

**The Carrollton Homestead**  
2800 SR 16  
Carrollton, GA 30116

**\$1,200,000**  
19.630± Acres  
Carroll County



**The Carrollton Homestead**  
**Carrollton, GA / Carroll County**

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**SUMMARY**

**Address**

2800 SR 16

**City, State Zip**

Carrollton, GA 30116

**County**

Carroll County

**Type**

Farms, Recreational Land, Residential Property, Horse Property,  
Single Family

**Latitude / Longitude**

33.53205 / -85.006609

**Dwelling Square Feet**

6571

**Bedrooms / Bathrooms**

7 / 5

**Acreage**

19.630

**Price**

\$1,200,000

**Property Website**

<https://arrowheadlandcompany.com/property/the-carrollton-homestead-carroll-georgia/87221/>



## The Carrollton Homestead

### Carrollton, GA / Carroll County

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#### **PROPERTY DESCRIPTION**

Take a look at this beautiful 19.63 +/- acres in Carroll County, Georgia, featuring a stunning 7-bedroom, 5-bathroom home that provides exceptional living in the countryside of Carrollton, Georgia! Sitting just 10 +/- minutes from downtown Carrollton, this property is situated in a way for you to enjoy the rural lifestyle while still being in close proximity to town. Designed for both comfortable living and exceptional entertaining, this expansive property offers unparalleled versatility for multi-generational living or hobby farming. Tucked away off the road down the driveway, you are met with the spacious main residence featuring a thoughtful layout with the primary suite on the main level and three generously sized bedrooms upstairs. Equipped with a fully finished basement, including three more bedrooms, the home provides flexible living space for family and guests! Stepping outside, you will be able to enjoy the summer days in your private in-ground pool, complete with an 18x20 pool house featuring a full bath and a kitchenette—ideal for entertaining or relaxing. Need space for equipment, hobbies, or storage? This property includes two 40x30 utility barns and a 40x70 workshop with a loft-style 1-bedroom, 1-bath apartment—great for guests, rental income, or a private office setup. In addition to all of the structures on the property, there are open fields that provide the potential for horses or space for a hobby farm. Whether you're seeking a family residence, a working homestead, or simply wide-open space to live and grow, this one-of-a-kind property allows you to enjoy the rural lifestyle all while being in close proximity to nearby towns. This 19.63 +/- acre property is located 17 +/- miles from Newnan, 42 +/- miles from LaGrange, and 48 +/- miles from Atlanta. 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:7702962163).

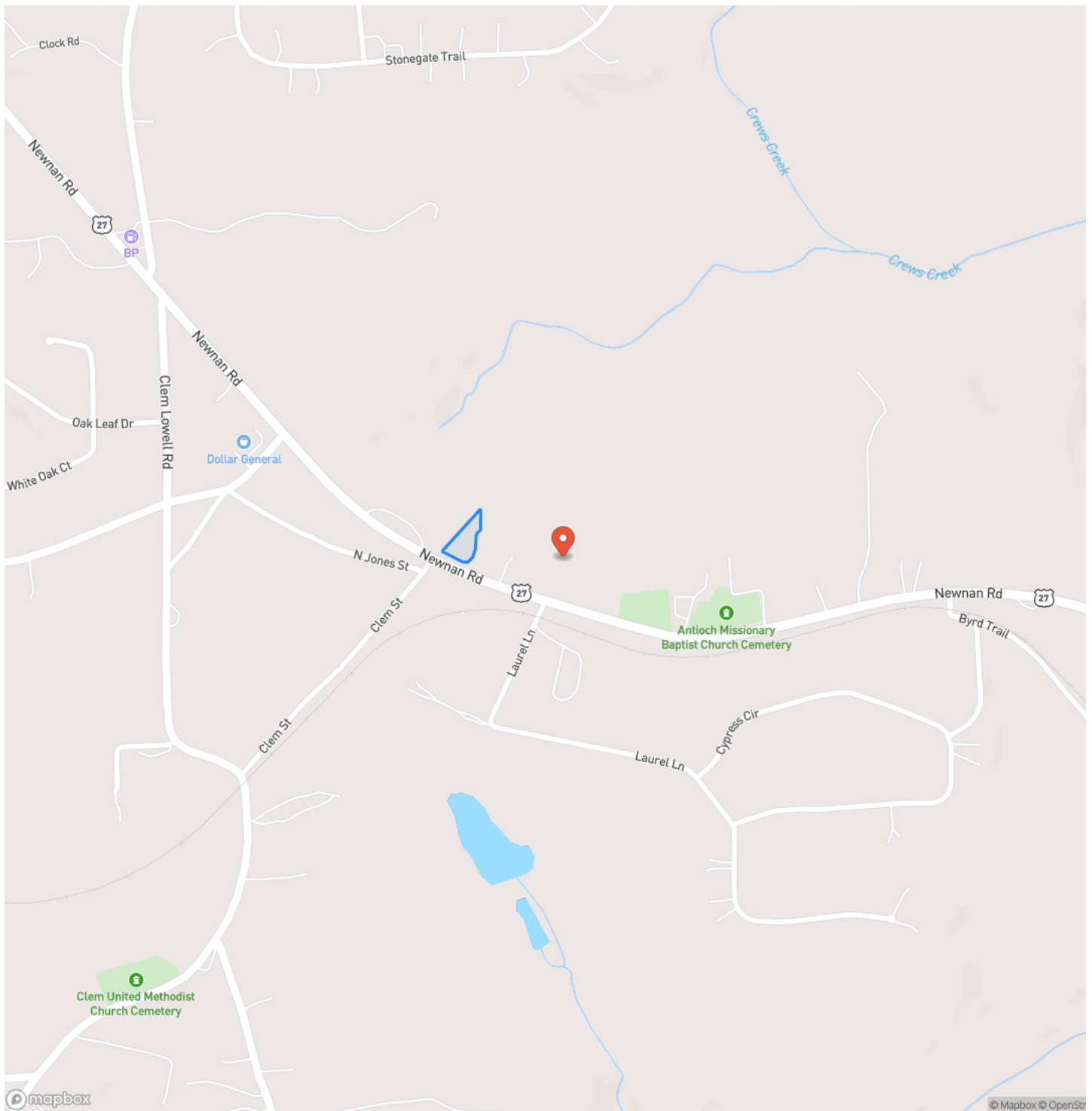
Disclaimer: The boundary lines shown are approximate and are provided for general reference only. Arrowhead Land Company makes no representations or warranties, express or implied, as to the accuracy, completeness, or reliability of those property lines. Buyers are advised to obtain an independent survey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

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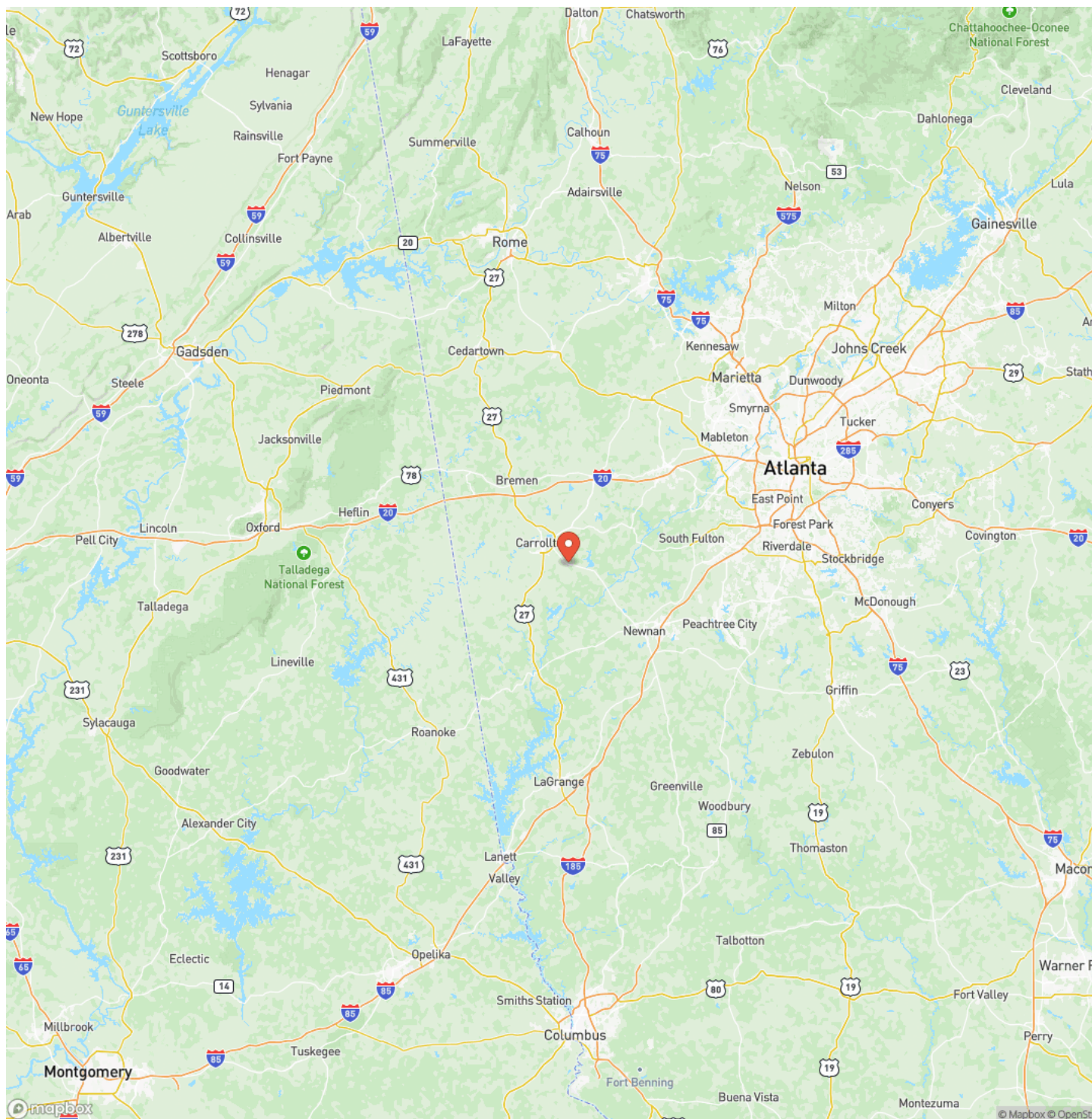
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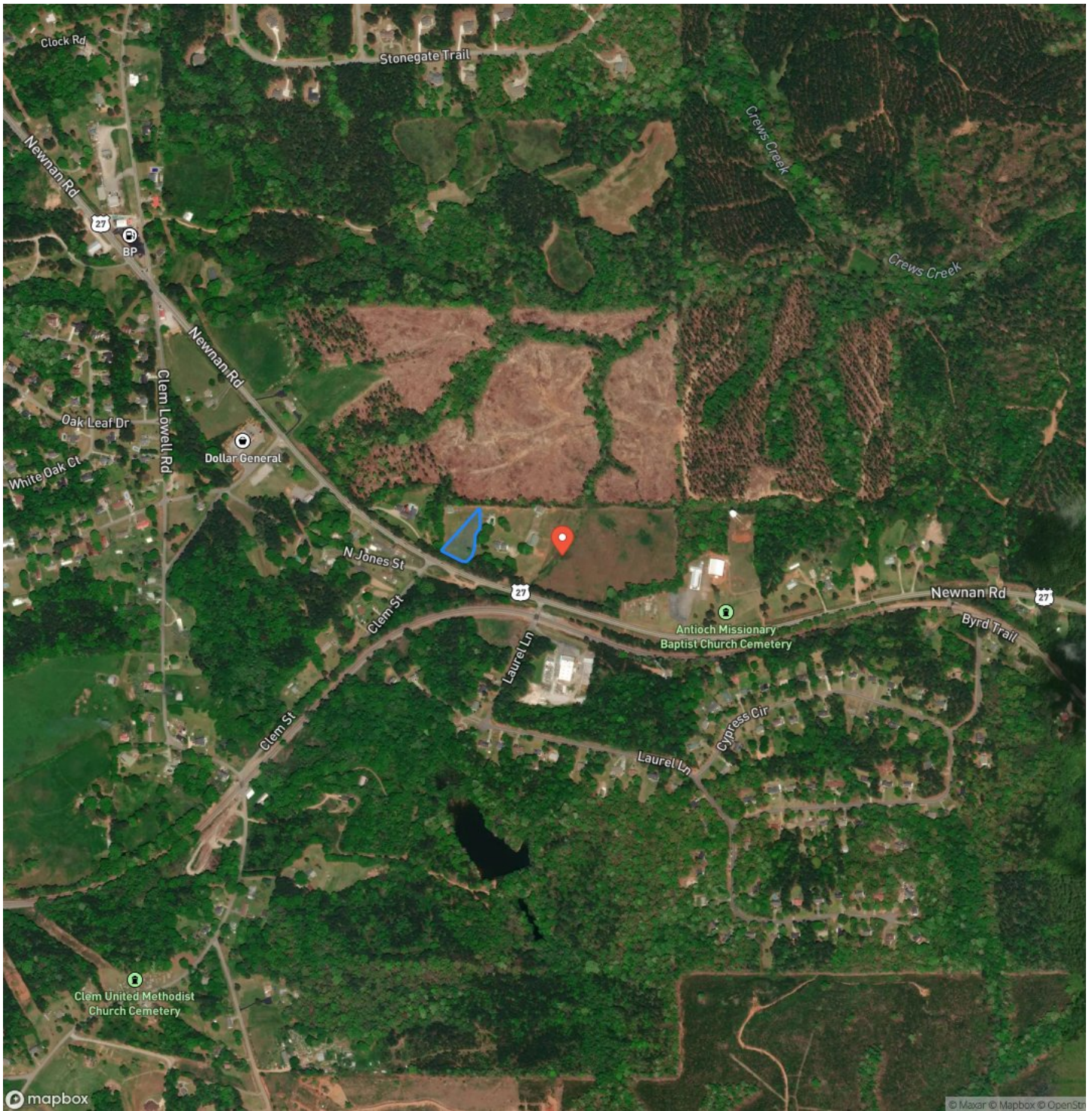
## Locator Map



## Locator Map



## Satellite Map



## 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

## NOTES

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## This image shows a blank 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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**Arrowhead Land Company**  
205 E Dewey Ave  
Sapulpa, OK 74066  
(833) 873-2452  
[www.arrowheadlandcompany.com](http://www.arrowheadlandcompany.com)

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