

**35.20 Acre Farm**  
**0 Miller Farm Road**  
**Taylorsville, GA 30178**

**\$1,196,800**  
**35.200± Acres**  
**Bartow County**



**35.20 Acre Farm**  
**Taylorsville, GA / Bartow County**

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**SUMMARY**

**Address**

0 Miller Farm Road 0 Taylorsville Macedonia Road

**City, State Zip**

Taylorsville, GA 30178

**County**

Bartow County

**Type**

Farms, Horse Property

**Latitude / Longitude**

34.1242 / -84.98399

**Acreage**

35.200

**Price**

\$1,196,800

**Property Website**

<https://www.garrettlandcompany.com/property/35-20-acre-farm-bartow-georgia/90603/>



## 35.20 Acre Farm

### Tailorsville, GA / Bartow County

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#### **PROPERTY DESCRIPTION**

This 35.2-acre tract in Bartow County, Georgia offers an outstanding opportunity for agricultural use, residential development, or long-term investment. With over 2,000 feet of combined road frontage and essential utilities available, this parcel provides excellent access, infrastructure, and flexibility. As you can see from the photos, this 35.2 acres has beautiful rolling to flat acreage that has been farmed by the same family for three generations and planted this year with brown top millet. We have a copy of a newly completed boundary survey. Please contact us for this and more information. Please note: The home and 2 acres are excluded from the sale.

Parcel #: 0011-0881-001  
Zoning: Agricultural (A-1)

Property Features: Gently rolling terrain with multiple potential homesites

#### \*Road Frontage:

- \* 1479.53 ft on Miller Farm Road (not including the OUT portion)
- \* 603.58 ft on Tailorsville Macedonia Road

#### \* Utilities Available:

- \* Electricity: Georgia Power
- \* Water: Bartow County Water
- \* Internet & Cable: Comcast Xfinity

#### \*Schools:

- \* Tailorsville Elementary
- \* Woodland Middle
- \* Woodland High

#### Convenient Location:

- \* Rockmart 9.66 mi
- \* Cartersville 15 mi
- \* Rome 20 mi
- \* Cedartown 23 mi
- \* I-75 19 mi
- \* Atlanta 45 mi
- \* Atlanta Airport 41.32 mi

This land offers the best of both worlds; quiet rural surroundings with proximity to growing communities and major infrastructure. Whether you're looking to build a homestead, start a farm, or hold as a strategic investment, this property is a rare find in a sought-after location.



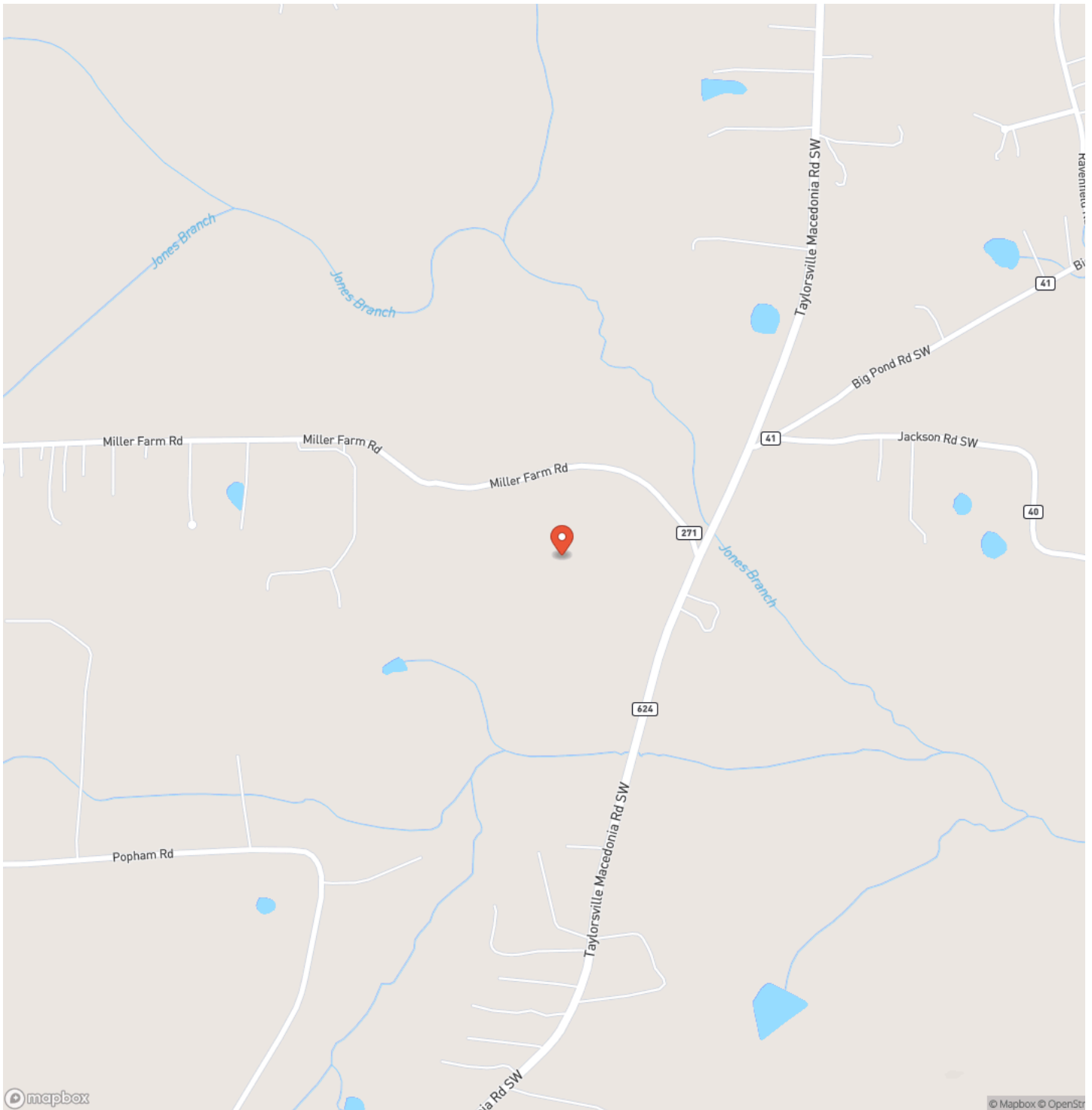


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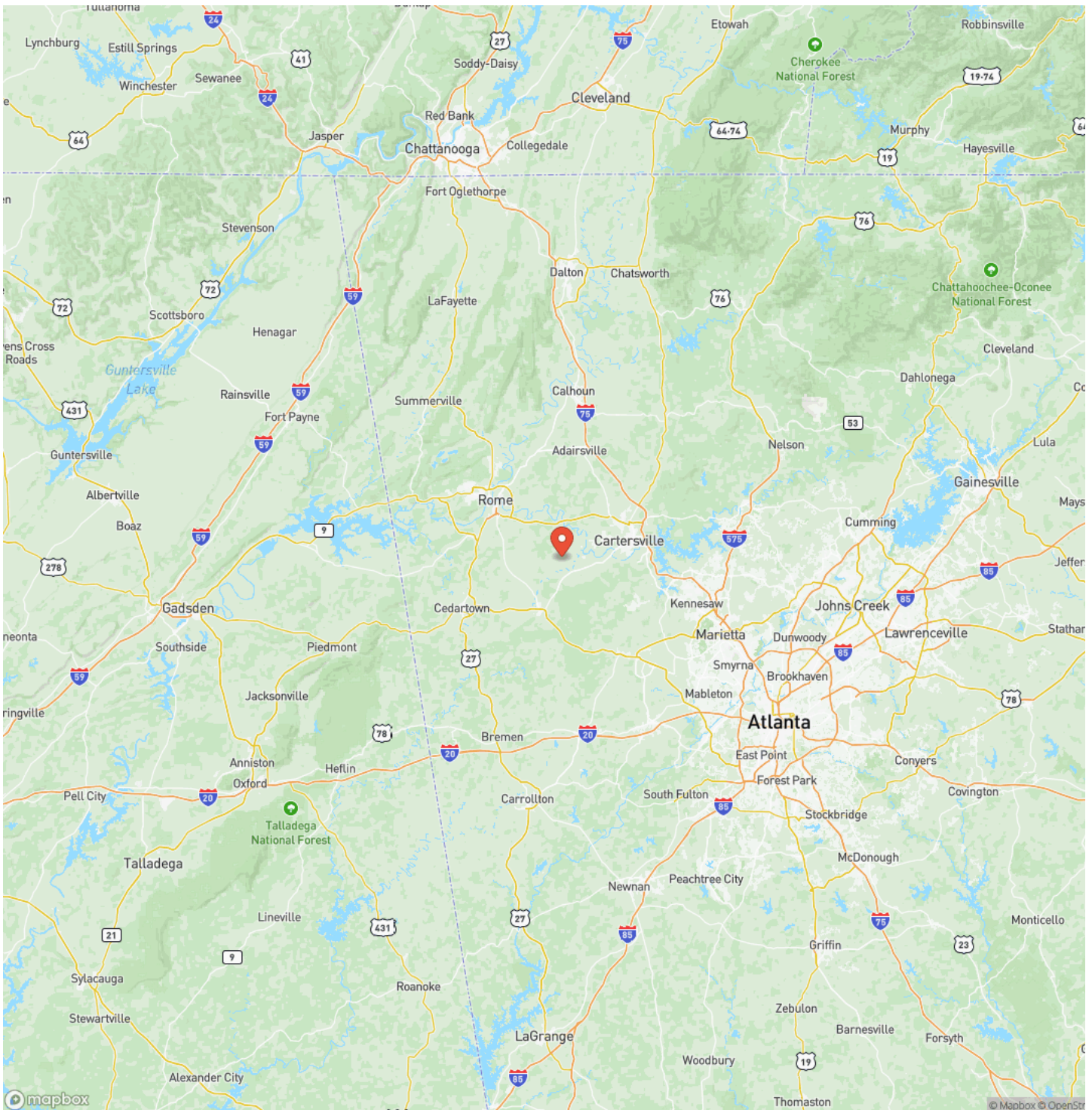


## Locator Map





## Locator Map





## Satellite Map



### 35.20 Acre Farm Taylorsville, GA / Bartow County

## LISTING REPRESENTATIVE

**For more information contact:**



## Representative

Mike Garrett

## Mobile

(678) 540-4300

## Office

(678) 540-4300

## Email

mike@garrettlandco.com

## Address

119 Felton Drive

## City / State / Zip

## NOTES





## This image shows a single 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.



**<https://www.garrettlandcompany.com/>**

## **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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**Garrett Land Company**  
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