

# LAND FOR SALE – 61.21+/- ACRES

## HARALSON COUNTY, GEORGIA



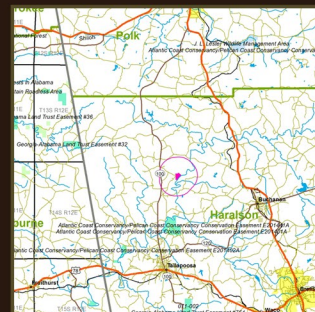
### COMMENTS

This river front property with approximately 280 feet of frontage on Susie Pope Road, is a great combination of younger well managed planted pines, a nice creek bottom, and approximately 1,600 feet of frontage on the Tallapoosa River with lots of river bottomlands with mature hardwoods. 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:** Approximately 280 feet on Susie Pope Road.
- TOPOGRAPHY:** Rolling with River and Creek Bottomlands.
- VEGETATION:** Approximately 10 year old planted pines and bottomlands with mature hardwoods.
- 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  
\$275,465.00



### PRESENTED BY:

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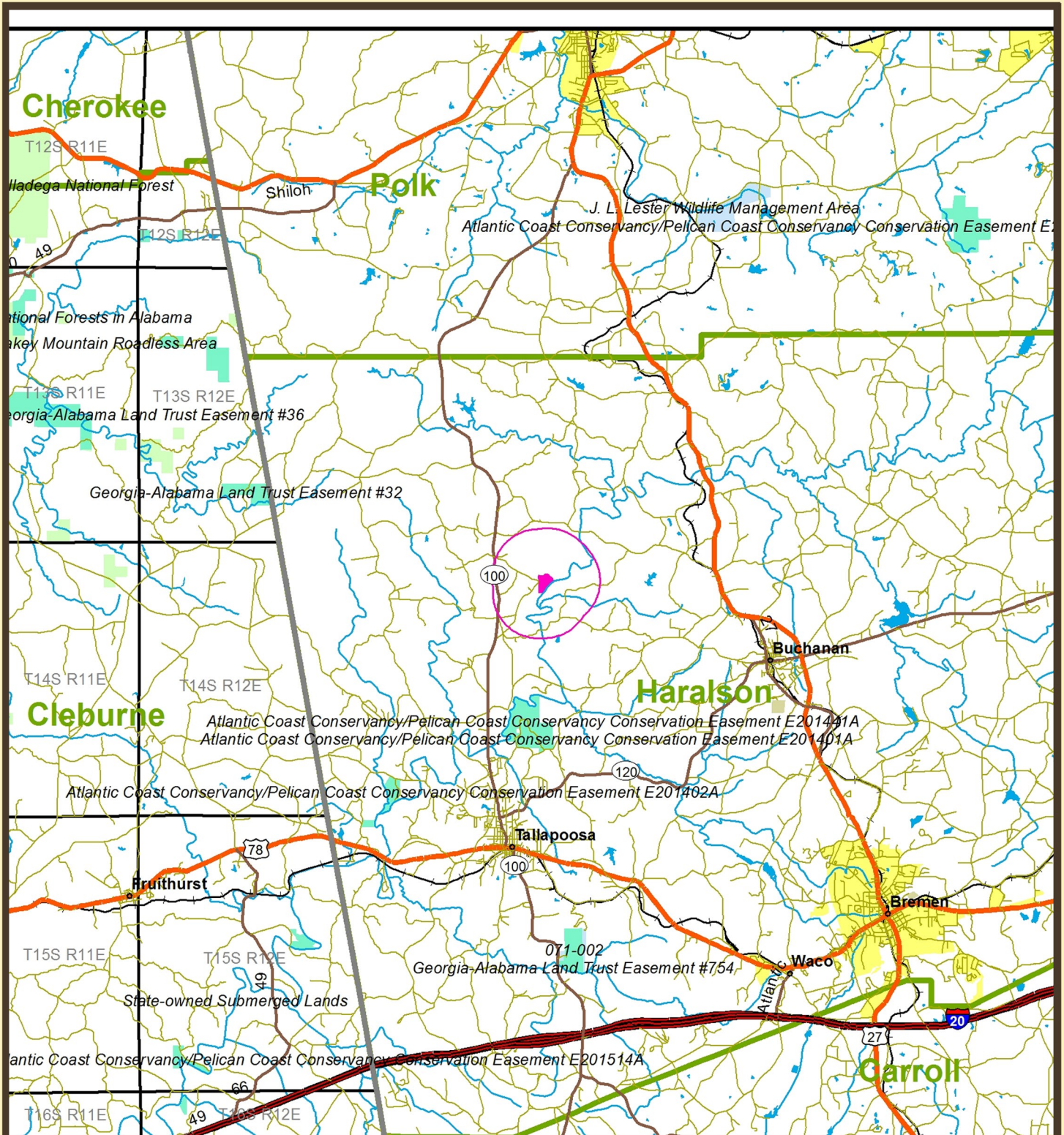


**Allen Southern**  
Properties, Ltd.

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.



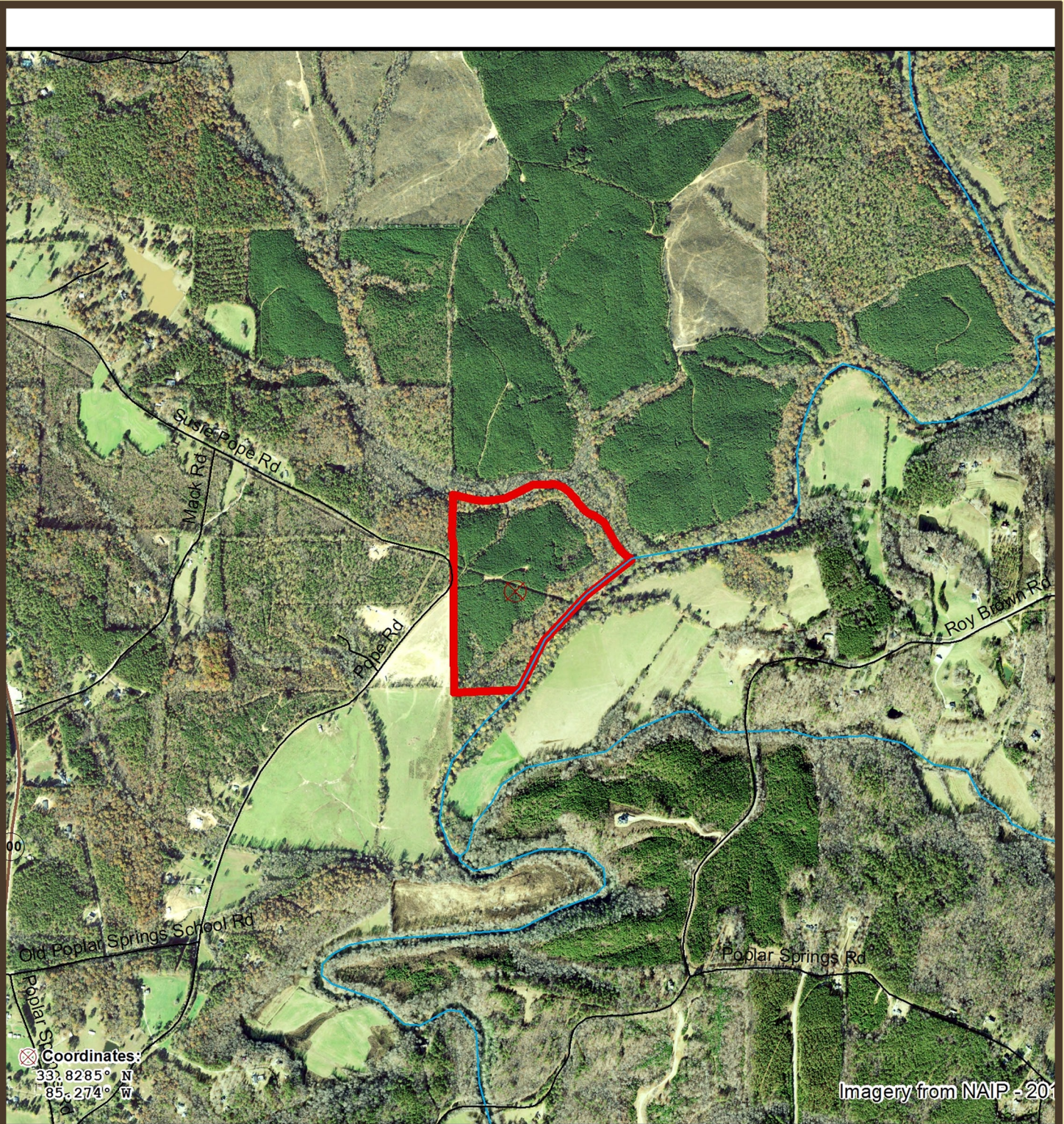
# LOCATION MAP



**Susie Pope Road - Location Map**  
**Parcel # 13143Hb1002**  
Haralson County, GA - approx. 61.0 acres +/-



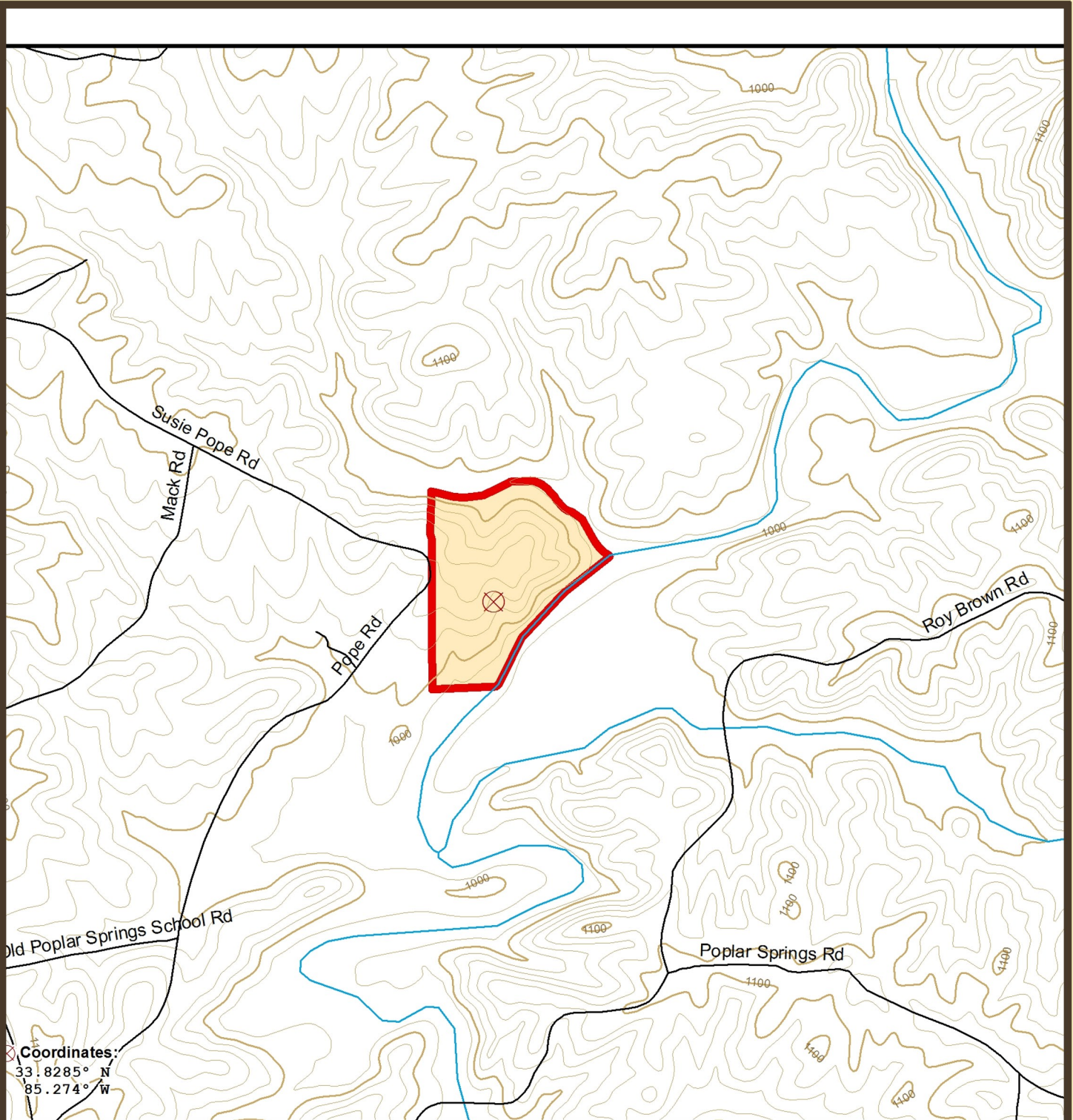
# AERIAL



**Susie Pope Road - Photo Map**  
**Parcel # 13143Hb1002**  
Haralson County, GA - approx. 61.0 acres +/-



# TOPOGRAPHY



**Susie Pope Road - Parcel Map**  
**Parcel # 13143Hb1002**  
Haralson County, GA - approx. 61.0 acres +/-