

North Georgia Growth Fund II

#1 Stockton Farm Road Jackson County



- 193 +/- Acres
- Level/Rolling Topography
- A total of 1500 +/- ft. of road frontage
- Moderate home price subdivision strategy

Comments:

Located in Jackson County, this property has frontage on Stockton Farm Road just off Wayne Poultry Road. Individual estate lots or subdivision development are possibilities.

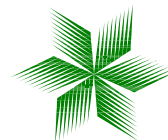
Driving Directions: From Gainesville, go south on Highway 129 towards Athens approximately 12.5 miles to Pendergrass, then take left on Wayne Poultry Road. After Approximately 1.5 miles take a left onto Stockton Farm Road. The property line starts at a brown fence on the left about 1/2 mile after the turn onto Stockton Farm Road and ends just before Primrose Lane on the left.

North GA Growth Fund II

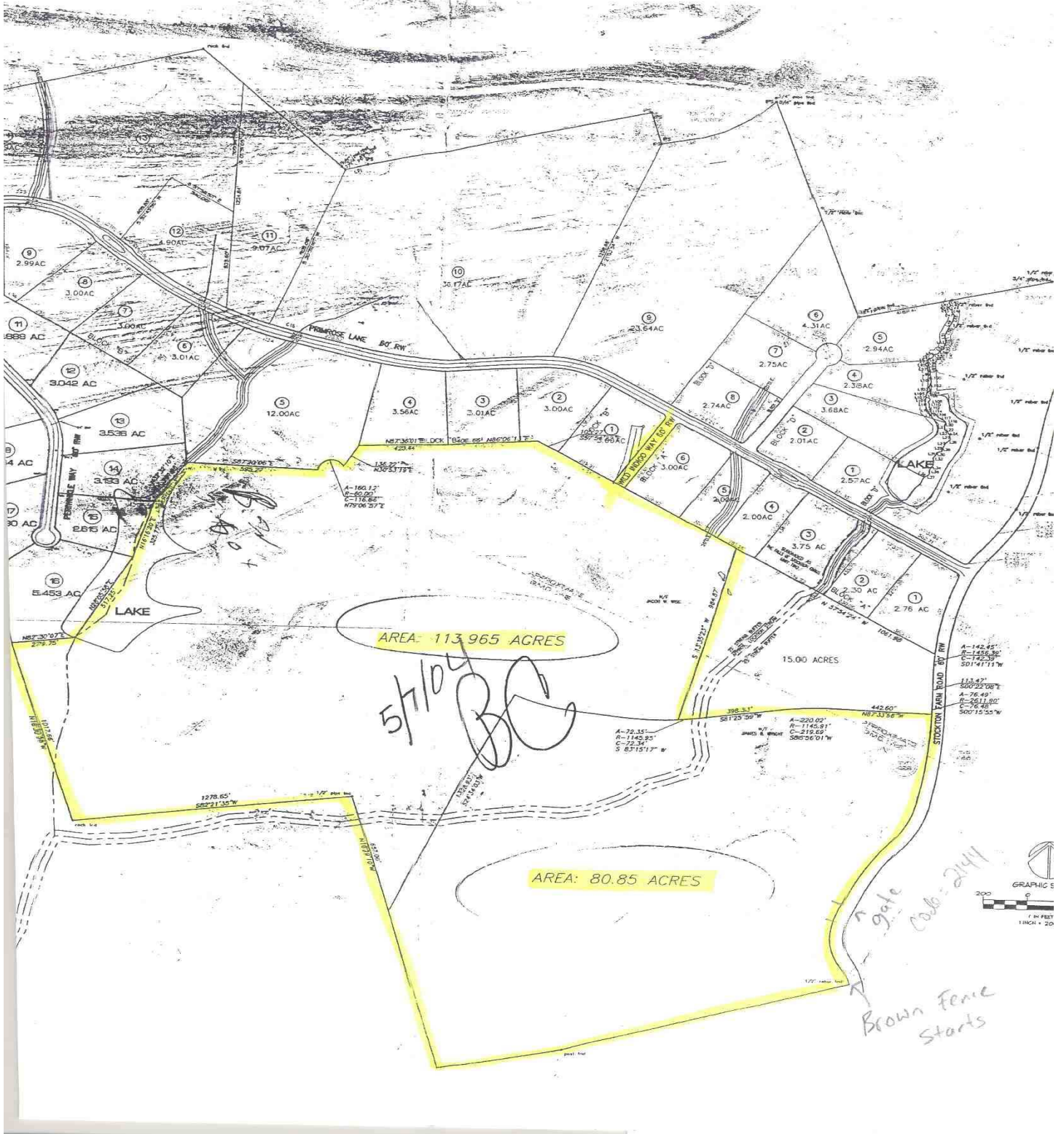
Southern Capital Fund
434 Green St
Gainesville, GA 30501

For more information:
Matt McCord 770.718.5102
mmccord@nortonnorthga.com
Stephen Lovett 770.297.4807
slovett@nortoncommercial.com

FOR INVESTOR USE ONLY



SOUTHERN CAPITAL FUND

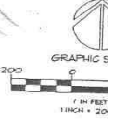


AREA: 113.965 ACRES

5/7/04
 BC

AREA: 80.85 ACRES

gate
 code = 21411
 Brown Fence Starts



SOUTHERN CAPITAL FUND