

- 7.49 acres
- 550' frontage on Williamson Road (paved and county maintained)
- Additional frontage on Providence Church Road
- Great topography uphill from road with multiple homesites to choose from
- Wooded with a variety of mature trees
- No flood plain, streams or wetlands
- Haralson County water available
- Passing soil/septic test completed

Offered at \$78,000

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



7.49 Acre Residential Homesite

Tract 3 - Williamson Road

Tallapoosa, GA 30176

Property Overview

Location:

Williamson Road, Tallapoosa, GA 30176
Located in unincorporated Haralson county
Haralson County parcel # 0020 0050C

Site Acreage: 7.49 acres

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
- Wooded
- No flood plain, streams or wetlands (see enclosed maps)
- Rolling topography - see enclosed contour map

Frontier Capital, LLC

Chad Manion, President / Licensed Broker

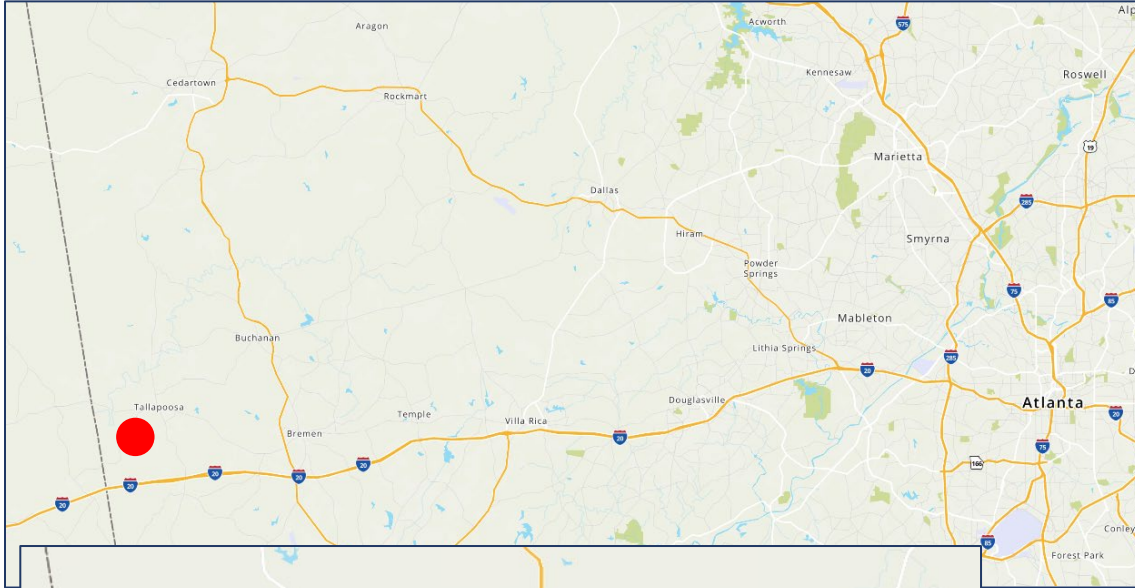
(770) 778-5904 | cmanion@frontier-ga.com | www.frontier-ga.com

7.49 Acre Residential Homesite

Tract 3 - Williamson Road

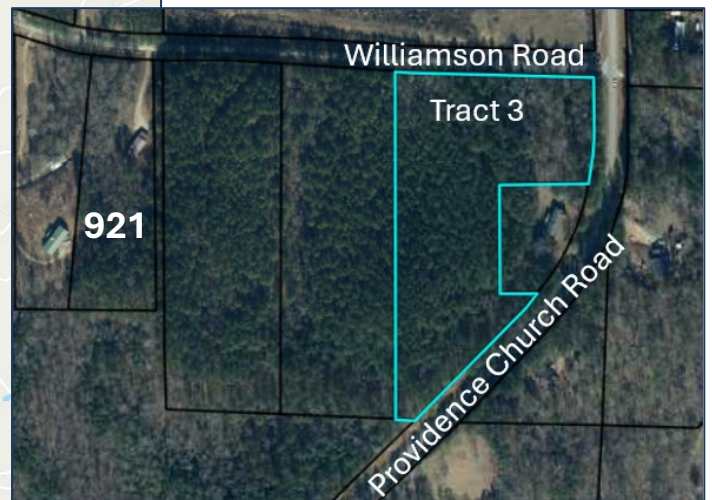
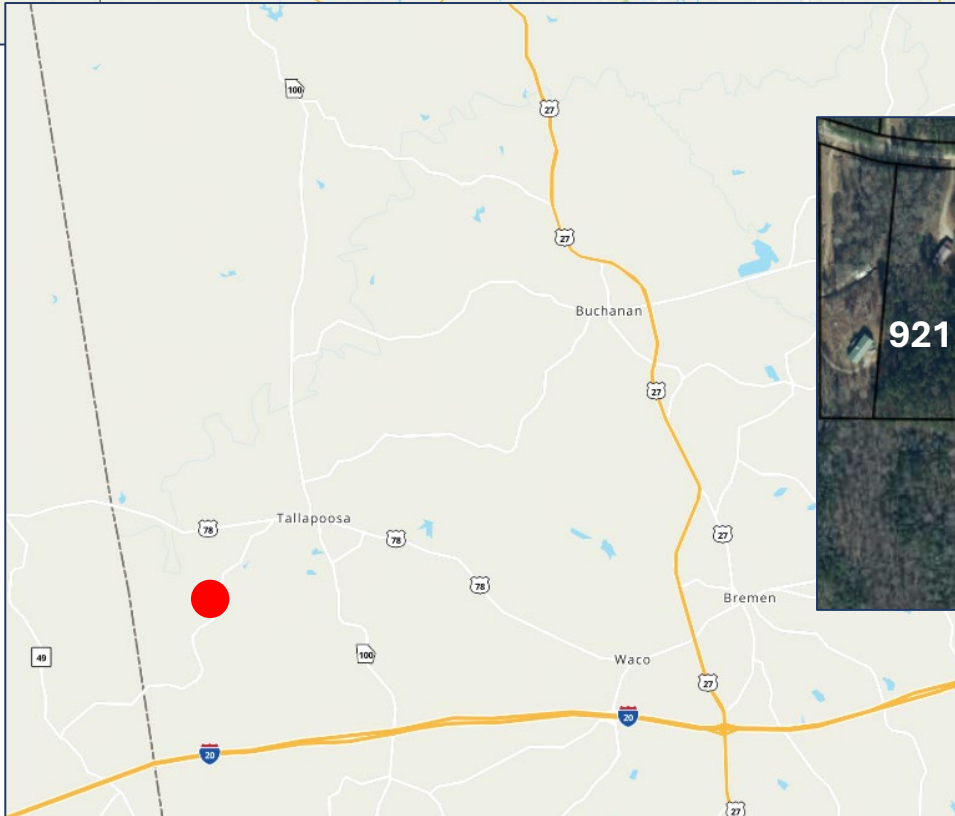
Tallapoosa, GA 30176

Location Maps



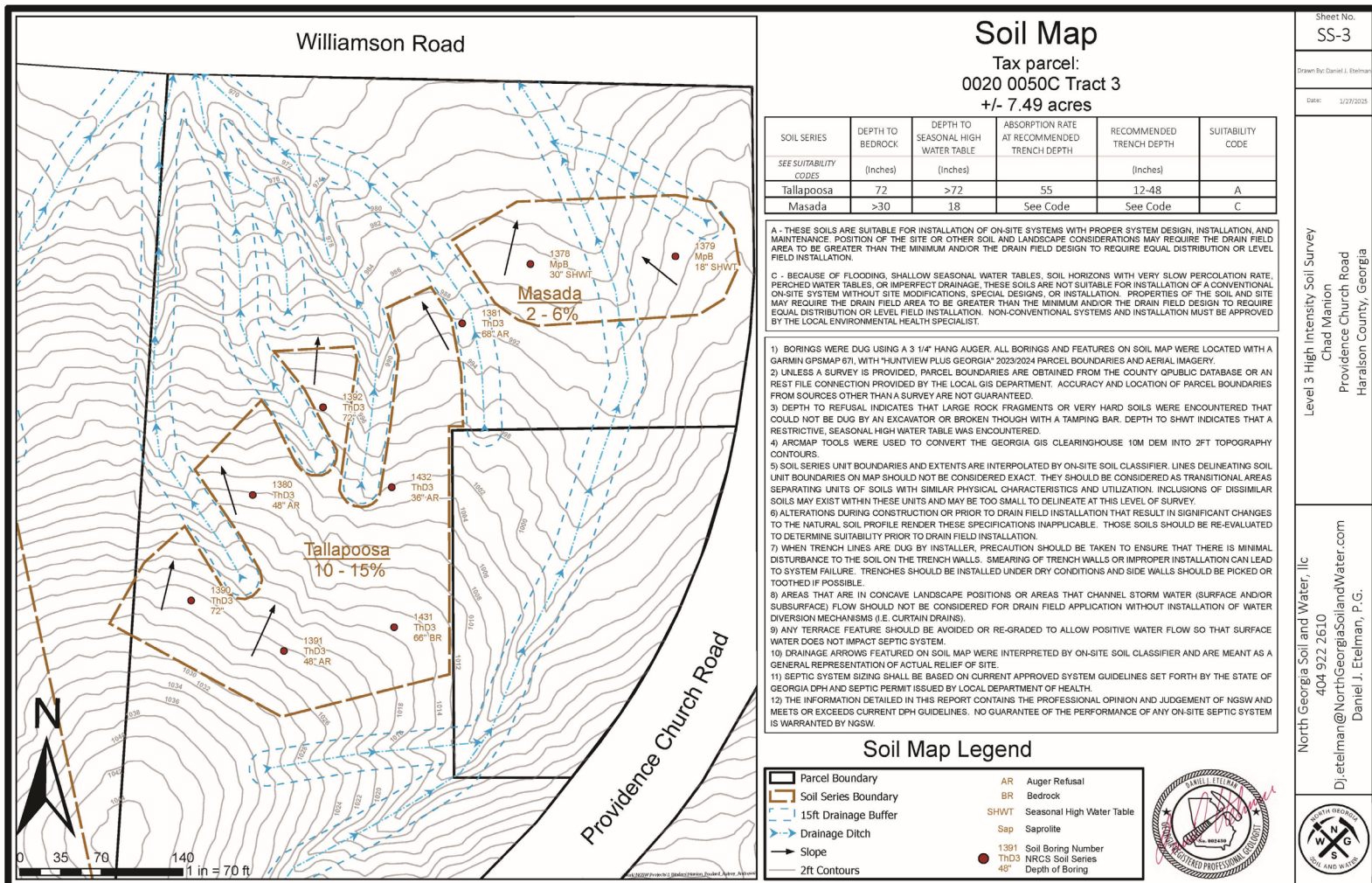
GPS:

33.721077654324596, -
85.32035235313857



Nearest address for navigation:
921 Williamson Rd, Tallapoosa, GA 30176

Soil Survey – Tract 3



7.49 Acre Residential Homesite

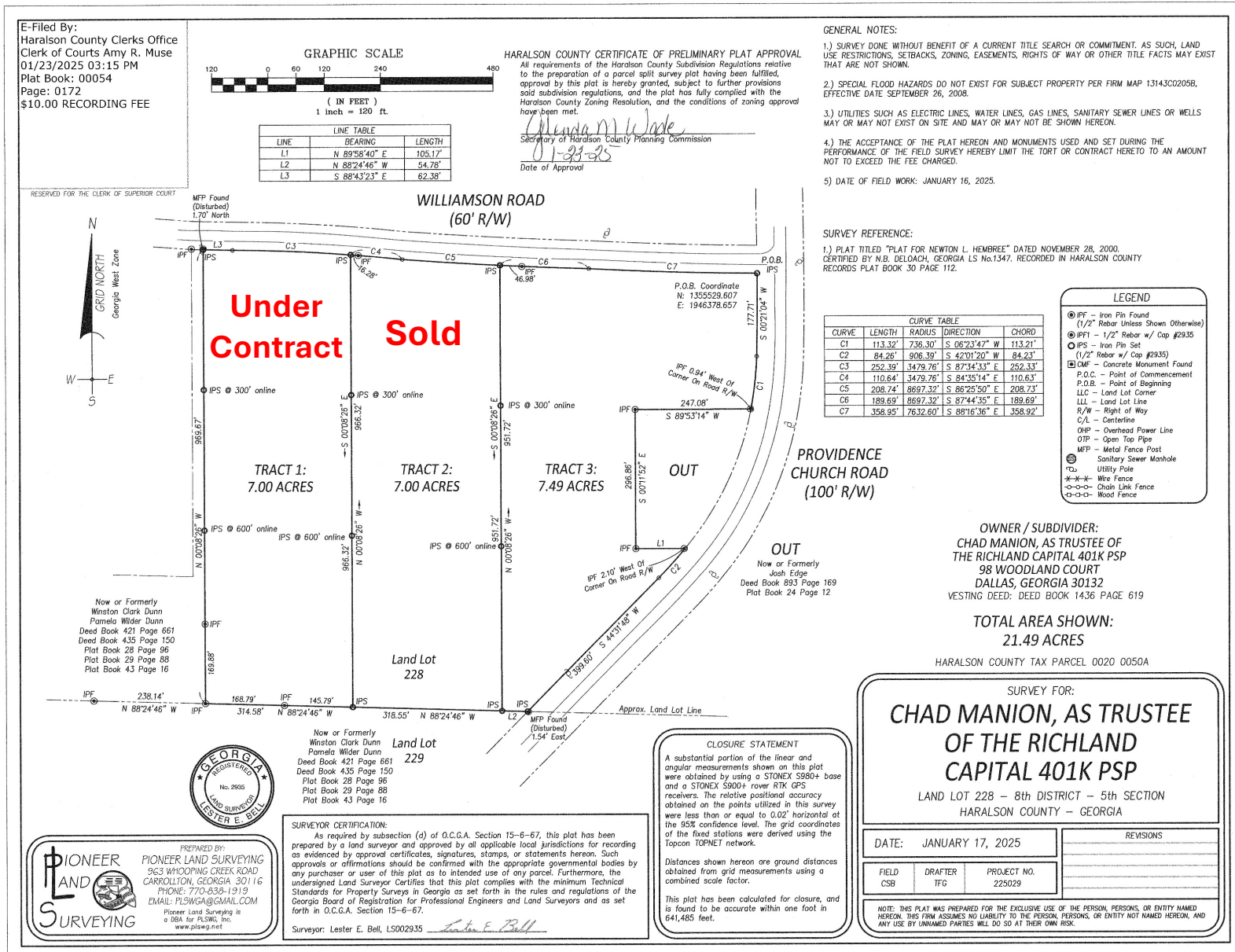
Tract 3 - Williamson Road

Tallapoosa, GA 30176

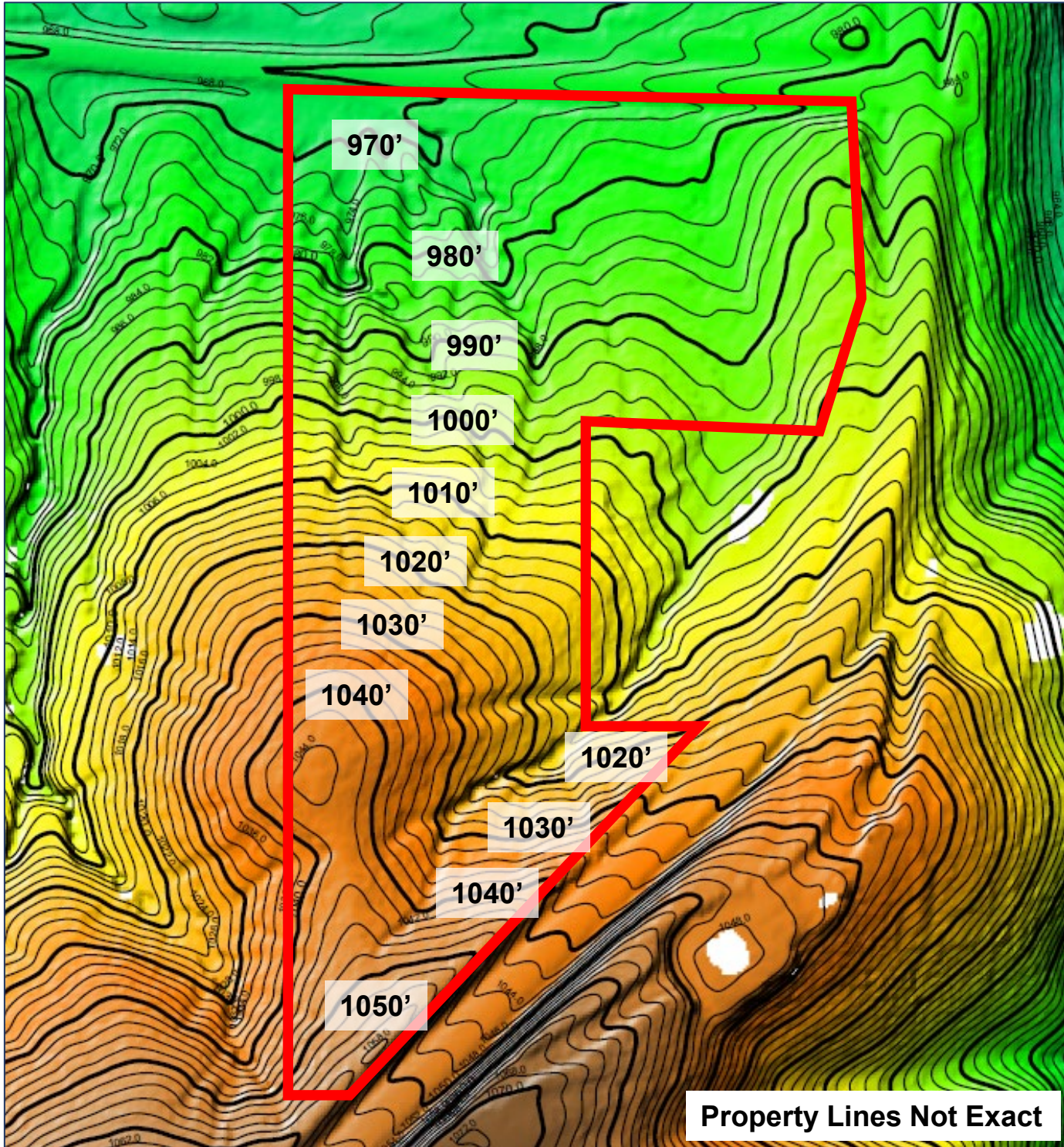
Legal Description

All that tract or parcel of land lying and being in Land Lot 228, 8th District, 5th Section, Haralson County, Georgia, being **Tract 3** of Plat Book 54 Page 172, Haralson County records. Said tract contains 7.49 acres.

The subject property is Haralson County, GA parcel # 0020 0050C.



Contour Map



Frontier Capital, LLC

Chad Manion, President / Licensed Broker

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7.49 Acre Residential Homesite Tract 3 - Williamson Road Tallapoosa, GA 30176

Water Availability Letter

HARALSON COUNTY WATER AUTHORITY

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

December 11, 2024

RE: Frontier Capital
Providence Church Road and Williamson Road
Parcel # 0020 0050A Lots 1-4

To Whom It May Concern:

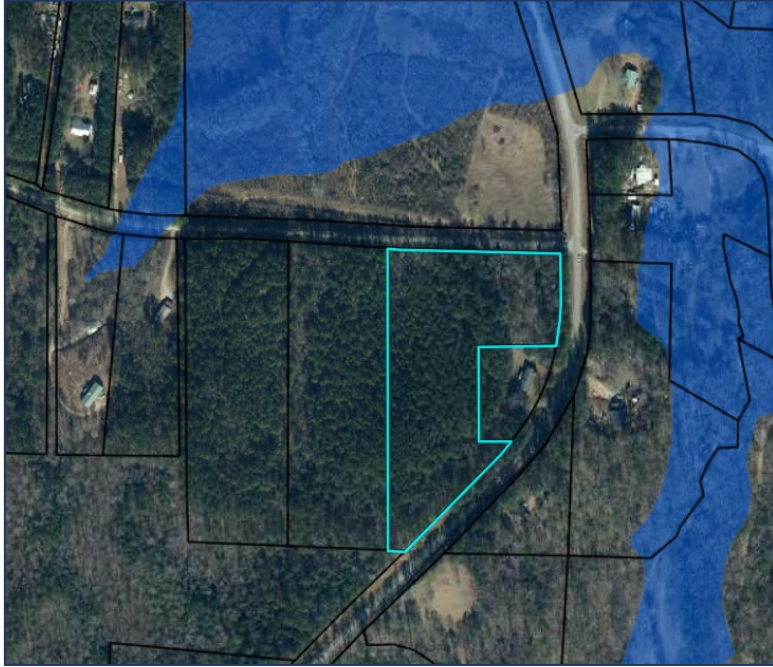
This letter serves as notification that potable water is available for the 4 lots on Providence Church Road and Williamson Road, located on property parcel # 0020 0050A in Tallapoosa, GA 30176.

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

Flood Map



Wetlands Map



Frontier Capital, LLC

Chad Manion, President / Licensed Broker

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Site Plan

