

LAND FOR SALE – 39.33+/- ACRES

HARALSON COUNTY, GEORGIA



COMMENTS

This property has approximately 2,350 feet of frontage on Bethlehem Church Road. Most of this property is open, leaving possibilities of replanting pine trees, converting to pasture, building a home, or a little of all the above. With Large timber tracts across the road and in the area, wildlife is plentiful in this part of Haralson County. The Tallapoosa River and the Dub Denman Canoe Trail are close by. It would be my pleasure to walk the property with you. This is a subdivision of a larger parcel of land. Buyer must perform a survey to determine exact acreage and legal description. Property Taxes cannot be determined at this time. Some mineral rights to this property have been withheld by a previous owner. More information is available upon request. This Property is enrolled in the Forest Land Protection Act ("FLPA"). BUYER shall agree to re-enroll the property in the FLPA covenant or If BUYER desires to remove the Real Property from the FLPA designation, such withdrawal shall be at BUYER's sole responsibility and expense.

PROPERTY HIGHLIGHTS

LOCATION:	Haralson County, Georgia
ROAD FRONTAGE:	This property has approximately 2,350 feet of frontage on Bethlehem Church Road
TOPOGRAPHY:	Sloping with some level areas along the road.
VEGETATION:	Open with small hardwood drains.
MINERAL RIGHTS:	Certain Non-Surface Gas and Mineral Rights have been reserved by a previous owner.
POTENTIAL USES:	Recreation/Hunting, Residential, Agriculture, Timberland
PRICE:	\$4,500.00 per acre \$176,991.00



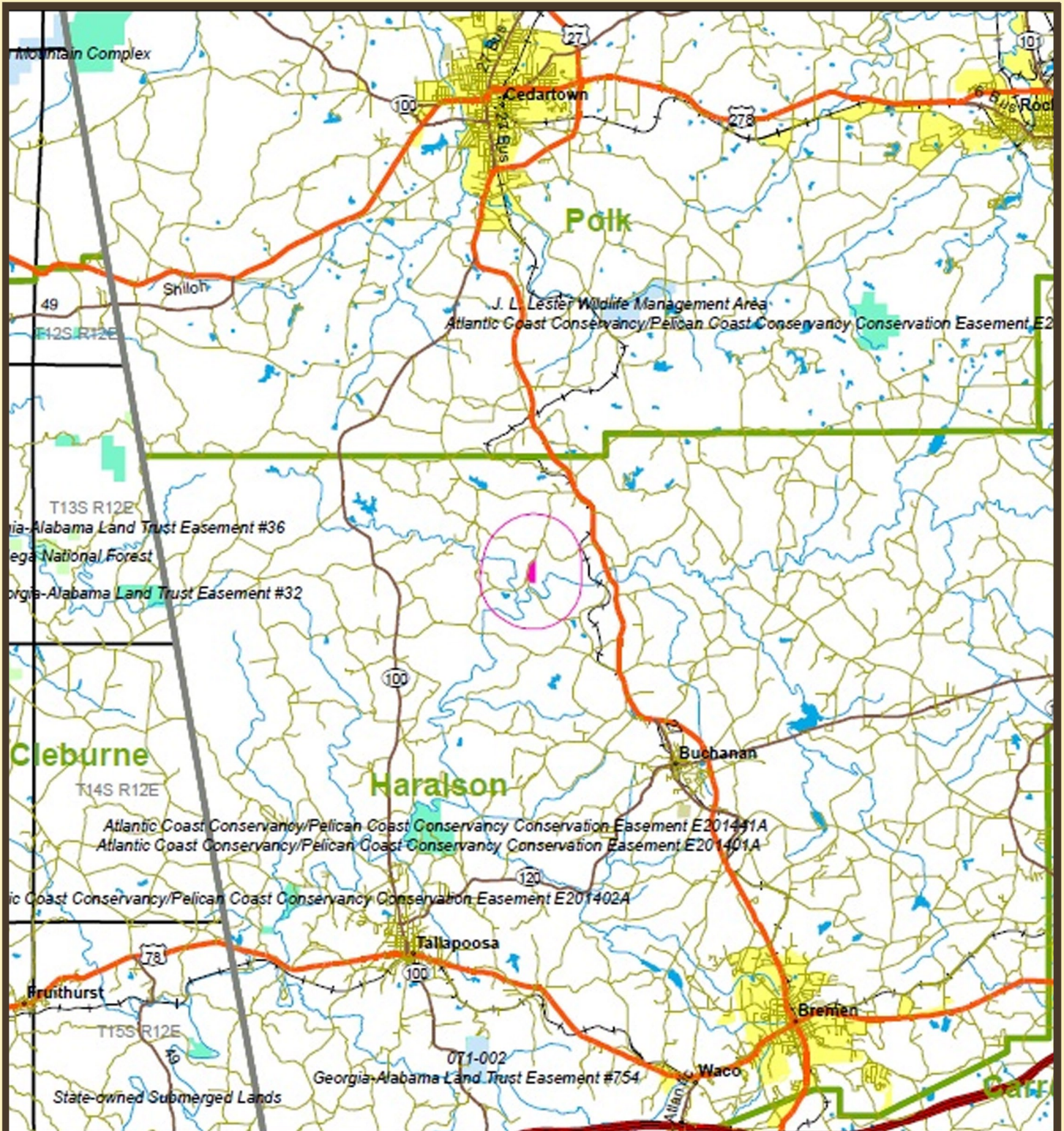
PRESENTED BY:

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Allen Southern Properties, Ltd.
www.allensouthernproperties.com



Information contained herein has been obtained from the owner of the property or from other sources we deem reliable. We have no reason to doubt its accuracy but cannot guarantee that it is correct.

LOCATION MAP



Bethlehem Church Road - Location Map

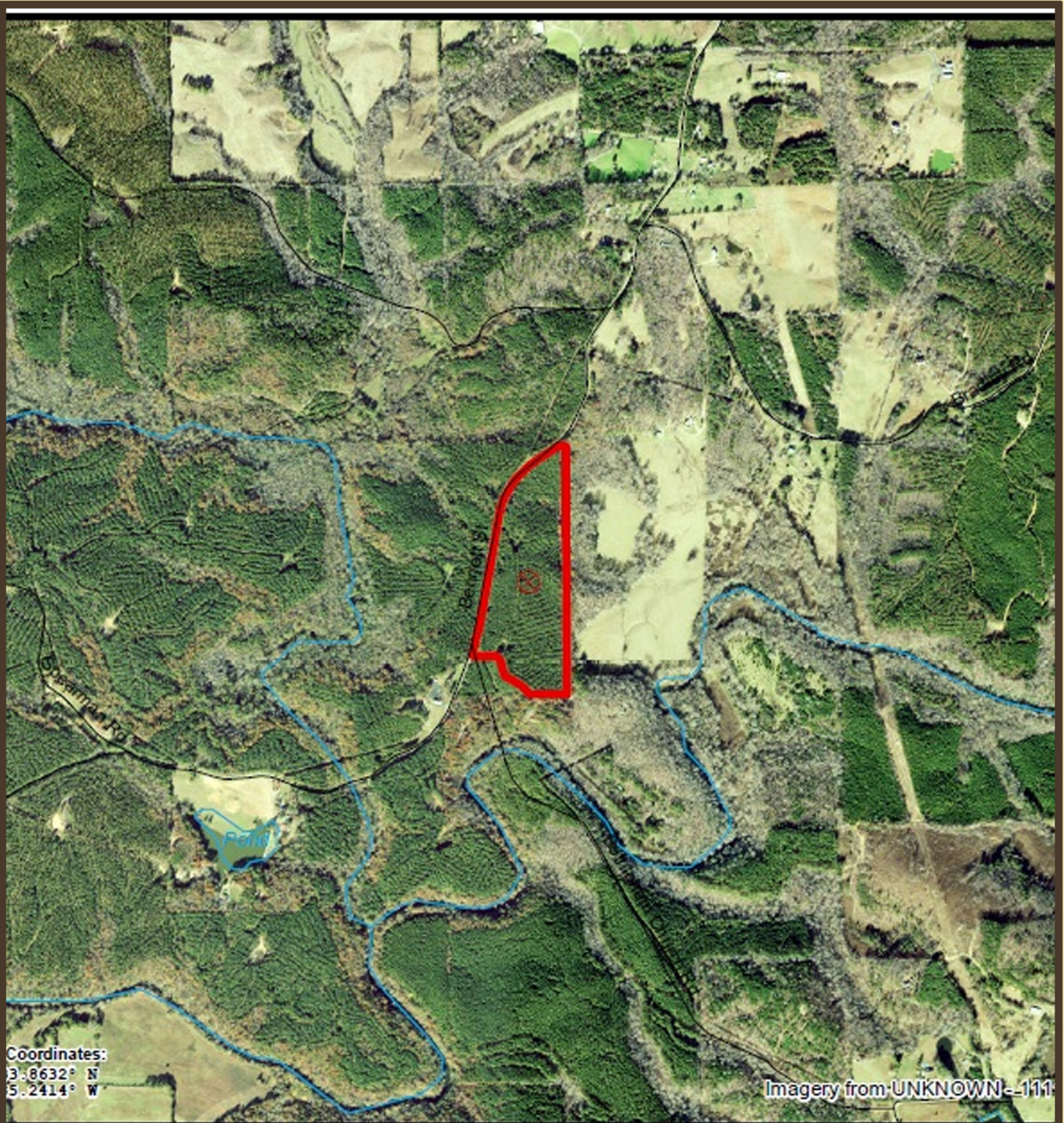
Parcel # 13143Hb1004

Haralson County, GA - approx. 39.0 acres +/-



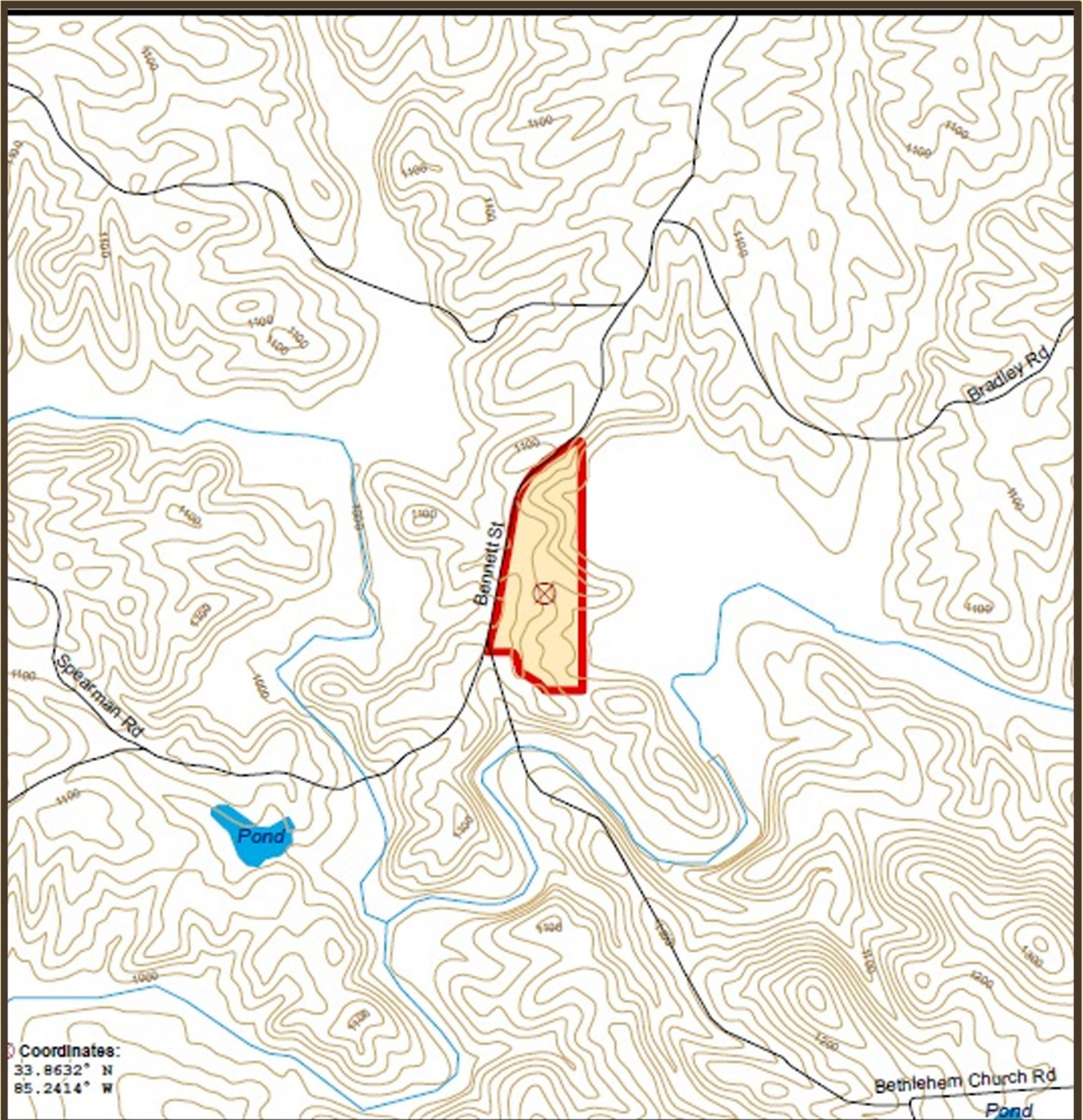
Allen Southern
Properties, Ltd.

AERIAL



Bethlehem Church Road - Photo Map
Parcel # 13143Hb1004
Haralson County, GA - approx. 39.0 acres +/-

TOPOGRAPHY



Bethlehem Church Road - Parcel Map
Parcel # 13143Hb1004
Haralson County, GA - approx. 39.0 acres +/-