

OFF-MARKET · BLAKELY, GA · \$25,000 Assignable Cash Contract

231 Jackson Ave, Blakely, GA 39823 · Early County

American National Home Buyers · (833) 400-3298 · americannationalhomebuyers.com

We are bringing this off-market cash contract to serious buyers first. First proof of funds wins.

Asking	\$25,000 · assignable contract, cash, as-is
ARV	~\$100,000 (PropStream, verify your own comps)
Deposit to lock	\$2,500 non-refundable (credited to the assignment fee)
Close	~30 days, via a Georgia closing attorney
Property	2 bd / 1 ba · ~600 sqft · 10,019 sqft in-town lot · built 1937 · full gut

THE REAL ASSET IS THE LAND

A quarter-acre in-town lot with utility service already run to the site. The structure is small (~600 sqft), so pick your exit:

- **Scrape and build** new on the lot
- **Set a manufactured home** on an already-improved site
- **~\$20k light rehab** turns the box into a rental (area rent supports it)

Buyer math: purchase plus full-gut budget lands roughly **\$65–80k all-in** against **~\$100k ARV**, a solid flip position or a strong-yield rental after rehab.

CLEAN AND READY

- Seller owns **free and clear**, no liens found
- **Title confirmed: sole owner** (no probate or heirship risk)
- Off-market · vacant-at-close terms
- We assign our **purchase contract (equitable interest)**, a Georgia attorney closes it

Want it? Call or text (833) 400-3298. \$2,500 locks it. First proof of funds wins.

ARV and rent figures are estimates to verify against your own comps. American National Home Buyers markets an assignable cash purchase contract, not the property as owner or agent.