



- 11.057 acres
- 670'+ frontage on Pine Grove Road (paved and county maintained)
- Wooded with a variety of mature trees
- No flood plain
- Haralson County water available
- Passing soil/septic test completed

Offered at \$99,500

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



11.057 Acre Residential Homesite

Pine Grove Road

Tallapoosa, GA 30176

Property Overview

Location:

Pine Grove Road, Tallapoosa, GA 30176
Located in unincorporated Haralson county
Haralson County parcel # 0049 0029B

Site Acreage: 11.057 acres

Utilities:

- Haralson County water is available at the site. See enclosed water availability letter.
- No sewer; the site will require a septic system. See enclosed passing soil test.
- Electricity is located across the street from the property and will need to be extended to the property. See enclosed electrical diagram. Buyer to confirm availability and cost.

Zoning:

The site is zoned A1 (agricultural) in unincorporated Haralson County, which allows residential construction.

Site Conditions:

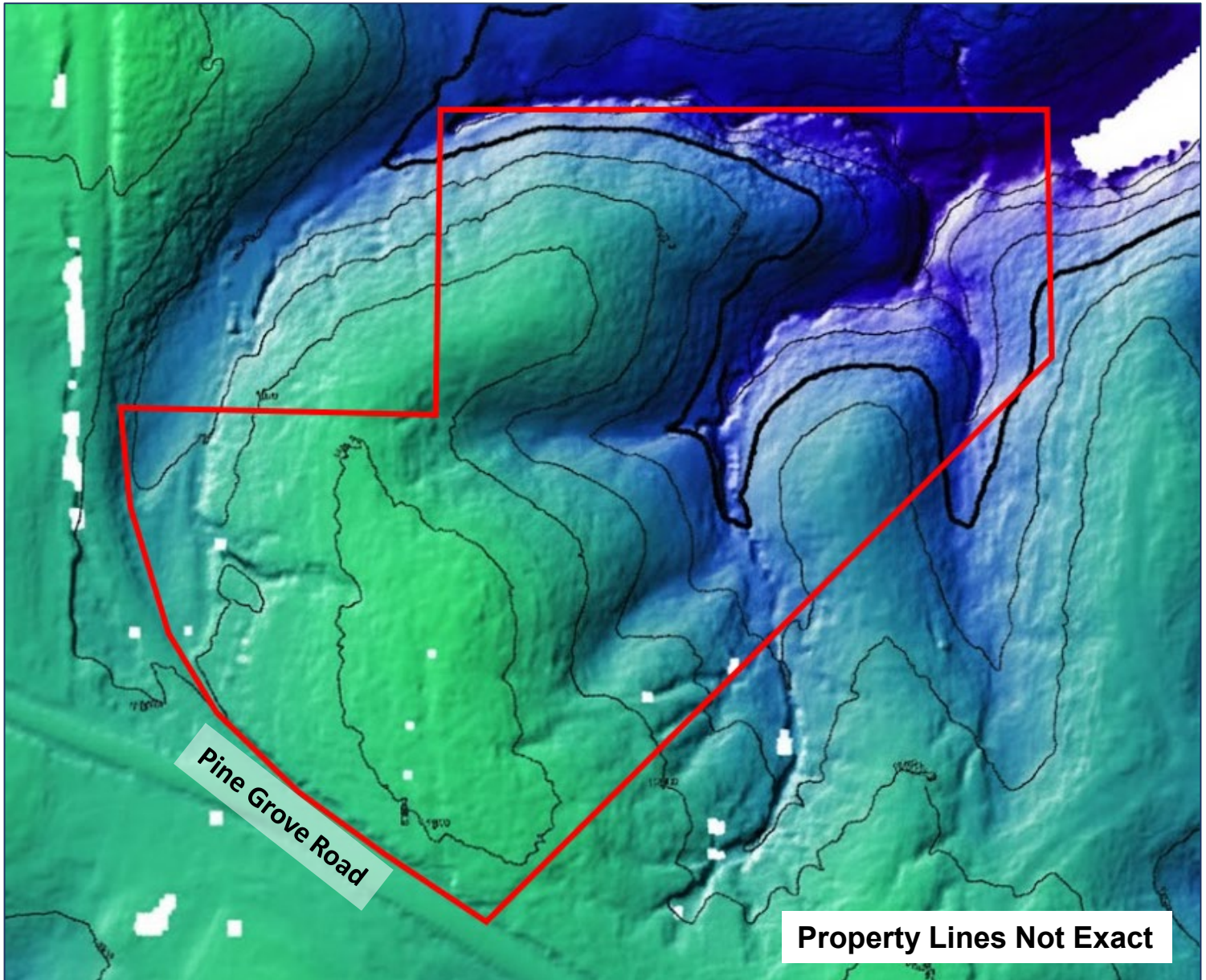
- Vacant
- Wooded
- No flood plain
- Topography is mostly level in front with easy access from Pine Grove Road. There is a wide area of level ground to choose from for the homesite. Roughly halfway back from the road, the site begins to descend downward toward a nearby lake located just behind the property. See enclosed contour map

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Contour Map



Photos



Photos



Creeks at rear of property

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Photos



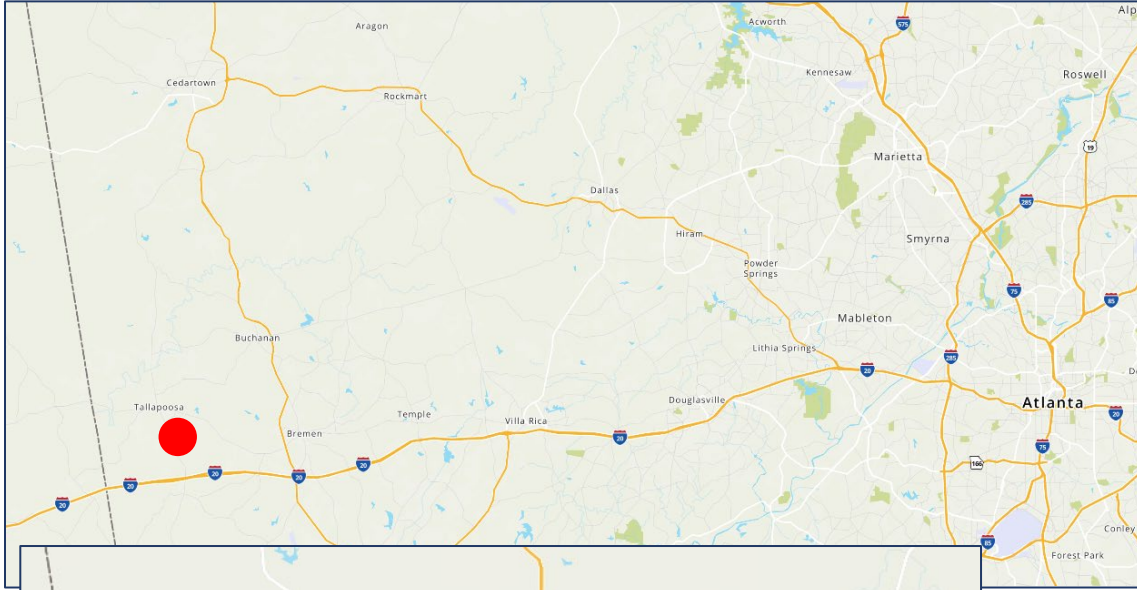
*View of 20+ acre lake
located just beyond the
rear property line*

11.057 Acre Residential Homesite

Pine Grove Road

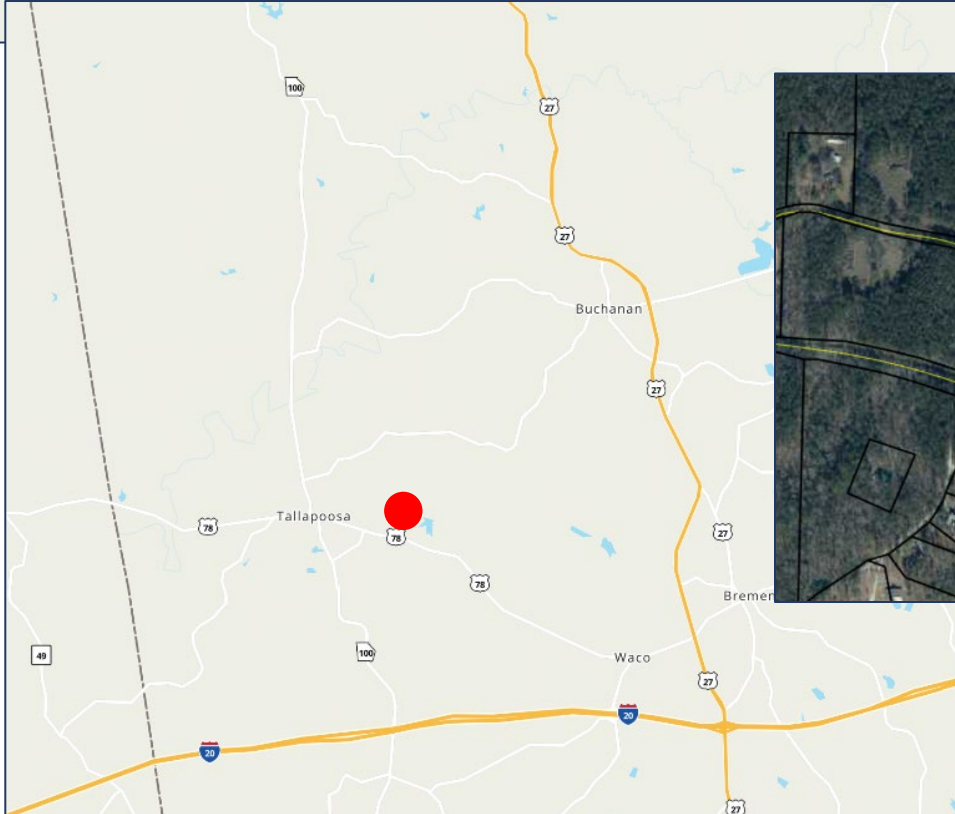
Tallapoosa, GA 30176

Location Maps



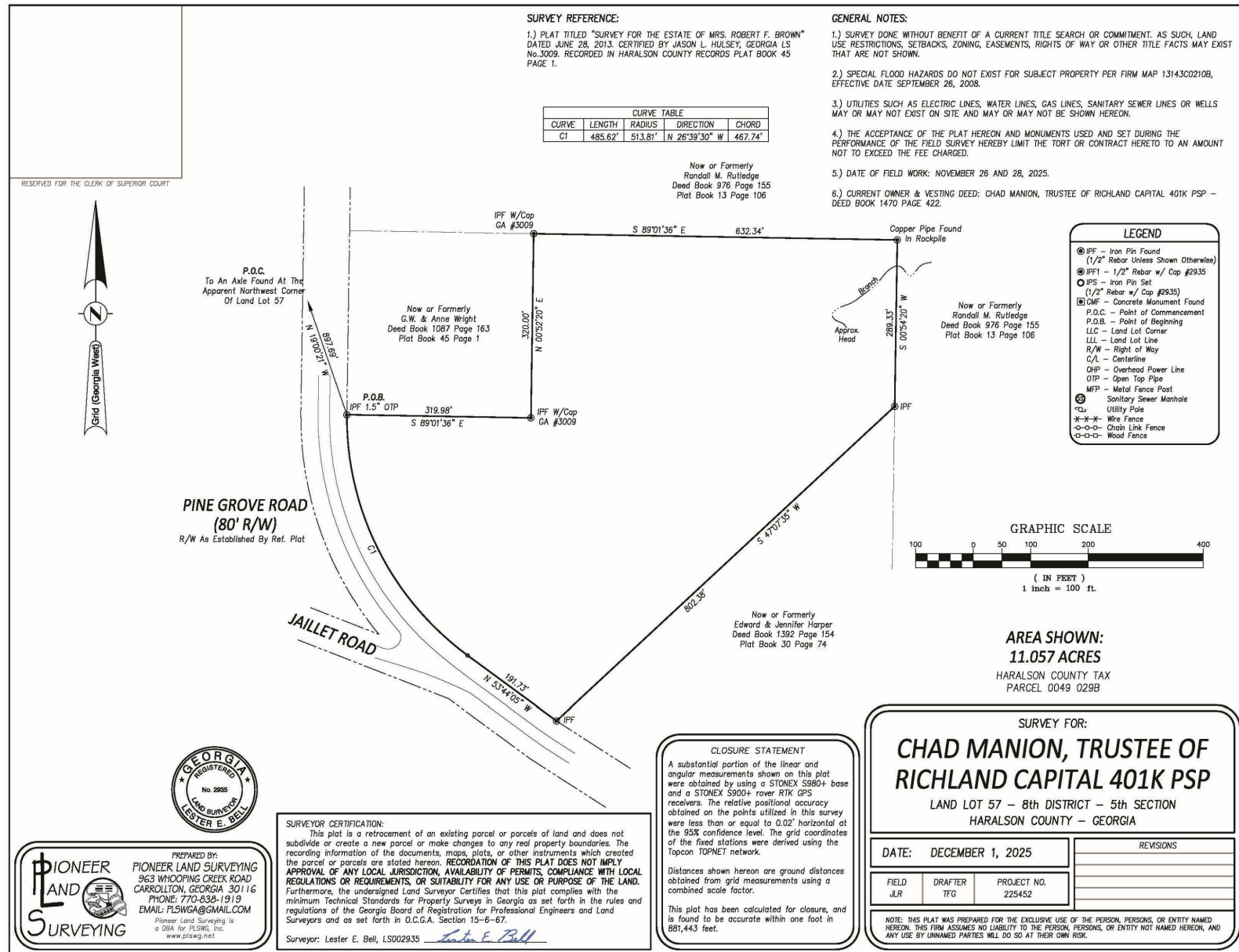
GPS:

33.739540942855825,
-85.2565476596292



Nearest address for navigation:
145 Pine Grove Road, Tallapoosa, GA 30176

Survey





11.057 Acre Residential Homesite

Pine Grove Road

Tallapoosa, GA 30176

Legal Description

All that tract or parcel of land lying and being in Land Lot Number 57, in the 8th District and 5th Section of Haralson County, Georgia, being more specifically shown as Tract III, containing 11.057 acres, more or less, as shown on a plat prepared for The Estate of Mrs. Robert F. Brown, by Jason L. Hulsey, GRLS #: 3009, dated June 28, 2013 and recorded in Plat Book 45, Page 1 in the Office of the Clerk of Superior Court of Haralson County, Georgia. Said plat together with the boundaries, metes, courses and distances thereon are incorporated herein and by reference are made a part of this description as fully as if set out herein.

Said property being a portion of those properties conveyed by Deeds recorded at Deed Book 271, Page 739, Clerk's Office, Haralson Superior Court, Deed Book 132, Page 150, aforesaid records and Deed Book 123, Page 372, aforesaid records.

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11.057 Acre Residential Homesite

Pine Grove 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

October 28, 2025

RE: Parcel 0049 0029B
Pine Grove Rd.
Tallapoosa GA, 30176

To Whom It May Concern:

This letter serves as notification that potable water is available at Parcel 0049 0029B,
Pine Grove Rd., 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,

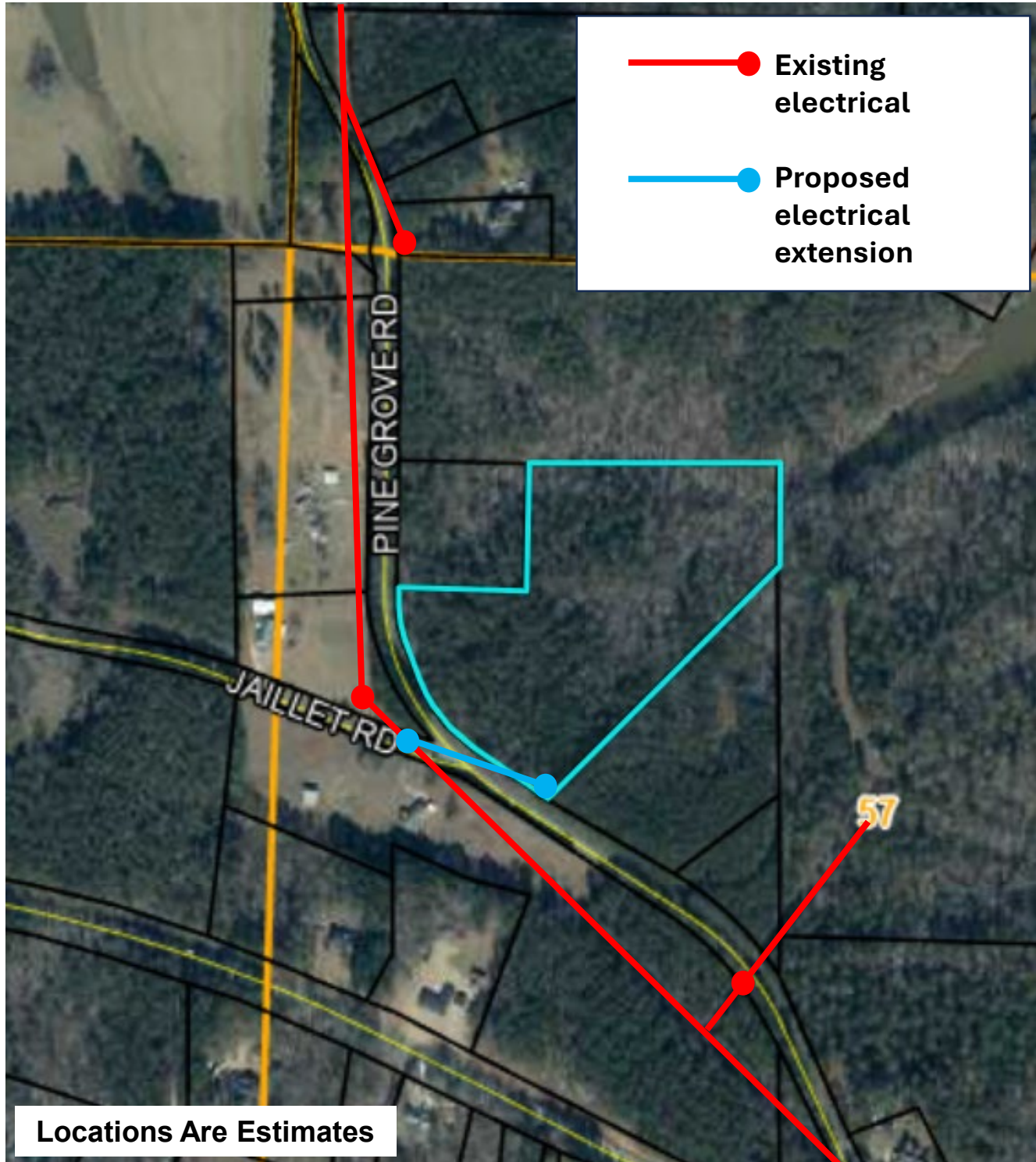
Chad Smith
Manager
Haralson County Water Authority

Frontier Capital, LLC

Chad Manion, President / Licensed Broker

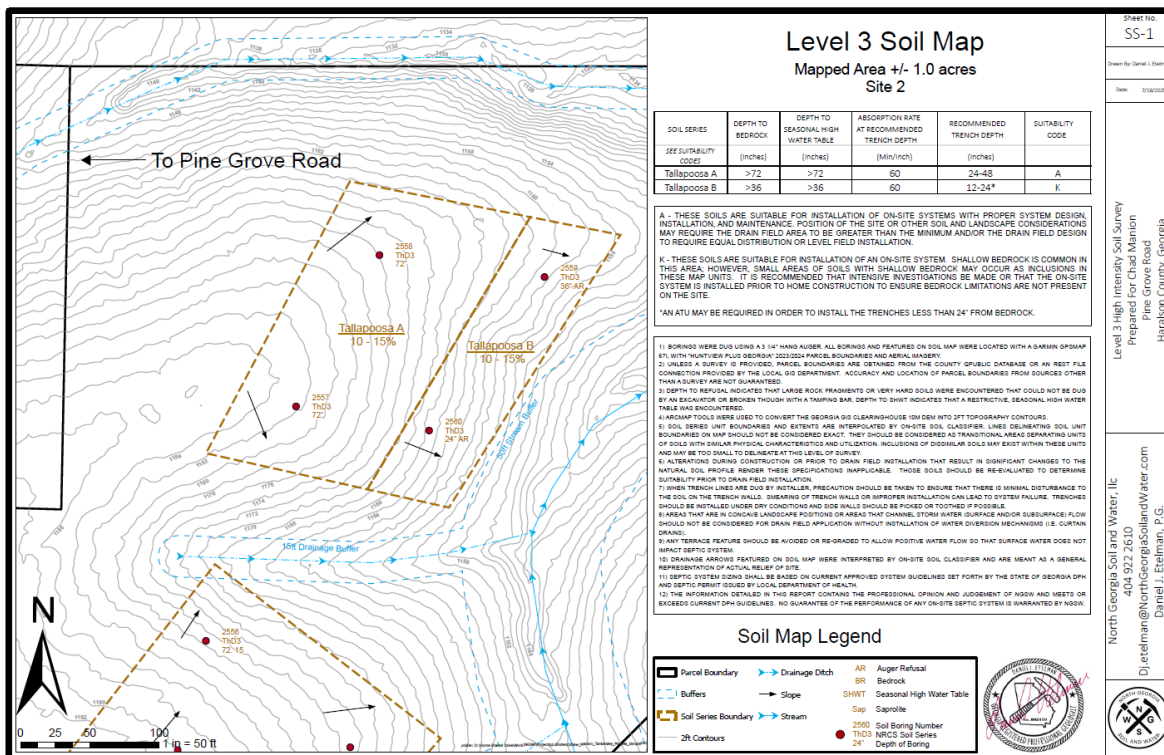
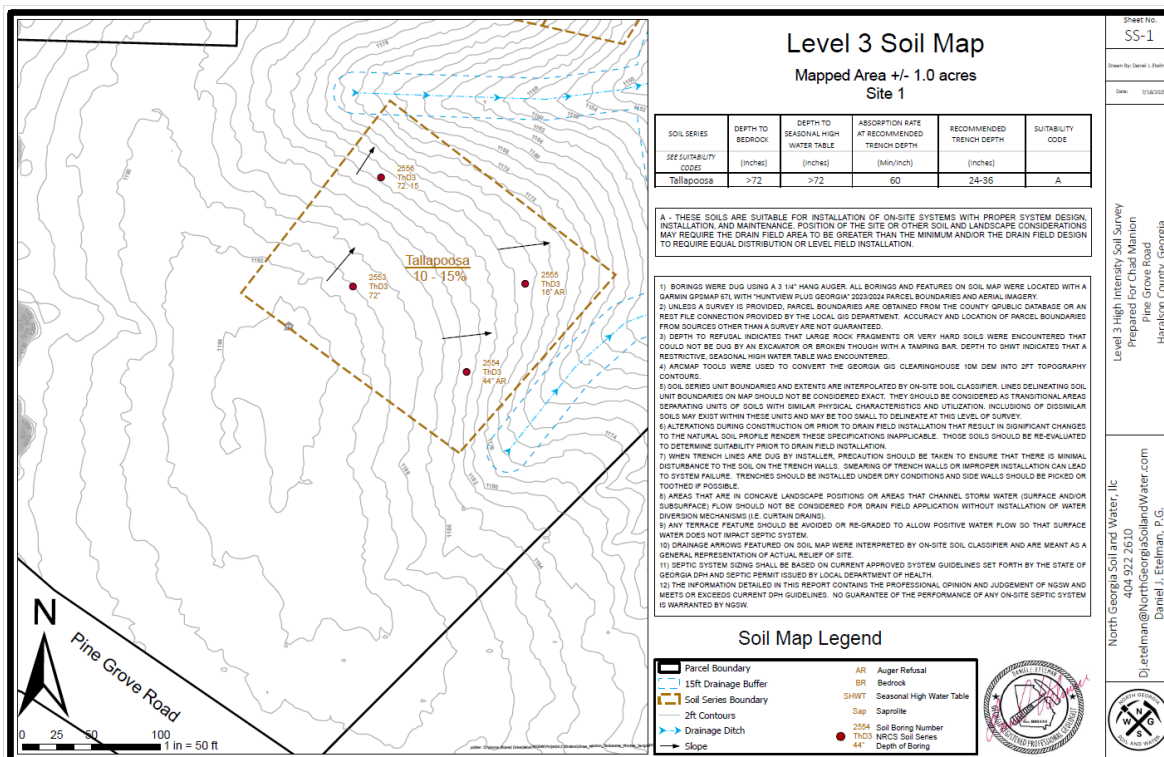
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Electrical Diagram



Soil Surveys

See next page for reference map



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Soil Survey Map

