

Farmhouse with Income Producing Potential
20 Madison Newman Road
Tallapoosa, GA 30176

\$549,000
35.370± Acres
Haralson County



Farmhouse with Income Producing Potential Tallapoosa, GA / Haralson County

SUMMARY

Address

20 Madison Newman Road

City, State Zip

Tallapoosa, GA 30176

County

Haralson County

Type

Farms, Hunting Land, Recreational Land, Timberland, Residential Property, Single Family, Business Opportunity

Latitude / Longitude

33.8241 / -85.3295

Dwelling Square Feet

0

Acreage

35.370

Price

\$549,000

Property Website

<https://arrowheadlandcompany.com/property/farmhouse-with-income-producing-potential-haralson-georgia/52951/>



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PROPERTY DESCRIPTION

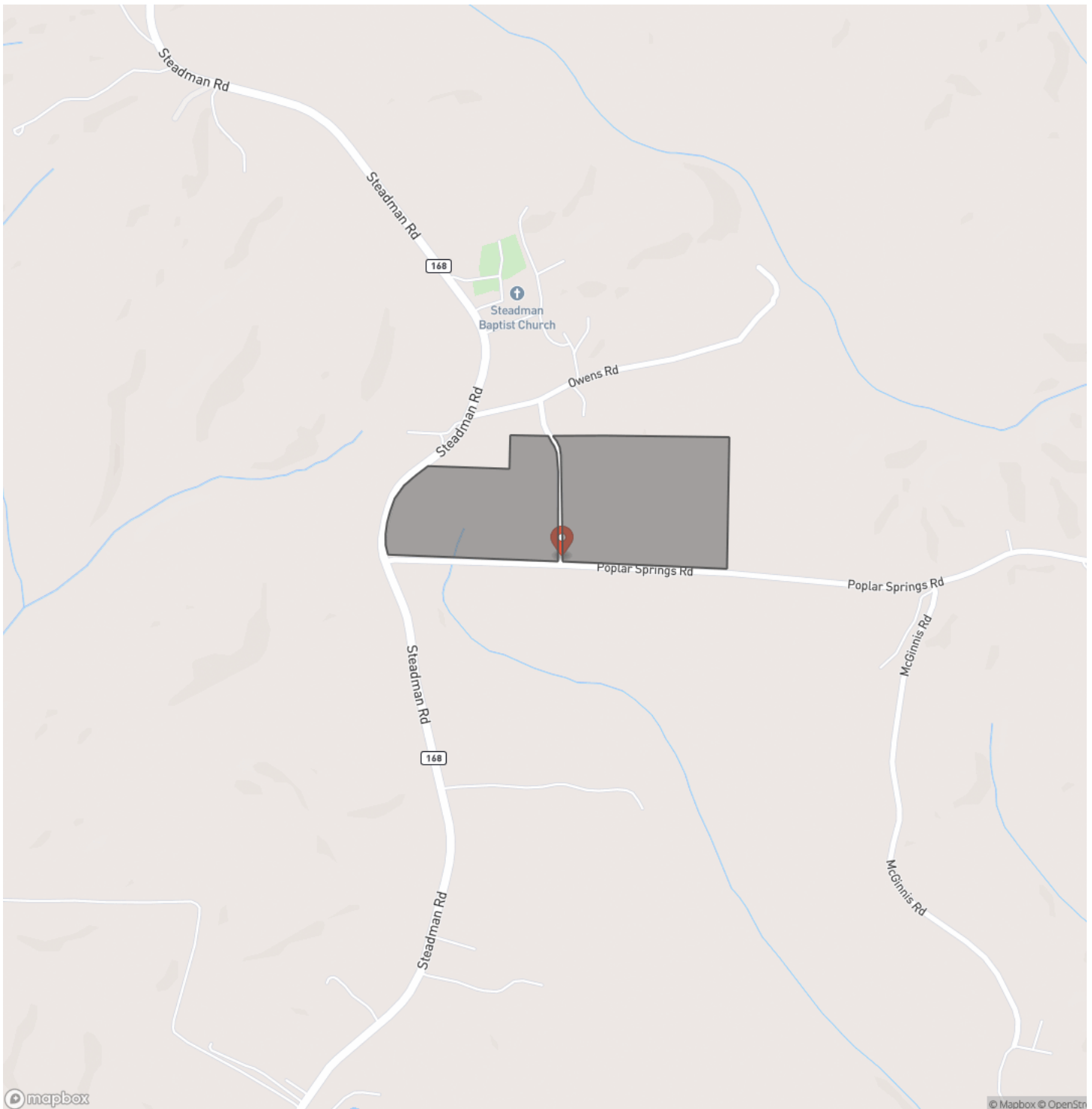
PRICE REDUCED! This remarkable property spans 35.37+/- acres of beautiful countryside. The centerpiece of this landscape is a remodeled 1897 farmhouse, boasting 2 bedrooms and 2 baths, with extensive renovations that seamlessly blend historic charm with modern comforts. The property features a 1.5+/- acre pond, creating a place to fish or relax. Additionally, a 3.5+/- acre Christmas tree farm, showcasing various species and ages, adds to the draw of the estate. Beyond the farmstead, pristine pastures bordered by mature timber contribute to the versatility of the property. Whether envisioned as an income-producing venture or a private estate, this property presents a rare opportunity to embrace the beauty of rural living while enjoying the potential for both agricultural and residential desires. 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).



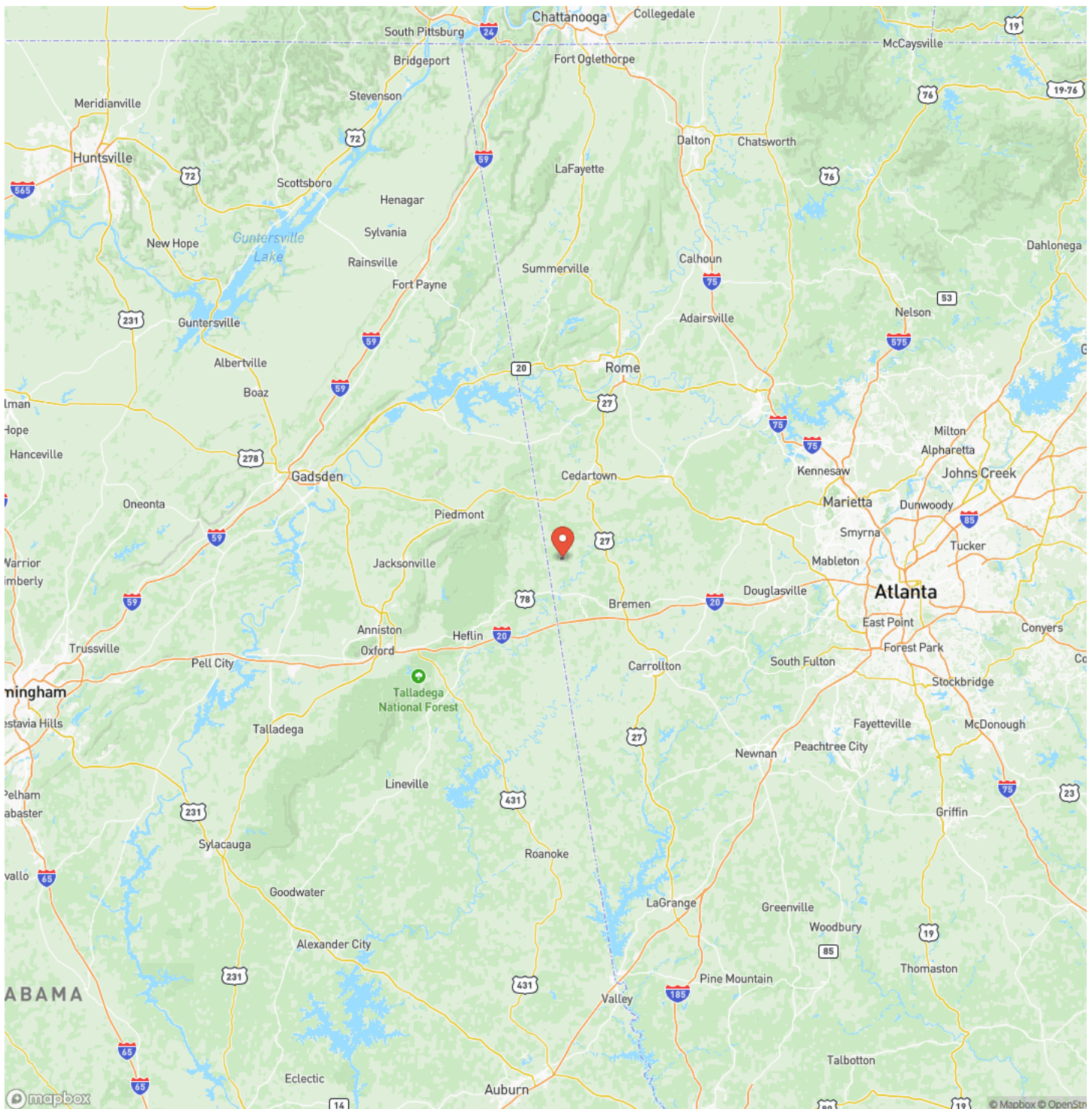
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Locator Map



Locator Map



Satellite Map



Farmhouse with Income Producing Potential Tallapoosa, GA / Haralson County

LISTING REPRESENTATIVE

For more information contact:



Representative

Cal Hardie

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Email

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Address

PO Box 201

City / State / Zip

Bremen, GA 30110

NOTES

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MORE INFO ONLINE:

www.arrowheadlandcompany.com

This image shows a single sheet of white paper with horizontal ruling lines. The lines are evenly spaced and run across the width of the page. There are no margins, text, or other markings on the paper.



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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