

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

**\$275,000**  
24.350± Acres  
Lamar County





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**Barnesville, GA / Lamar County**

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**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/>



**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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## LISTING REPRESENTATIVE

**For more information contact:**



### Representative

Elena Stanfield

## Mobile

(404) 379-1206

## Email

sellingruralgeorgia@gmail.com

### Address

11 West Washington Street

## 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 extend 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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**Bowers and Burns Real Estate Company**  
11 West Washington Street  
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<https://www.bowersandburns.com>

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