds. A horse drawn buggy and a restored 1923 Ford Peddlers wagon will bring out the realism of that long ago period.

770-574-3125
185 Mann Street, Tallapoosa, GA 30176



6. Historic Haralson County Courthouse

A picturesque agglomeration of towers, turrets, arches, differing wall surfaces, windows in a variety of sizes and shapes, and exuberant ornament, the old Haralson County courthouse, which has stood proudly in the center of the square in little Buchanan since 1892, epitomizes the Victorian period. The building is Queen Anne in style. It was designed by Bruce and Morgan, whose partnership produced at least eight Georgia courthouses including several along U.S. 27. The building now houses the local historical society and library.

770-646-3369
145 Courthouse Square, Buchanan, GA 30113
haralsoncountyhistory.com



7. Standpipe Park

"The Standpipe" was Tallapoosa's first water system from 1890. The old pipe stands on Hwy 78 near the rail road track. The .84 acre park is directly across from the Standpipe and was vacant for many years. The property was purchased by our local historian in May 2015 for the purpose of beautifying the entrance into Tallapoosa from the east.

A main attraction in the park is a huge Deodar cedar, native to the mountain forests of the Himalayas. What started as an entrance to Tallapoosa gradually became an outside art park. This is a labor of love from the local art community. You will find folk art carvings, a Flintstone mobile made from part of an old magnolia tree, various art paintings on plywood used to boarder a section of the park and many metal art creations. Stop by and take a load off at the picnic area under the pavilion built by a local scout for his Eagle Scout project.

770-328-6674 (Mary Tolleson)
Hwy 78, Tallapoosa, GA 30176



8. Bremen Veterans Park

A walkway to honor military service members in a manner similar to the Tomb of the Unknown Soldier, whose guards march twenty-one paces next to the Tomb, is part of the park.

"Twenty-one symbolizes the highest military honor that can be bestowed, the twenty-one gun salute," she said. "In the Bremen Veterans Park, there will be a walkway three feet wide, and sixty-three feet long that simulates the Tomb Guard pathway to provide a salute to all unknown military members, and to provide an interactive opportunity for students, young and old alike, to pace out the twenty-one steps."

The park includes a designated burn-pit that will be used exclusively for the retiring of old flags in accordance with the U.S. Flag Code, which states that flags must be destroyed in a dignified way, preferably by burning.

770-537-2331
309 Buchanan Street, Bremen, GA 30110
bremenga.gov



9. Haralson County Military Memorial

Preserving the history and service of Haralson County Veterans while providing community service, awareness and education for current and future generations of Georgia, while honoring our fallen heroes. A memorial to the fallen on 9/11/2001 was added in a dedication on 9/11/2011. This includes a replica of the Twin Towers along with a mangled piece of iron from the New York Towers.

An Americana Fourth of July Celebration is held here each year to honor our veterans.

678-416-1401 (Sammy Robinson)

Intersection of Hwy 100 N. and Robertson Ave., Tallapoosa, GA 30176



10. Sewell Mill Textile Exhibit

Sewell Mill Events Facility was established in September 2009 to serve as the first multipurpose community and professional center for the residents of Haralson County. The Mill is a catalyst and support system for social gatherings, community functions, and artisan endeavors. Built in 1918, this historical building gives honor and remembrance to our region's glorious past as "The Clothing Center of The South". To honor the Textile history of Haralson County, an Exhibit of the Textile Industry in Bremen has been created inside Sewell Mill. You can now take a Self-Guided Tour of the museum. As you enter in the front door, you will see a Time Clock near photos of some of the history of Sewell Mill. A card is located near the clock to prompt you to each step. Begin by Clocking In. You are now an employee at work at Sewell Manufacturing. Follow the prompts through each step. The tour will take approximately 20 minutes but will take you back in time to the days of the textile experience.

678-492-4336

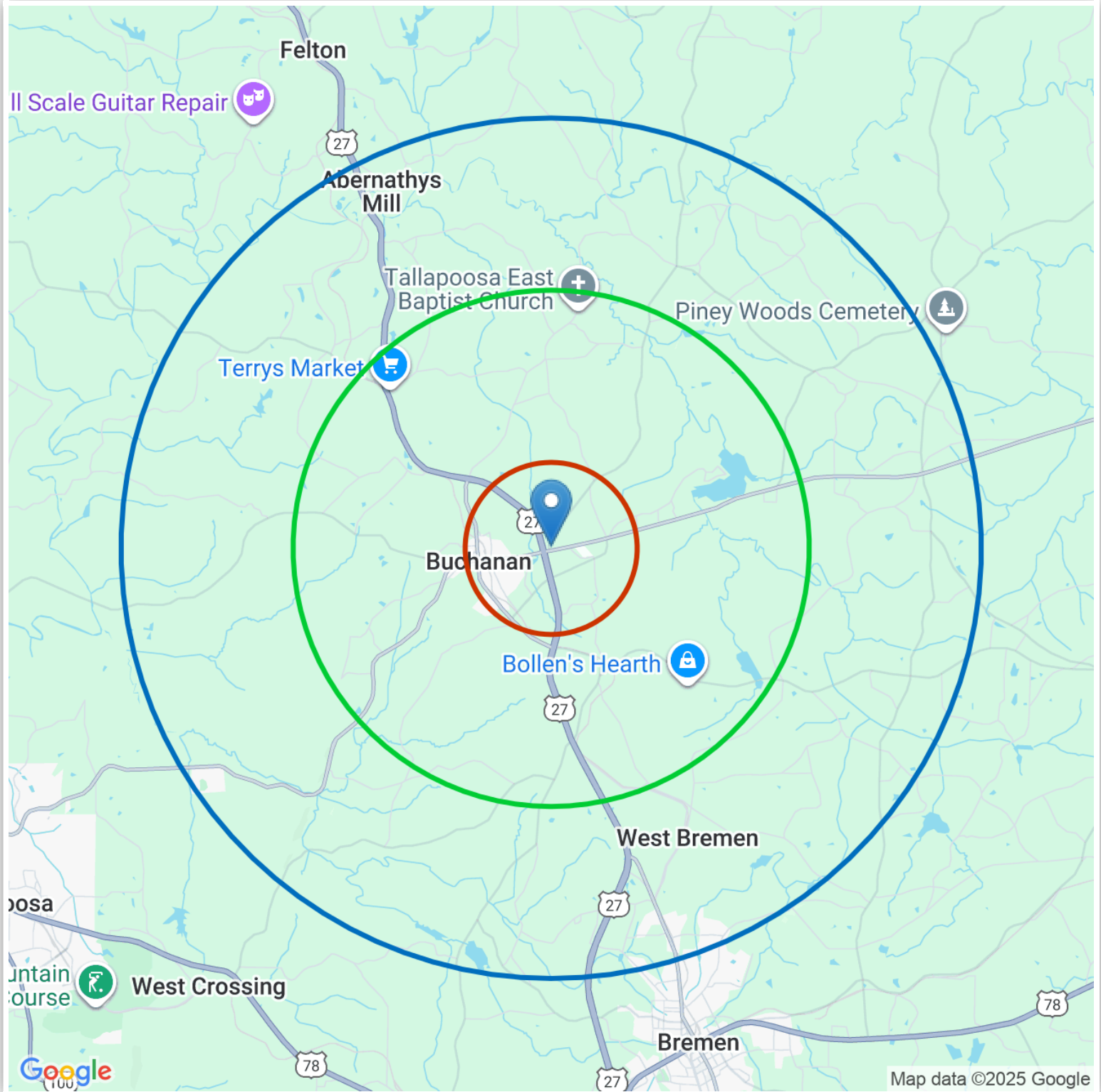
126 Hamilton Avenue, Bremen, Georgia 30110

sewellmill.org

HWY 120 - 2 ACRES

GA Hwy 120 - 2 Acres, Buchanan, GA, 30113

LOCATION/STUDY AREA MAP (RINGS: 1, 3, 5 MILE RADIUS)



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HWY 120 - 2 ACRES

GA Hwy 120 - 2 Acres, Buchanan, GA, 30113
 INFOGRAPHIC: KEY FACTS (RING: 1 MILE RADIUS)

KEY FACTS

1,037
Population

41.1 Median Age

2.52
Average Household Size

391
Total Households

EDUCATION

17.63%
No High School Diploma

3.1%
High School Graduate

11.71%
Some College

6.77%
Bachelor's/ Grad

BUSINESS

94
Total Businesses

813
Total Employees

EMPLOYMENT

26
Manufacturing Employees

83
Retail Trade Employees

28
Eating & Drinking Employees

31
Finance/Ins/Real Estate Emp

5.8% Unemployment Rate

Households by Income

The largest group : \$100,000 - \$149,999 (25.06%) ■
 The smallest group : \$200,000+ (1.47%) ■

Indicator	Value(%)	
< \$15,000	18.92	■
\$15,000 - \$24,999	5.16	■
\$25,000 - \$34,999	5.65	■
\$35,000 - \$49,999	6.88	■
\$50,000 - \$74,999	13.27	■
\$75,000 - \$99,999	12.78	■
\$100,000 - \$149,999	25.06	■
\$150,000 - \$199,999	11.06	■
\$200,000+	1.47	■

INCOME

\$75,361
Median Household Income

\$31,805
Per Capita Income

\$116,630
Median Net Worth



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HWY 120 - 2 ACRES

GA Hwy 120 - 2 Acres, Buchanan, GA, 30113
 INFOGRAPHIC: KEY FACTS (RING: 3 MILE RADIUS)

KEY FACTS

3,002
Population

42.5 Median Age

2.52
Average Household Size

1,121
Total Households

EDUCATION

15.65%
No High School Diploma

5.01%
High School Graduate

14.31%
Some College

7.16%
Bachelor's/ Grad

BUSINESS

154
Total Businesses

1,299
Total Employees

EMPLOYMENT

94
Manufacturing Employees

128
Retail Trade Employees

46
Eating & Drinking Employees

45
Finance/Ins/Real Estate Emp

5.2% Unemployment Rate

Households by Income

The largest group : \$100,000 - \$149,999 (22.1%) ■
 The smallest group : \$200,000+ (2.54%) ■

Indicator	Value(%)	
< \$15,000	16.17	■
\$15,000 - \$24,999	5.5	■
\$25,000 - \$34,999	6.6	■
\$35,000 - \$49,999	8.21	■
\$50,000 - \$74,999	14.23	■
\$75,000 - \$99,999	13.89	■
\$100,000 - \$149,999	22.1	■
\$150,000 - \$199,999	10.67	■
\$200,000+	2.54	■

INCOME

\$73,182
Median Household Income

\$32,421
Per Capita Income

\$154,917
Median Net Worth



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INFOGRAPHIC: KEY FACTS (RING: 5 MILE RADIUS)

KEY FACTS

7,852
Population

41.8 Median Age

2.58
Average Household Size

2,847
Total Households

EDUCATION

12.55%
No High School Diploma

7.41%
High School Graduate

16.36%
Some College

10.22%
Bachelor's/ Grad

BUSINESS

203
Total Businesses

1,642
Total Employees

EMPLOYMENT

123
Manufacturing Employees

181
Retail Trade Employees

56
Eating & Drinking Employees

54
Finance/Ins/Real Estate Emp

4.6% Unemployment Rate

INCOME

\$69,144
Median Household Income

\$32,405
Per Capita Income

\$176,615
Median Net Worth

Households by Income

The largest group : \$100,000 - \$149,999 (17.17%) ■

The smallest group : \$200,000+ (2.87%) ■

Indicator	Value(%)	
< \$15,000	13.44	■
\$15,000 - \$24,999	6.72	■
\$25,000 - \$34,999	7.97	■
\$35,000 - \$49,999	10.58	■
\$50,000 - \$74,999	13.77	■
\$75,000 - \$99,999	14.6	■
\$100,000 - \$149,999	17.17	■
\$150,000 - \$199,999	12.88	■
\$200,000+	2.87	■



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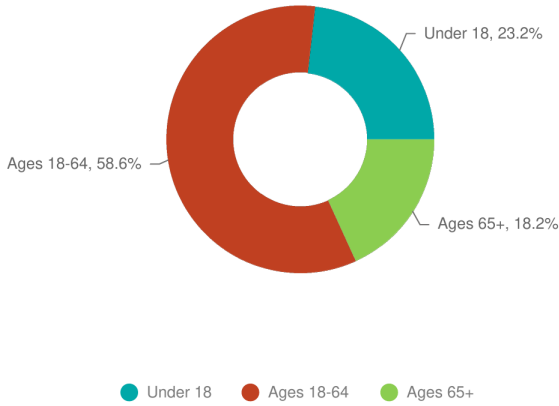
GA Hwy 120 - 2 Acres, Buchanan, GA, 30113

INFOGRAPHIC: POPULATION TRENDS (RING: 1 MILE RADIUS)

POPULATION TRENDS AND KEY INDICATORS 1 Miles Ring

1,037 Population	407 Households	41.1 Median Age
2.52 Avg Size Household	\$75,361 Median Household Income	\$194,737 Median Home Value
53 Wealth Index	154 Housing Affordability	18.5 Diversity Index

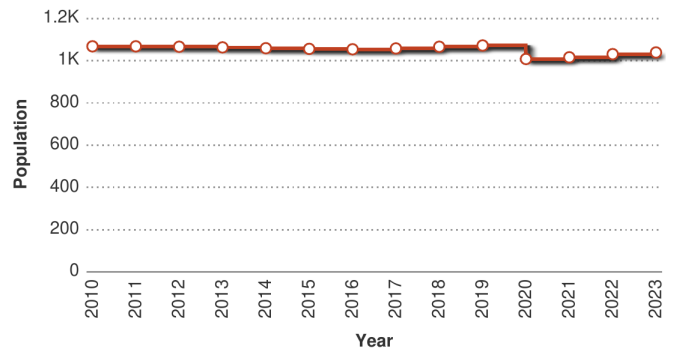
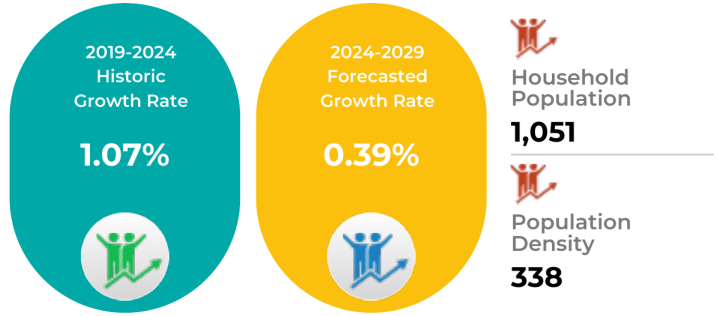
POPULATION BY AGE



POPULATION BY GENERATION

5.79% Greatest Gen: Born 1945/Earlier	20.06% Baby Boomer: Born 1946 to 1964	20.54% Generation X: Born 1965 to 1980
20.64% Millennial: Born 1981 to 1998	22.76% Generation Z: Born 1999 to 2016	10.22% Alpha: Born 2017 to Present

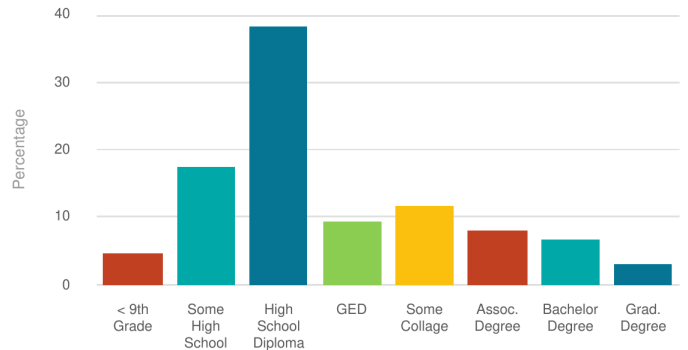
HISTORICAL & FORECAST POPULATION



DAYTIME POPULATION



POPULATION BY EDUCATION



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HWY 120 - 2 ACRES

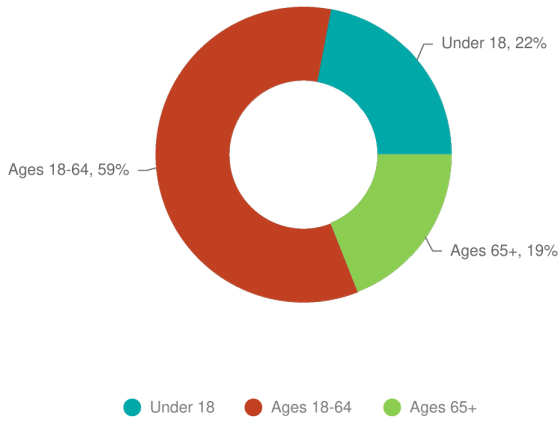
GA Hwy 120 - 2 Acres, Buchanan, GA, 30113

INFOGRAPHIC: POPULATION TRENDS (RING: 3 MILE RADIUS)

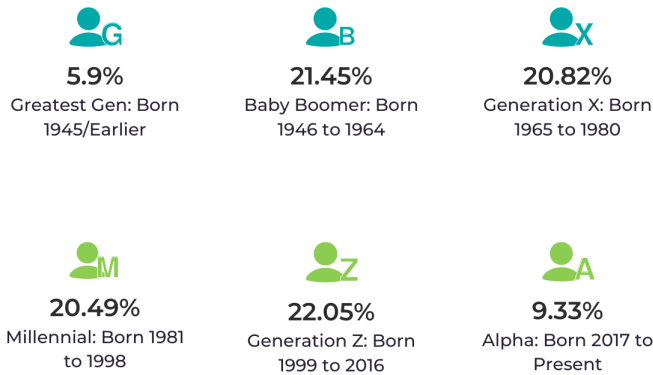
POPULATION TRENDS AND KEY INDICATORS 3 Miles Ring

3,002 Population	1,181 Households	42.5 Median Age
2.52 Avg Size Household	\$73,182 Median Household Income	\$235,000 Median Home Value
60 Wealth Index	124 Housing Affordability	18.6 Diversity Index

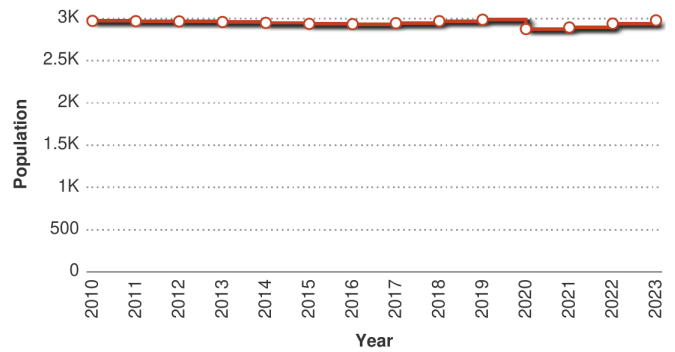
POPULATION BY AGE



POPULATION BY GENERATION



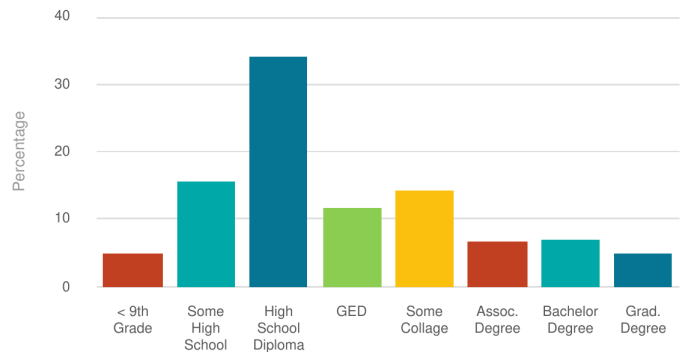
HISTORICAL & FORECAST POPULATION



DAYTIME POPULATION



POPULATION BY EDUCATION



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HWY 120 - 2 ACRES

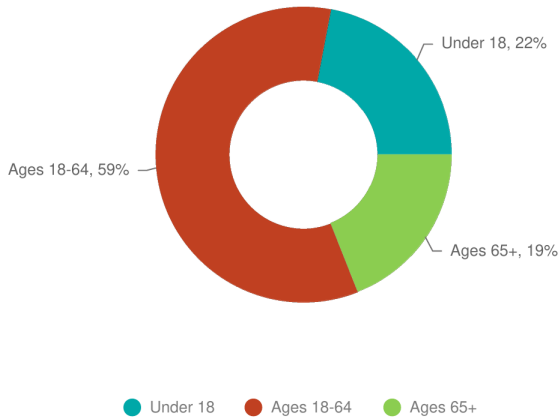
GA Hwy 120 - 2 Acres, Buchanan, GA, 30113

INFOGRAPHIC: POPULATION TRENDS (RING: 5 MILE RADIUS)

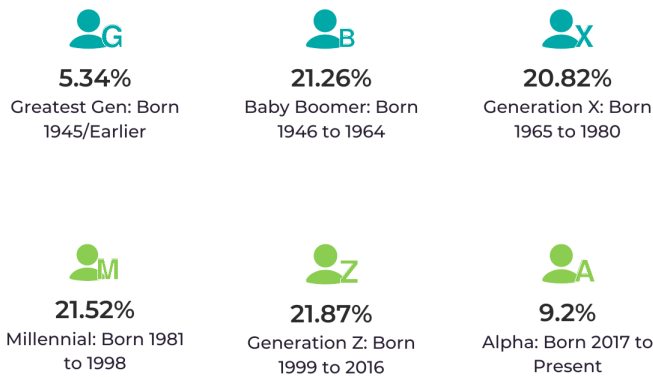
POPULATION TRENDS AND KEY INDICATORS 5 Miles Ring

7,852 Population	3,035 Households	41.8 Median Age
2.58 Avg Size Household	\$69,144 Median Household Income	\$251,715 Median Home Value
64 Wealth Index	109 Housing Affordability	19.5 Diversity Index

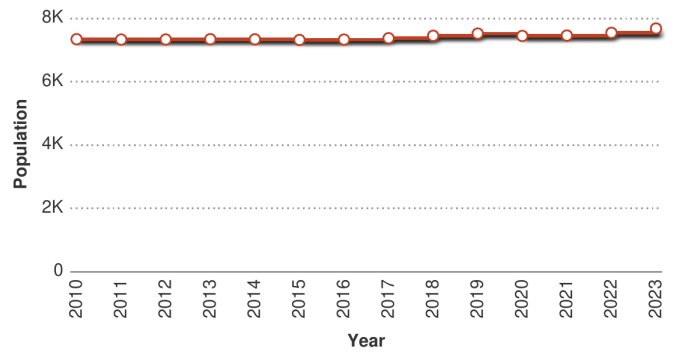
POPULATION BY AGE



POPULATION BY GENERATION



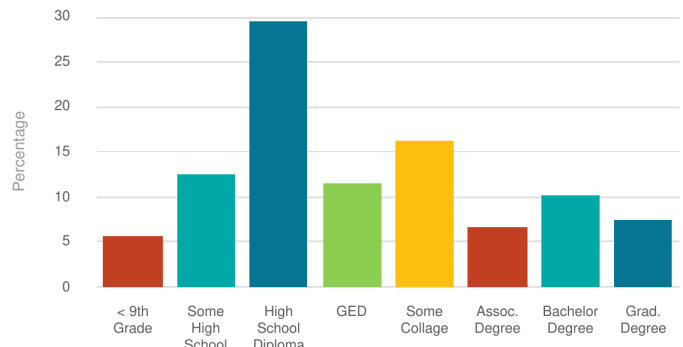
HISTORICAL & FORECAST POPULATION



DAYTIME POPULATION



POPULATION BY EDUCATION



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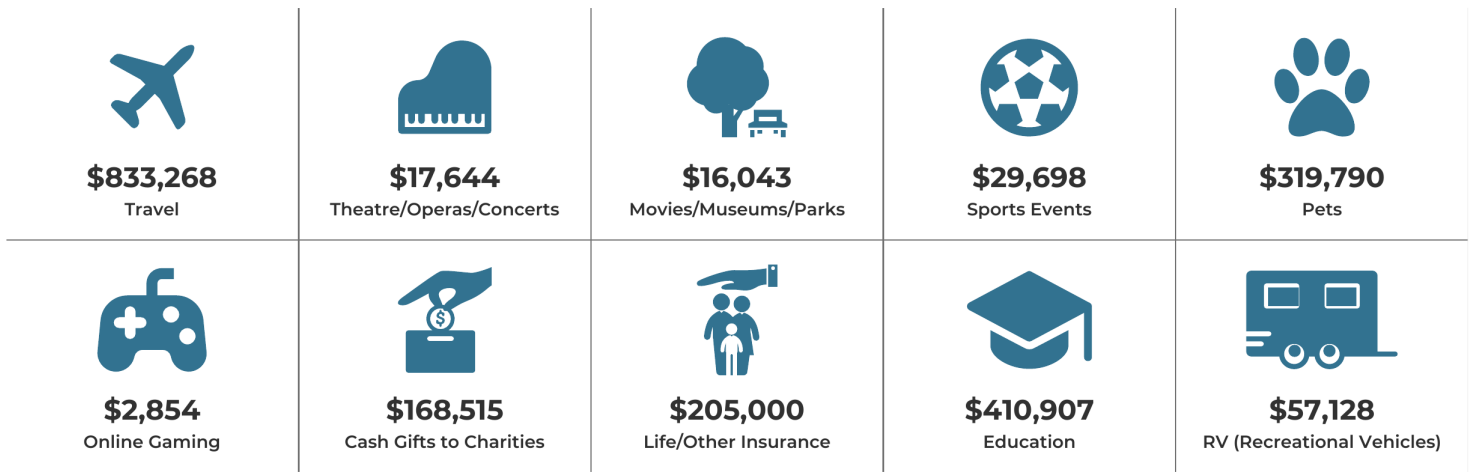


Lifestyle and Tapestry Segmentation Infographic

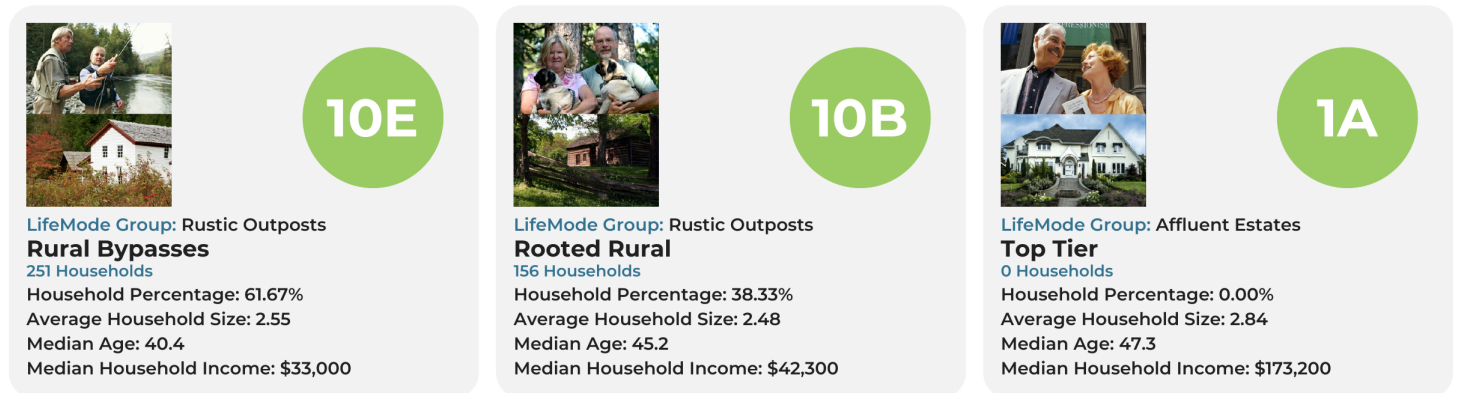
LIFESTYLE SPENDING



ANNUAL LIFESTYLE SPENDING



TAPESTRY SEGMENTS



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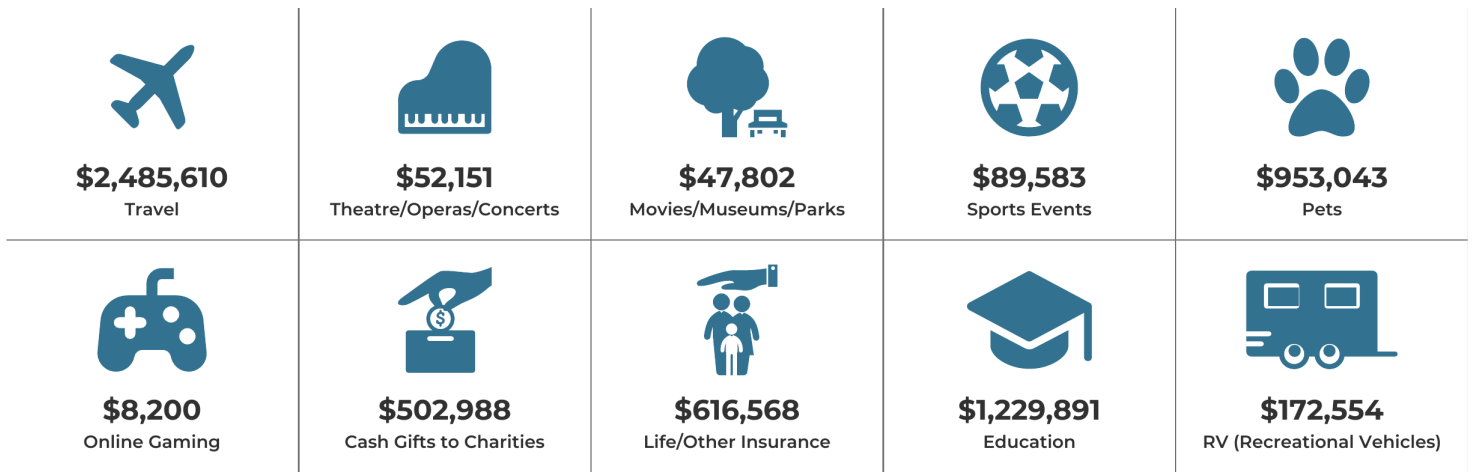


Lifestyle and Tapestry Segmentation Infographic

LIFESTYLE SPENDING



ANNUAL LIFESTYLE SPENDING



TAPESTRY SEGMENTS



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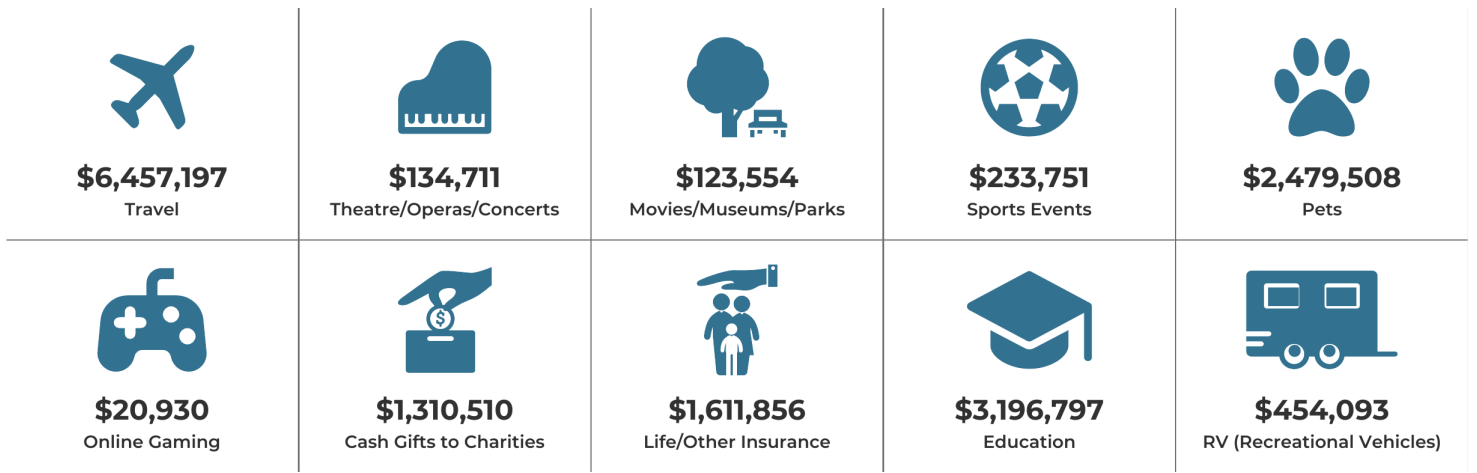


Lifestyle and Tapestry Segmentation Infographic

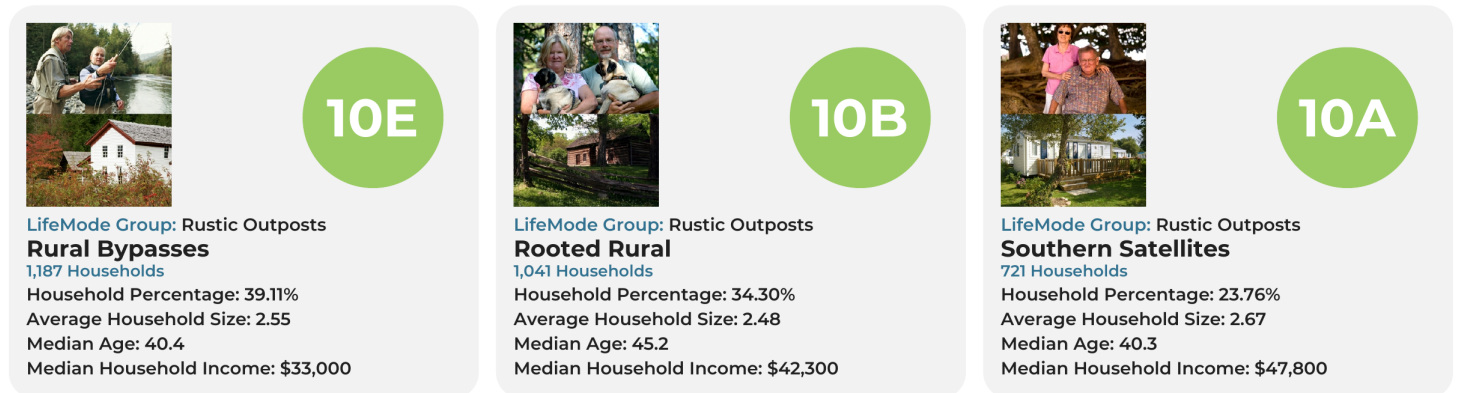
LIFESTYLE SPENDING



ANNUAL LIFESTYLE SPENDING



TAPESTRY SEGMENTS



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Esri Tapestry Segmentation

Tapestry Segmentation represents the latest generation of market segmentation systems that began over 30 years ago. The 68-segment Tapestry Segmentation system classifies U.S. neighborhoods based on their socioeconomic and demographic composition. Each segment is identified by its two-digit Segment Code. Match the two-digit segment labels on the report to the list below. Click each segment below for a detailed description.

- | | |
|---|---|
| Segment 1A (Top Tier) | Segment 8C (Bright Young Professionals) |
| Segment 1B (Professional Pride) | Segment 8D (Downtown Melting Pot) |
| Segment 1C (Boomburbs) | Segment 8E (Front Porches) |
| Segment 1D (Savvy Suburbanites) | Segment 8F (Old and Newcomers) |
| Segment 1E (Exurbanites) | Segment 8G (Hardscrabble Road) |
| Segment 2A (Urban Chic) | Segment 9A (Silver & Gold) |
| Segment 2B (Pleasantville) | Segment 9B (Golden Years) |
| Segment 2C (Pacific Heights) | Segment 9C (The Elders) |
| Segment 2D (Enterprising Professionals) | Segment 9D (Senior Escapes) |
| Segment 3A (Laptops and Lattes) | Segment 9E (Retirement Communities) |
| Segment 3B (Metro Renters) | Segment 9F (Social Security Set) |
| Segment 3C (Trendsetters) | Segment 10A (Southern Satellites) |
| Segment 4A (Soccer Moms) | Segment 10B (Rooted Rural) |
| Segment 4B (Home Improvement) | Segment 10C (Diners & Miners) |
| Segment 4C (Middleburg) | Segment 10D (Down the Road) |
| Segment 5A (Comfortable Empty Nesters) | Segment 10E (Rural Bypasses) |
| Segment 5B (In Style) | Segment 11A (City Strivers) |
| Segment 5C (Parks and Rec) | Segment 11B (Young and Restless) |
| Segment 5D (Rustbelt Traditions) | Segment 11C (Metro Fusion) |
| Segment 5E (Midlife Constants) | Segment 11D (Set to Impress) |
| Segment 6A (Green Acres) | Segment 11E (City Commons) |
| Segment 6B (Salt of the Earth) | Segment 12A (Family Foundations) |
| Segment 6C (The Great Outdoors) | Segment 12B (Traditional Living) |
| Segment 6D (Prairie Living) | Segment 12C (Small Town Simplicity) |
| Segment 6E (Rural Resort Dwellers) | Segment 12D (Modest Income Homes) |
| Segment 6F (Heartland Communities) | Segment 13A (International Marketplace) |
| Segment 7A (Up and Coming Families) | Segment 13B (Las Casas) |
| Segment 7B (Urban Villages) | Segment 13C (NeWest Residents) |
| Segment 7C (American Dreamers) | Segment 13D (Fresh Ambitions) |
| Segment 7D (Barrios Urbanos) | Segment 13E (High Rise Renters) |
| Segment 7E (Valley Growers) | Segment 14A (Military Proximity) |
| Segment 7F (Southwestern Families) | Segment 14B (College Towns) |
| Segment 8A (City Lights) | Segment 14C (Dorms to Diplomas) |
| Segment 8B (Emerald City) | Segment 15 (Unclassified) |

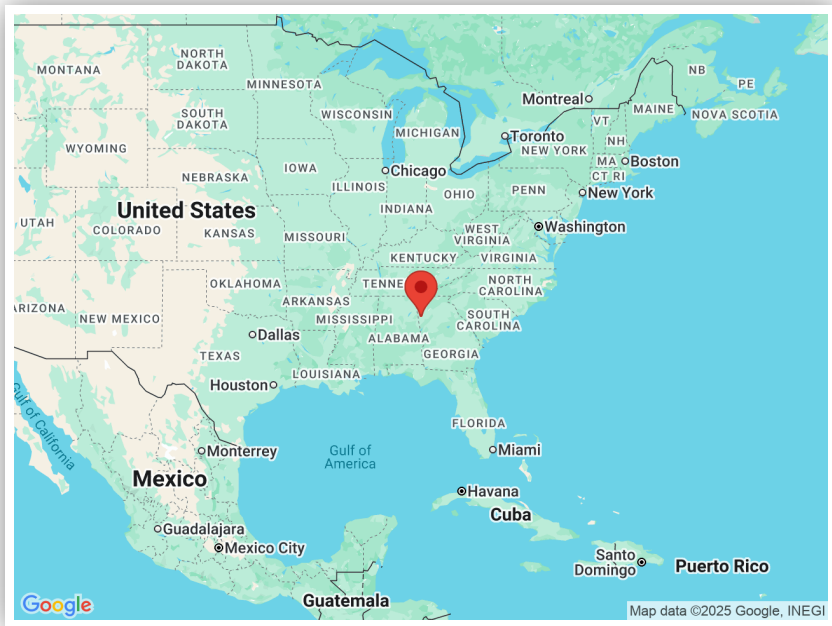
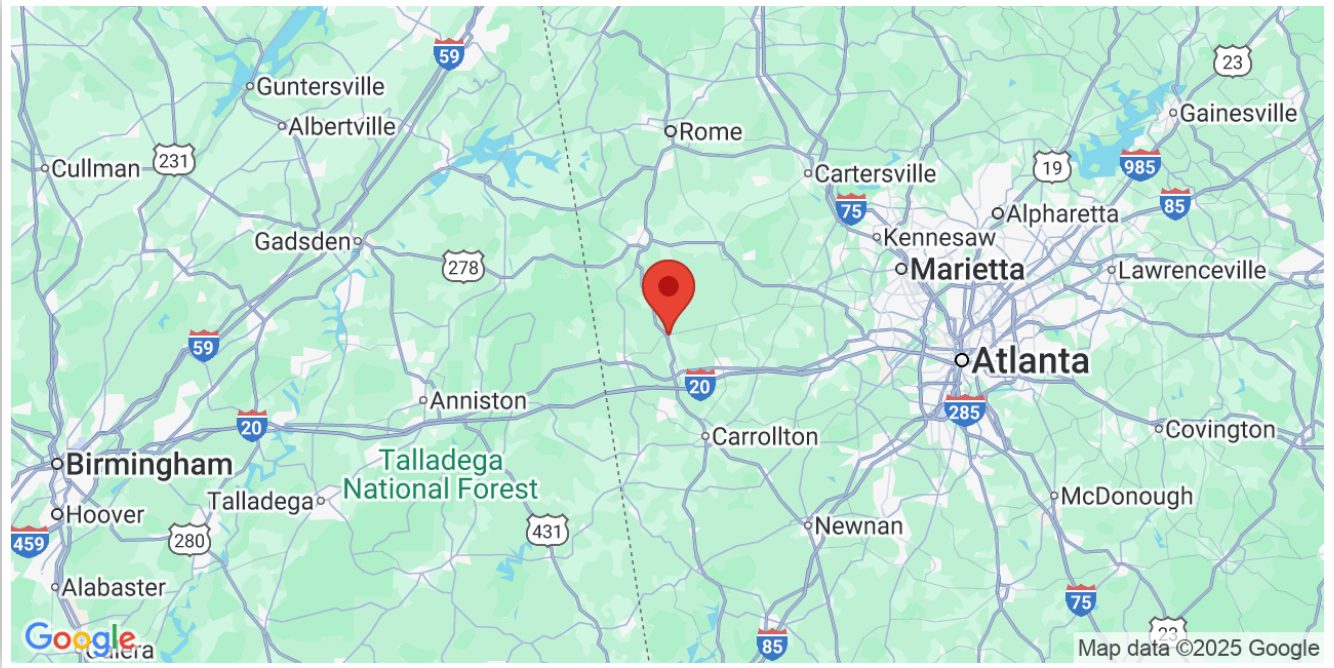


HWY 120 - 2 ACRES

GA Hwy 120 - 2 Acres, Buchanan, GA, 30113

AREA LOCATION MAP

Hwy 120 - 2 Acres GA Hwy 120 - 2 Acres, Buchanan, GA, 30113



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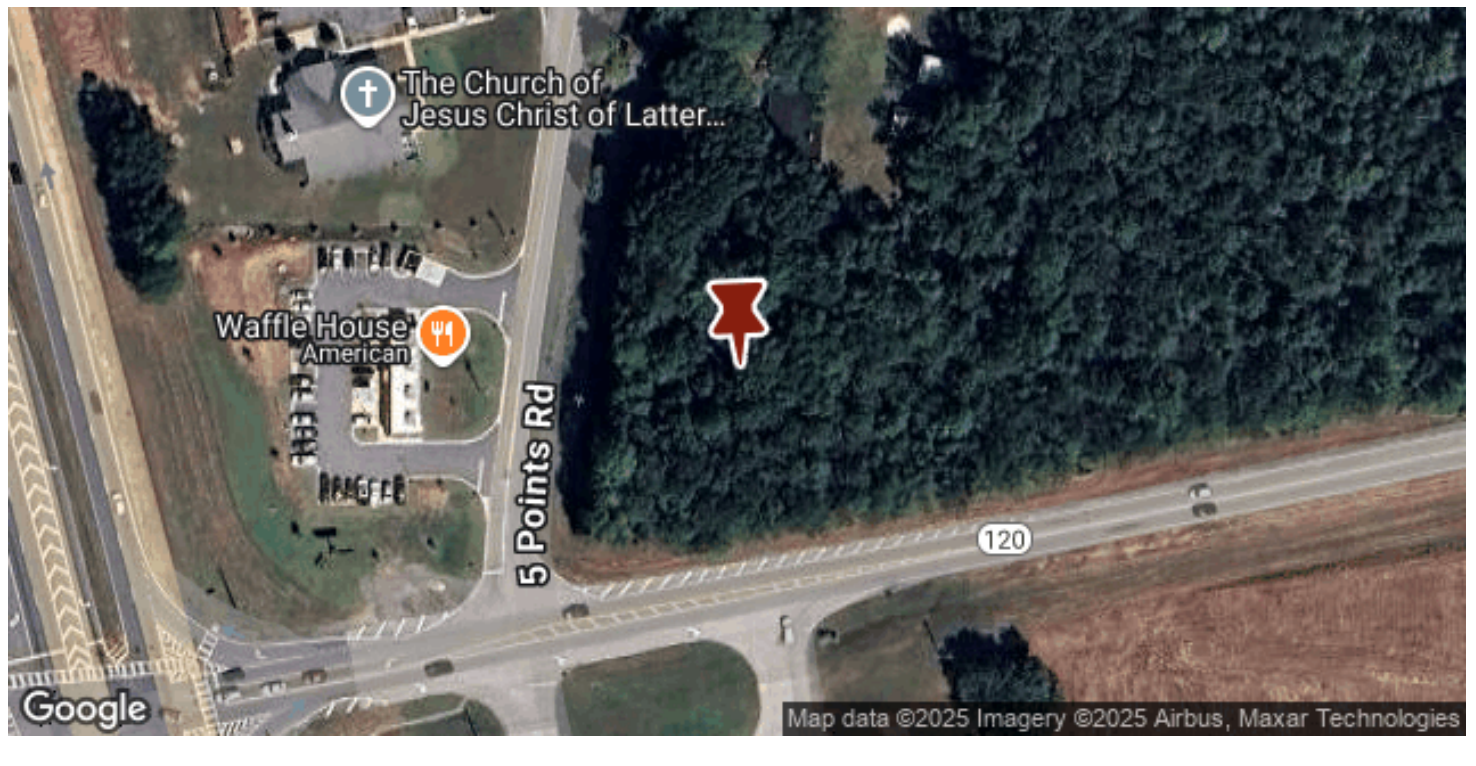


HWY 120 - 2 ACRES

GA Hwy 120 - 2 Acres, Buchanan, GA, 30113

AERIAL ANNOTATION MAP

Hwy 120 - 2 Acres GA Hwy 120 - 2 Acres, Buchanan, GA, 30113



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