

Timber Tract with Pond
0 Morgan Road
Bremen, GA 30110

\$200,000
25± Acres
Haralson County



Timber Tract with Pond
Bremen, GA / Haralson County

SUMMARY

Address

0 Morgan Road

City, State Zip

Bremen, GA 30110

County

Haralson County

Type

Hunting Land, Recreational Land, Undeveloped Land, Timberland, Business Opportunity

Latitude / Longitude

33.7806 / -85.1241

Acreage

25

Price

\$200,000

Property Website

<https://arrowheadlandcompany.com/property/timber-tract-with-pond-haralson-georgia/47355/>



Timber Tract with Pond Bremen, GA / Haralson County

PROPERTY DESCRIPTION

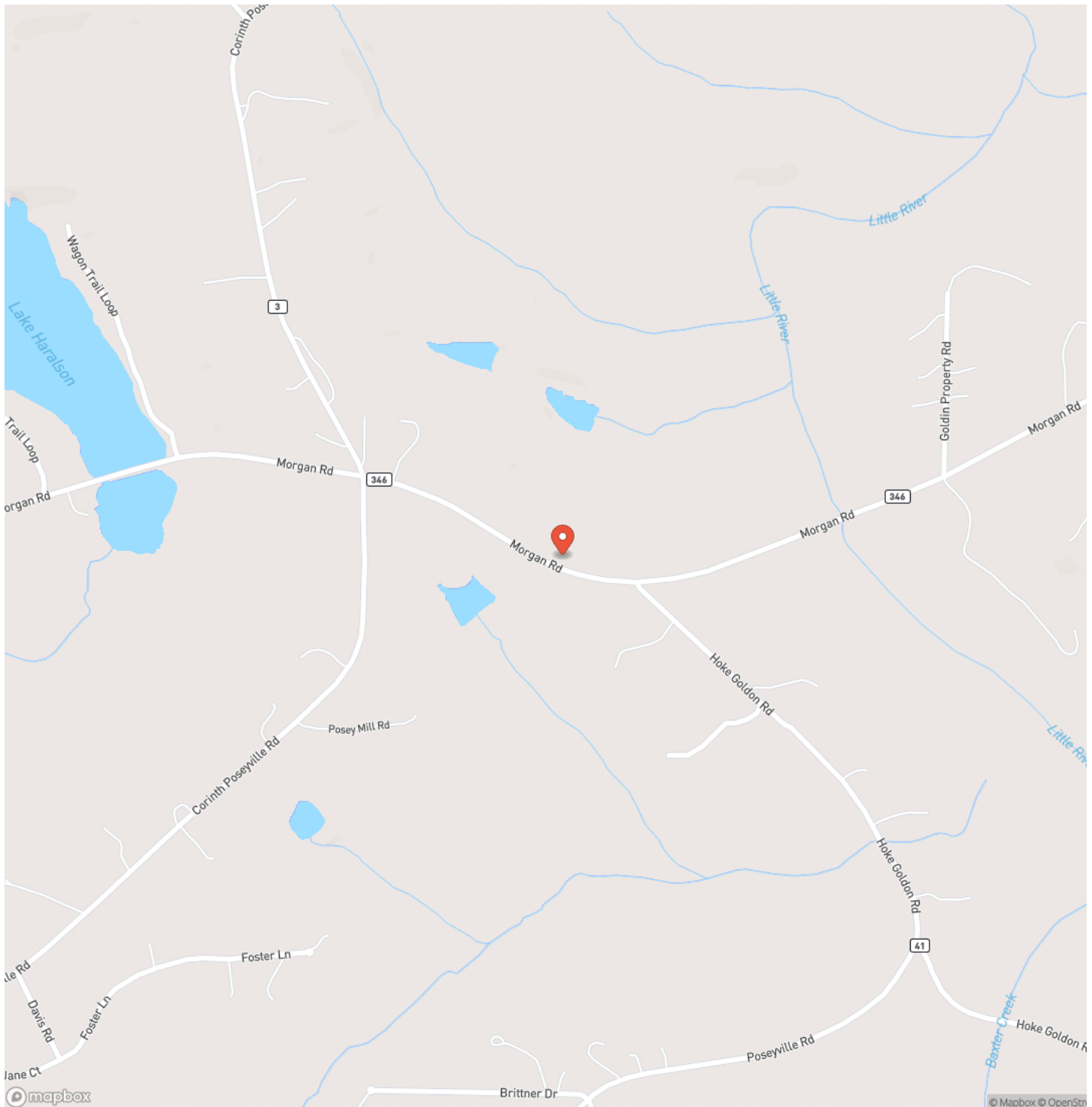
On the outskirts of Bremen, Georgia, this 25+/- acre property offers a nice blend of natural beauty and accessibility. With a road frontage totaling over 700 feet, this parcel has convenient entry points for exploration and development. Distinguished by a select-cut timber, the land holds potential for a variety of creative endeavors. A one-acre pond tucked away in the timber, provides a focal point and potential for recreational activities. Abundant wildlife further enhances the property's allure, offering opportunities for nature enthusiasts and hunters alike. Notably, this property benefits from an ease of access to utilities, streamlining the process for those looking to bring their visions to life. Whether you envision a private sanctuary or a development venture, this 25-acre haven in Bremen promises a canvas of boundless potential for your real estate aspirations. This property is a portion of a larger parcel, and the buyer will be responsible for survey expense. True acreage to be determined by survey. This property is also in the 10 year CUVA conservation program which expires December 31, 2026. Buyers will be required to continue the conservation or pay the penalty to take it out. There are also adjoining properties for sale if buyers are interested. All showings are by appointment only. If you would like more information or would like to schedule a private viewing please contact Cal Hardie at [770-296-2163](tel:770-296-2163).



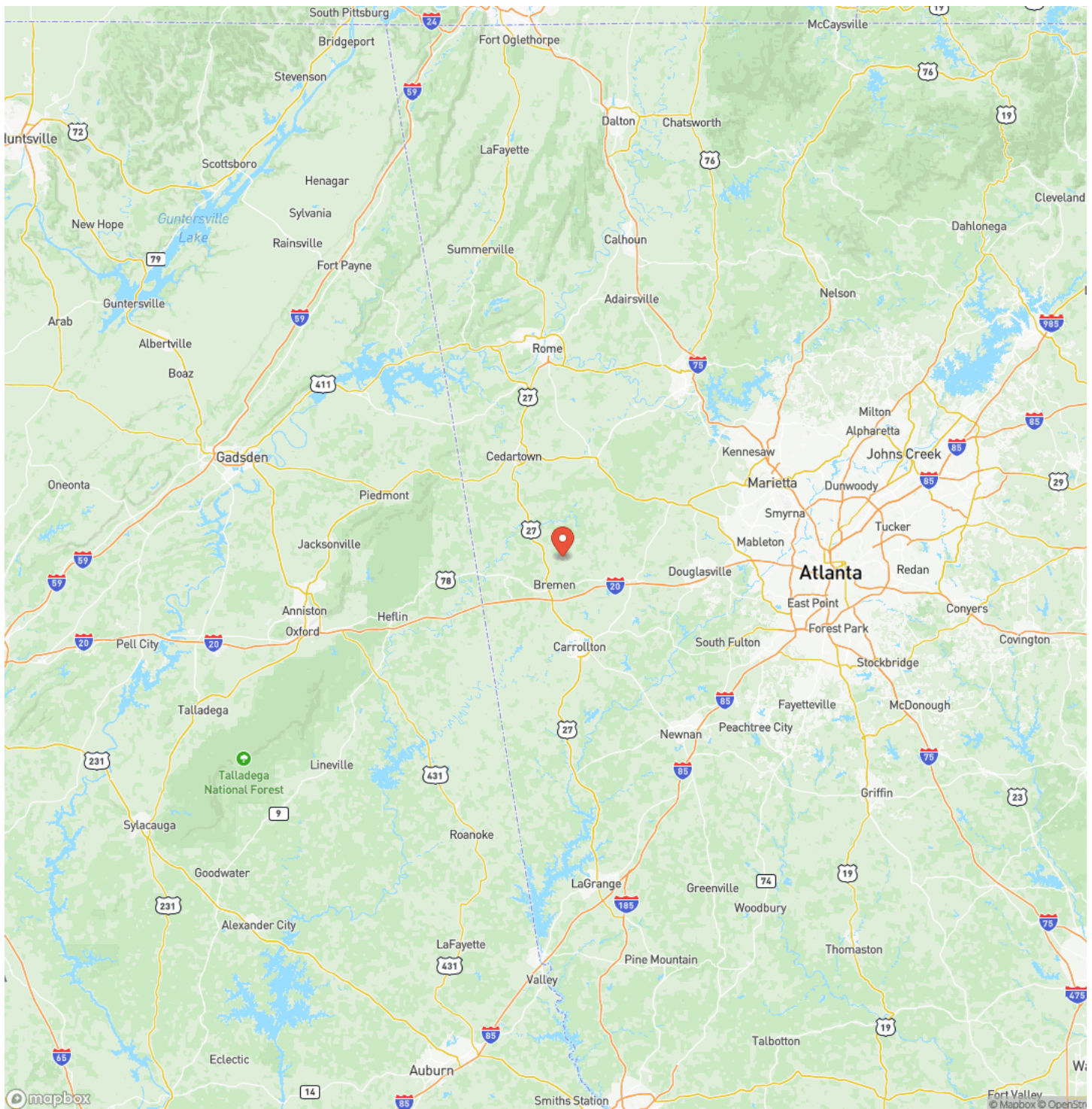
Timber Tract with Pond
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Locator Map



Locator Map



Satellite Map



**Timber Tract with Pond
Bremen, GA / Haralson County**

LISTING REPRESENTATIVE

For more information contact:



Representative

Cal Hardie

Mobile

(770) 296-2163

Email

cal.hardie@arrowheadlandcompany.com

Address

PO Box 201

City / State / Zip

Bremen, GA 30110

NOTES

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MORE INFO ONLINE:

www.arrowheadlandcompany.com

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DISCLAIMERS

Information in this brochure is provided solely for information purposes and does not constitute an offer to sell or advertise real estate outside the states in which broker or agent licensed. The information presented has been obtained from sources deemed to be reliable, but is not guaranteed or warranted by the agent, broker, or the sellers of these properties. This offering is subject to errors, omissions, prior sale, price change, correction or withdrawal from the market without notice. All references to age, square footage, income, expenses, acreage, carrying capacity, and land classification, etc. are approximate. Prospective buyers are chargeable with and expected to conduct their own independent investigation of the information and the property and to rely only on those results. Sellers reserve the right to accept or reject any and all offers without liability to any buyer or cooperating broker.

Maps are provided for illustration purposes only, the accuracy is not warranted. Parcels on interactive maps are not adjusted to match aerial backgrounds. This information is for reference purposes only and is not a legal document. Data maps contain errors. The seller and seller's agent are making known to all potential buyers that there may be variations between the location of the existing fence lines and the legal description of the deeded property. Seller and seller's agent make no warranties with regard to the location of the fence lines in relationship to the deeded property lines, nor does the Seller make any warranties or representations with regard to the specific acreage contained within the fenced property lines. Seller is selling the property in an "as is" condition, which includes the location of the fences as they exist. Boundaries shown on the accompanying maps are approximate, based on county parcel data. The maps are not to scale. The accuracy of the maps is not guaranteed. Prospective buyers are encouraged to verify fence lines, deeded property lines and acreages using a licensed surveyor at their own expense.



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