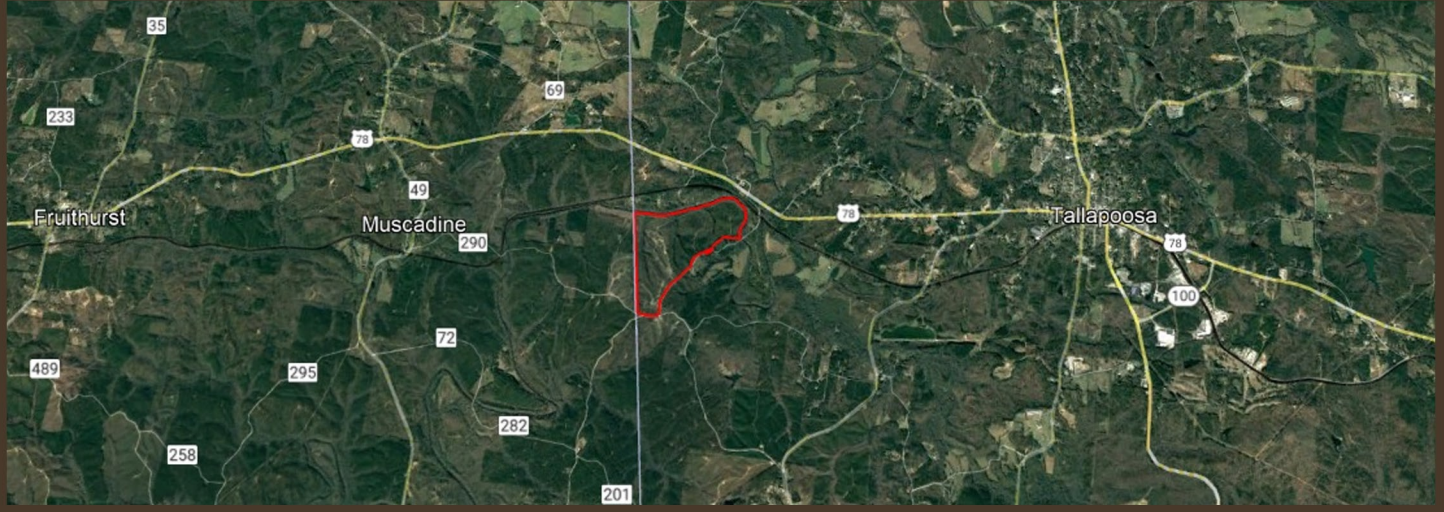


# LAND FOR SALE – 323.64+/- ACRES

## HARALSON COUNTY, GEORGIA



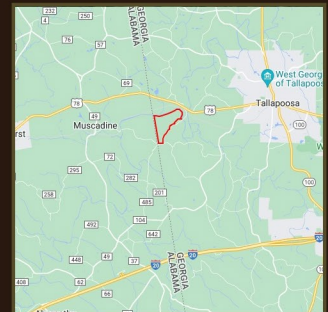
### COMMENTS

This property has long road frontage on Liner Road and Blue Road, and has approximately 1 mile of frontage on the Tallapoosa River. The Charming City of Tallapoosa is only 3 miles away, and access to Interstate 20 and Hwy 78 is excellent. The property is a mixture of young planted pines, open land, and some river bottoms and drains with mature hardwoods. There are very few tracts this large with this much river frontage left in this area. The Dub Denman Canoe Trail has multiple access points upstream of this property. It would be my pleasure to give you a property tour.

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 800 feet and 2,700 feet both on Liner Rd. and approximately 800 feet on Blue Rd.
- TOPOGRAPHY:** Rolling with some level river bottomlands.
- VEGETATION:** A mixture of young planted pines, open land, and some river bottoms and drains 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:** \$3,500.00 per acre  
\$1,132,756.00

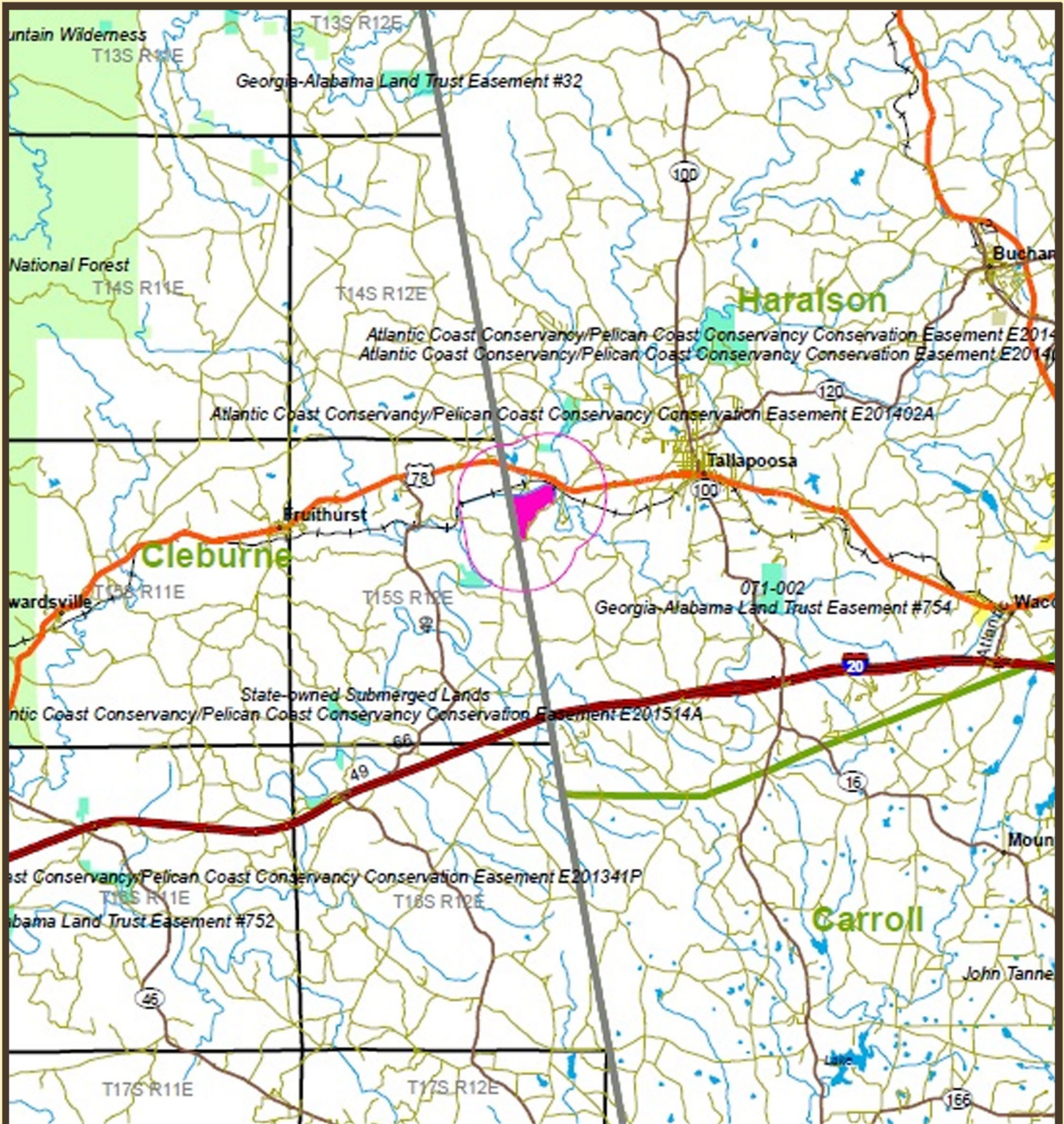


### PRESENTED BY:

Matt Allen  
Email: [mallen@allensouthernproperties.com](mailto:mallen@allensouthernproperties.com)  
Phone: (678) 873-8125  
Allen Southern Properties, Ltd.  
[www.allensouthernproperties.com](http://www.allensouthernproperties.com)



# LOCATION MAP

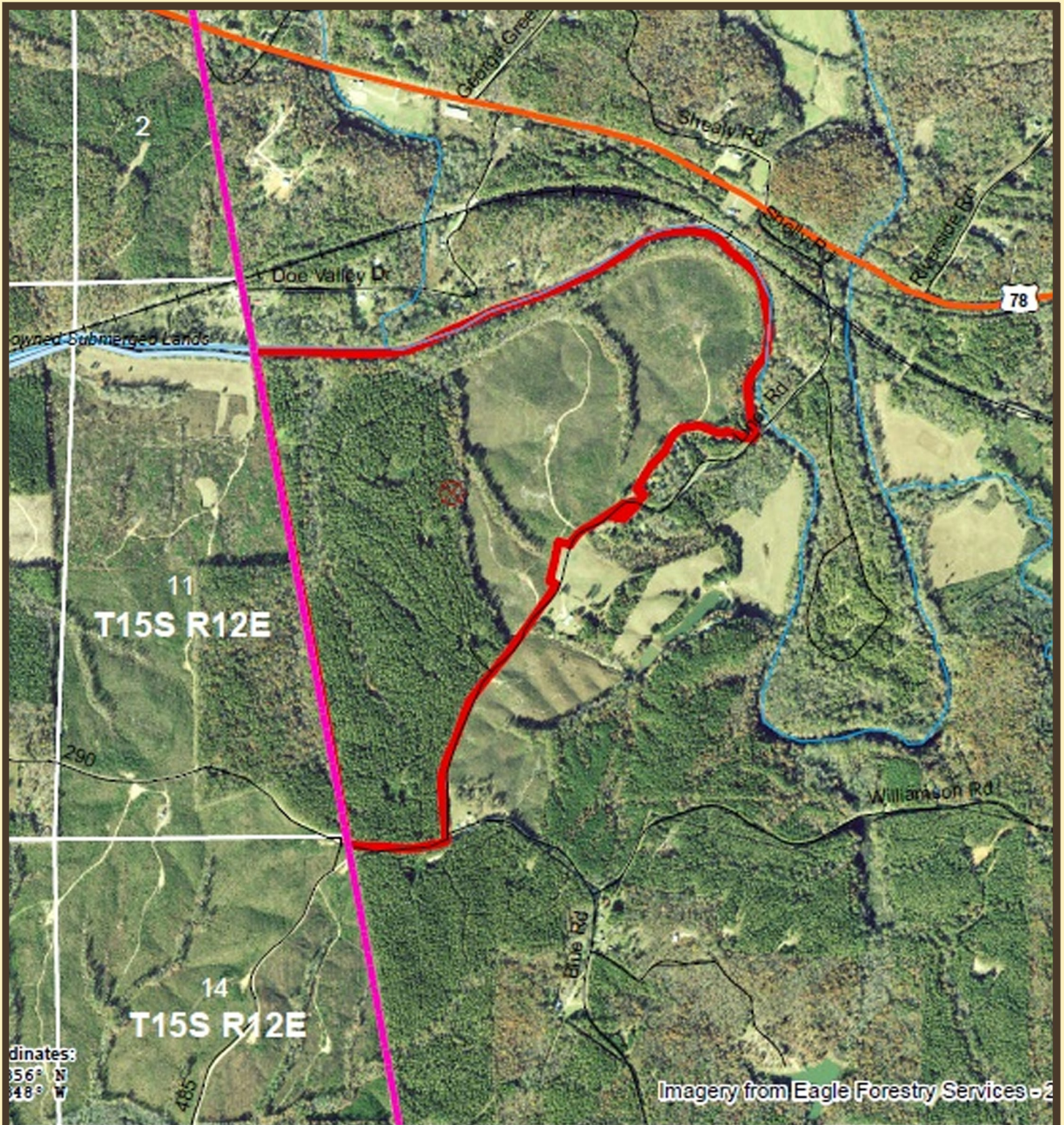


**F011 - Tallapoosa - Location Map**

**Parcel # 13143Hb1003**

**Haralson County, GA - approx. 324.0 acres +/-**

# AERIAL



**F011 - Tallapoosa - Photo Map**

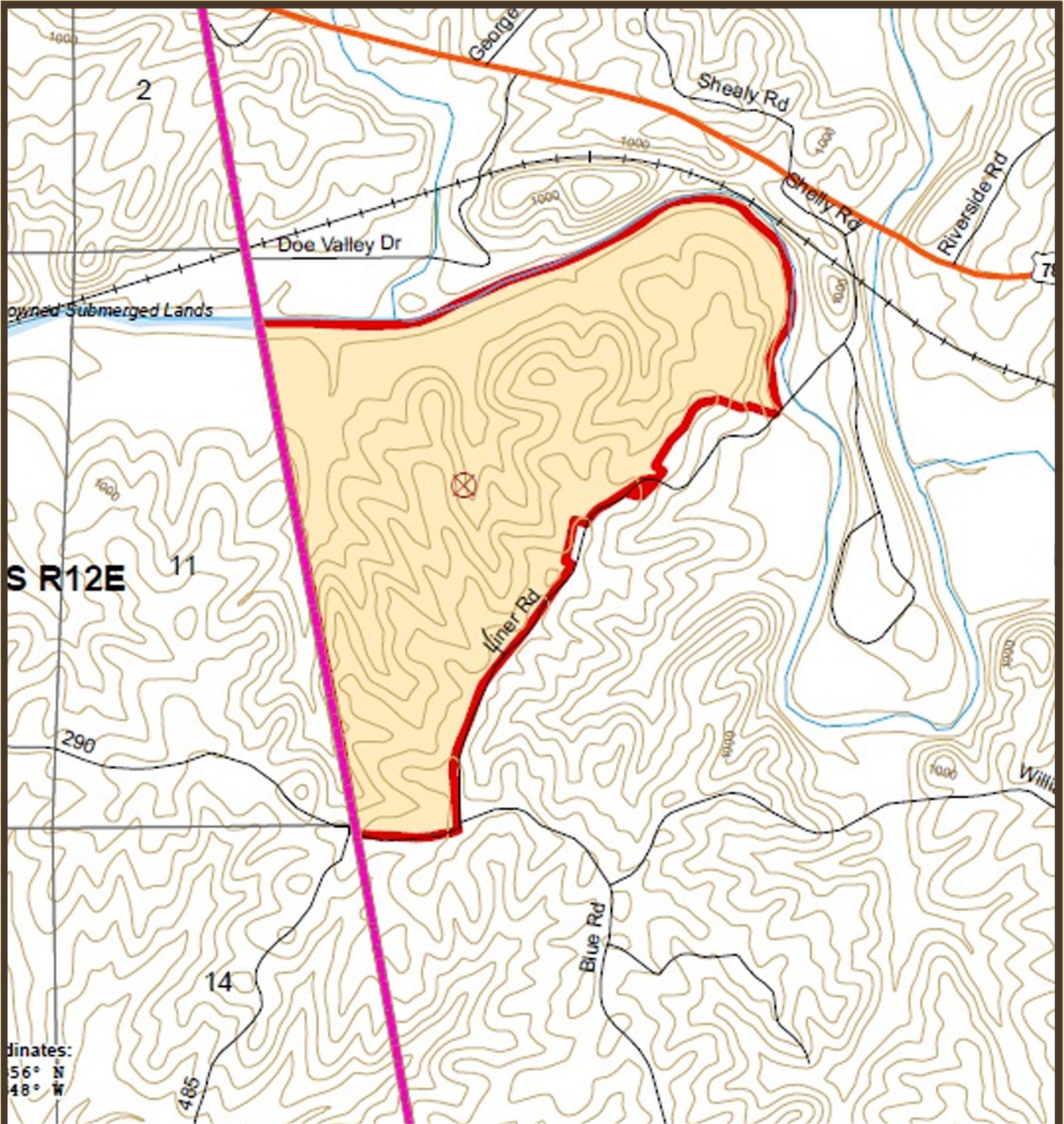
**Parcel # 13143Hb1003**

**Haralson County, GA - approx. 324.0 acres +/-**



Allen Southern  
Properties, Ltd.

# TOPOGRAPHY



**F011 - Tallapoosa - Parcel Map**

**Parcel # 13143Hb1003**

**Haralson County, GA - approx. 324.0 acres +/-**