**Garner Road Farm**
**259 Garner Rd**
**Buchanan, GA 30113**

**$3,250,000**
**90.89± Acres**
**Haralson County**







ARROWHEAD
LAND COMPANY



**MORE INFO ONLINE:**

**https://arrowheadlandcompany.com/**

## SUMMARY

**Address**
259 Garner Rd

**City, State Zip**
Buchanan, GA 30113

**County**
Haralson County

**Type**
Farms, Hunting Land, Ranches, Recreational Land, Residential Property, Riverfront, Horse Property, Single Family

**Latitude / Longitude**
33.8647 / -85.2045

**Dwelling Square Feet**
6,000

**Bedrooms / Bathrooms**
7 / 5

**Acreage**
90.89

**Price**
$3,250,000

**Property Website**
arrowheadlandcompany.com







## PROPERTY DESCRIPTION

Introducing the Garner Road Farm, an extraordinary 90.89 +/- acres located in Haralson County, Georgia! Properties that offer this combination of quality improvements, agricultural opportunity, recreational potential, and river frontage are becoming increasingly difficult to find! This exceptional property features a beautiful mix of open pasture, mature timber, and just over 3/4 of a mile of river frontage along the Tallapoosa River, which borders the entire eastern and southern sides of the farm. While these features are great, what sets this property apart is the amazing 7 bedroom, 5 bathroom, 6,000 +/- square foot home! The main residence has been extensively updated and thoughtfully improved with comfort, efficiency, and entertainment in mind! Constructed with Hardie concrete siding, the home features all new windows, custom soft-close cabinetry, solid interior doors, wood exterior doors, new appliances, spray foam insulation, LED lighting throughout, and two wood-burning fireplaces equipped with insert heaters and blowers. Additional upgrades include two new 4-ton all-electric HVAC systems, dual-zone climate control in the newer addition, a tankless propane water heater with a 50-gallon electric backup, a high-efficiency well filtration system, a 40,000-kilowatt automatic backup generator, and a brand-new 1,500-gallon septic system with field lines. One of the standout features of the home is the dedicated theater room, complete with a 4K high-definition projector, Klipsch surround sound system, theater kitchen, and eight leather reclining seats, creating an incredible space for family gatherings, sporting events, or movie nights. Outdoor living has been given just as much attention! Multiple hot and cold-water exterior spigots, LED landscape lighting, patio speakers, and an eight-person saltwater hot tub (negotiable) create an inviting environment for entertaining or simply enjoying the peaceful setting. The pool house serves as an extension of the home's entertainment and guest accommodations, featuring a bedroom, full bathroom, kitchen, tankless water heater, mini-split HVAC system, stainless appliances, outdoor commercial sink, fixed propane lines, and multiple outdoor heating options. The backyard centerpiece is the heated 18'x36' saltwater pool, complete with a diving board, water slide, multicolor LED lighting, and automatic Polaris vacuum system. An outdoor fireplace, built-in smoker, and Bose speaker system complete what feels more like a private resort than a backyard! Looking out over the property from the home is a beautiful pond that tops off the whole setting! For those needing storage, agricultural buildings, or workshop space, the improvements are equally impressive! A 40'x100' barn includes RV hookups and septic access, while a 72'x72' hay barn and a 54'x54' barn with underground water and power provide excellent support for livestock, hay production, and equipment storage. The 40'x48' shop features concrete floors, three roll-up doors, a full bathroom, mini-split HVAC system, wood-burning heater, vehicle service pit with LED lighting, and additional RV hookups. Multiple negotiable items, including the vehicle lift and cattle corral system, offer additional value and flexibility for the next owner. The Hot tub, grills, indoor furniture, outdoor furniture, ice machine, tractors and implements are also all negotiable. The land itself is as attractive as it is functional! Open pastures provide excellent grazing opportunities for livestock, while the timbered portions create privacy, natural beauty, and outstanding wildlife habitat. Deer, turkey, and other game are frequent on the property, making this a property that can be enjoyed year-round by hunters and outdoorsmen! The Tallapoosa River adds a unique recreational element, offering fishing, kayaking, and countless opportunities to enjoy one of the area's most scenic natural features. Conveniently situated between Bremen and Cedartown, both approximately 20 +/- minutes away, this property offers the rare ability to enjoy complete privacy and country living without sacrificing access to town. From the river frontage and productive pastureland to the extensive improvements and meticulously placed amenities, this is a property designed to be enjoyed for generations! Don't miss out on your chance to experience the Garner Road Farm! 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 .

Disclaimer: The boundary lines shown are approximate and are provided for general reference only. Arrowhead Land Company makes no representations or warranties, express or implied, as to the accuracy, completeness, or reliability of those property lines. Buyers are advised to obtain an independent survey to verify exact property boundaries.





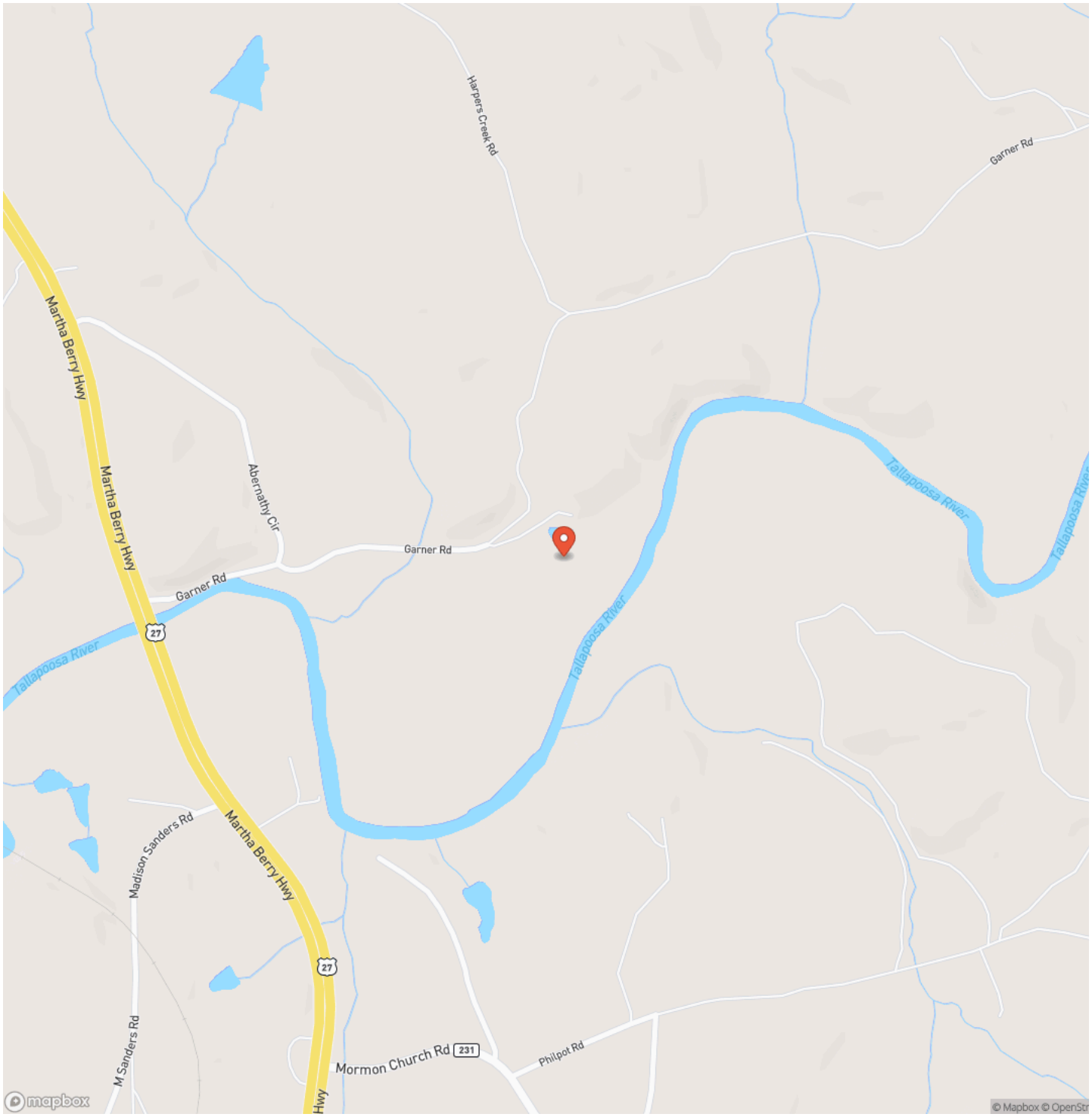




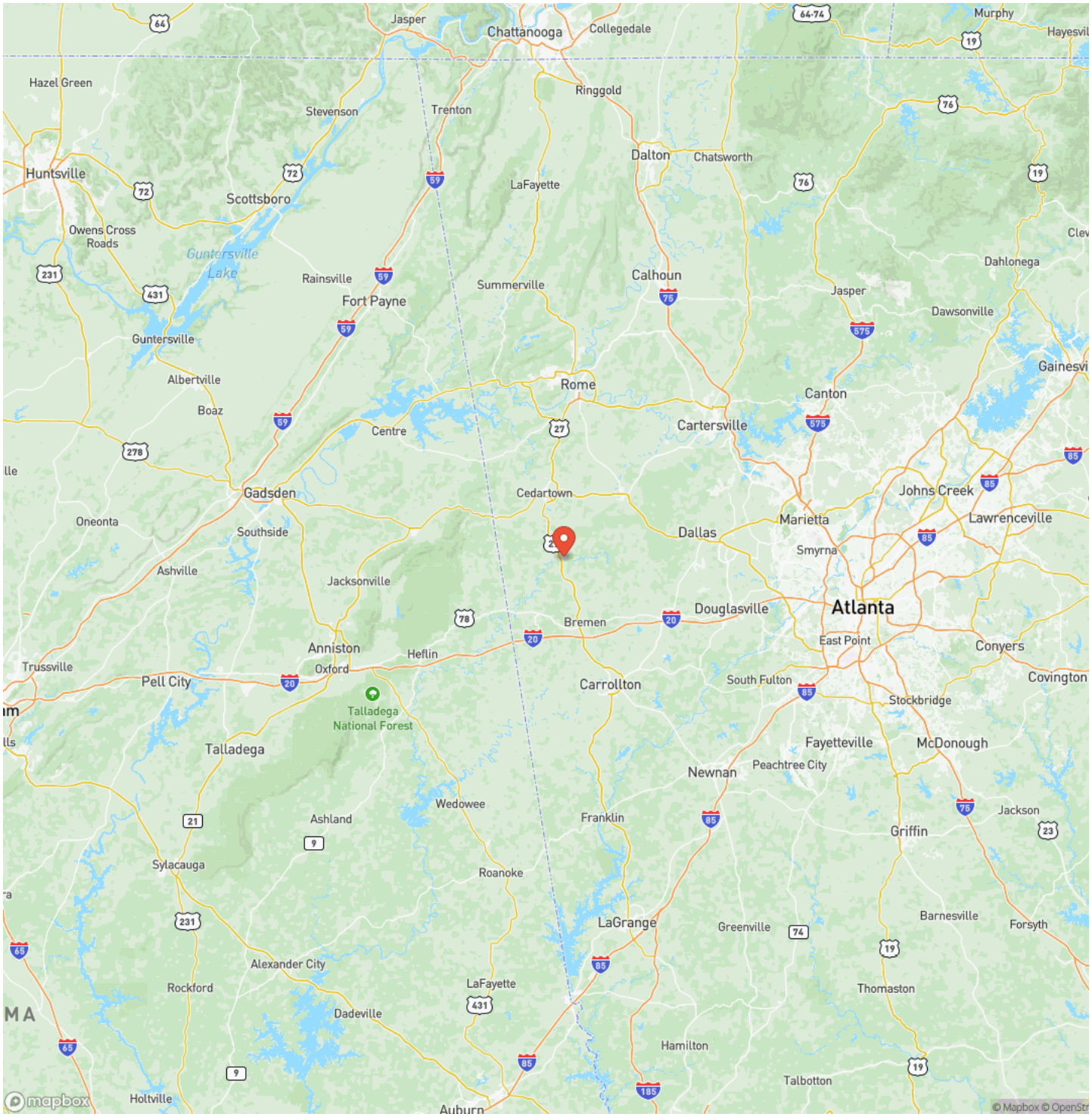




# Locator Map


Harpers Creek Rd
Garner Rd
Martha Berry Hwy
Abernathy Cir
Garner Rd
Garner Rd
Tallapoosa River
Tallapoosa River
Tallapoosa River
27
Madison Sanders Rd
Martha Berry Hwy
27
M Sanders Rd
Mormon Church Rd
231
Philpot Rd
mapbox
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# Locator Map


Jasper
Chattanooga
Collegedale
Murphy
Hazel Green
Ringgold
Stevenson
Trenton
Dalton
Chatsworth
Huntsville
Scottsboro
LaFayette
Owens Cross Roads
Guntersville Lake
Rainsville
Fort Payne
Summerville
Calhoun
Jasper
Dahlonega
Dawsonville
Guntersville
Albertville
Rome
Canton
Boaz
Centre
Cartersville
Gadsden
Cedartown
Johns Creek
Lawrenceville
Oneonta
Southside
Marietta
Dallas
Smyrna
Ashville
Jacksonville
Atlanta
Douglasville
Bremen
East Point
Conyers
Anniston
Heflin
Oxford
Trussville
Pell City
Carrollton
South Fulton
Covington
Stockbridge
Talladega National Forest
Talladega
Fayetteville
McDonough
Peachtree City
Newnan
Wedowee
Ashland
Franklin
Jackson
Griffin
Sylacauga
Roanoke
LaGrange
Greenville
Barnesville
Forsyth
Alexander City
Rockford
LaFayette
Thomaston
Dadeville
Hamilton
Talbotton
Holtville
Auburn
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# Satellite Map



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## NOTES

**NOTES**

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