



**FOR SALE**

**SIGNIFICANT PRICE REDUCTION • BRING ALL OFFERS**



**ASSEMBLAGE PROPERTIES**

**TOOMSBORO, WILKINSON COUNTY, GEORGIA**

**SALES PRICE: \$1,699,000**

**CBCMACON.COM**

**THOMAS RHODES**

**706.615.5233**

**trhodes@cbcworldwide.com**

**GUY EBERHARDT**

**478.955.4492**

**mcheek@cbcworldwide.com**



**CBCWORLDWIDE.COM**

Created 10/13/20



## 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

<b>LOCATION:</b>	<ul style="list-style-type: none"><li>• One hour drive from Macon</li><li>• Two hour drive from Atlanta</li><li>• Two hour drive from Savannah</li></ul>
<b>PARCELS:</b>	<ul style="list-style-type: none"><li>• 37 Tax parcels (Parcel List Page 4-5)</li><li>• Property Map (Page 6)</li></ul>
<b>IMPROVEMENTS: (PHOTOS PAGE 34-36)</b>	Improvements consist of: <ul style="list-style-type: none"><li>- Bank</li><li>- Banquet Hall</li><li>- Barber Shop</li><li>- Cotton Warehouse</li><li>- Fire Station</li><li>- Gas Station</li><li>- Grist Mill</li><li>- Hotel</li><li>- Houses (10)</li><li>- Opera House</li><li>- Pond &amp; Water Wheel</li><li>- Railroad depot</li><li>- Restaurant</li></ul>
<b>FLOOR PLANS:</b>	See Page 7-33
<b>ACREAGE:</b>	40± Total acres
<b>SALES PRICE: \$1,699,000 (BRING ALL OFFERS)</b>	



## 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

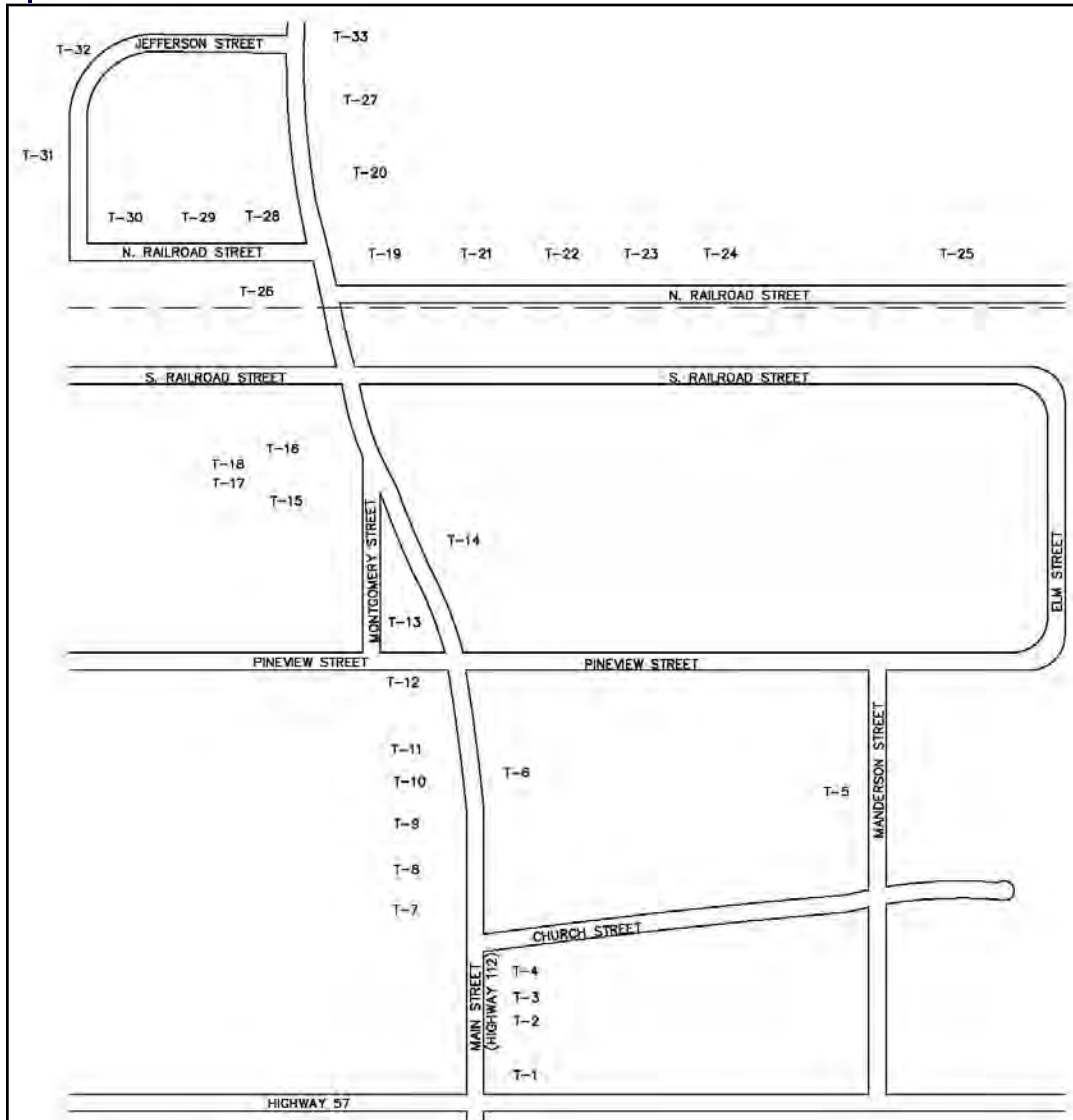
Toombsboro, Wilkinson County, Georgia

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



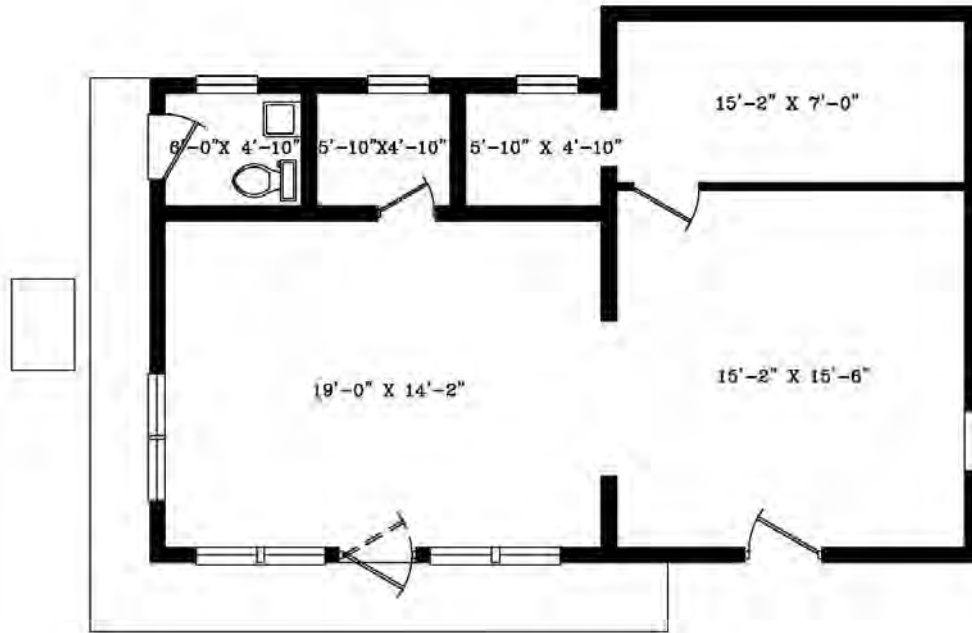
T-1	Gas Station - 199 Highway 57
T-2	Land between Gas Station & White Shop - 185 Main Street
T-3	White Shop - 183 Main Street
T-4	Beige & Brown House - 181 Main Street
T-5	Lot beside Church - 104 Manderston Street
T-6	Tan, White & Red House - 173 Main Street
T-7	Beige House - 178 Main Street
T-8	Blue 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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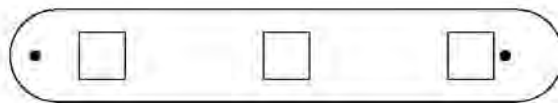
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**GAS STATION (199 Highway 57)**  
Toombsboro, Wilkinson County, Georgia

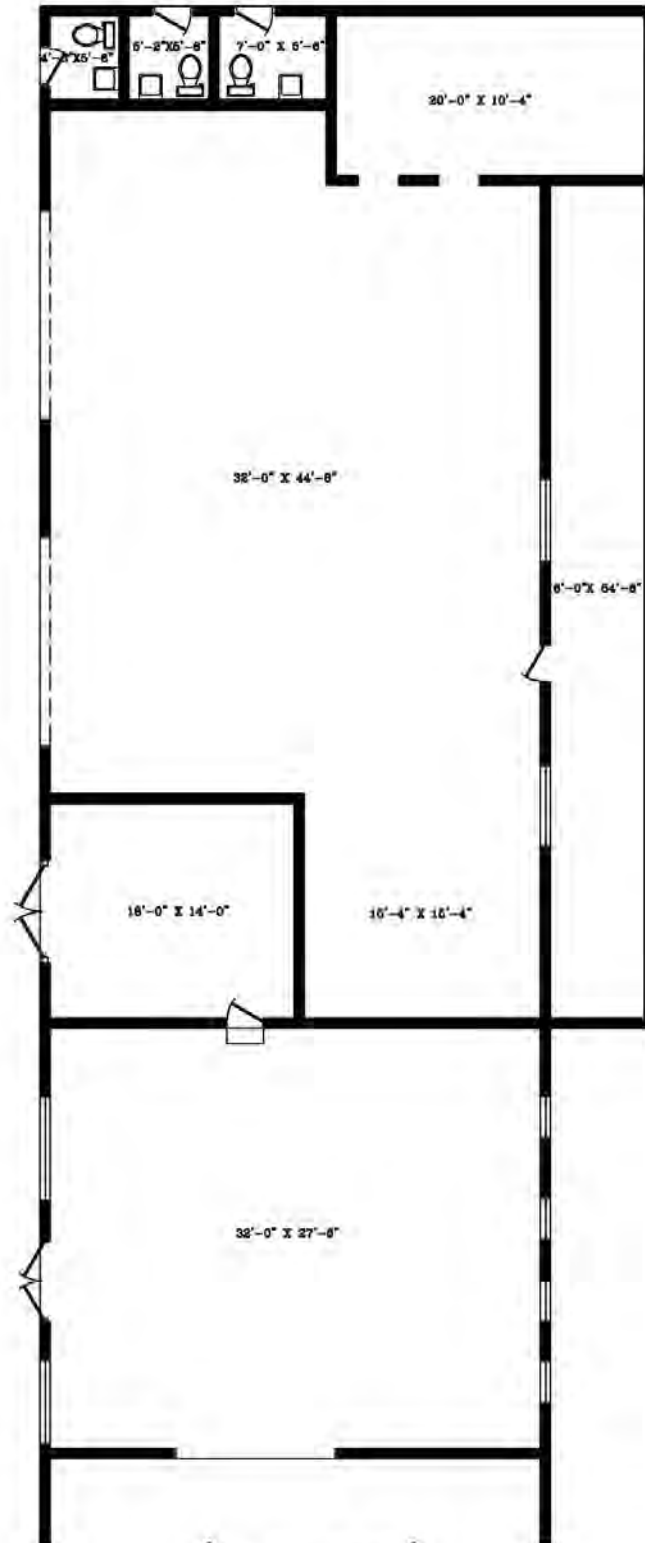


GAS STATION  
199 Highway 57  
810 S.F.





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



WHITE SHOP  
183 Main Street  
3621 S.F.

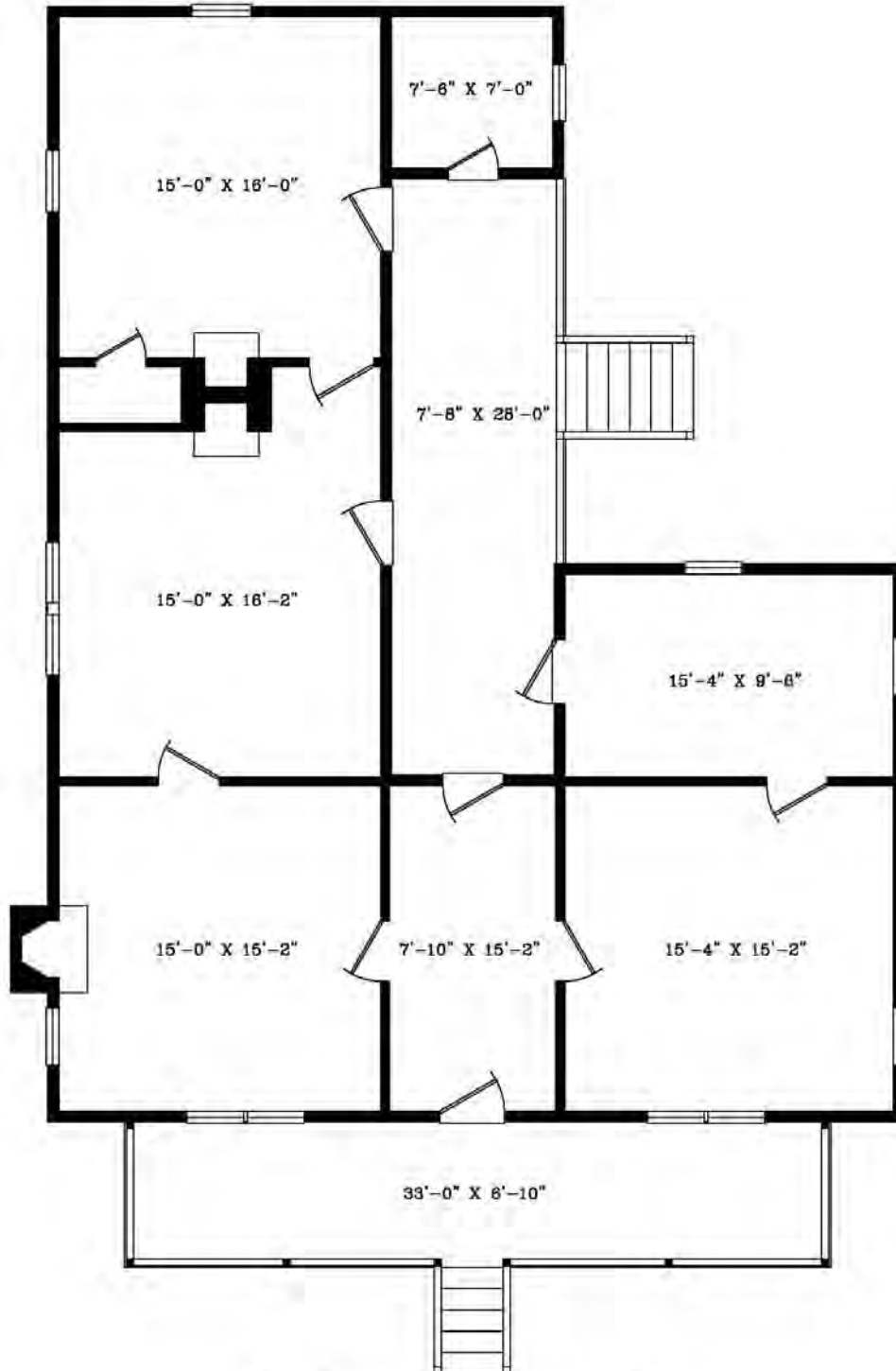
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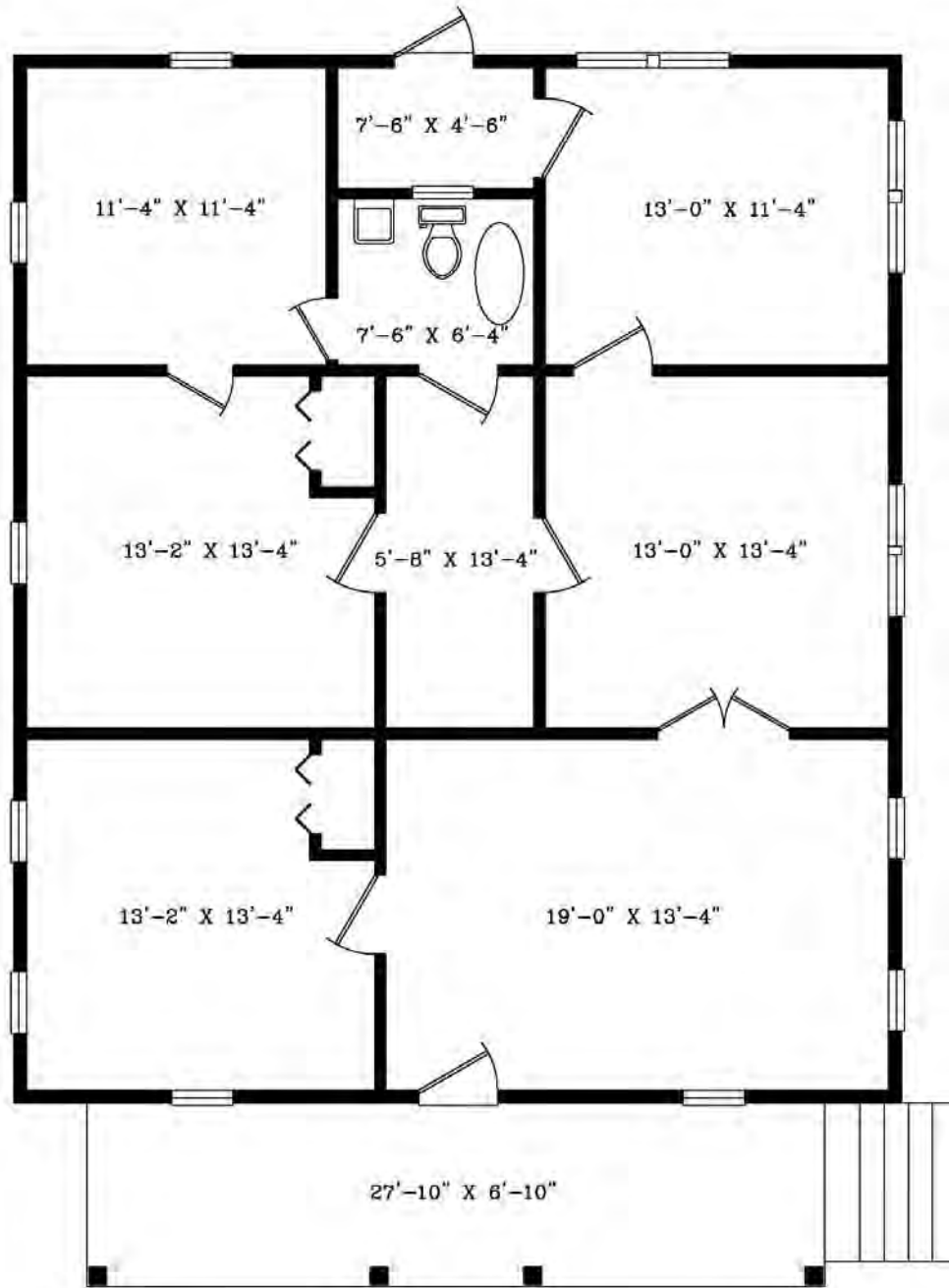
**BEIGE & BROWN HOUSE (181 Main Street)**  
Toombsboro, Wilkinson County, Georgia



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



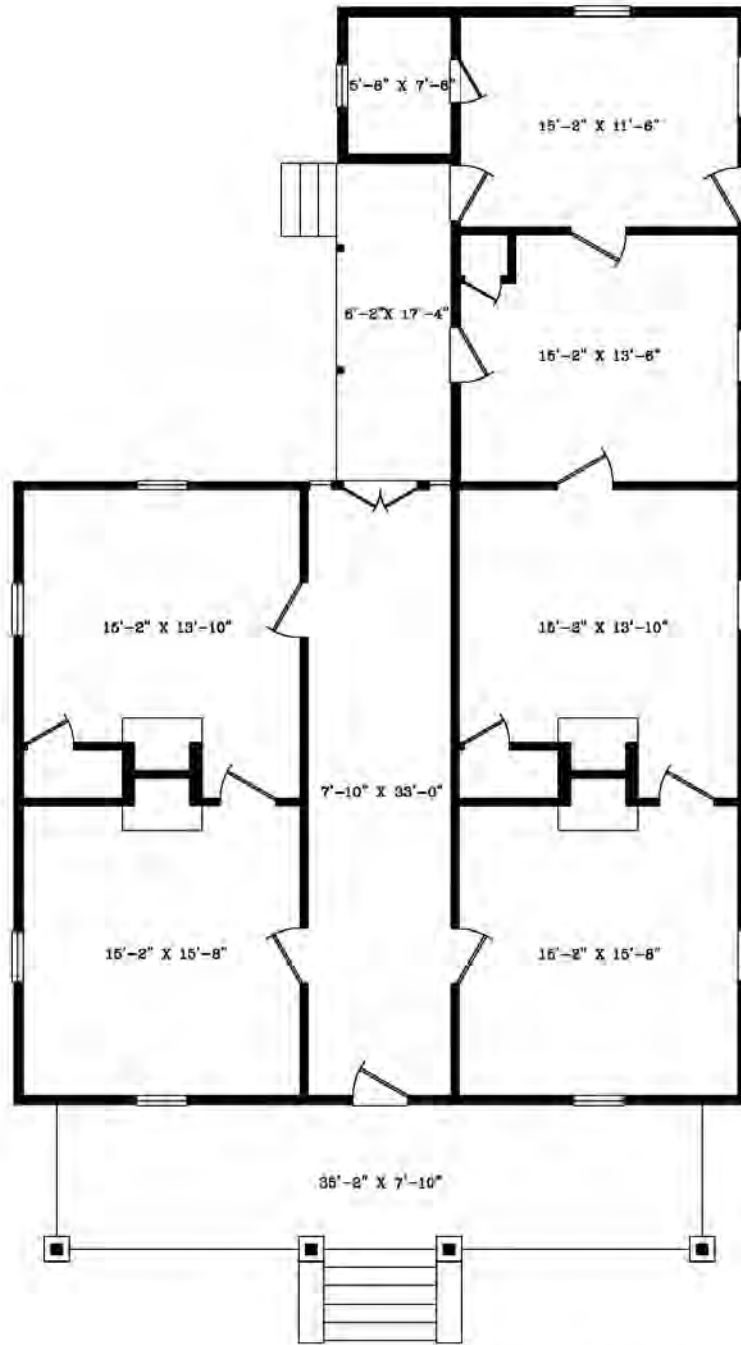
**BEIGE HOUSE (178 Main Street)**  
Toombsboro, Wilkinson County, Georgia



**BEIGE HOUSE**  
178 Main Street  
1342 S.F.



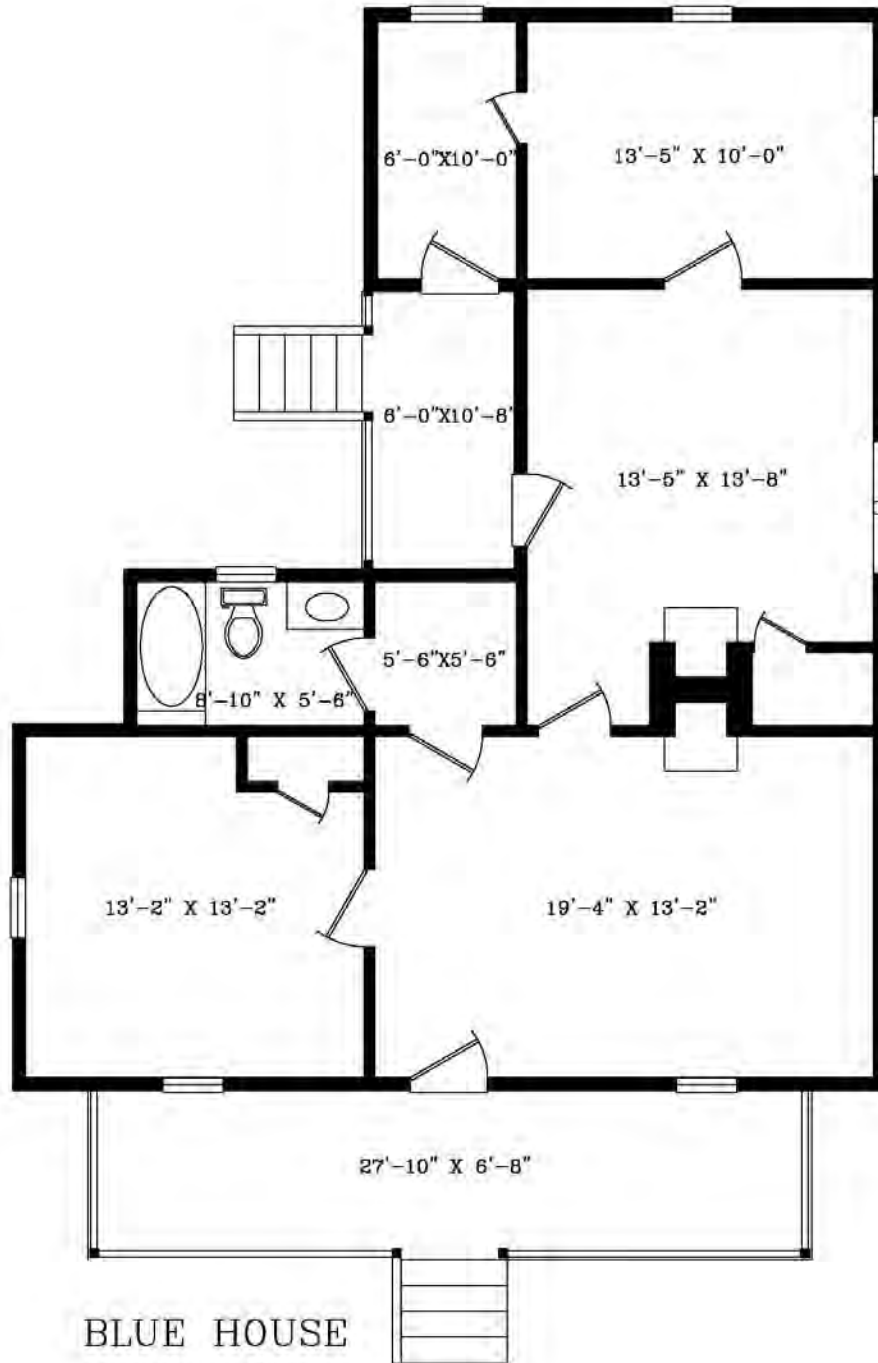
**TAN, WHITE & RED HOUSE (173 Main Street)**  
Toombsboro, Wilkinson County, Georgia



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.

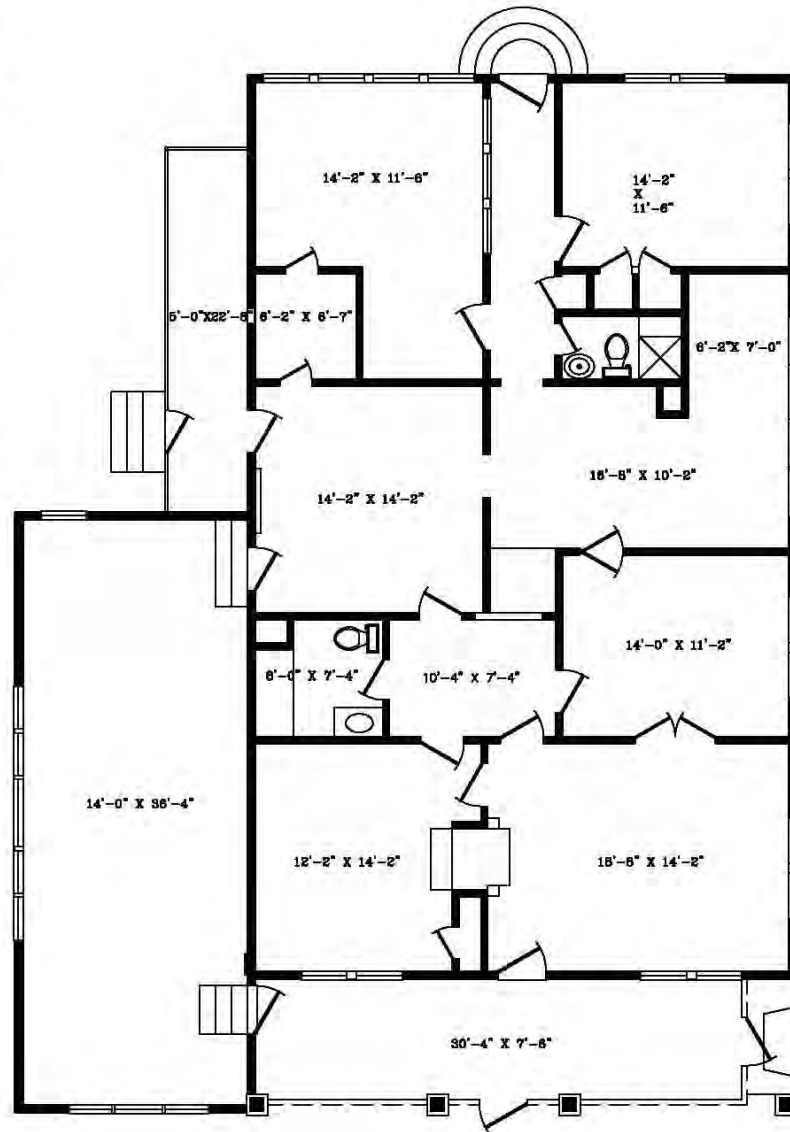
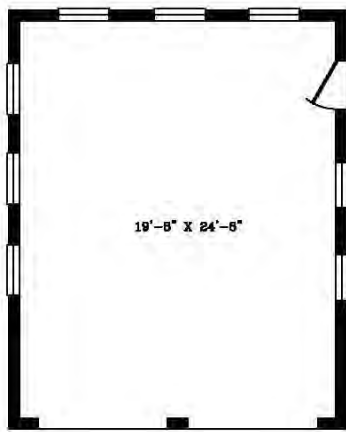
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# WHITE VINYL HOUSE (174 Main Street)

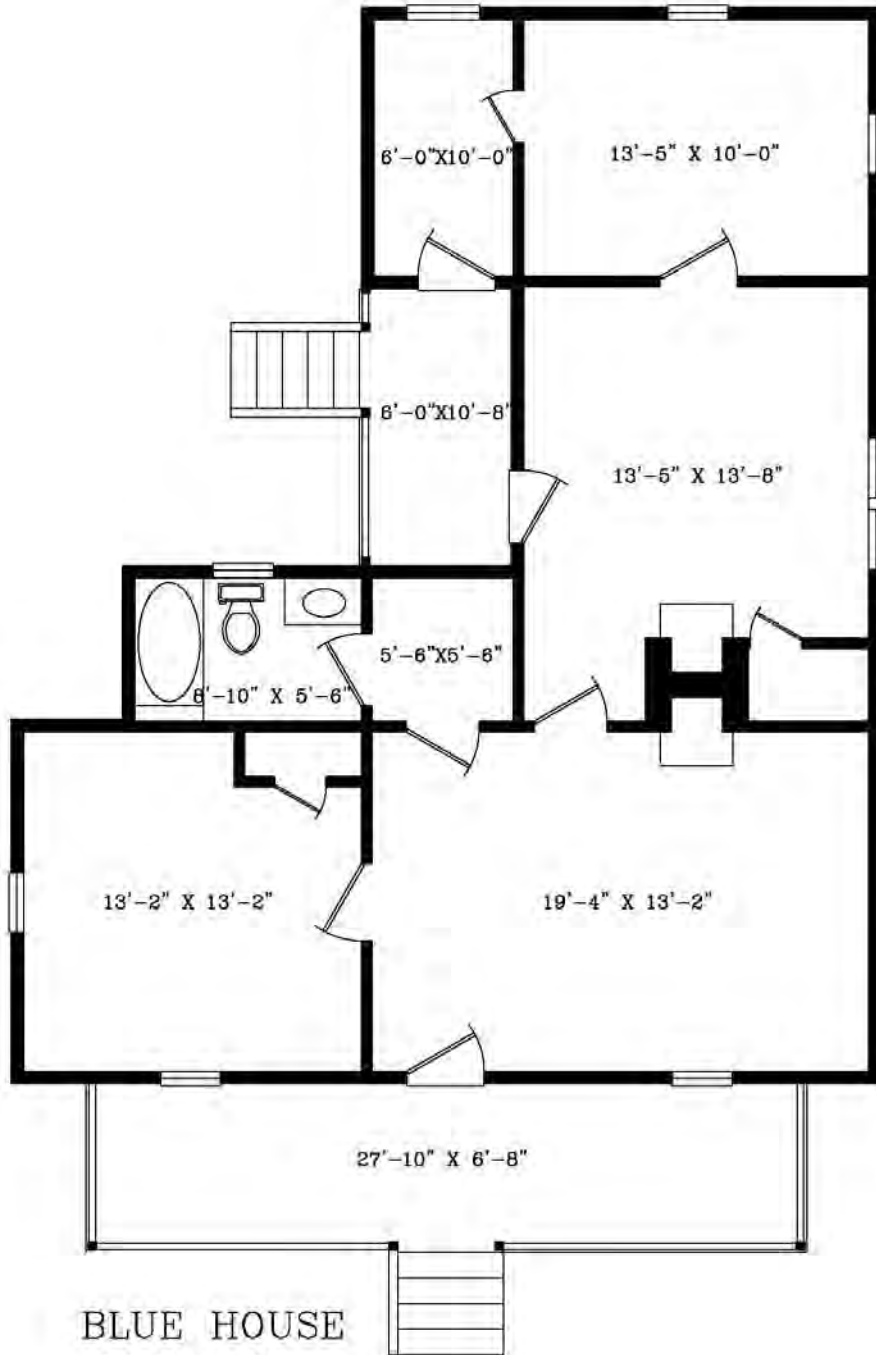
Toombsboro, Wilkinson County, Georgia



WHITE VINYL HOUSE  
174 Main Street  
2473 S.F.



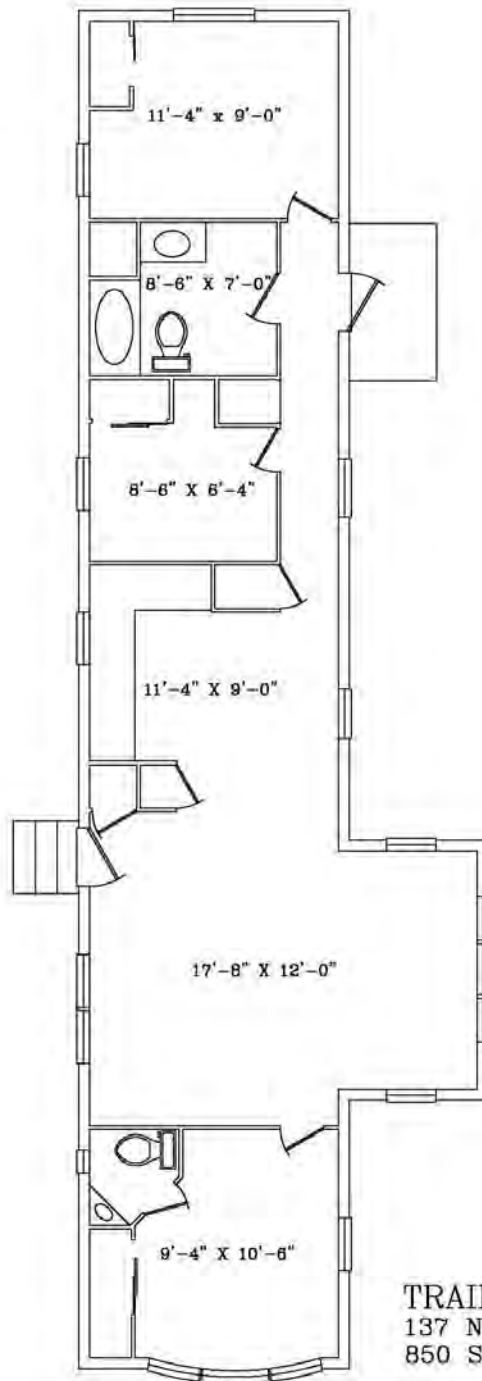
**GREEN HOUSE (176 Main Street)**  
Toombsboro, Wilkinson County, Georgia



**BLUE HOUSE**  
176 Main Street  
1040 S.F.



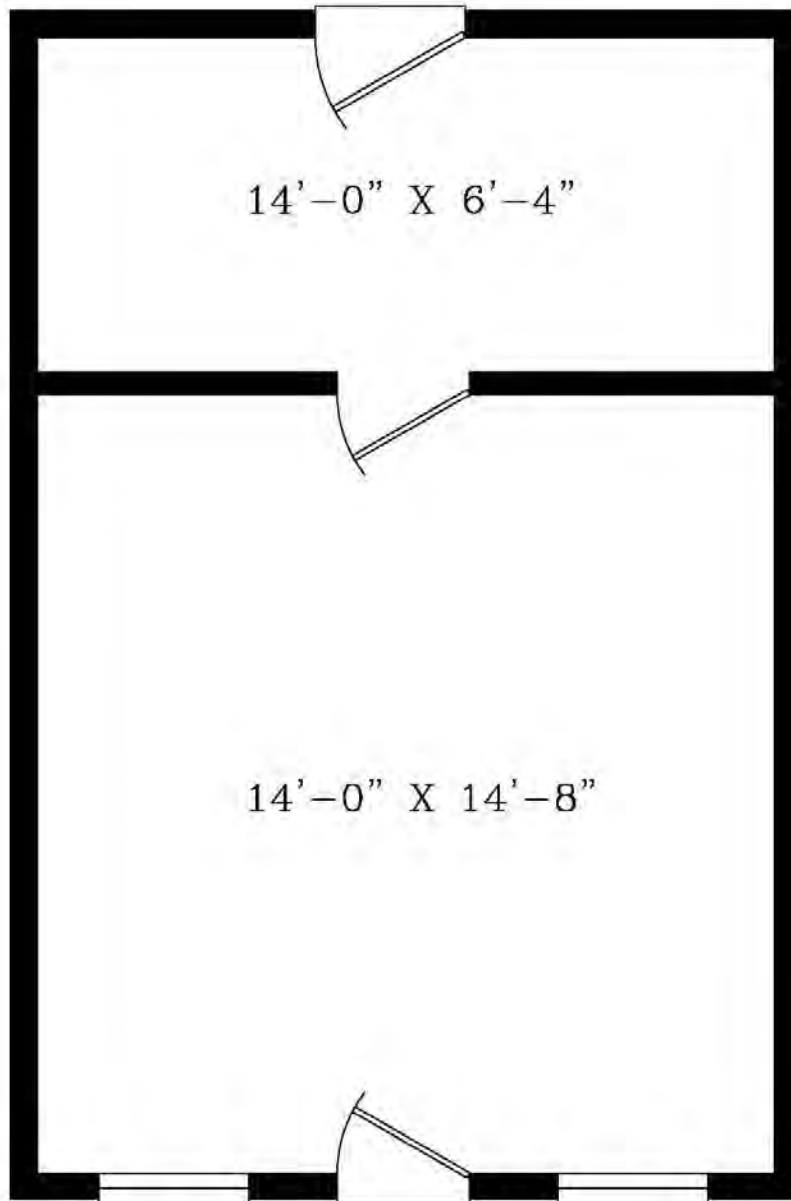
**TRAILER (137 N Railroad Street)**  
Toombsboro, Wilkinson County, Georgia



TRAILER  
137 N. Railroad Street  
850 S.F.



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

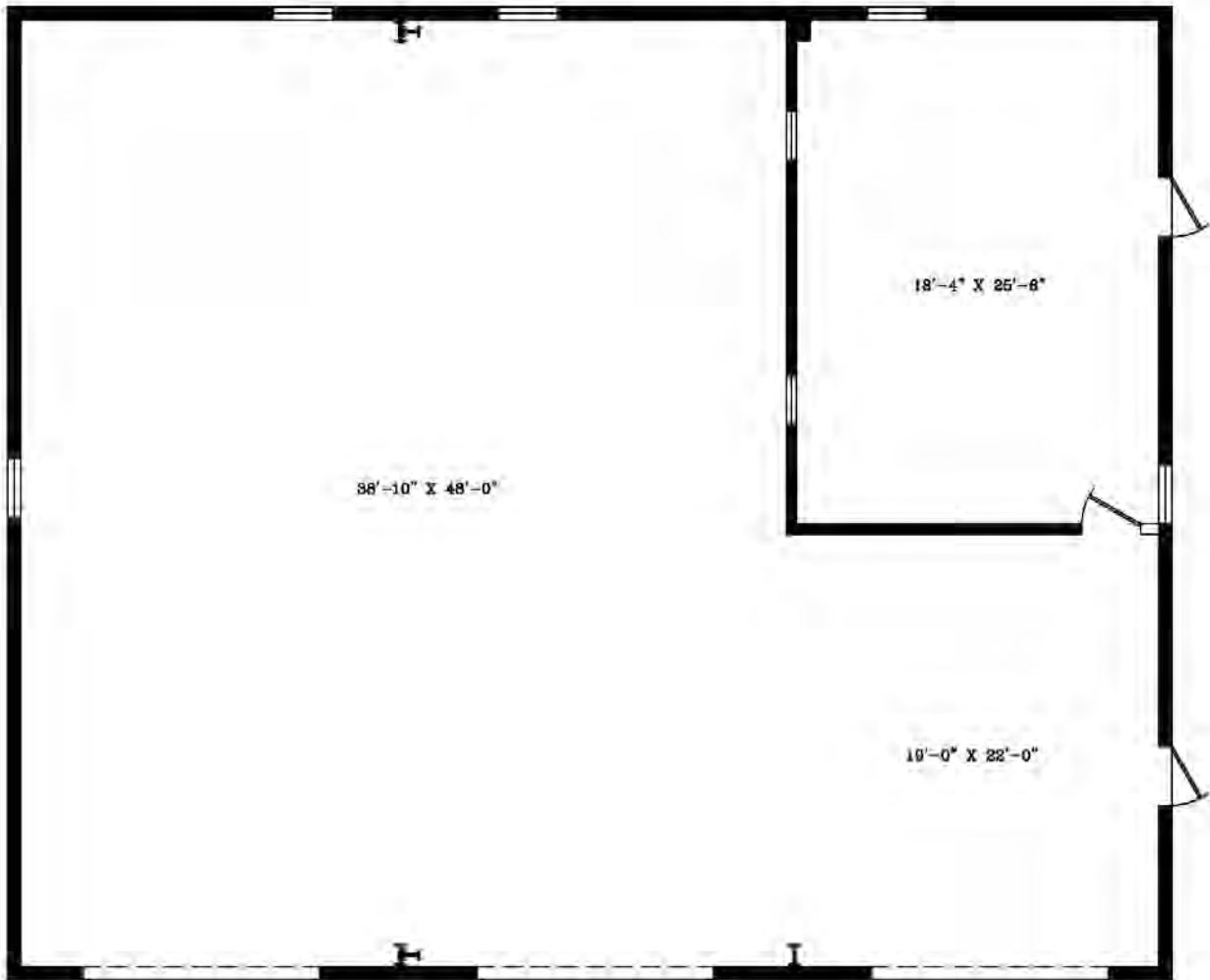


BARBER SHOP  
148 Pineview Street  
335 S.F.





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

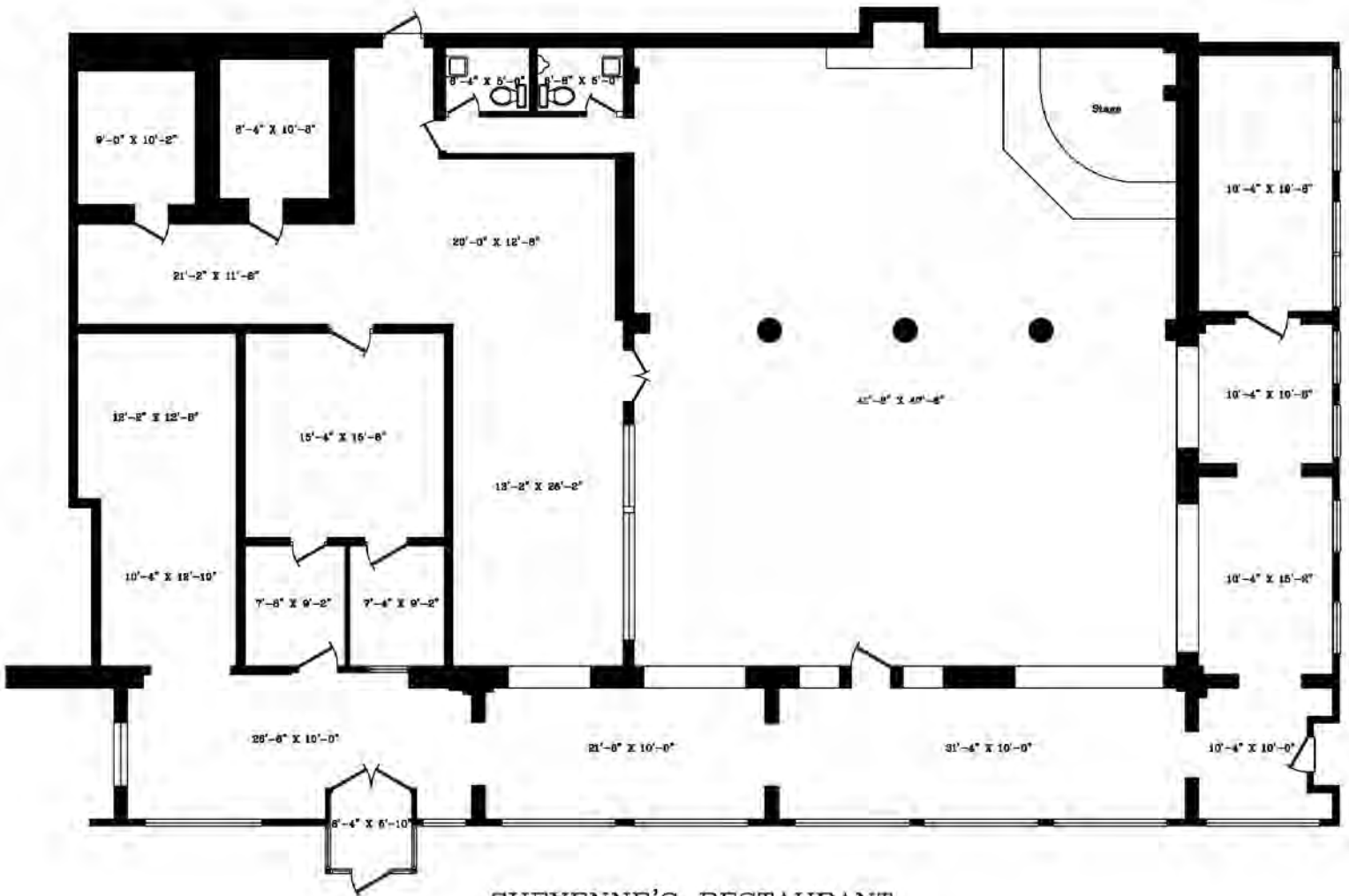


FIRE STATION  
167 Main Street  
2915 S.F.



# CHEYENNE'S RESTAURANT (140 Montgomery Street)

Toombsboro, Wilkinson County, Georgia



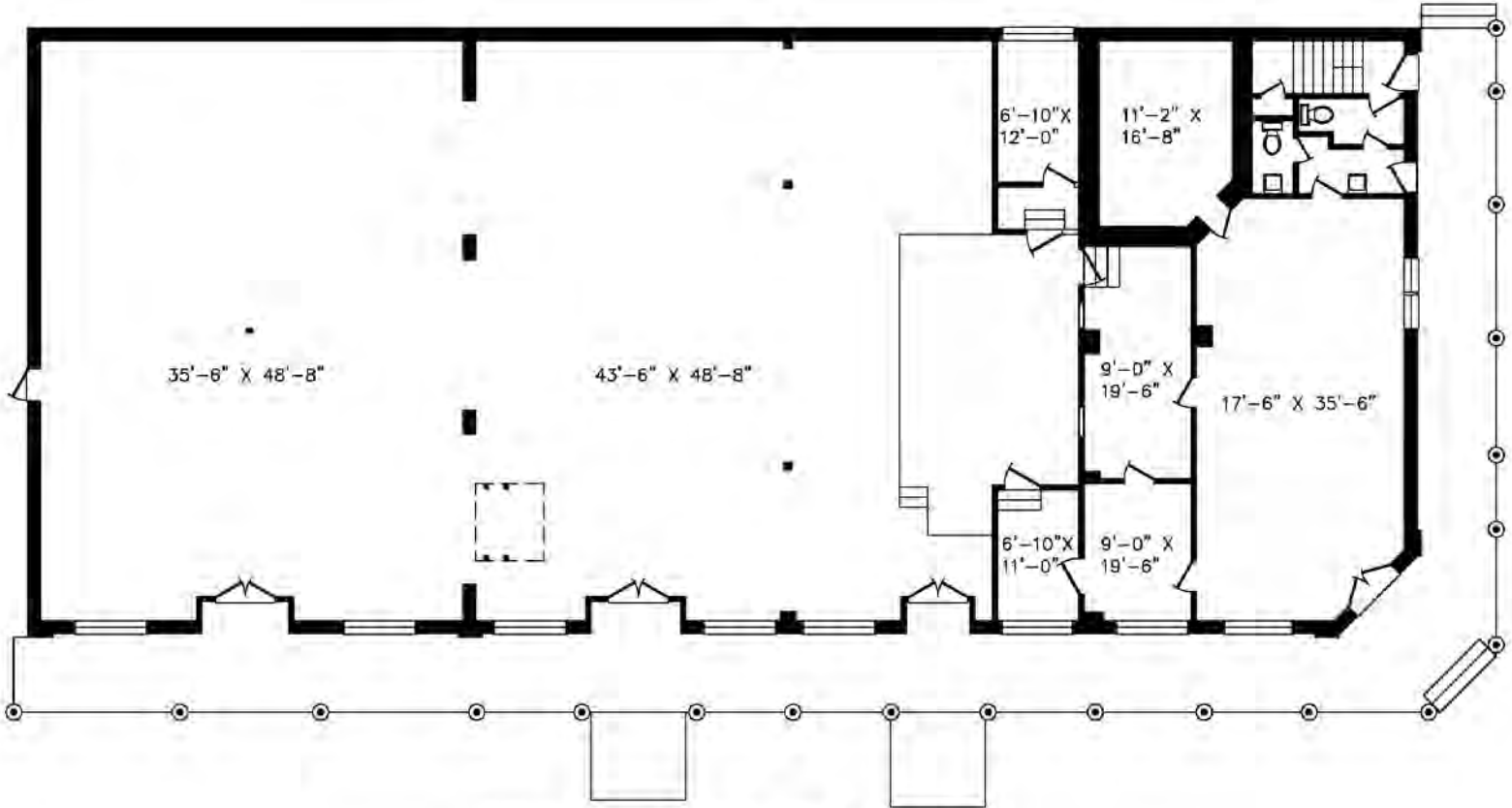
CHEYENNE'S RESTAURANT  
140 Montgomery Street  
5860 S.F.

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**SWAMPLAND OPRY HOUSE & BANK (160 Main Street)**  
Toombsboro, Wilkinson County, Georgia



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

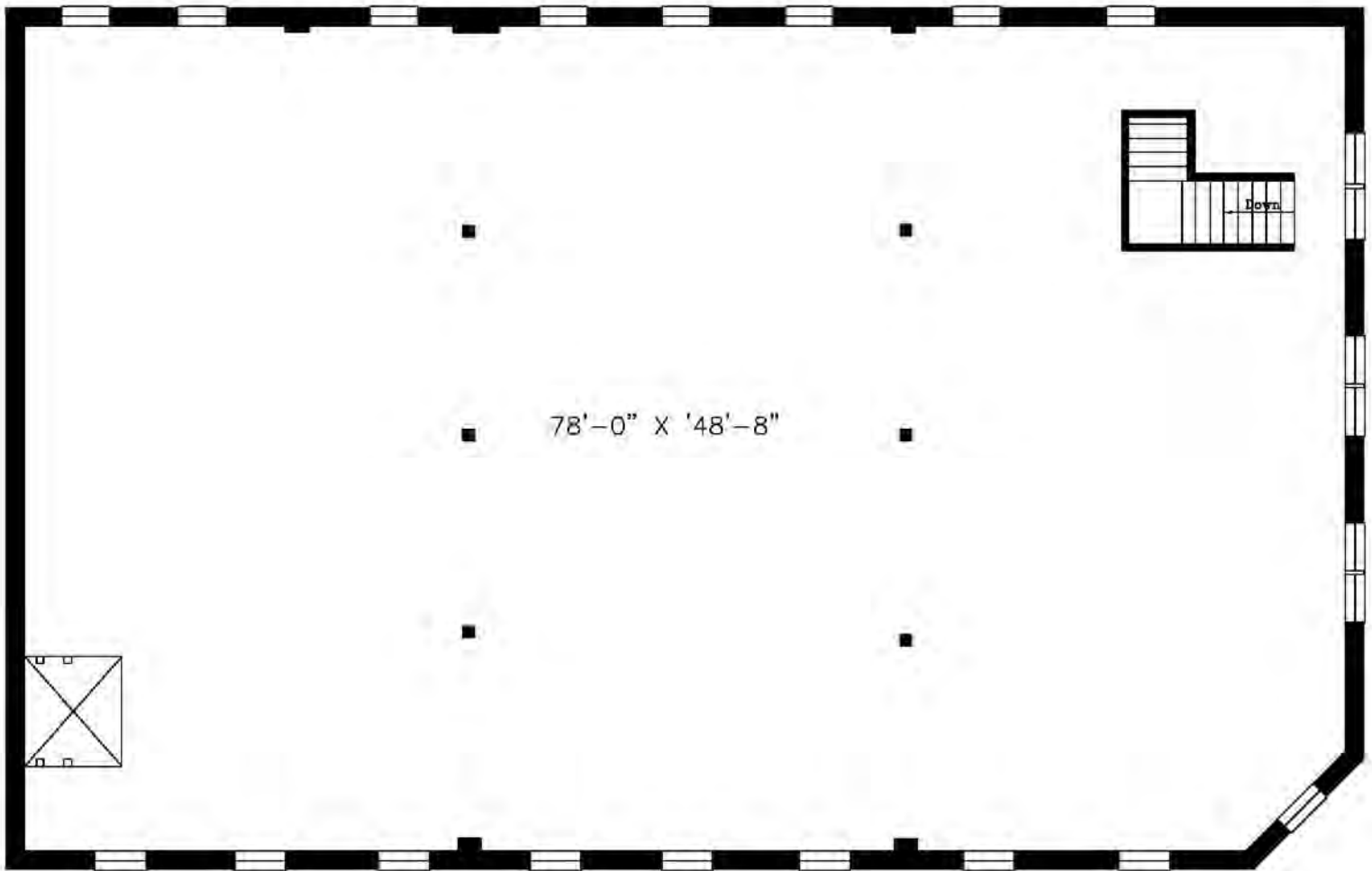
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## SWAMPLAND OPRY HOUSE (UPPER FLOOR)

Toombsboro, Wilkinson County, Georgia



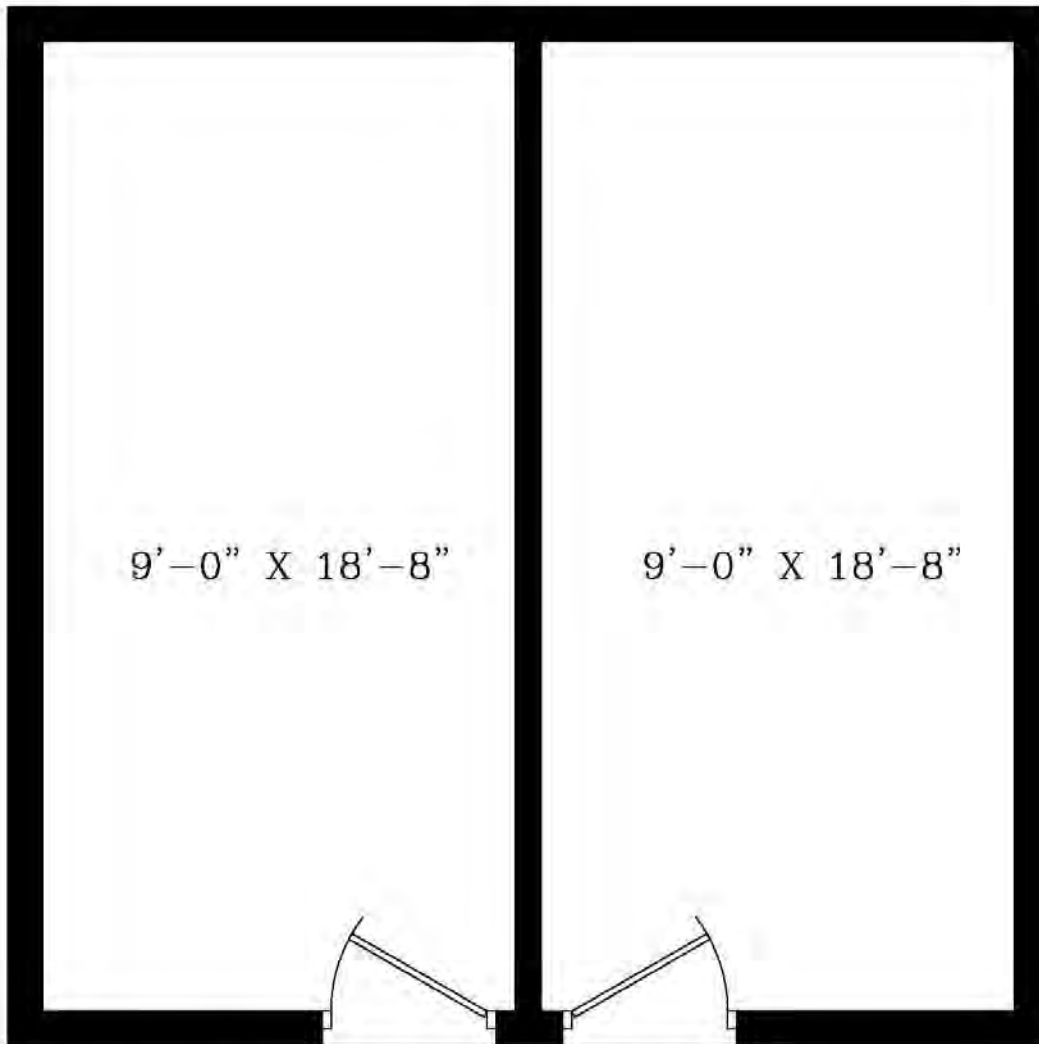
### Swampland Opry House (Upper Floor)

160 Main Street

4065 S.F.



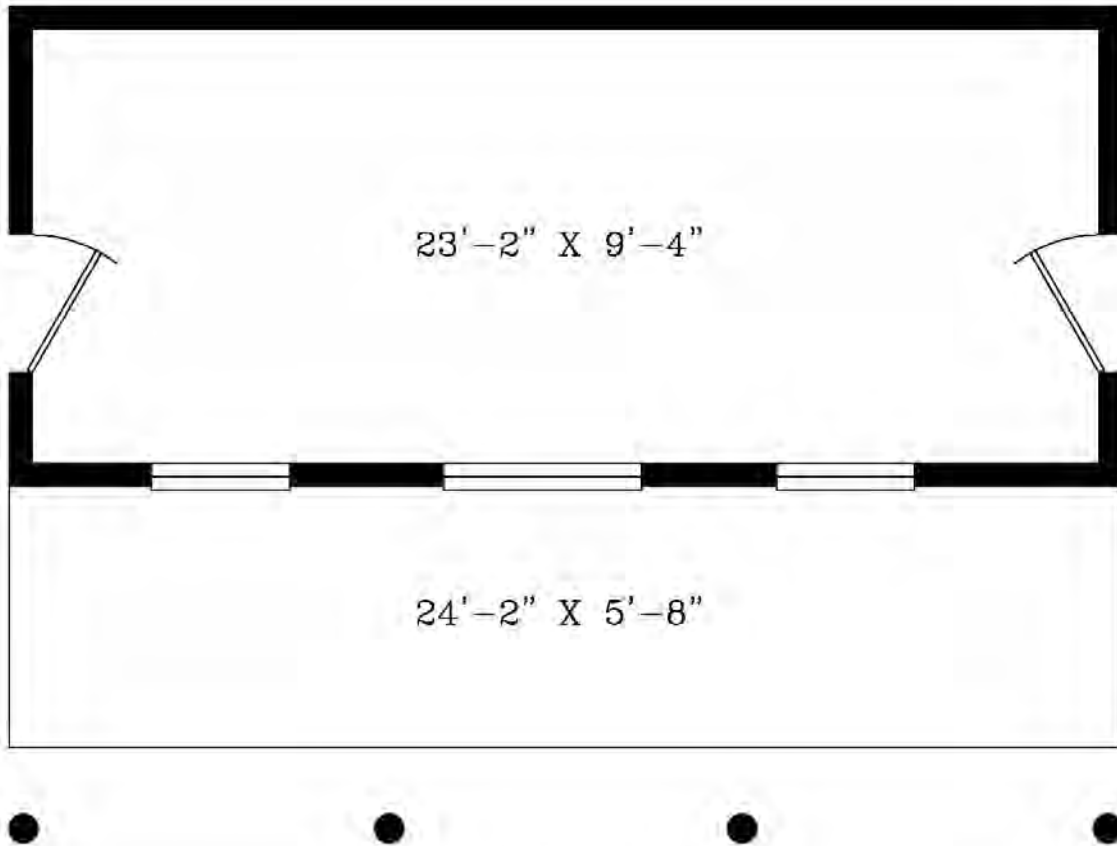
**PUBLIC RESTROOMS BESIDE RESTAURANT (160 Main St)**  
Toombsboro, Wilkinson County, Georgia



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.

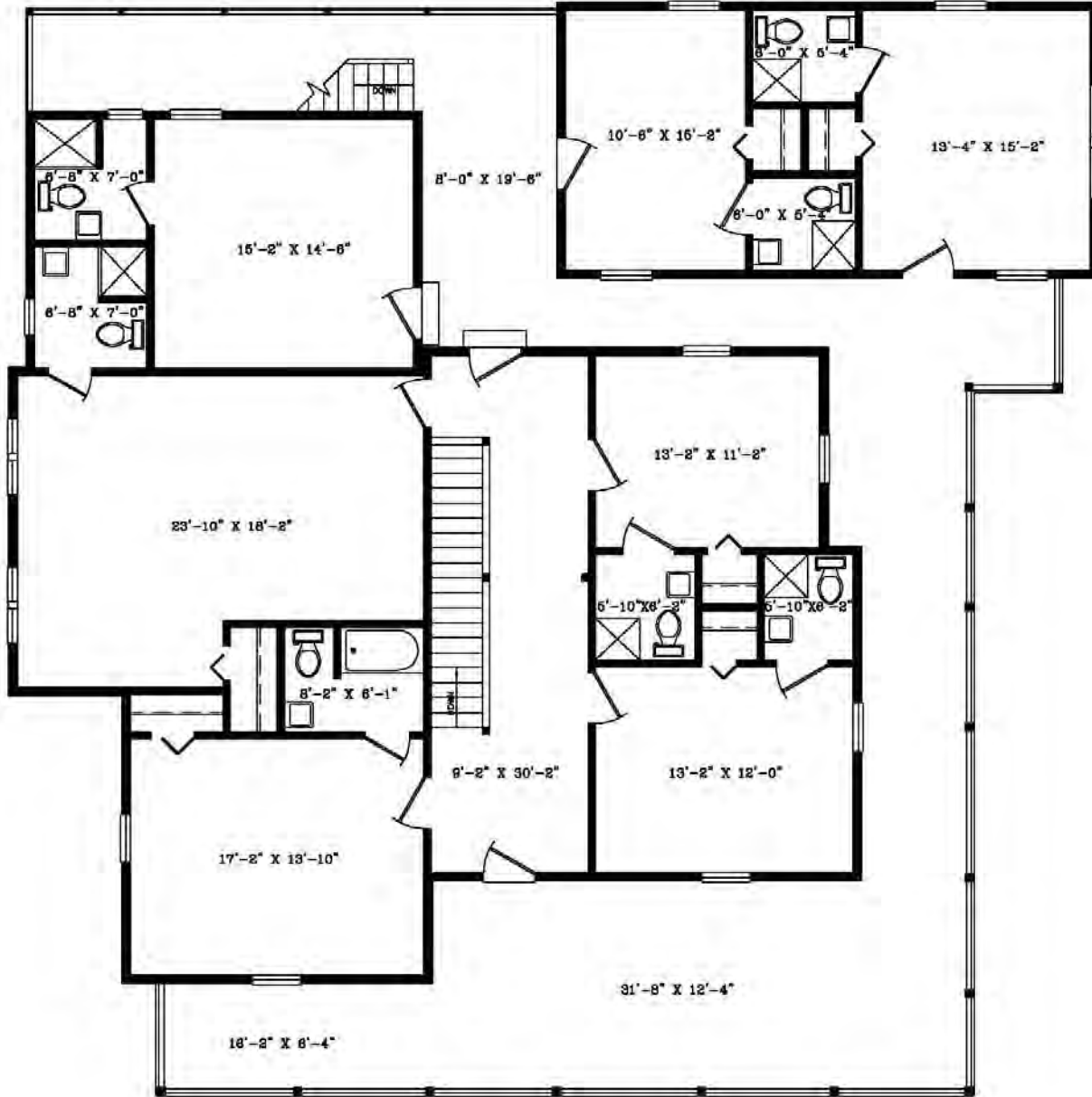
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# HOTEL UPPER FLOOR (151 Main Street)

Toombsboro, Wilkinson County, Georgia

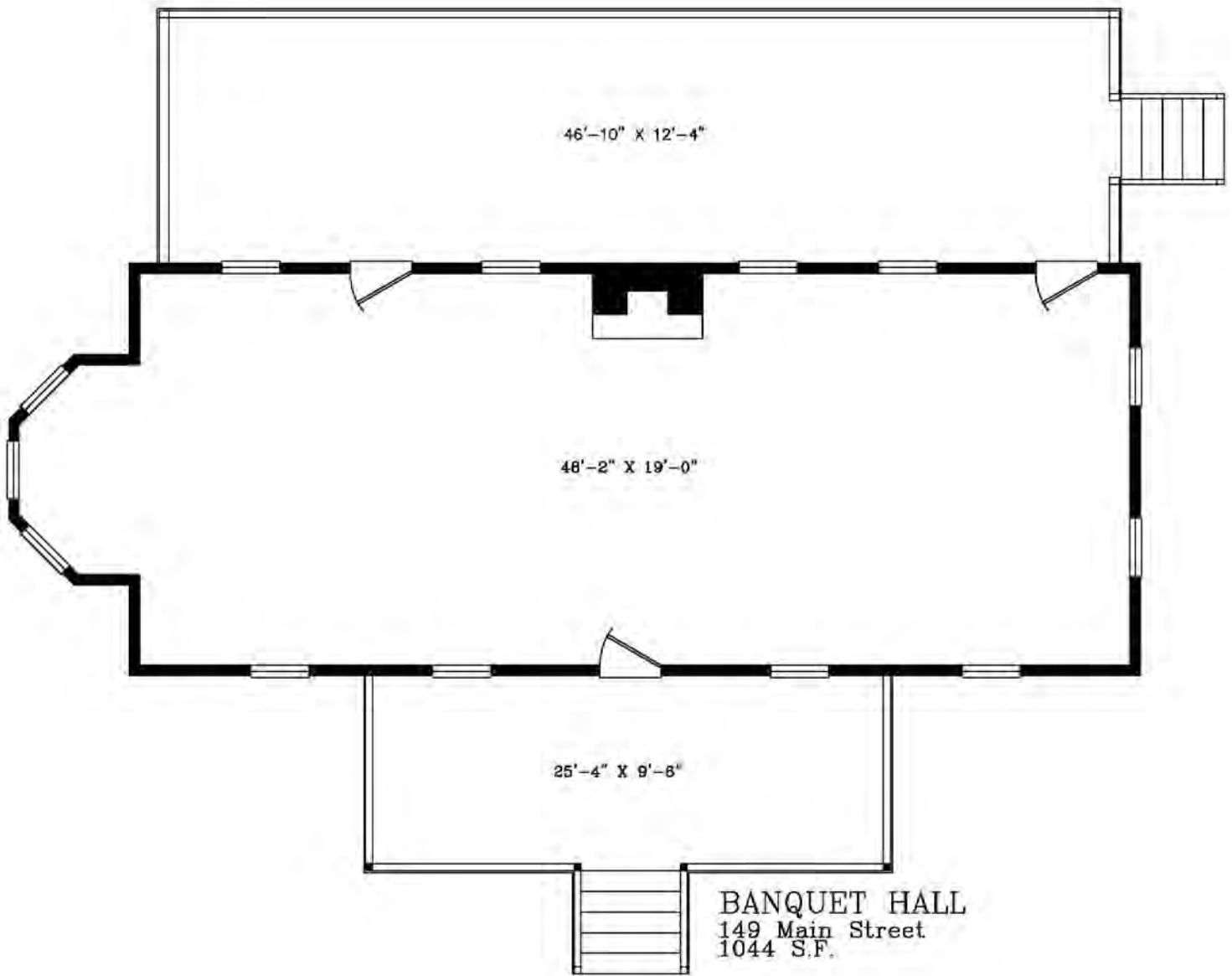


HOTEL -Upper Floor  
151 Main Street  
2419 S.F.



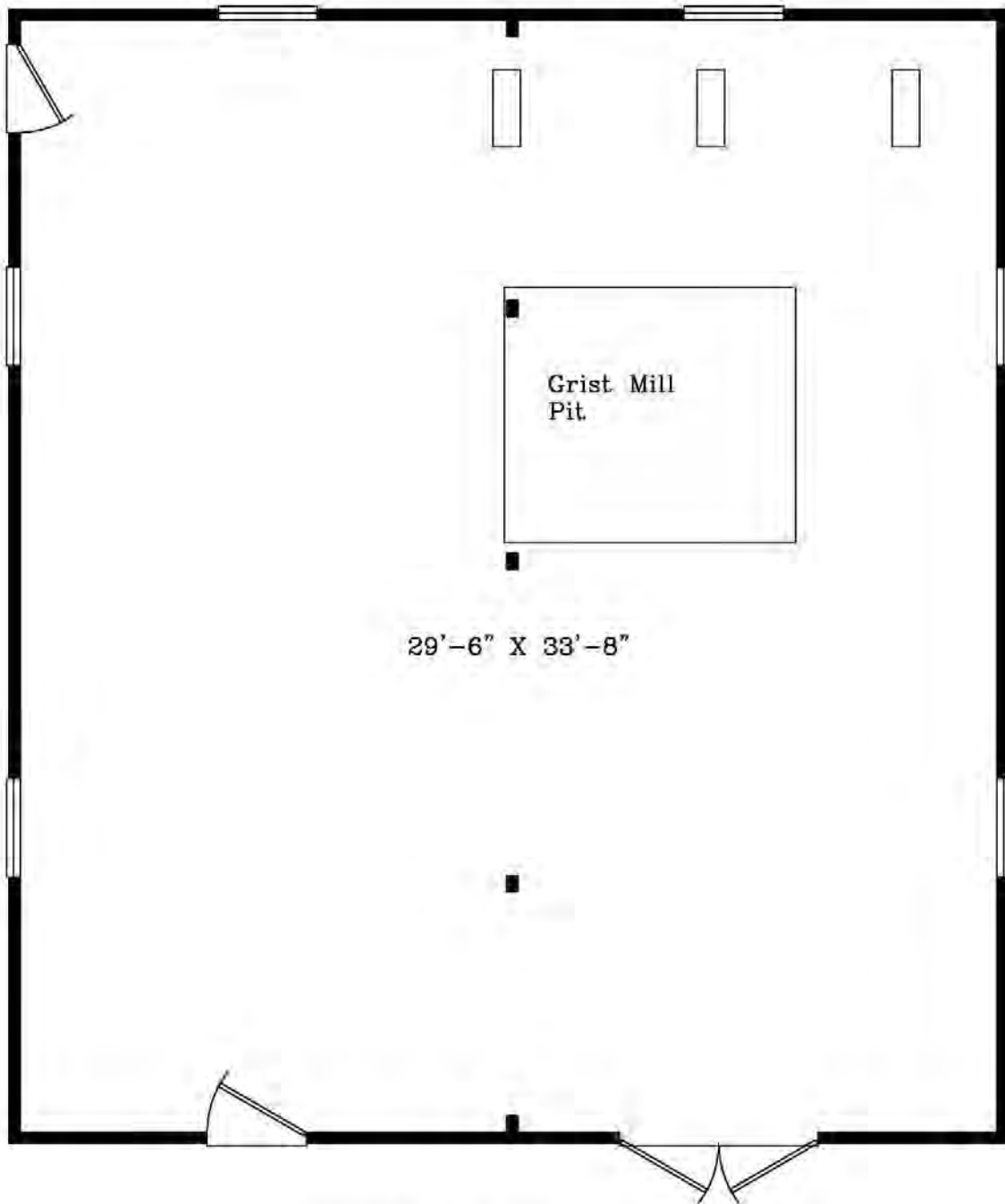


**BANQUET HALL (149 Main Street)**  
Toombsboro, Wilkinson County, Georgia





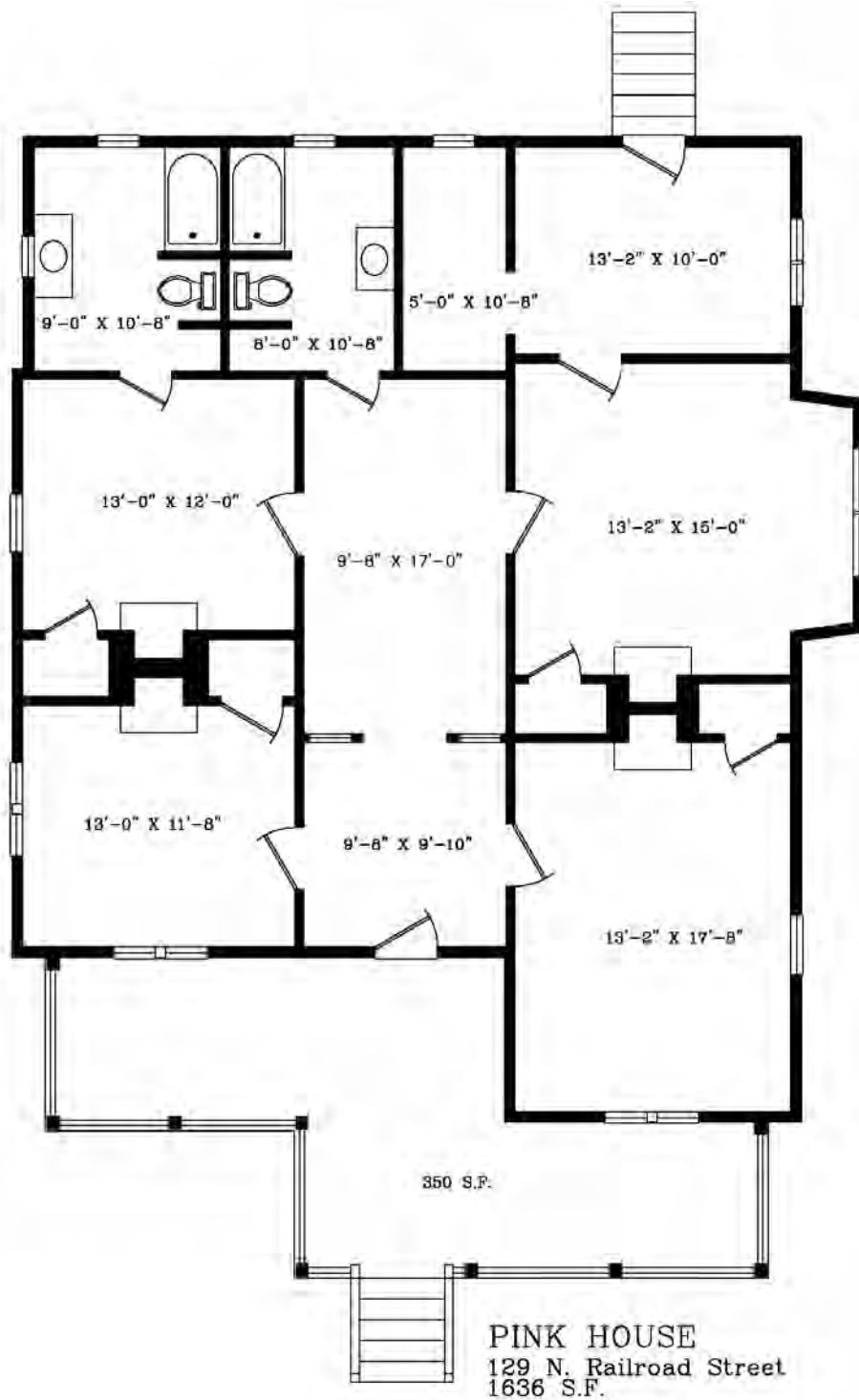
**GRIST MILL (131 N Railroad Street)**  
Toombsboro, Wilkinson County, Georgia



GRIST MILL  
131 N Railroad Street  
1041 S.F.



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

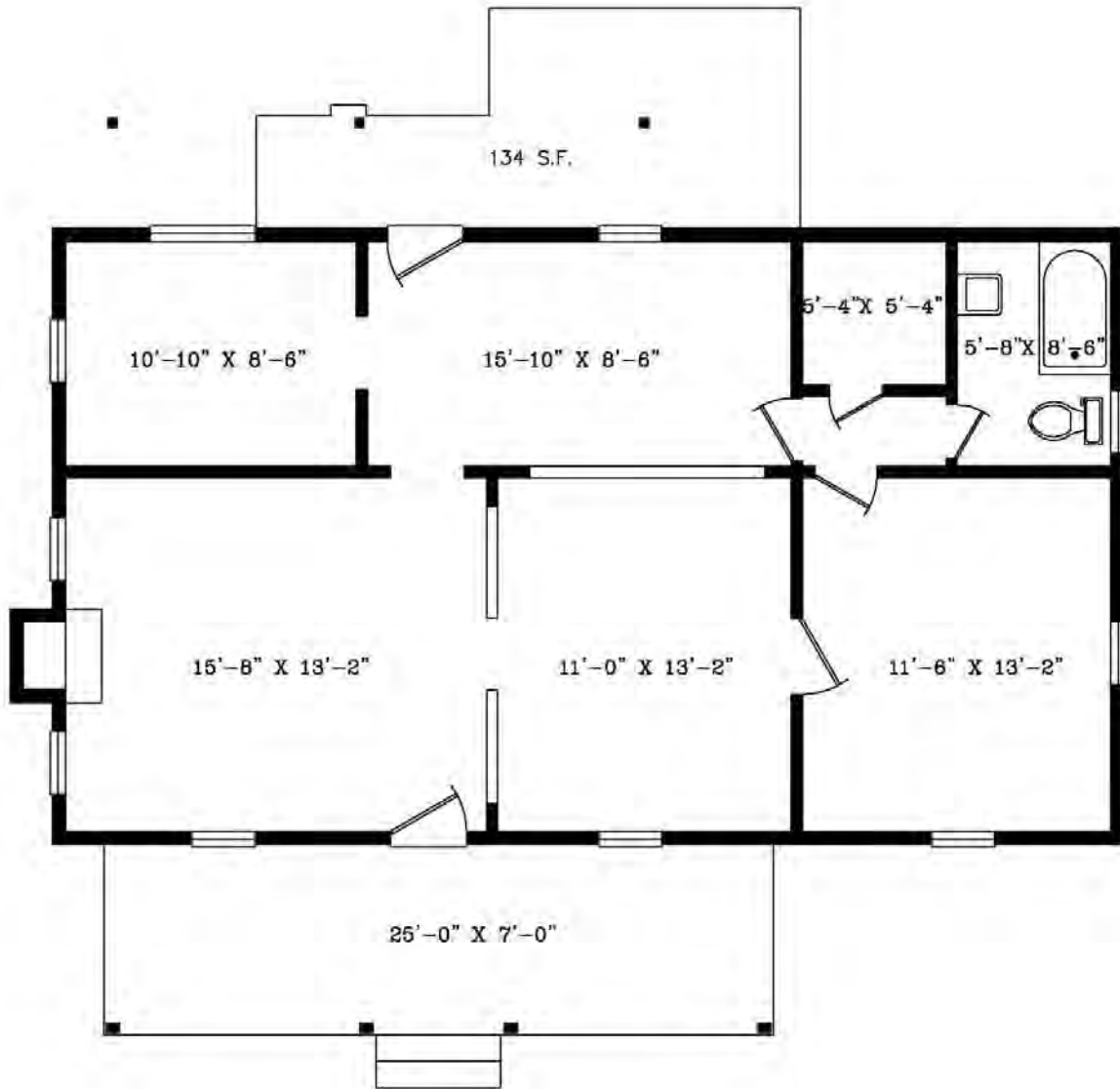


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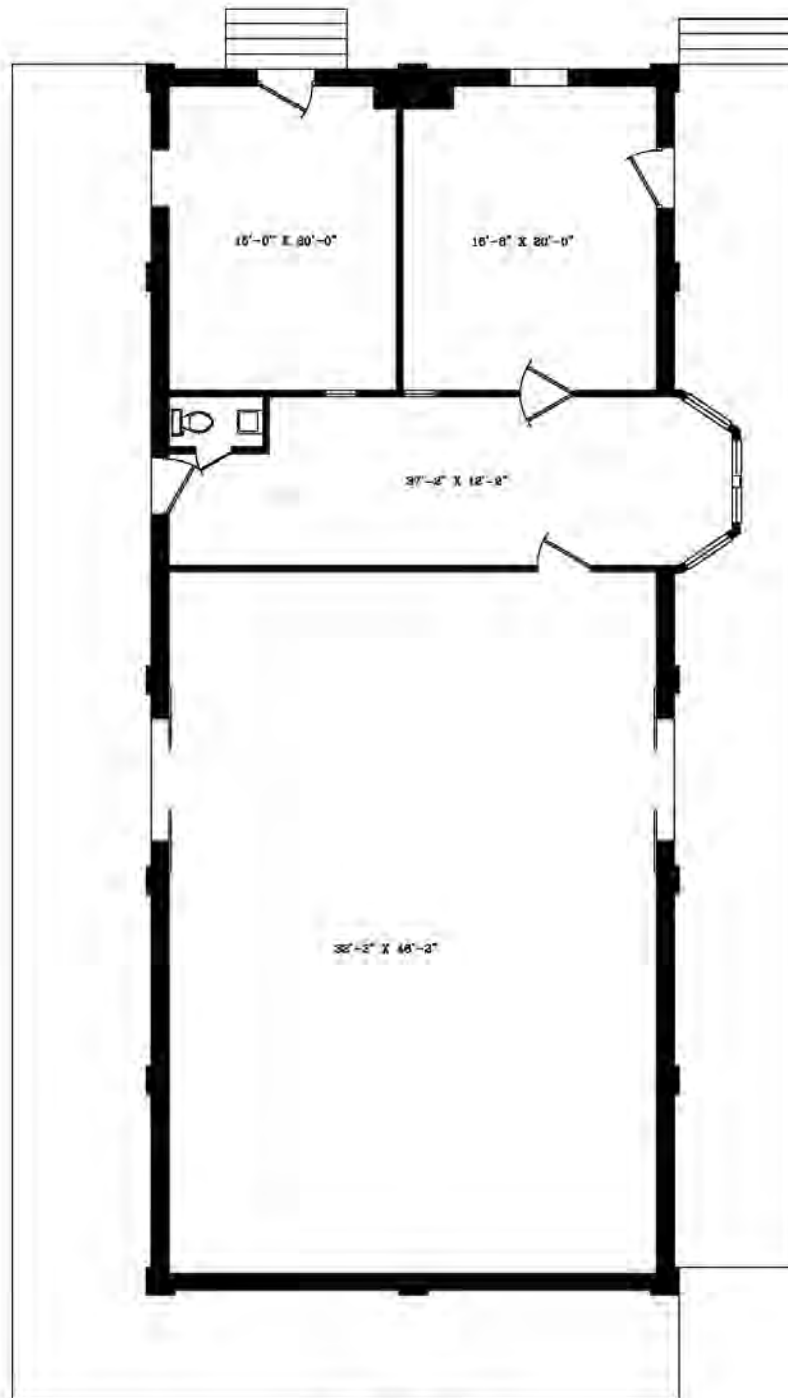
**BLUE / GRAY HOUSE (133 N Railroad Street)**  
Toombsboro, Wilkinson County, Georgia



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



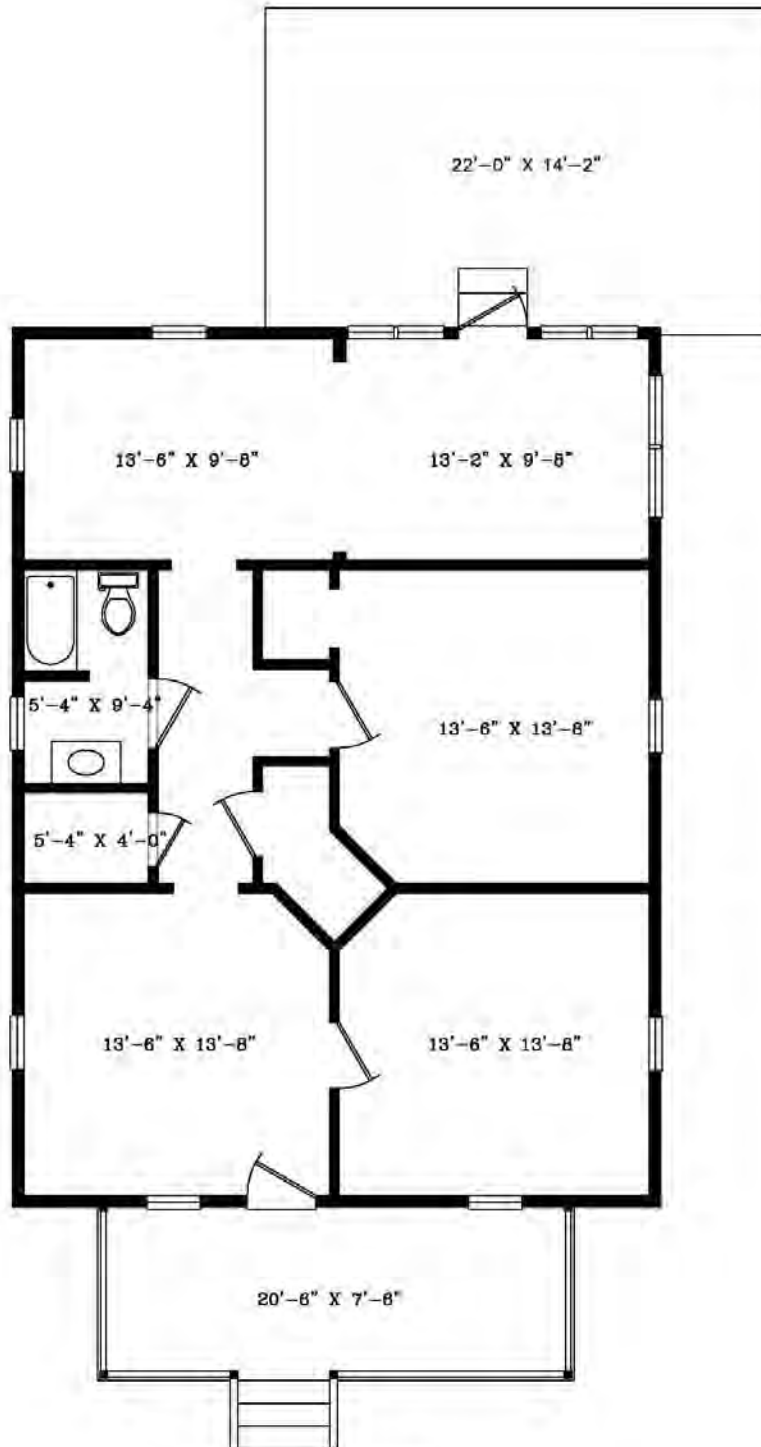
**RAILROAD DEPOT (202 N Railroad Street)**  
Toombsboro, Wilkinson County, Georgia



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



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

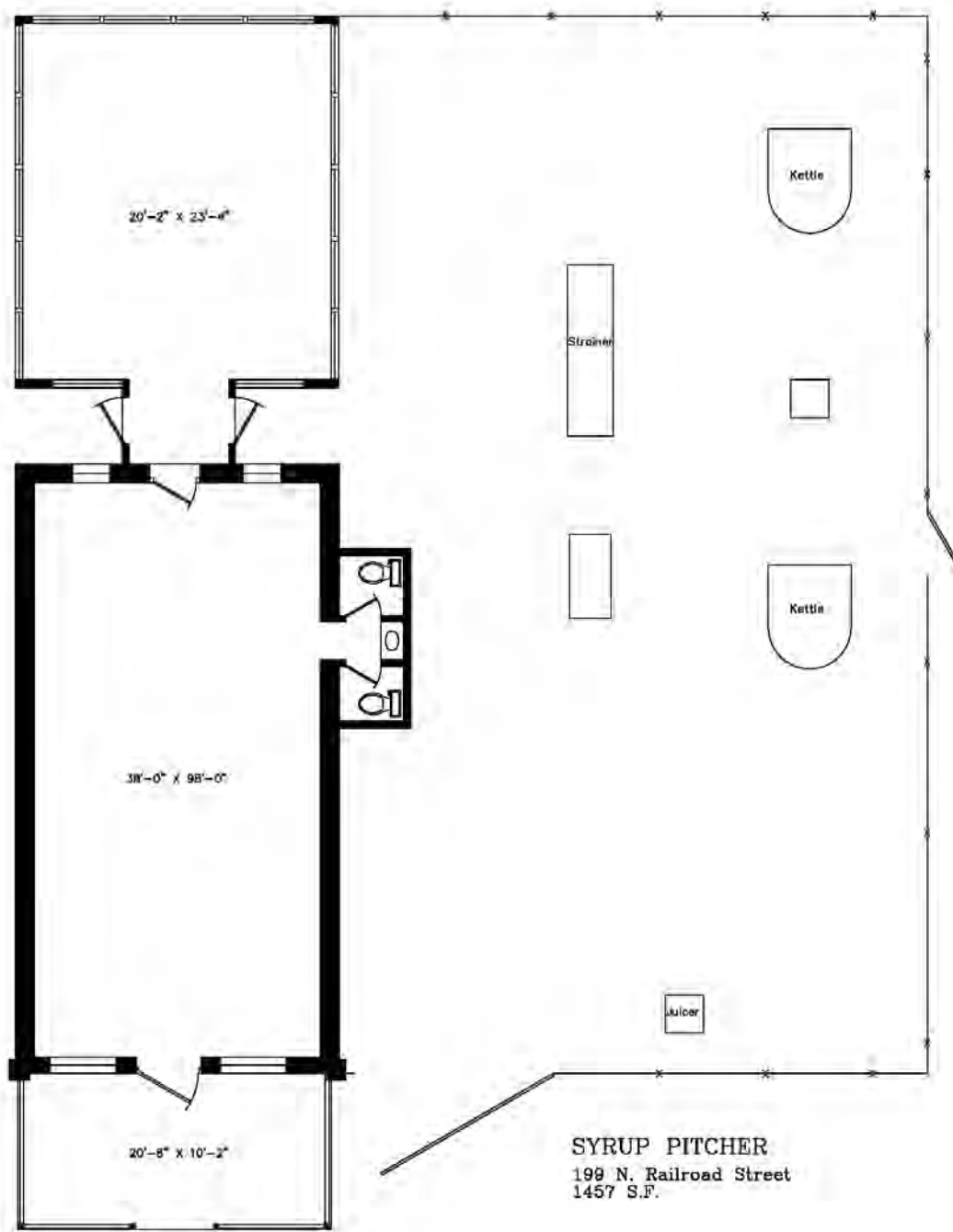


Yellow House  
147 Main Street  
1078 S.F.



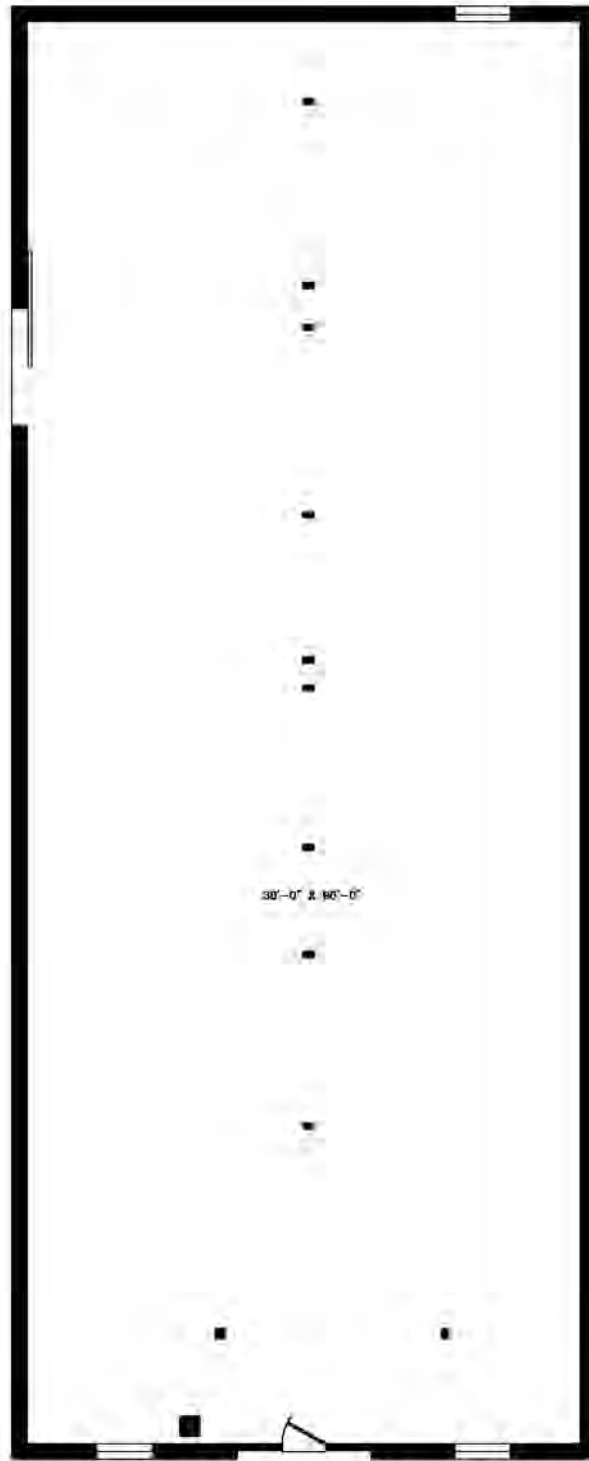
# SYRUP PITCHER (199 N Railroad Street)

Toombsboro, Wilkinson County, Georgia





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



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

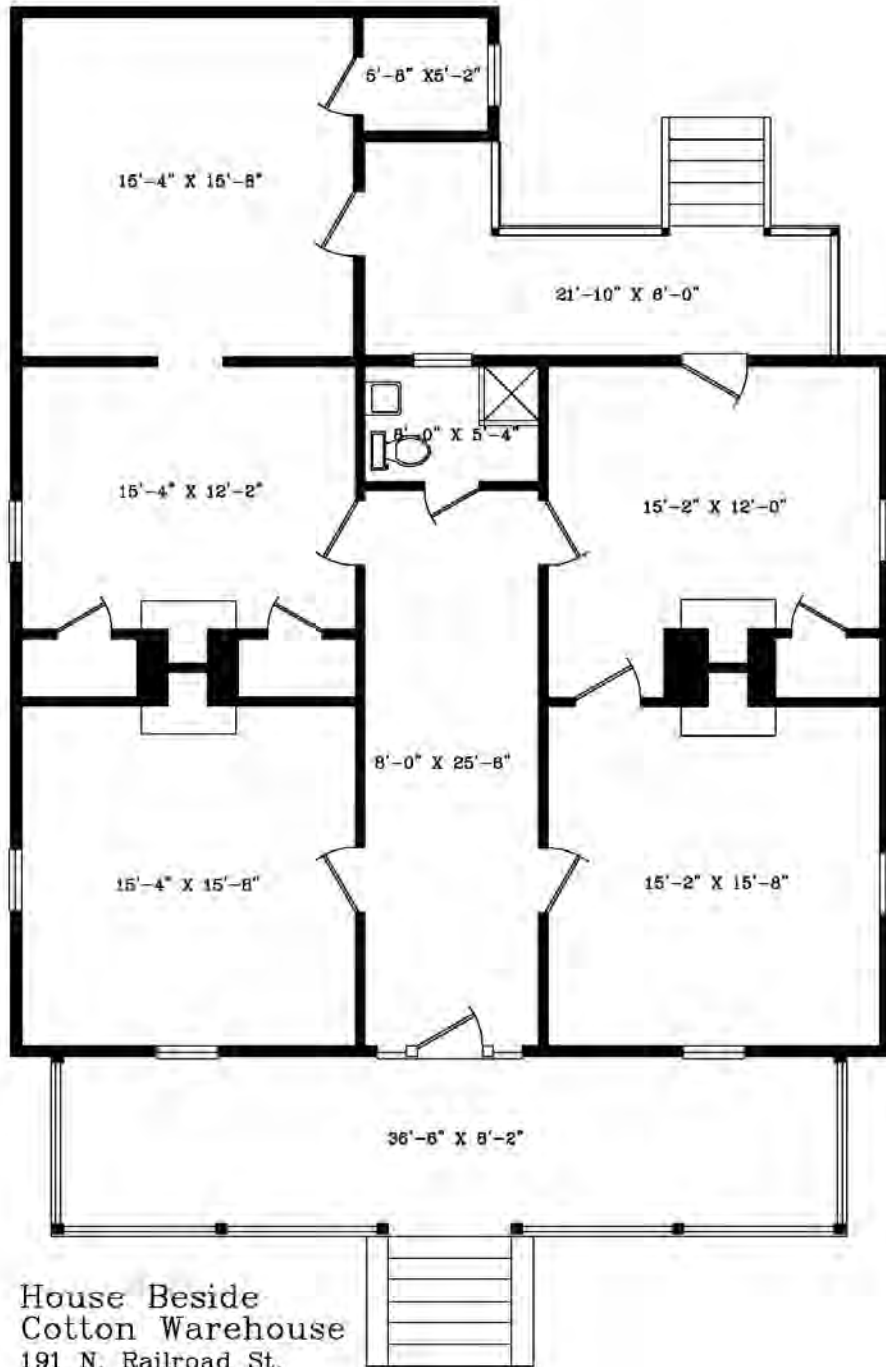
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# HOUSE BESIDE COTTON WAREHOUSE (191 N Railroad Street) Toombsboro, Wilkinson County, Georgia





# PHOTOS

Toomsboro, Wilkinson County, Georgia



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Toombsboro, Wilkinson County, Georgia



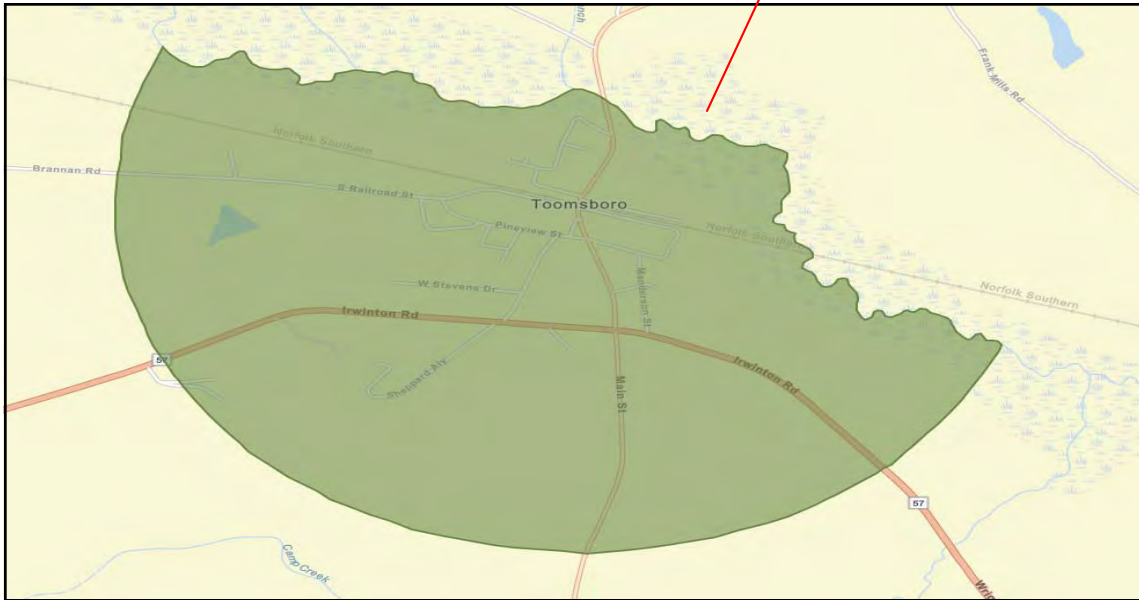
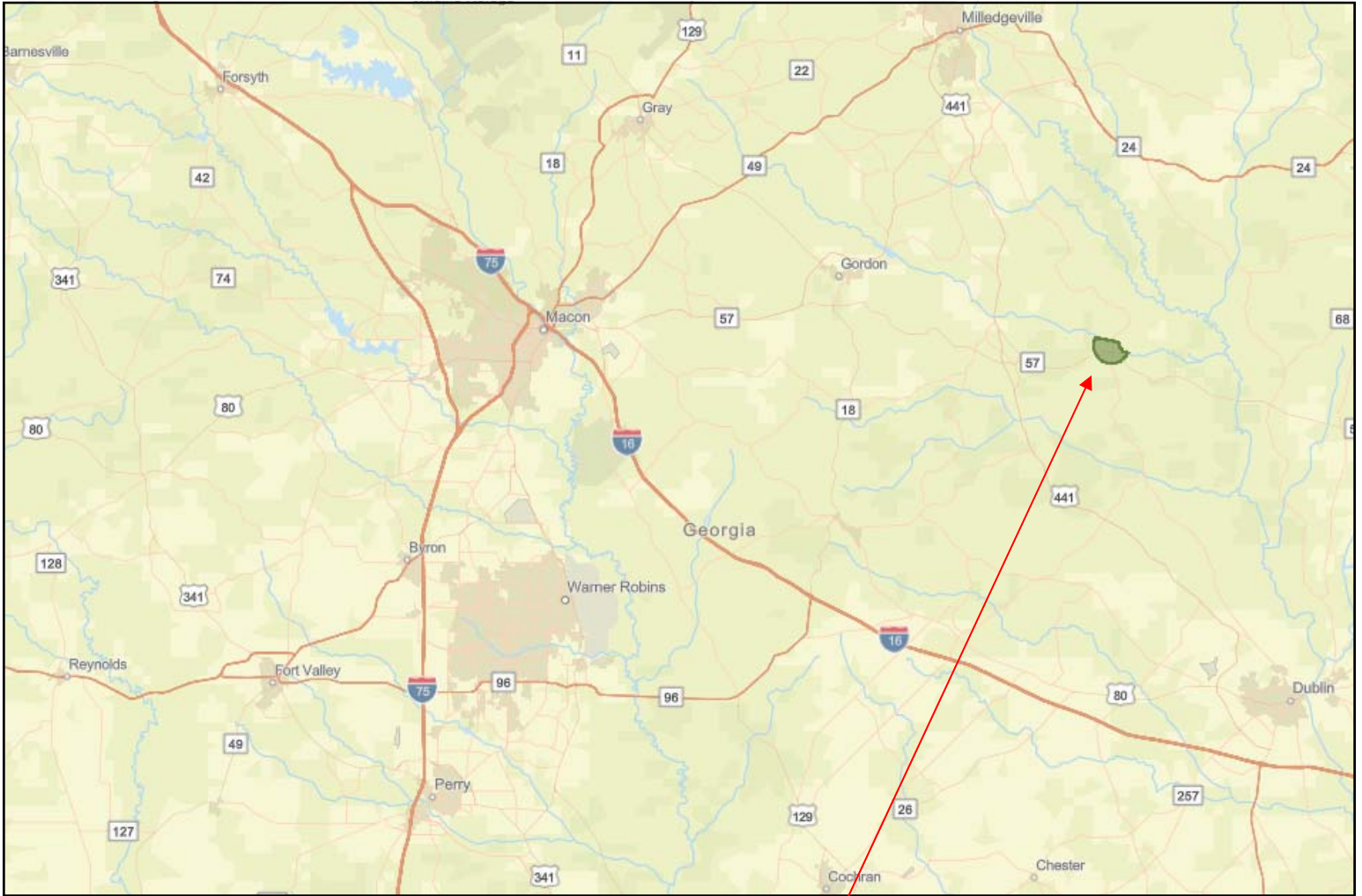
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# MAPS

## Toombsboro, Wilkinson County, Georgia



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# DEMOGRAPHICS - TOOMSBORO

Toombsboro, Wilkinson County, Georgia

## KEY FACTS

515

Population



2.6

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%	<div style="width: 33%;"></div>
\$15,000 - \$24,999	11.4%	-3.1%	<div style="width: 11.4%;"></div>
\$25,000 - \$34,999	17.0%	+5.0%	<div style="width: 17%;"></div>
\$35,000 - \$49,999	10.2%	-2.9%	<div style="width: 10.2%;"></div>
\$50,000 - \$74,999	12.5%	-8.3%	<div style="width: 12.5%;"></div>
\$75,000 - \$99,999	10.2%	-1.1%	<div style="width: 10.2%;"></div>
\$100,000 - \$149,999	4.0%	-4.1%	<div style="width: 4%;"></div>
\$150,000 - \$199,999	0.0%	-2.0%	<div style="width: 0%;"></div>
\$200,000+	1.1%	+0.2%	<div style="width: 1.1%;"></div>



# DEMOGRAPHICS - WILKINSON COUNTY

Toombsboro, Wilkinson County, Georgia

## KEY FACTS

9,583

Population



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



White Collar

54%



Blue Collar

35%



Services

11%



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%	