

- 13.53 acres
- 1200'+ frontage on Bethlehem Church Road
- Paved and county-maintained road
- Level homesite of approximately 4-5 acres, with remainder of site being hilly terrain
- Recently cleared of timber and re-planted with pines throughout
- Haralson County public water available
- Passing soil/septic test completed

Offered at \$68,000

Owner / agent disclosure: Listing agent owns the subject property.

Frontier Capital, LLC

Chad Manion, President / Licensed Broker

(770) 778-5904 | cmanion@frontier-ga.com | www.frontier-ga.com



13.53 Acre Residential Homesite

Tract 1 – Bethlehem Church Road

Buchanan, GA 30113

Property Overview

Location:

Bethlehem Church Road, Buchanan, GA 30113
Located in unincorporated Haralson county
Haralson County parcel # 0043-0003D

The subject property is one of five newly subdivided lots. The entire combined site area of the five lots is 40.82 acres. The subject property has been a managed timber tract for several decades, and was previously owned by The Weyerhaeuser Company until it was acquired by Frontier Capital in early 2025. The Tallapoosa River is approximately 1/4 mile to the east, and the area is known to have abundant wildlife.

Site Acreage: 13.53 acres (1,200'+ road frontage)

Utilities:

- Haralson County water is available at the site (see enclosed water availability letter)
- Electricity is available at the site
- No sewer; the site will require a septic system – see enclosed passing soil test

Zoning:

The site is zoned A1 (agricultural) in unincorporated Haralson County. The subject property meets the A1 new home construction requirements of a minimum of 5 acres with a minimum of 300' of road frontage.

Site Conditions:

- Vacant
- Cleared (replanted with pines throughout)
- Topography:
 - The proposed homesite is a 4-5 acre mostly level area on the southern portion of the lot with easy access from Bethlehem Church Road. There is an existing driveway that was previously used as a logging road that leads to the homesite.
 - The remaining 8-9 acres on the northern end of the site is rolling & hilly topography with some flood plain in the rear. This area creates a large privacy buffer and offers potential recreational uses including hunting.
 - See enclosed contour map

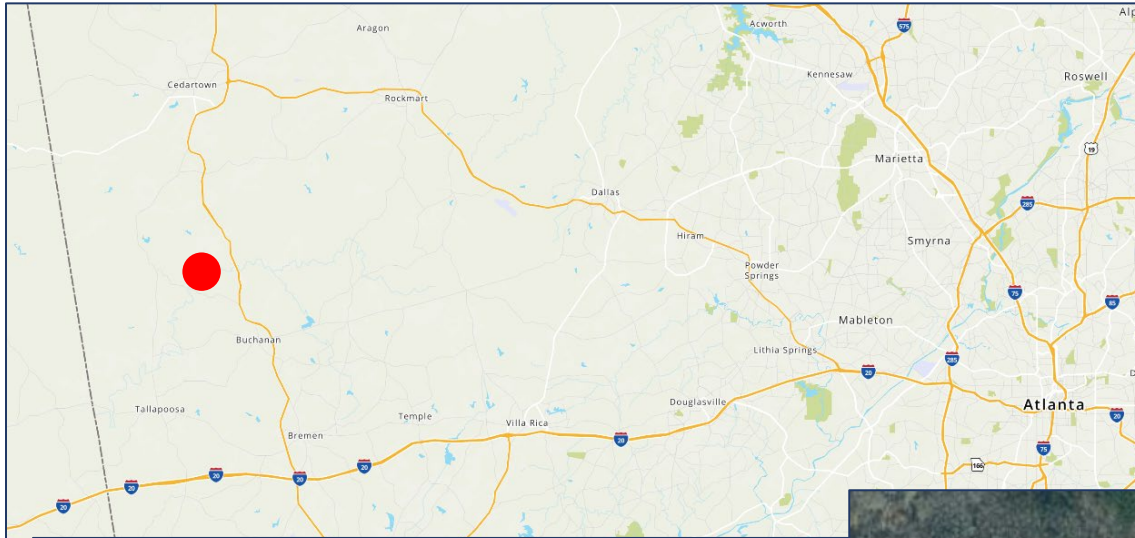
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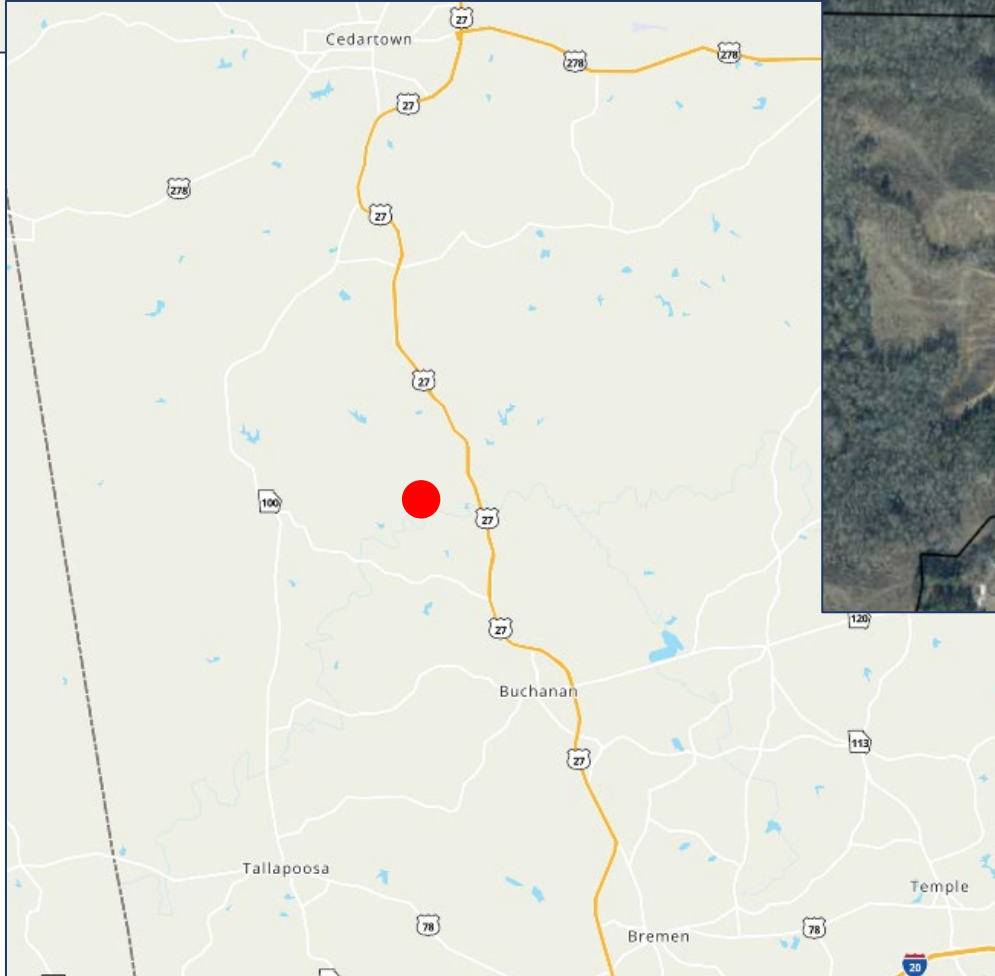
13.53 Acre Residential Homesite Tract 1 – Bethlehem Church Road Buchanan, GA 30113

Location Maps



GPS:

33.86410789246052,
-85.24229589153404



Nearest address for navigation:

1047 Bethlehem Church Rd
Buchanan, Georgia 30113

Frontier Capital, LLC

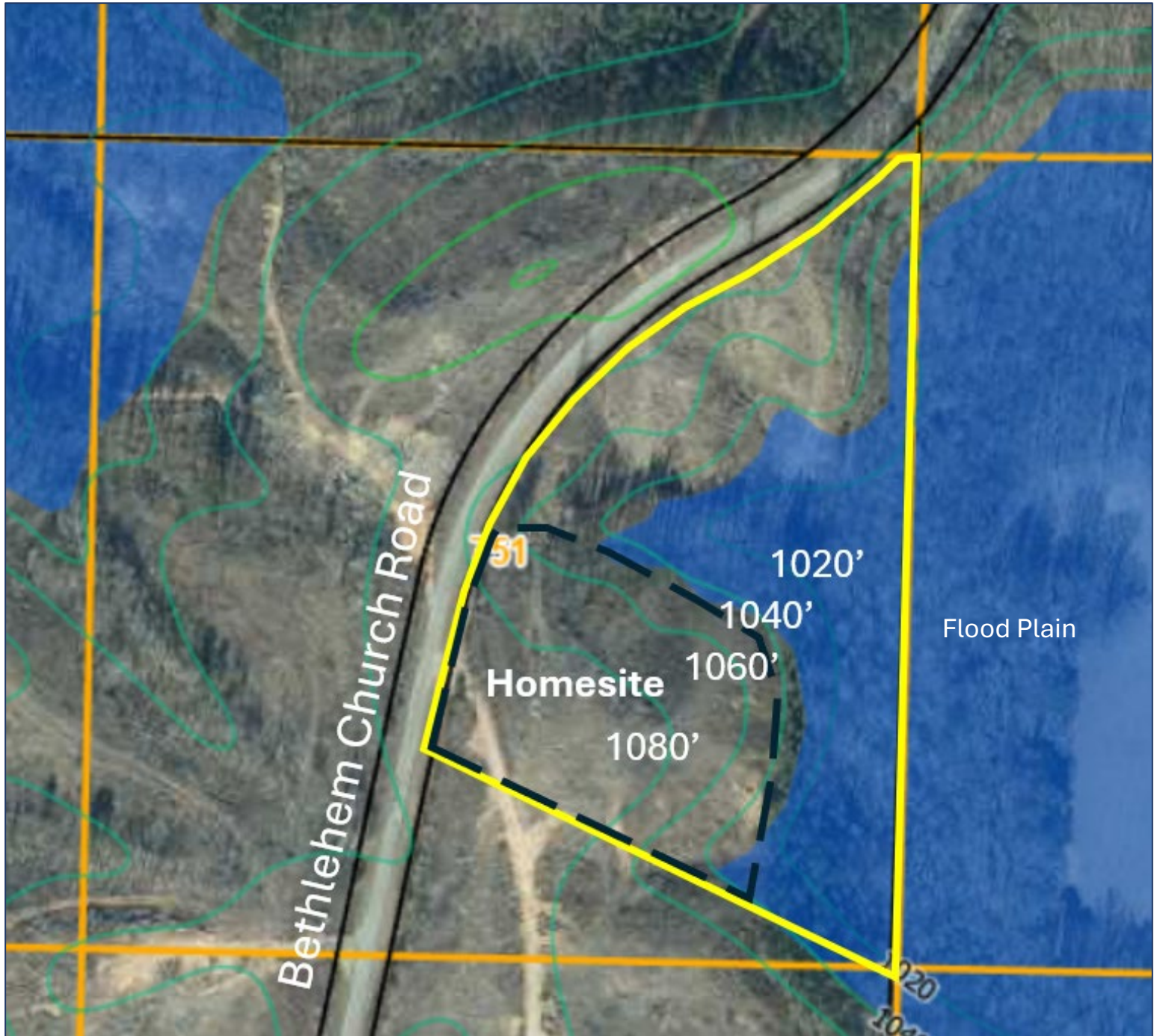
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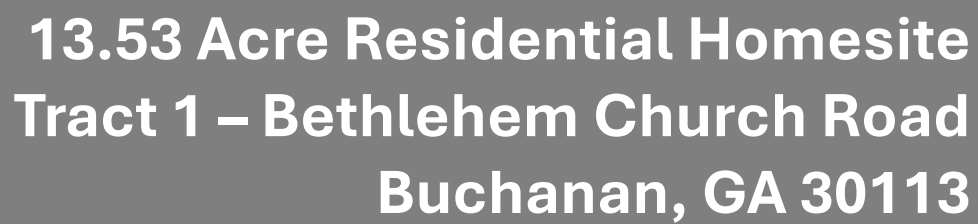
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Location Map



Contour Map





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13.53 Acre Residential Homesite Tract 1 – Bethlehem Church Road Buchanan, GA 30113

Water Availability Letter

HARALSON COUNTY WATER AUTHORITY

4277 GA Highway 120
P.O. Box 429
Buchanan, Georgia 30113
(770) 646-6633

February 14, 2025

RE: Chad Manion
Frontier Capital, LLC
Bethlehem Church Rd Lots 1-6

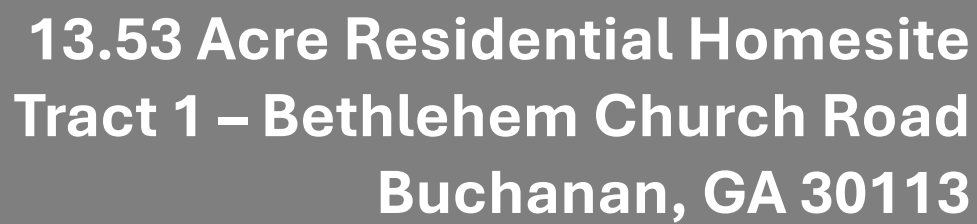
To Whom It May Concern:

This letter serves as notification that potable water is available for up to 6 lots located on property parcel # 0043 0003 on Bethlehem Church Rd., Buchanan, GA 30110.

NOTE: The issuance of a water availability letter does not guarantee water plant or infrastructure capacity. Capacity is never guaranteed, but may be allocated at the sole discretion of the Authority. Under no circumstances is an availability letter valid for more than one year.

Respectfully,

Chad Smith
Manager
Haralson County Water Authority



Tax parcel:
0043-0003D
+/- 1.0 acres



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13.53 Acre Residential Homesite

Tract 1 – Bethlehem Church Road

Buchanan, GA 30113

Special Stipulations

Deed Restriction: In order to protect each of the five adjacent land owners, the purchase and sale agreement will contain a special stipulation stating that the warranty deed conveying title to the subject property shall contain a restriction prohibiting the following items to be located on the property; mobile or manufactured homes, poultry houses, rooster sheds, or commercial livestock operations, or any use that results in a nuisance to the adjoining landowners, such as any use that emits obnoxious or offensive noises or odors.

Mineral Reservation: The purchase and sale agreement will contain a special stipulation stating that the subject property is being sold subject to a previous subsurface mineral reservation. The deed containing the mineral reservation is recorded in Haralson County, Georgia deed book 1037, pages 4-78. Specific details regarding the mineral reservation are contained on exhibits C and D of the mineral reservation deed, which are recorded in Haralson County, Georgia deed book 1037, pages 73-78.

Property Taxes: The subject property (parcel # 0043-0003D), was separated from a larger 40.82 acre tract of land (also parcel # 0043 0003D) in April 2025. The 40.82 acre tract of land (parcel # 0043 0003D) was separated from a larger 4,500 acre tract of land (parcel # 0043 0003) in March 2025 when it was acquired by Frontier Capital. At the acquisition, Frontier Capital was charged for prorated taxes from 3/14/2025 through 12/31/2025, and the seller of the 40.82 acre tract (Weyerhaeuser) retained the responsibility of paying the 2025 property taxes on the entire 4,500 acres including the 40.82 acre tract acquired by Frontier Capital (reverse proration). As a result of this, neither Frontier Capital nor any subsequent owners of the subject parcel will be required to pay property taxes for 2025, since the taxes are being paid by Weyerhaeuser. The purchase and sale agreement will contain a special stipulation stating that there will be no property tax prorations for 2025.

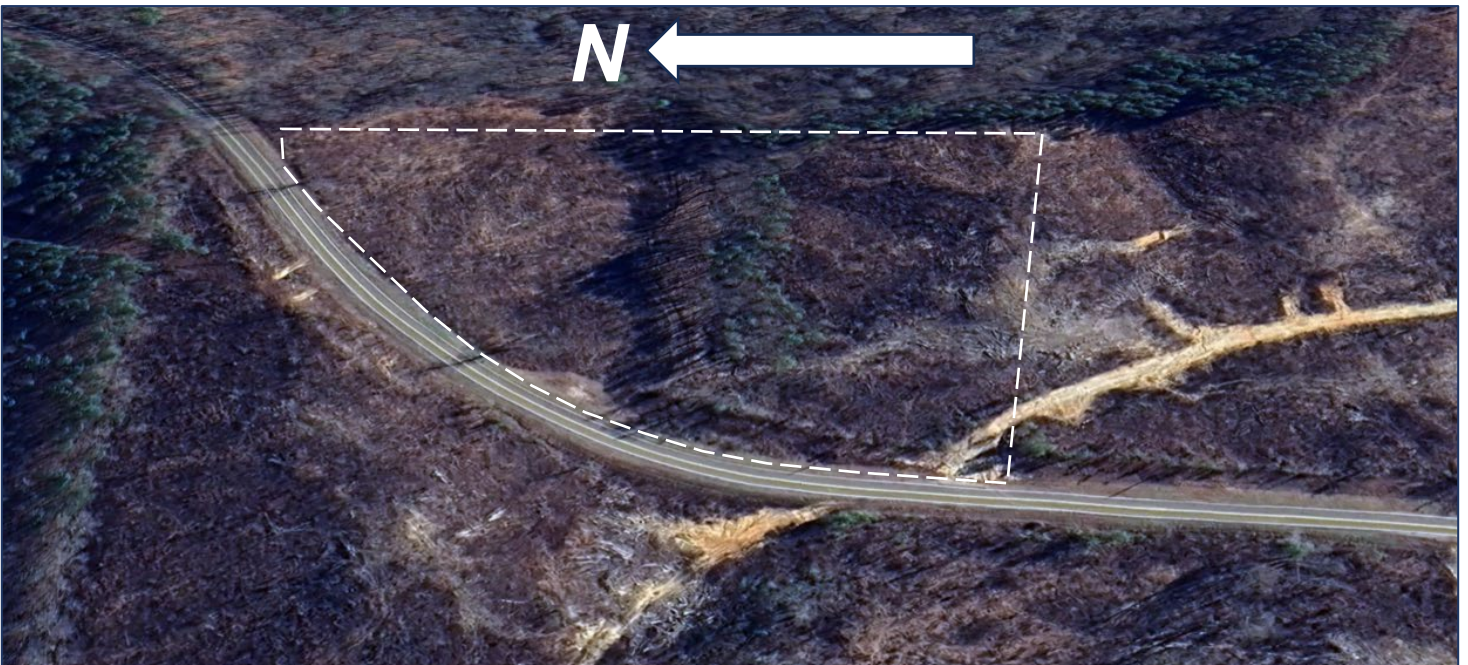
Closing Attorney: Preferred closing attorney is Craig L. Burnsed with Talley, Richardson & Cable, P.A., 367 West Memorial Drive, Dallas, GA 30132, 770-445-4438, cburnsed@trc-lawfirm.com

Frontier Capital, LLC

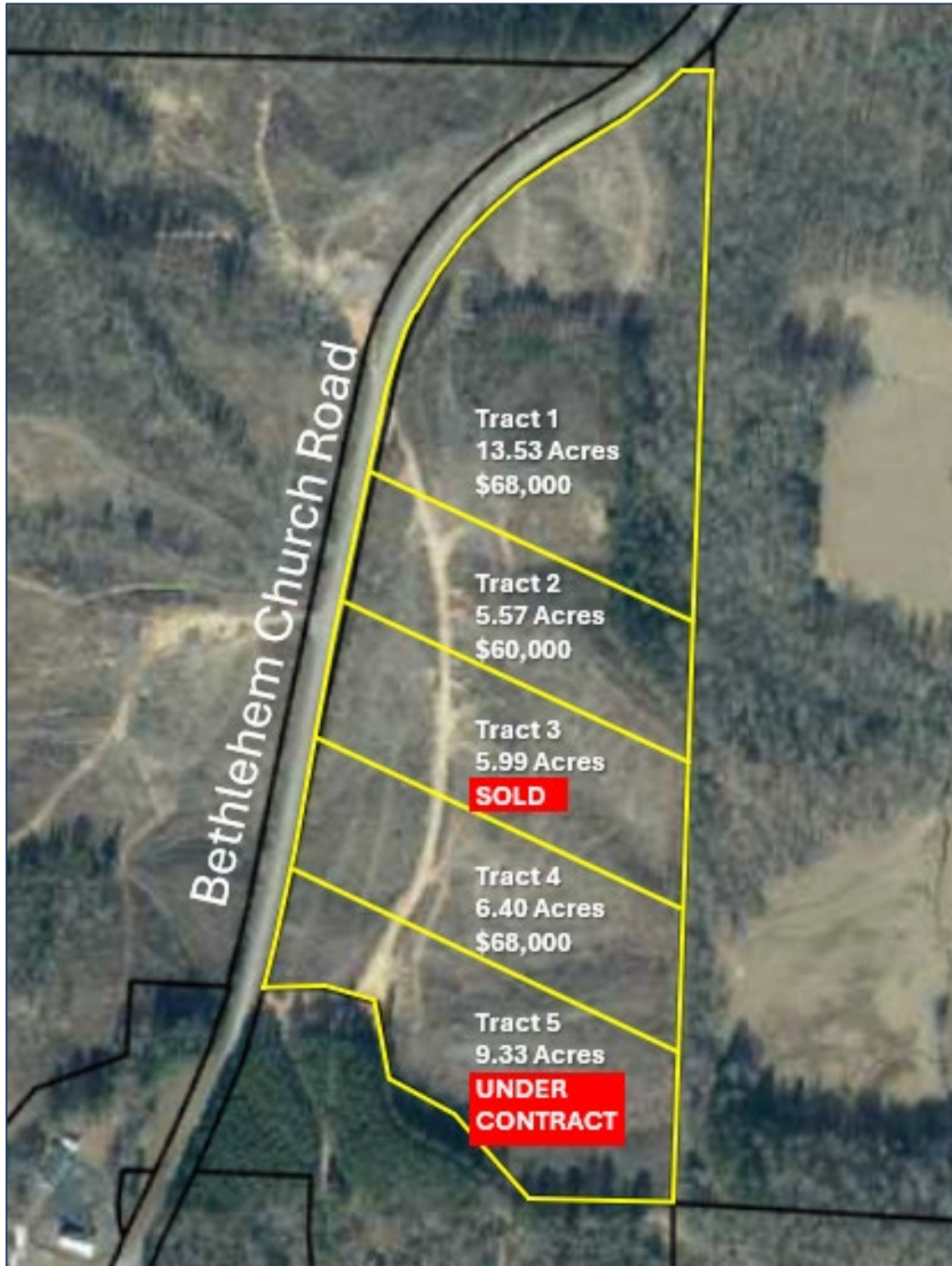
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Site Photos



Site Plan



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