

Parcel 2 Yatesville Rd Barnesville, GA 30204
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Barnesville, GA 30204

\$275,000
24.350± Acres
Lamar County



MORE INFO ONLINE:

Parcel 2 Yatesville Rd Barnesville, GA 30204

Barnesville, GA / Lamar County

SUMMARY

Address

Parcel 2 Yatesville Rd

City, State Zip

Barnesville, GA 30204

County

Lamar County

Type

Undeveloped Land

Latitude / Longitude

33.023423 / -84.155026

Acreage

24.350

Price

\$275,000

Property Website

<https://bowersandburns.com/property/parcel-2-yatesville-rd-barnesville-ga-30204-lamar-georgia/97027/>



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<https://www.bowersandburns.com>

PROPERTY DESCRIPTION

THIS EXCEPTIONAL 24+/- ACRE TRACT IN LAMAR COUNTY WITH FRONTAGE ON TOBLER CREEK OFFERS A RARE OPPORTUNITY TO ENJOY SCENIC RURAL LIVING WITH THE CONVENIENCE OF TOWN JUST MINUTES AWAY. Located only 2.5 miles from Barnesville you'll have quick access to local shops, restaurants, schools and everyday necessities while still enjoying the privacy and peaceful setting of the countryside. This parcel features approximately 454+/- feet of paved road frontage along Yatesville Road and offers two separate entrances, providing flexibility for a future homesite, recreational use or long-term investment potential. A recent survey and soil test are already on file making this property truly ready for your plans. The land has been mostly cleared and showcases a beautiful combination of open pasture, mature scattered oak trees, cleared hardwoods and pecan trees that give beauty and character to the landscape. As you follow the drive through the property it opens up to a prime homesite overlooking the rolling acreage and the creek below, creating a picturesque setting ideal for building a dream home or retreat. One of the standout features is the impressive water frontage with two creeks on the property including Tobler Creek, offering over 1,400 feet of creek frontage overall. The western boundary is defined by the middle run of Tobler Creek and the property backs up to farmland on the opposite side of the creek enhancing privacy and preserving the scenic views. Wildlife is abundant with whitetail deer and Eastern wild turkeys frequently seen throughout the property thanks to the natural habitat. Whether you're looking to build a permanent residence, establish a weekend getaway, enjoy recreational use or invest in a high-quality land tract this property delivers an ideal mix of location, beauty, usability and long-term value-all just 15.4 miles from Forsyth and in a highly desirable area of Lamar County. For land loans contact Terrell Selph with AgSouth. Ask me for his info!

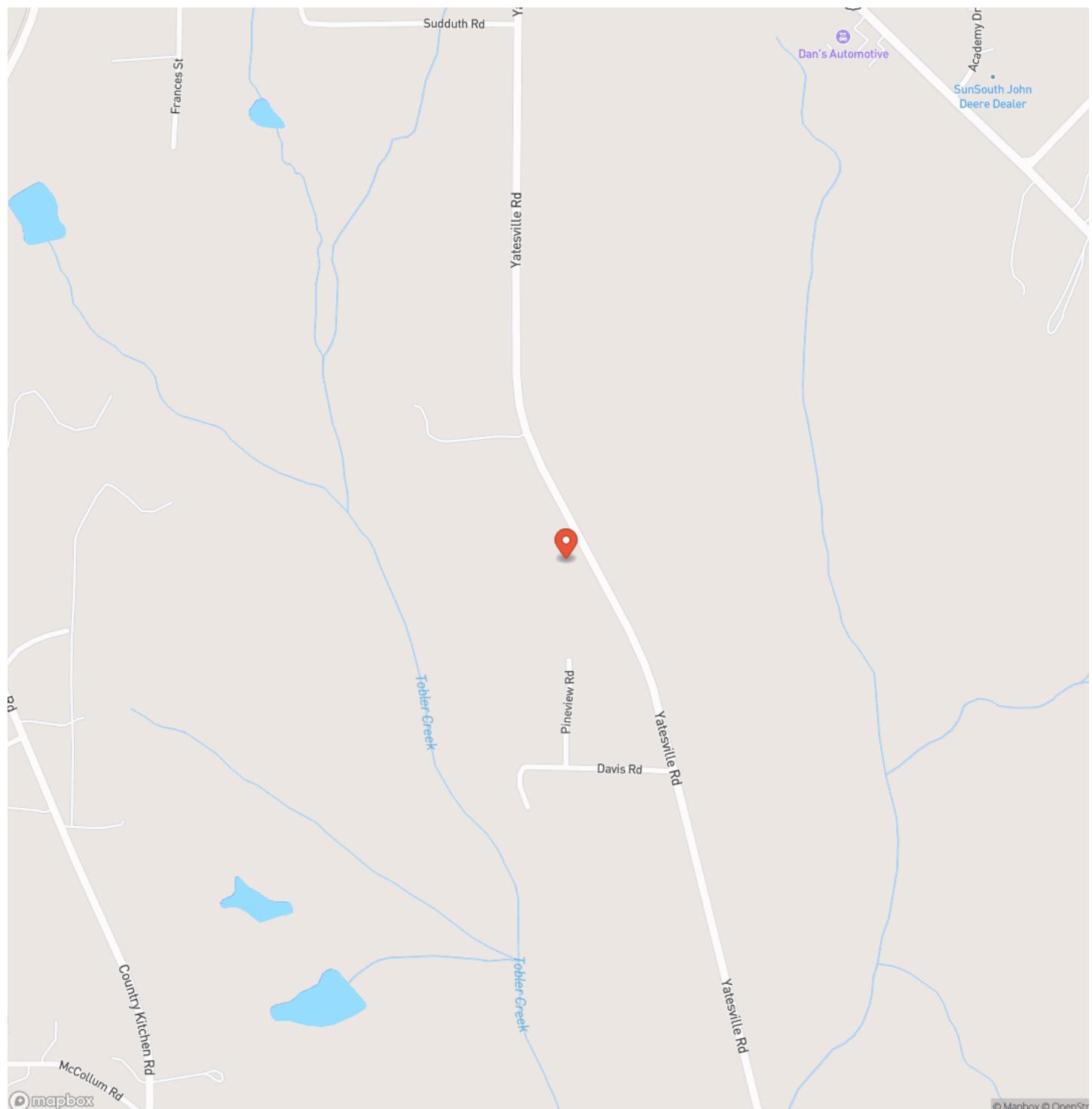
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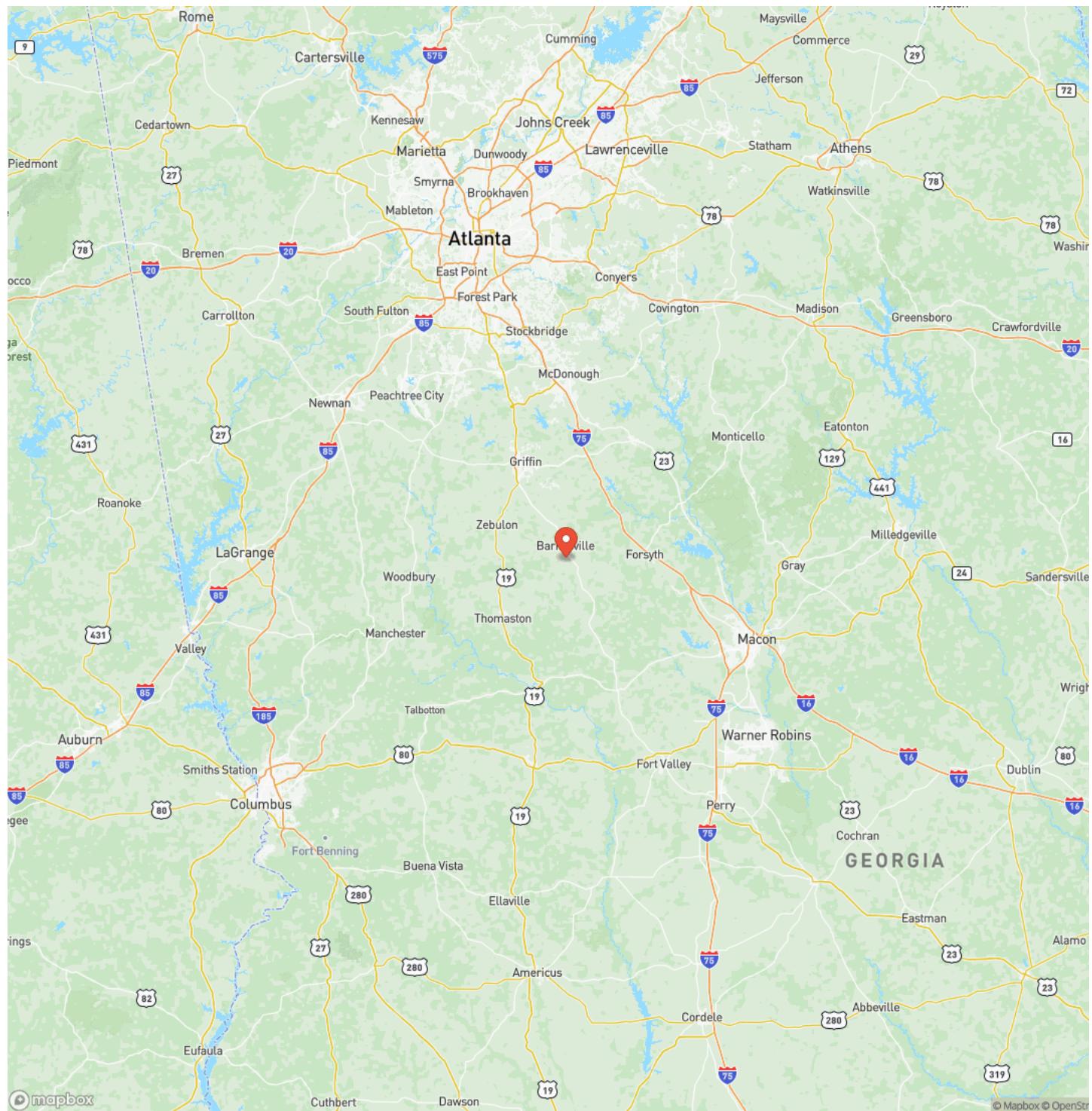
Locator Map



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Locator Map



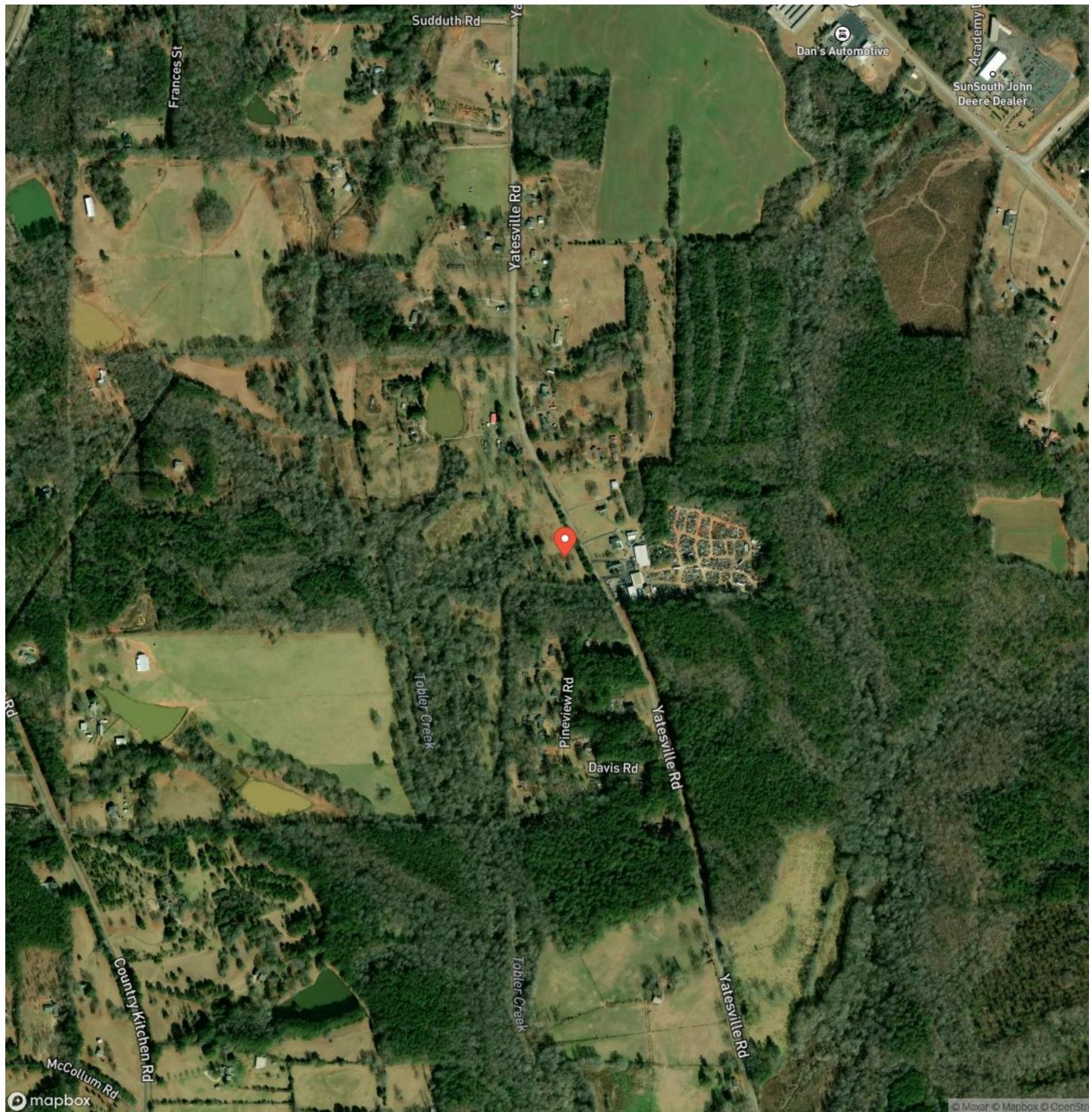
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Satellite Map



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Barnesville, GA / Lamar County

LISTING REPRESENTATIVE

For more information contact:



Representative

Elena Stanfield

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Email

sellingruralgeorgia@gmail.com

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11 West Washington Street

City / State / Zip

NOTES

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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.

MORE INFO ONLINE:

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