

Tallapoosa River Rec Farm
1304 Broad Street
Tallapoosa, GA 30176

\$1,270,000
110.43± Acres
Haralson County



Tallapoosa River Rec Farm
Tallapoosa, GA / Haralson County

SUMMARY

Address

1304 Broad Street

City, State Zip

Tallapoosa, GA 30176

County

Haralson County

Type

Farms, Hunting Land, Recreational Land, Residential Property, Riverfront, Timberland, Single Family

Latitude / Longitude

33.7661 / -85.329

Dwelling Square Feet

579

Bedrooms / Bathrooms

1 / 1

Acreage

110.43

Price

\$1,270,000

Property Website

<https://arrowheadlandcompany.com/property/tallapoosa-river-rec-farm-haralson-georgia/100796/>



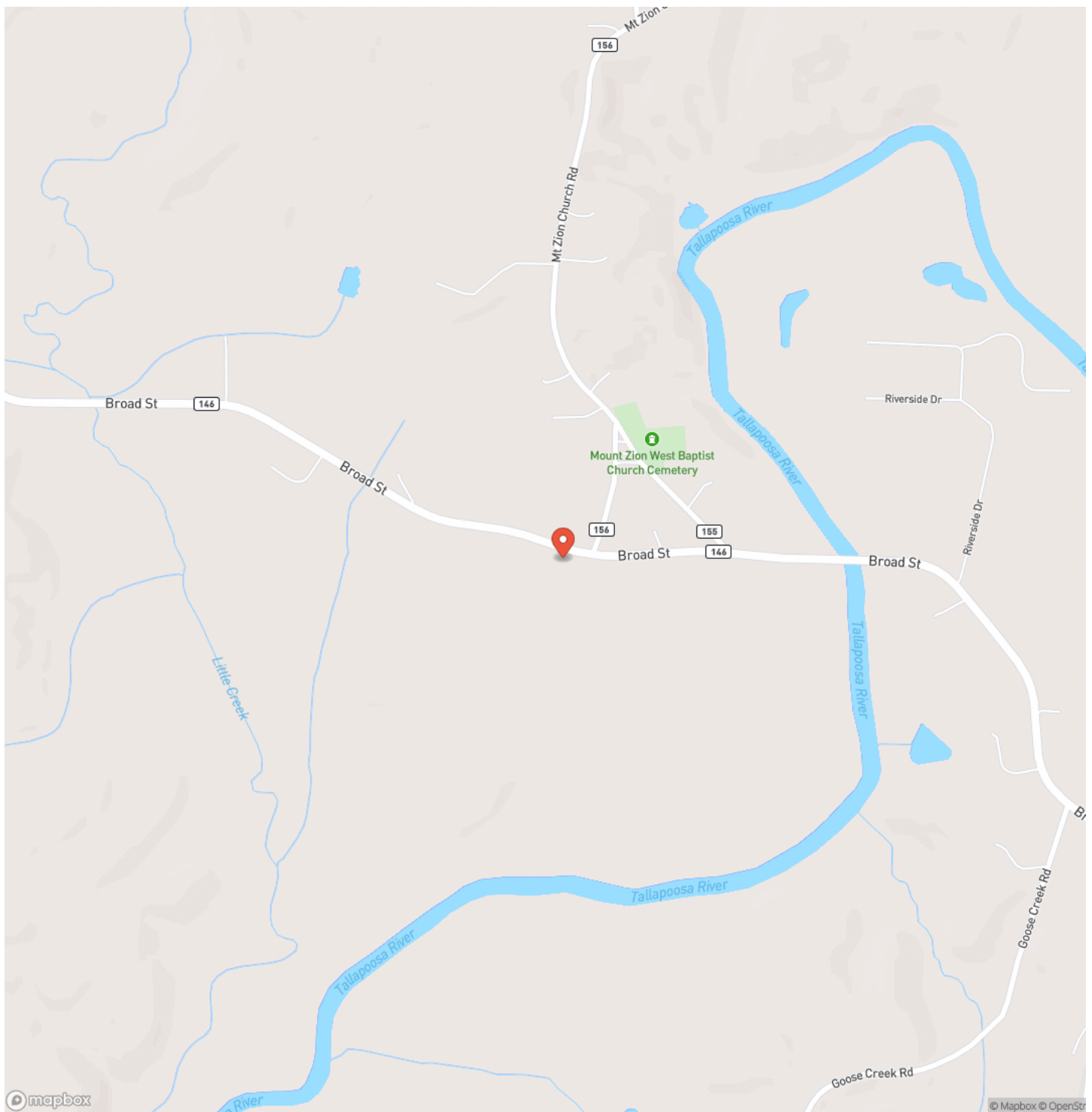
PROPERTY DESCRIPTION

Introducing the Tallapoosa River Rec Farm, a beautiful 110.43 +/- acre tract in Haralson County, Georgia that offers a well-rounded setup for anyone looking for a quality hunting property or recreational getaway! The Tallapoosa River forms the southern boundary, adding fishing potential as well as hunting potential, particularly for waterfowl during the season! The land features a balanced mix of open fields, mature timber, and thicker bedding cover that naturally supports wildlife movement and habitat. With that, there are natural springs that flow through property further enhancing the caliber of this property! Deer hunters will appreciate the diverse terrain and edge habitat, which helps hold and funnel whitetail, while the open fields also create opportunities for dove, quail, turkey, and other small game. Several fields are already in place and could easily be used for food plots or managed to fit your specific hunting strategy. A shooting house overlooking one of the fields is already set up, giving you a ready-to-hunt location! Access is simple with paved road frontage, and a long entry drive leads you down to the back of the property where a one-bedroom, one-bathroom tiny home sits near the river setting you up perfectly with a hunting cabin or weekend getaway. The property is well maintained and easy to navigate, making it practical to hunt, manage, or simply enjoy the outdoors! Whether you're looking for a turn-key hunting tract, a recreational escape, or a place to build a home and expand improvements over time, this property offers a lot of potential! The Tallapoosa River Farm is located just a couple miles from the Alabama state line, 3.3 +/- miles from Tallapoosa, 24 +/- miles from Carrollton, 37 +/- miles from the Anniston Regional Airport in Anniston, Alabama, and 61 +/- miles from Atlanta. This property is currently enrolled in the CUVA 10 year conservation program with a current contract expiration date of 12/31/2027. 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.

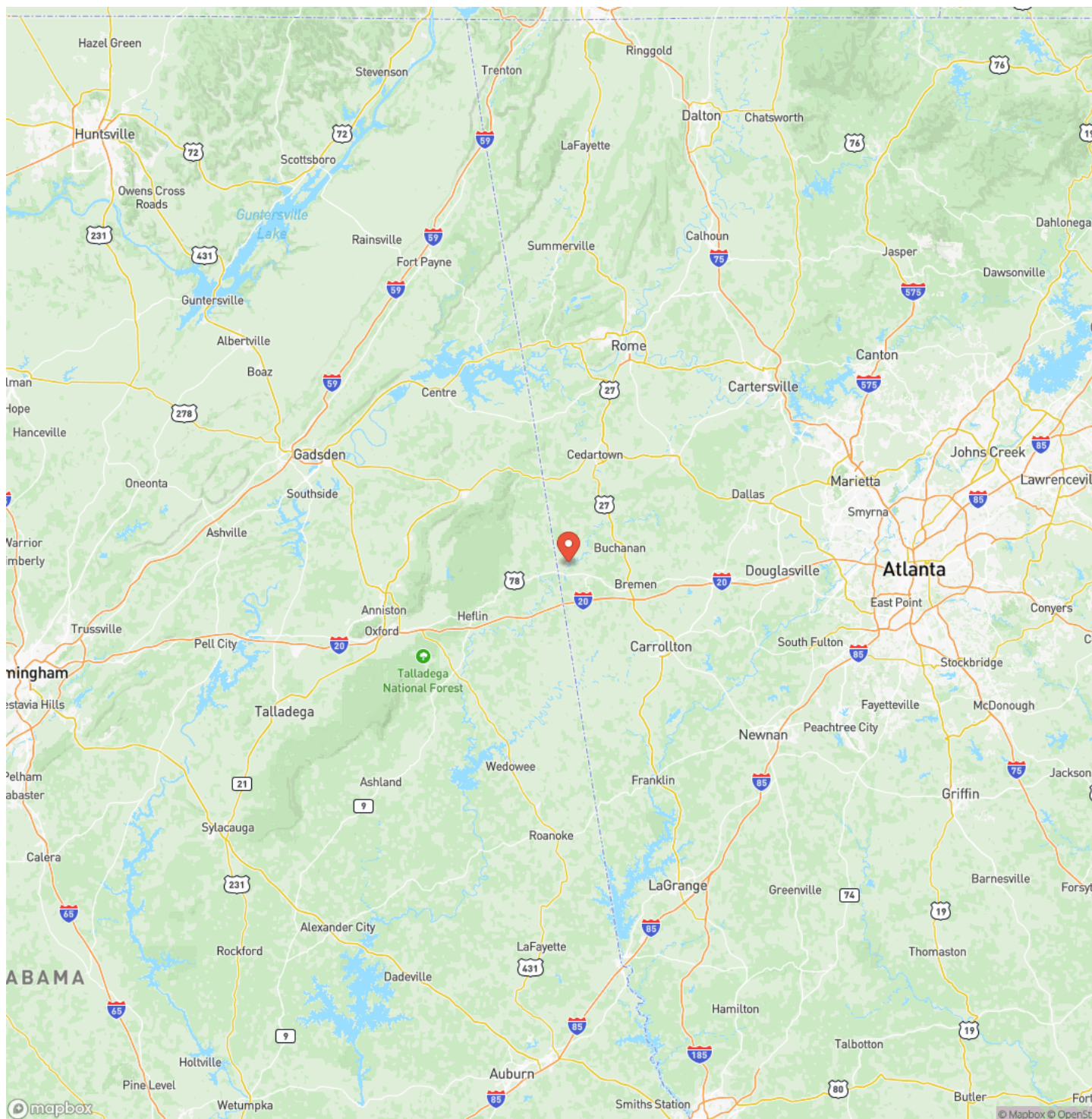
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Tallapoosa, GA / Haralson County



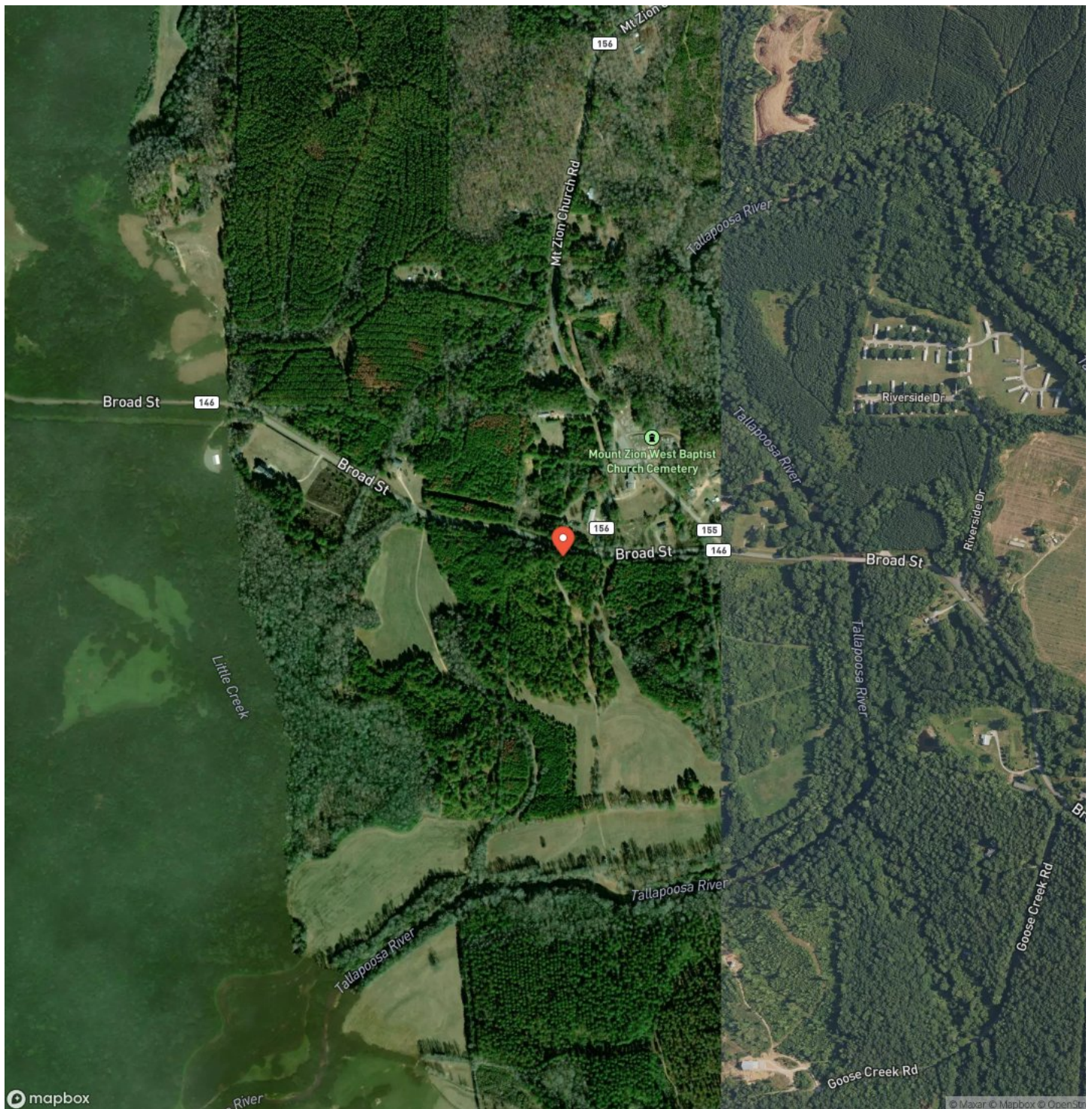
Locator Map



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

Bremen, GA 30110

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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