



- 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.



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 and cost quote from Georgia Power.

Zoning:

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

Site Conditions:

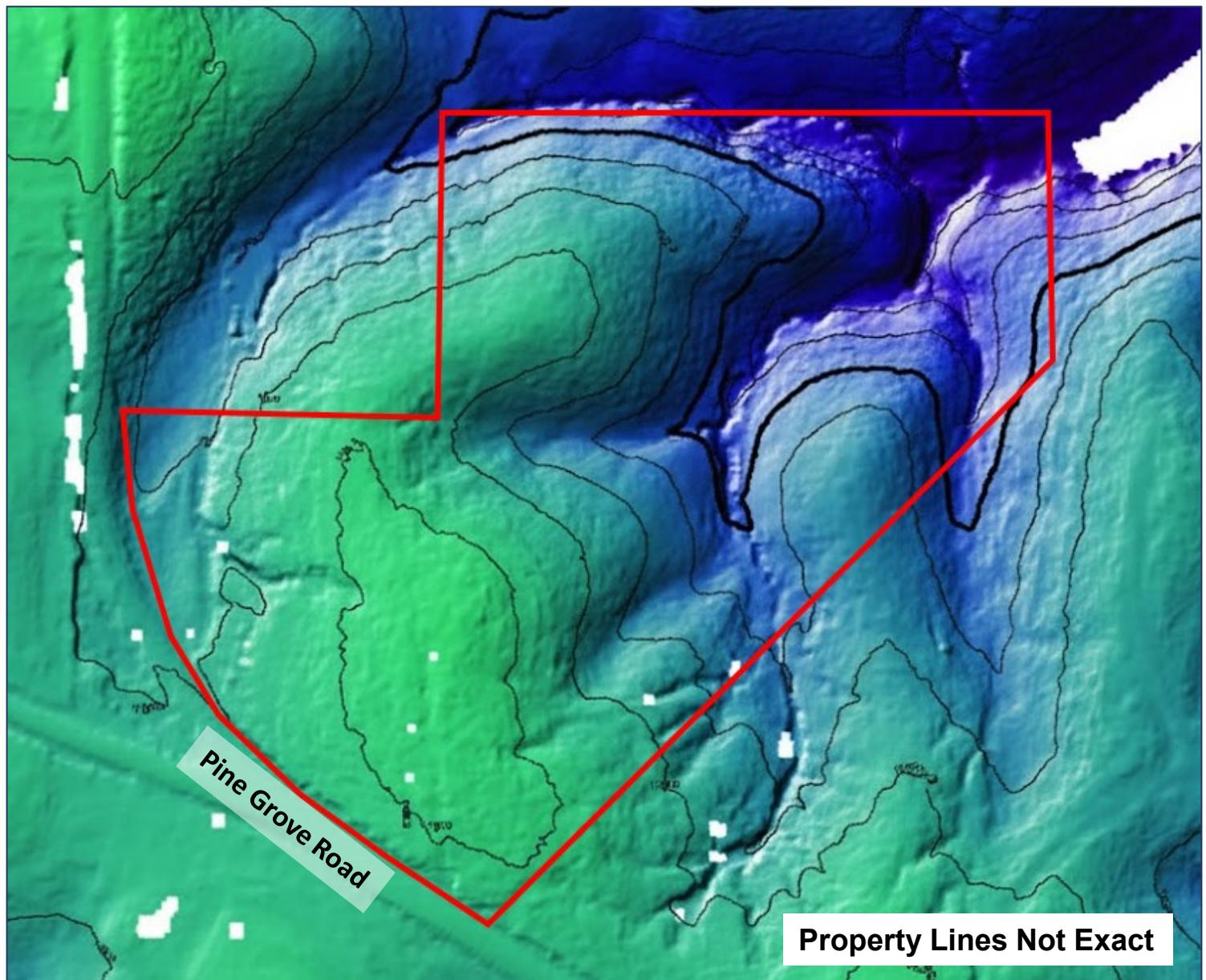
- Vacant
- Wooded
- No flood plain
- Topography is mostly level in front with easy access from Pine Grove Road. There is a wide area of level ground to choose from for the homesite. Roughly halfway back from the road, the site begins to descend downward toward a nearby lake located just behind the property.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

Frontier Capital, LLC

Chad Manion, President / Licensed Broker

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

Contour Map



Photos



Photos



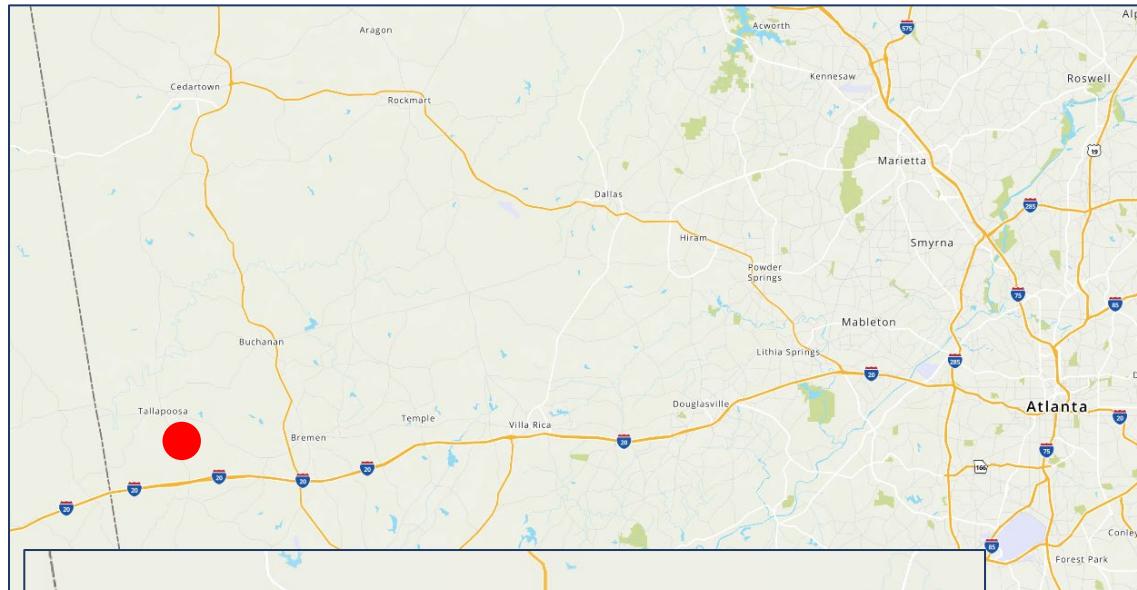
Creeks at rear of property

Photos



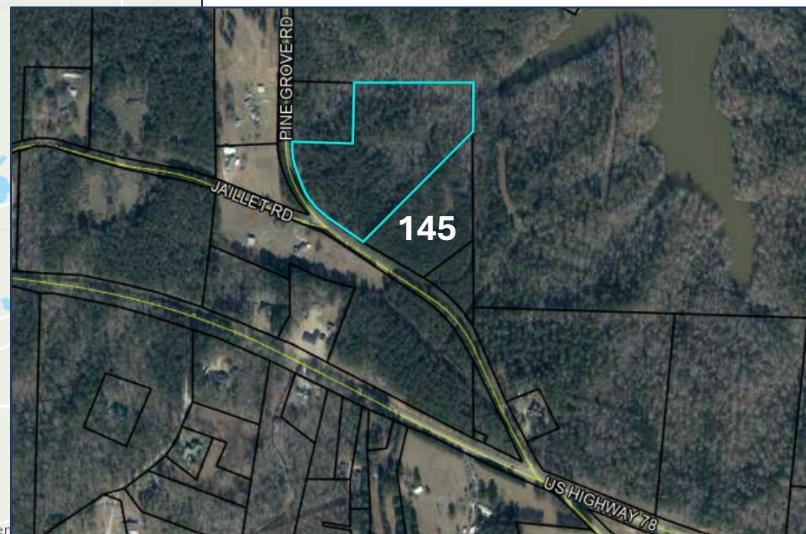
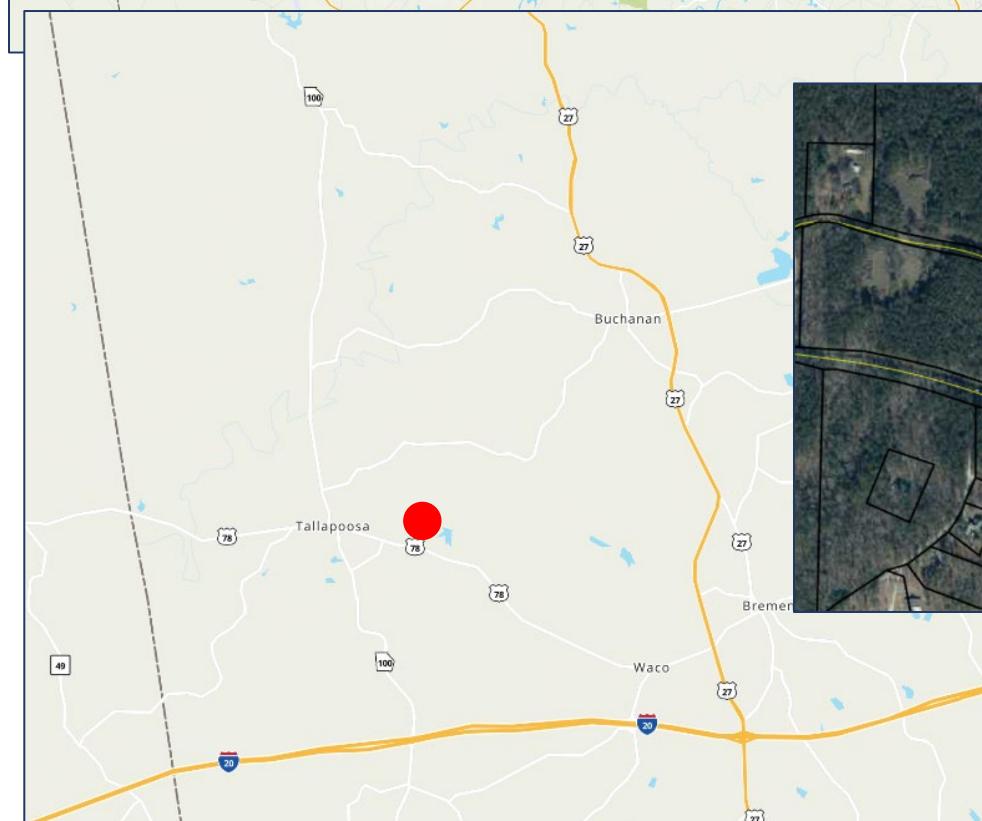
*View of 20+ acre lake
located just beyond the
rear property line*

Location Maps



GPS:

33.739540942855825,
-85.2565476596292



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

Survey

E-Filed By:
Haralson County Clerks Office
Clerk of Courts Amy R. Muse
12/04/2025 12:46 PM
Plat Book: 00055
Page: 0124
\$10.00 RECORDING FEE

RESERVED FOR THE CLERK OF SUPERIOR COURT

SURVEY REFERENCE:

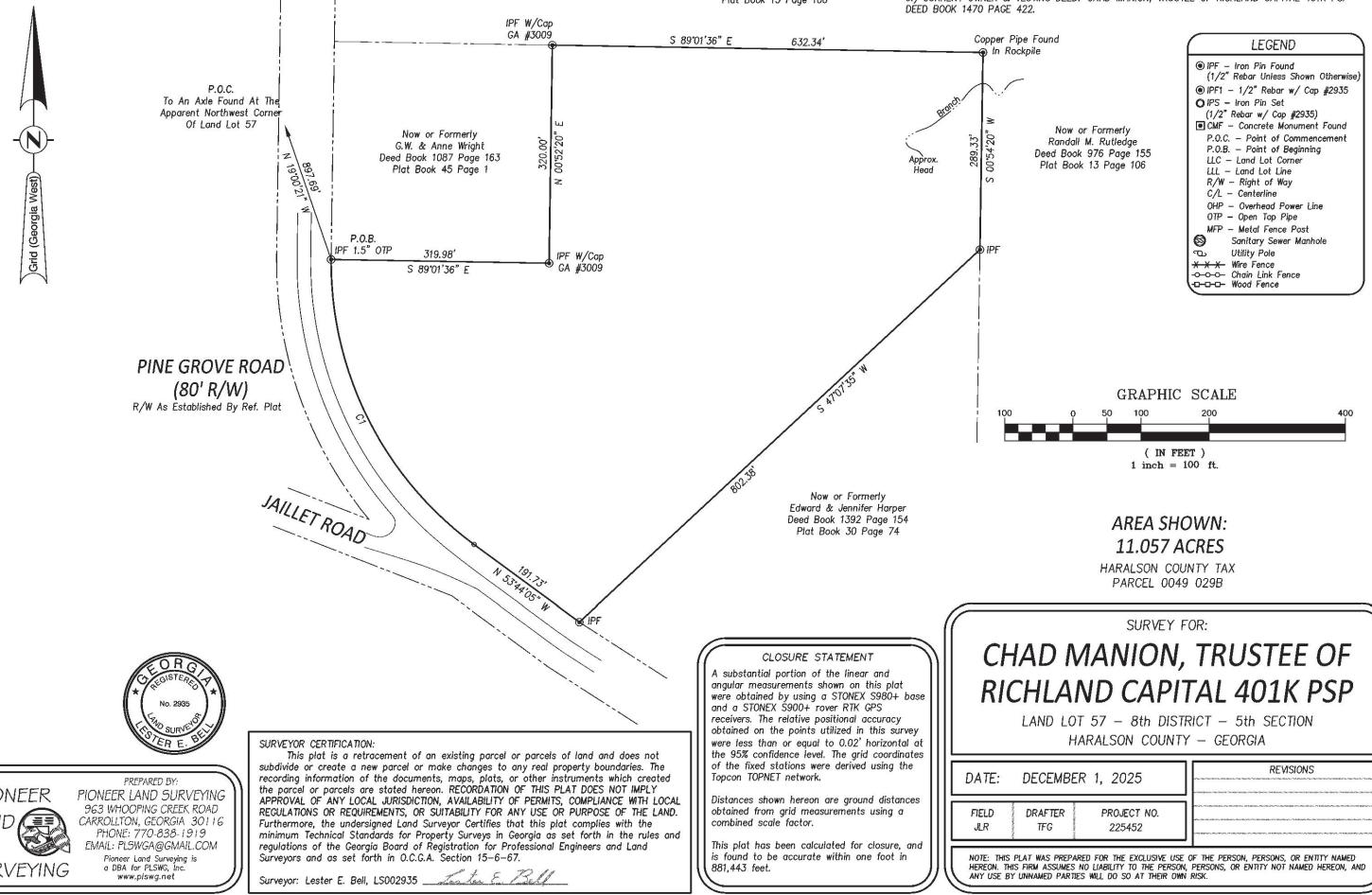
1.) PLAT TITLED "SURVEY FOR THE ESTATE OF MRS. ROBERT F. BROWN" DATED JUNE 28, 2013, CERTIFIED BY JASON L. HULSEY, GEORGIA LS No.3009, RECORDED IN HARALSON COUNTY RECORDS PLAT BOOK 45 PAGE 1.

CURVE TABLE				
CURVE	LENGTH	RADIUS	DIRECTION	CHORD
C1	485.62'	513.61'	N 26°39'30" W	467.74'

Now or Formerly
Randall M. Rutledge
Deed Book 976 Page 155
Plat Book 13 Page 106

GENERAL NOTES:

- 1.) SURVEY DONE WITHOUT BENEFIT OF A CURRENT TITLE SEARCH OR COMMITMENT. AS SUCH, LAND USE RESTRICTIONS, SETBACKS, ZONING, EASEMENTS, RIGHTS OF WAY OR OTHER TITLE FACTS MAY EXIST THAT ARE NOT SHOWN.
- 2.) SPECIAL FLOOD HAZARDS DO NOT EXIST FOR SUBJECT PROPERTY PER FIRM MAP 13143C0210B, EFFECTIVE DATE SEPTEMBER 26, 2008.
- 3.) UTILITIES SUCH AS ELECTRIC LINES, WATER LINES, GAS LINES, SANITARY SEWER LINES OR WELLS MAY OR MAY NOT EXIST ON SITE AND MAY OR MAY NOT BE SHOWN HEREON.
- 4.) THE ACCEPTANCE OF THE PLAT HEREON AND MONUMENTS USED AND SET DURING THE PERFORMANCE OF THE FIELD SURVEY HEREBY LIMIT THE TORT OR CONTRACT HERETO TO AN AMOUNT NOT TO EXCEED THE FEE CHARGED.
- 5.) DATE OF FIELD WORK: NOVEMBER 26 AND 28, 2025.
- 6.) CURRENT OWNER & VESTING DEED: CHAD MANION, TRUSTEE OF RICHLAND CAPITAL 401K PSP – DEED BOOK 1470 PAGE 422.





**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, Page1 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.



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:

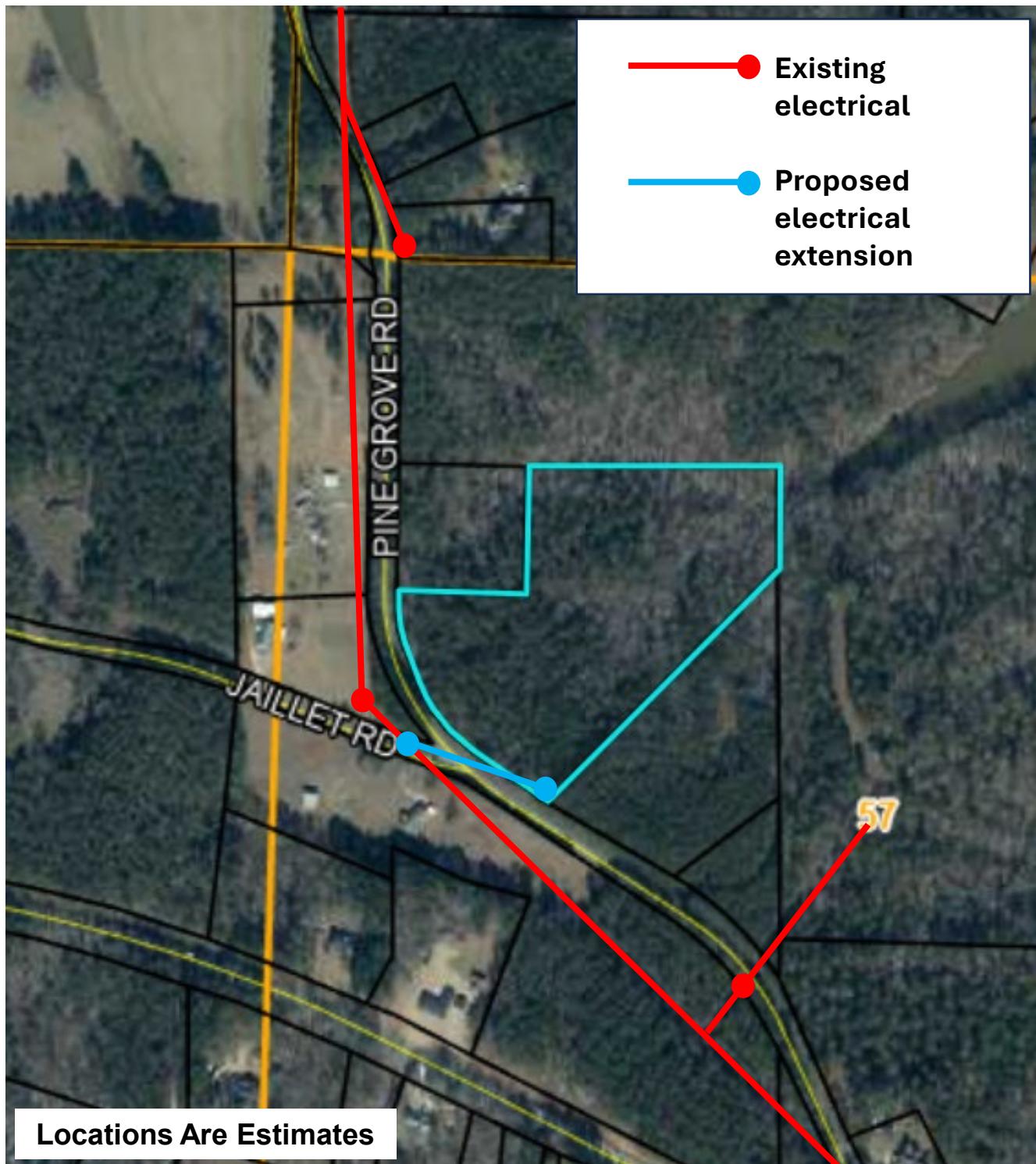
This letter serves as notification that potable water is available at Parcel 0049 0029B,
Pine Grove Rd., Tallapoosa GA, 30176.

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

Electrical Diagram



Electrical Cost Quote

RE: Pine Grove Road electrical diagram



Bethune, Michael Timothy @SOUTHERNCO.COM>

To: Chad Manion



Fri 12/12/2025 10:16 AM

● You replied on Fri 12/12/2025 12:17 PM

[View conversation](#)

Hi Chad,

Following up on our recent conversation, I wanted to confirm the details for the work required to bring high-voltage power to your property on Pine Grove Rd.

The total cost for the project is **\$17,595**, which includes:

- Tree work necessary for the installation
- Setting the required poles and circuit infrastructure
- Easement charges and related service costs

Please let me know if you'd like to discuss next steps or if you need any additional information before proceeding.

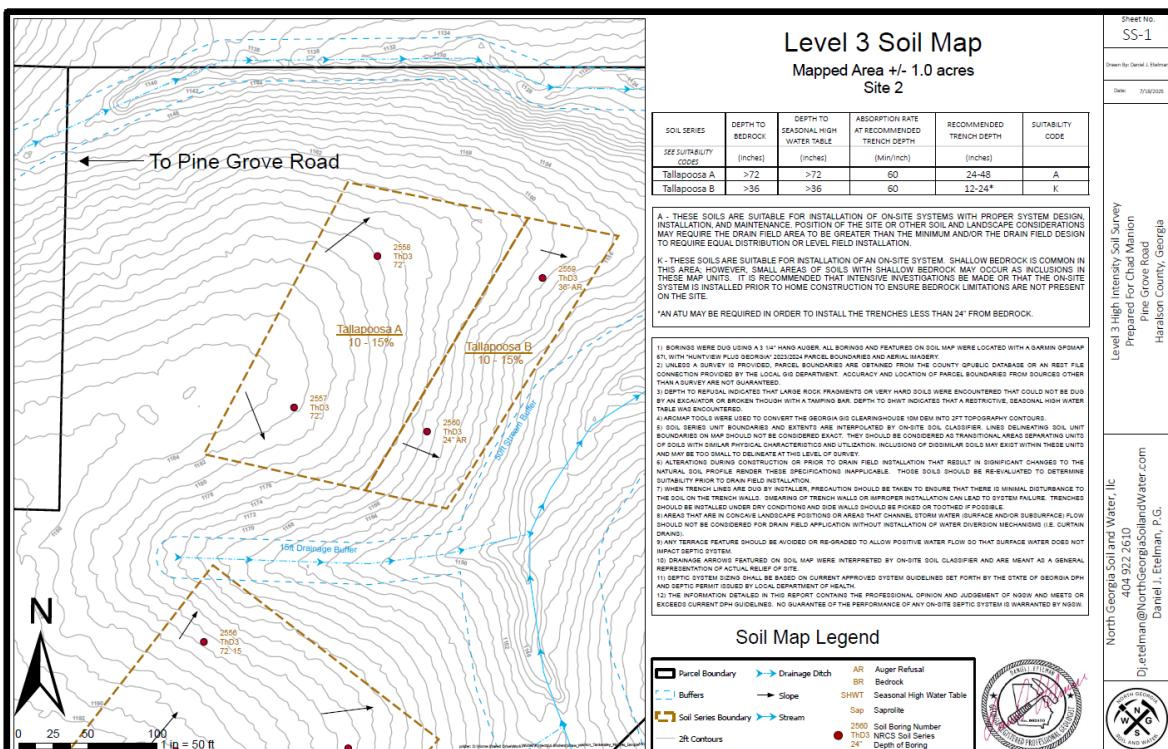
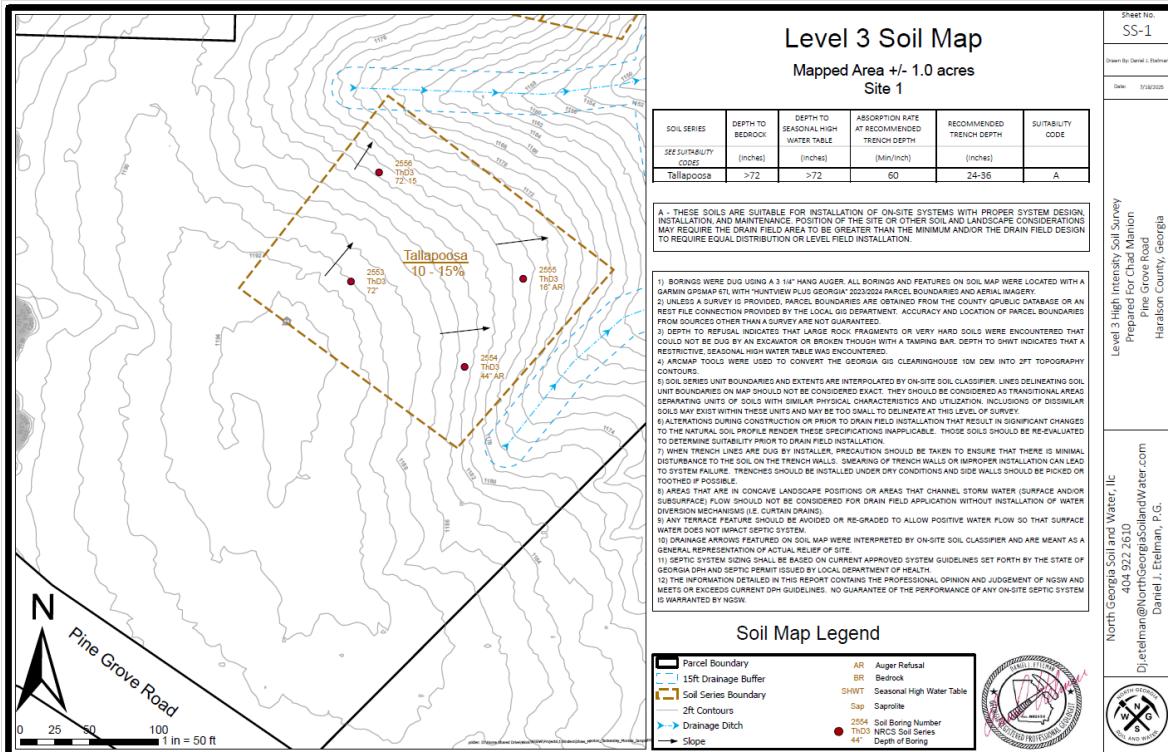
Michael Bethune
Engineer Rep III
Carrollton Distribution Engineering


georgiapower.com



Soil Surveys

See next page for reference map



Soil Survey Map

