

**Luthersville Development Opportunity**  
0000 John Trammel Rd  
Luthersville, GA 30251

**\$405,000**  
40.5± Acres  
Meriwether County



## Luthersville Development Opportunity Luthersville, GA / Meriwether County

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### **SUMMARY**

**Address**

0000 John Trammel Rd

**City, State Zip**

Luthersville, GA 30251

**County**

Meriwether County

**Type**

Hunting Land, Recreational Land, Undeveloped Land

**Latitude / Longitude**

33.1952 / -84.7534

**Acreage**

40.5

**Price**

\$405,000

**Property Website**

<https://arrowheadlandcompany.com/property/luthersville-development-opportunity-/meriwether/georgia/107312/>



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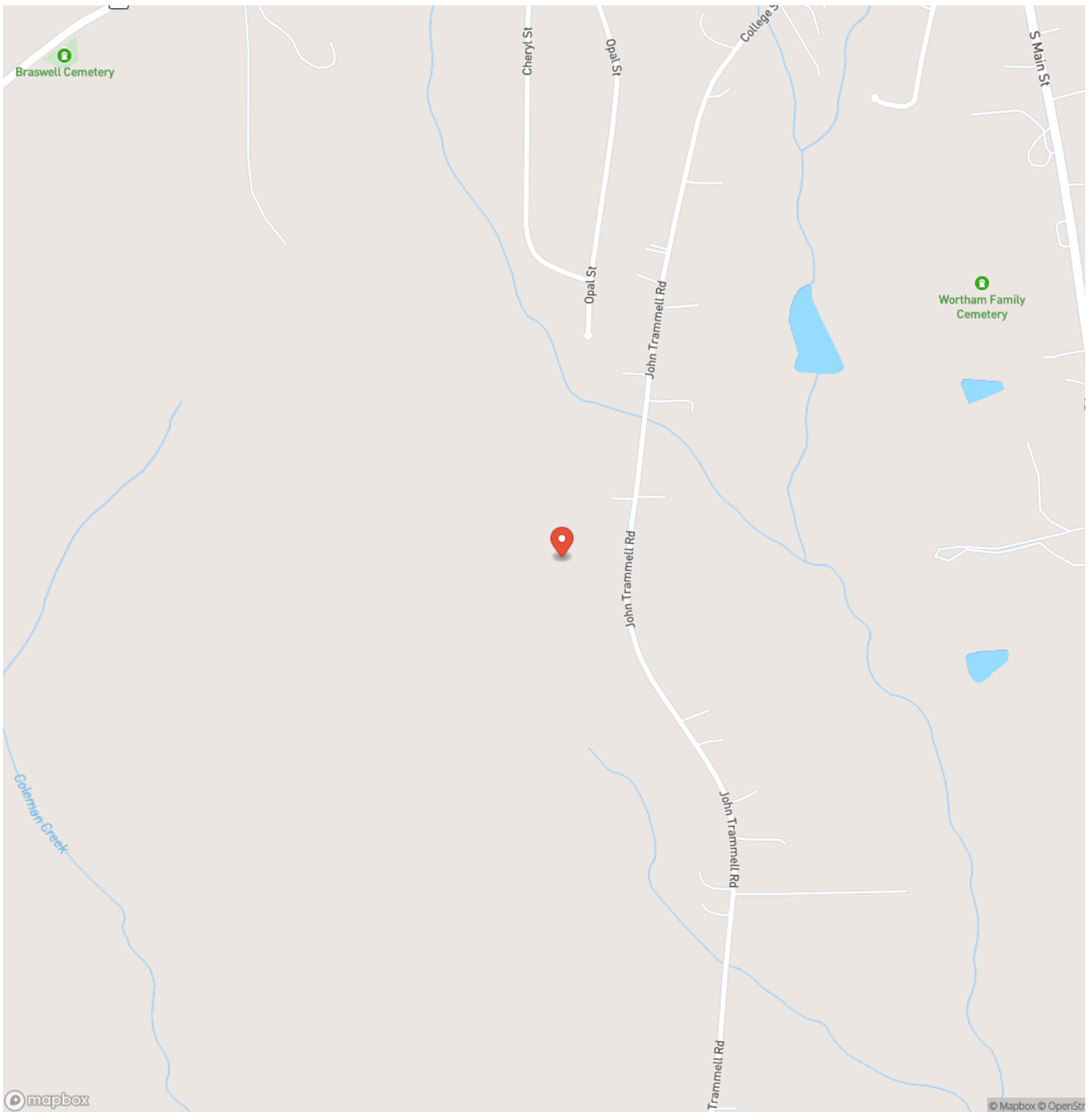
### **PROPERTY DESCRIPTION**

Take a look at this exceptional 40.5 +/- acre development opportunity in desirable Meriwether County, Georgia! Located just outside Luthersville, this property offers a great chance for builders, developers, and investors to capitalize on the continued growth of the area while meeting the increasing demand for larger homesites and rural residential living. Featuring 1,700 +/- feet of road frontage and over 40 +/- acres of land, the property is well-positioned for a variety of development possibilities. Whether envisioned as a large-lot residential subdivision, a collection of estate-sized homesites, or a private family compound, the tract offers the flexibility and scale needed to accommodate multiple development strategies. The significant road frontage provides convenient access and creates opportunities for dividing the property into multiple acreage lots while maintaining privacy and appeal for future homeowners. Conveniently located with access to Luthersville, Greenville, Newnan, and the greater South Metro Atlanta region, the property combines a peaceful country atmosphere with accessibility to employment centers, shopping, and everyday conveniences. Take advantage of this great opportunity to own property in a growing area! All showings are by appointment only. If you would like more information or would like to schedule a private viewing please contact Landon Allensworth at [\(863\) 430-2031](tel:8634302031) . 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.

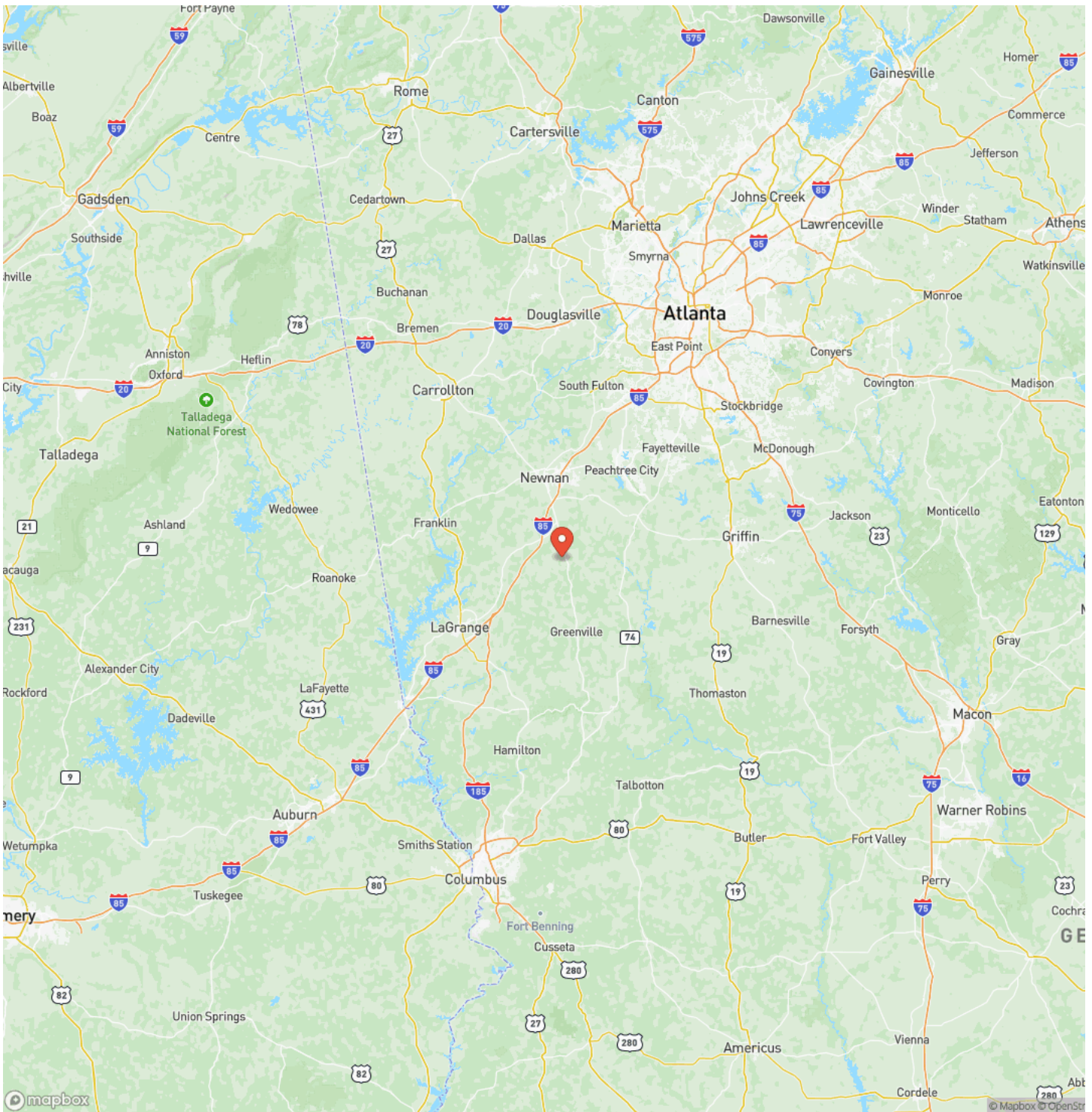
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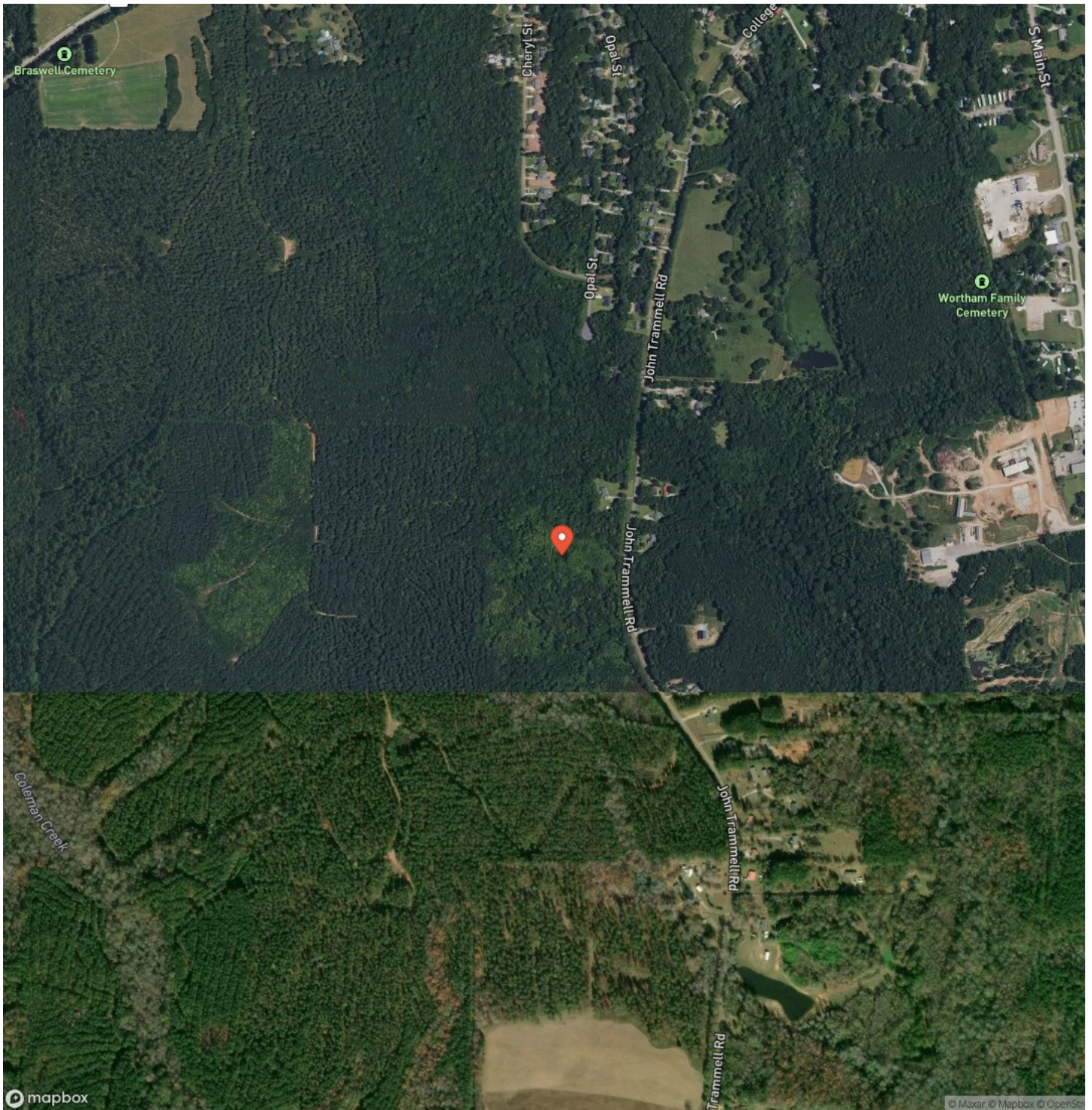
## Locator Map



# Locator Map



## Satellite Map







## **DISCLAIMERS**

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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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