



- 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](mailto:cmanion@frontier-ga.com) | [www.frontier-ga.com](http://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 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

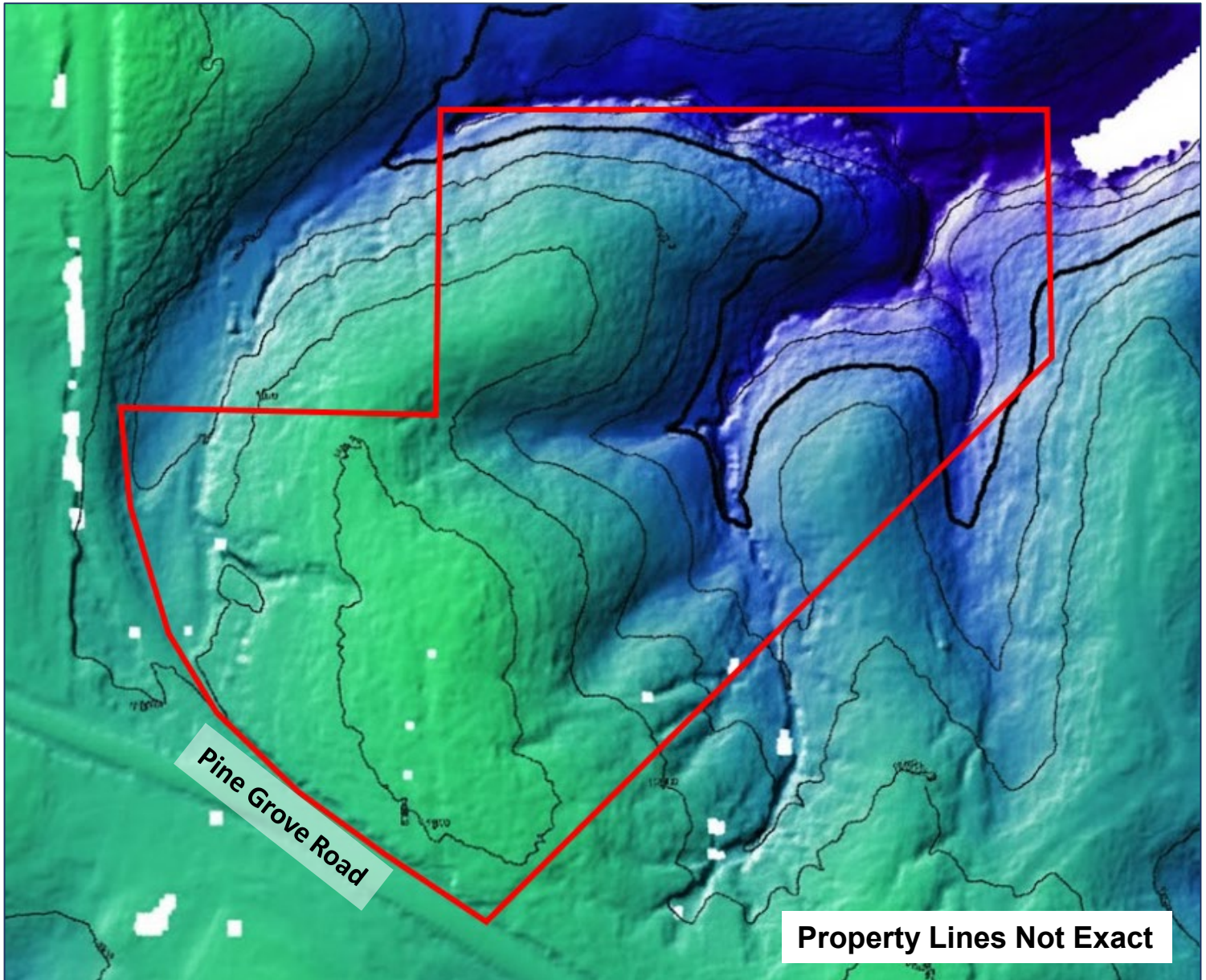
Frontier Capital, LLC

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*

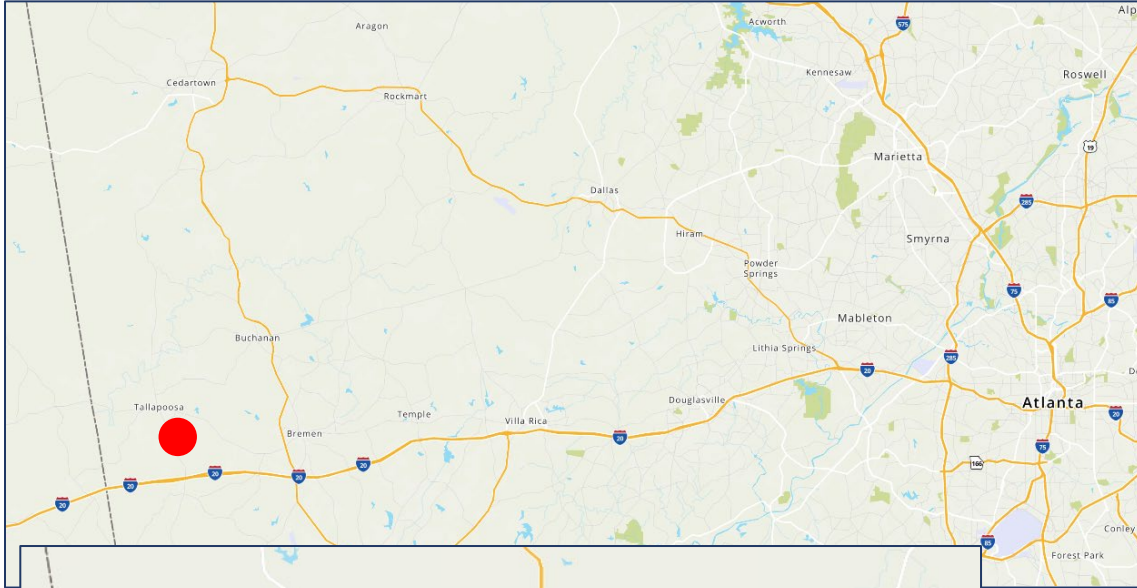


# 11.057 Acre Residential Homesite

## Pine Grove Road

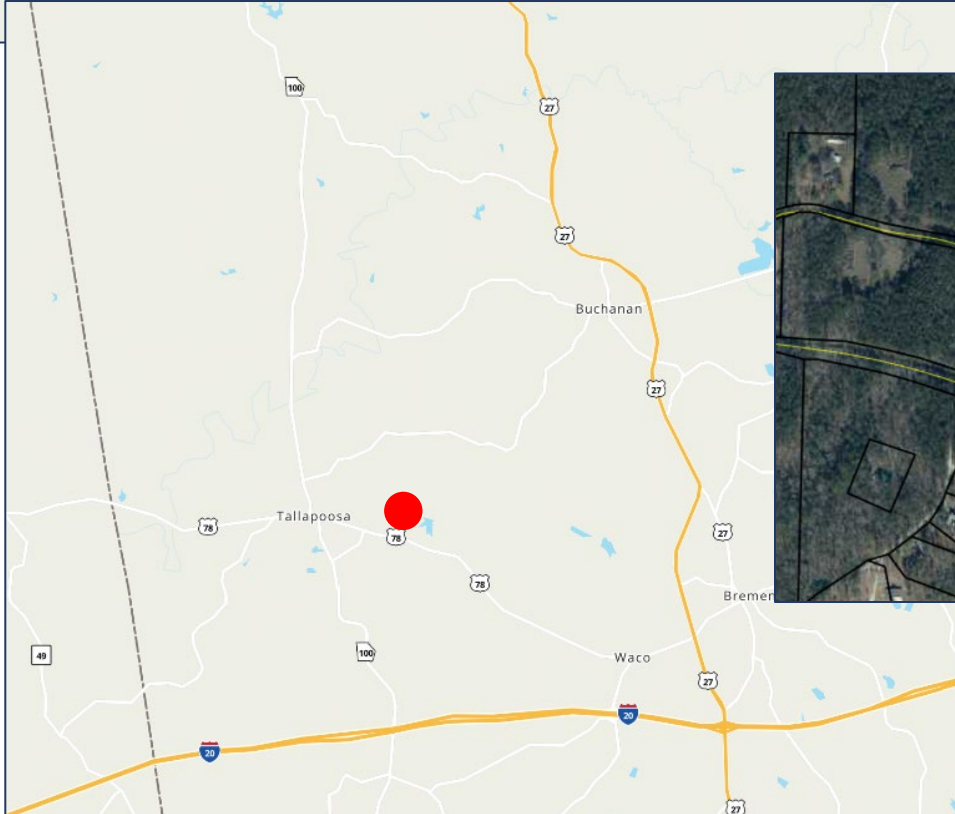
### Tallapoosa, GA 30176

#### Location Maps



#### GPS:

33.739540942855825,  
-85.2565476596292



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



Frontier Capital, LLC  
Chad Manion, President / Licensed Broker  
(770) 778-5904 | [cmanion@frontier-ga.com](mailto:cmanion@frontier-ga.com) | [www.frontier-ga.com](http://www.frontier-ga.com)





# 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.**

Frontier Capital, LLC

Chad Manion, President / Licensed Broker

(770) 778-5904 | [cmanion@frontier-ga.com](mailto:cmanion@frontier-ga.com) | [www.frontier-ga.com](http://www.frontier-ga.com)





# 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

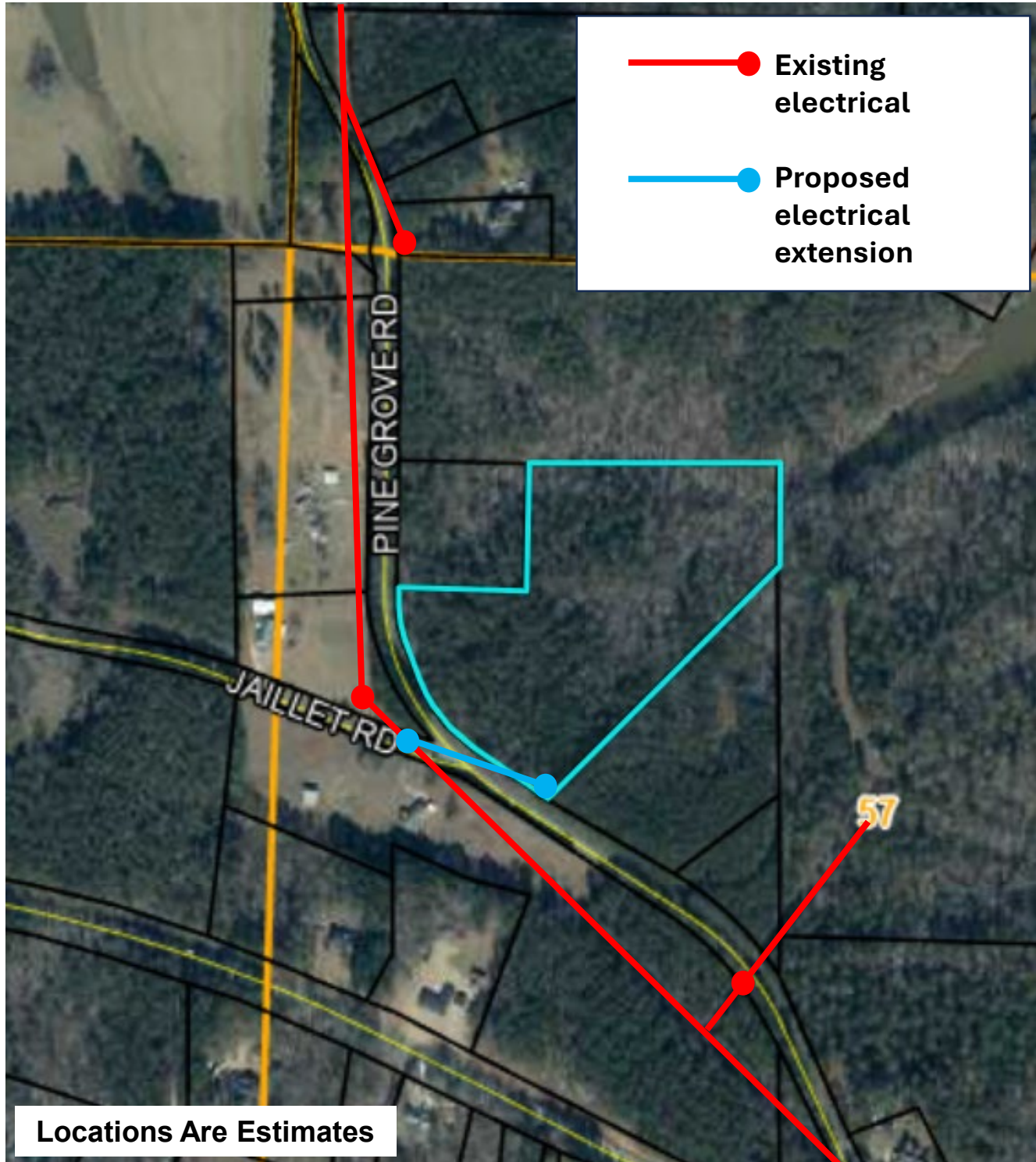
Frontier Capital, LLC

Chad Manion, President / Licensed Broker

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



**Electrical Diagram**







# 11.057 Acre Residential Homesite

## Pine Grove Road

### Tallapoosa, GA 30176

#### Electrical Cost Quote

RE: Pine Grove Road electrical diagram



Bethune, Michael Timothy [redacted]@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:

- o Tree work necessary for the installation
- o Setting the required poles and circuit infrastructure
- o 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

[redacted]  
[georgiapower.com](http://georgiapower.com)



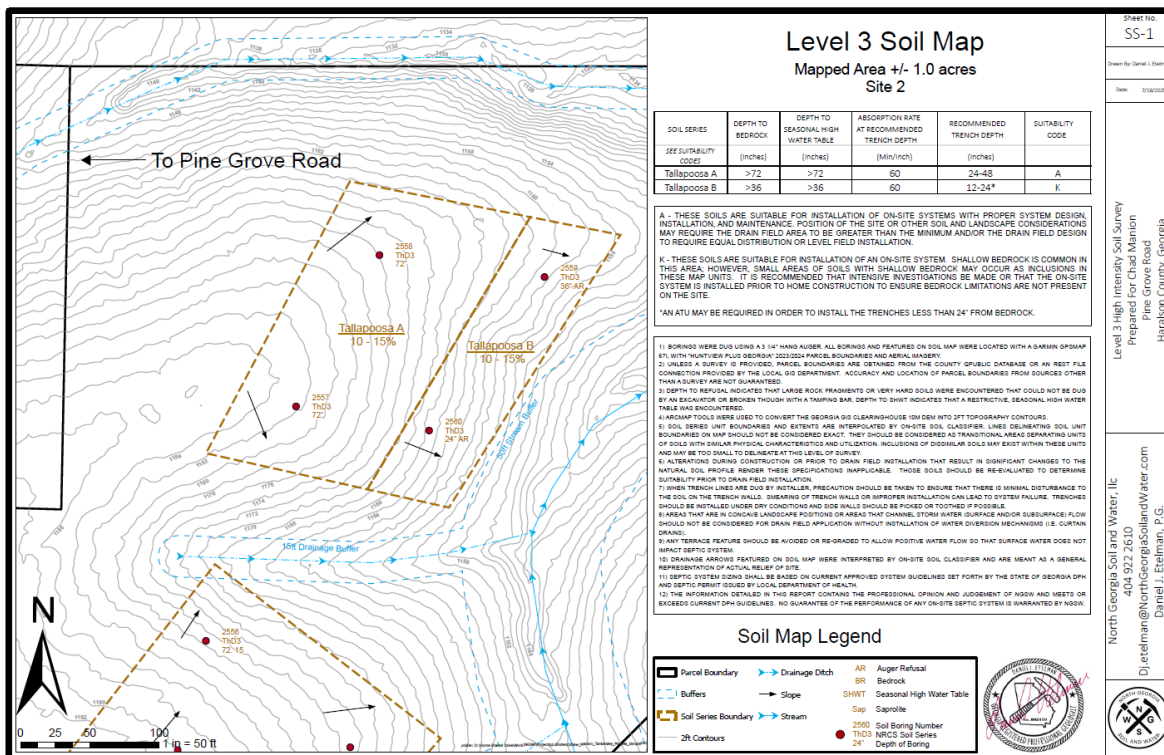
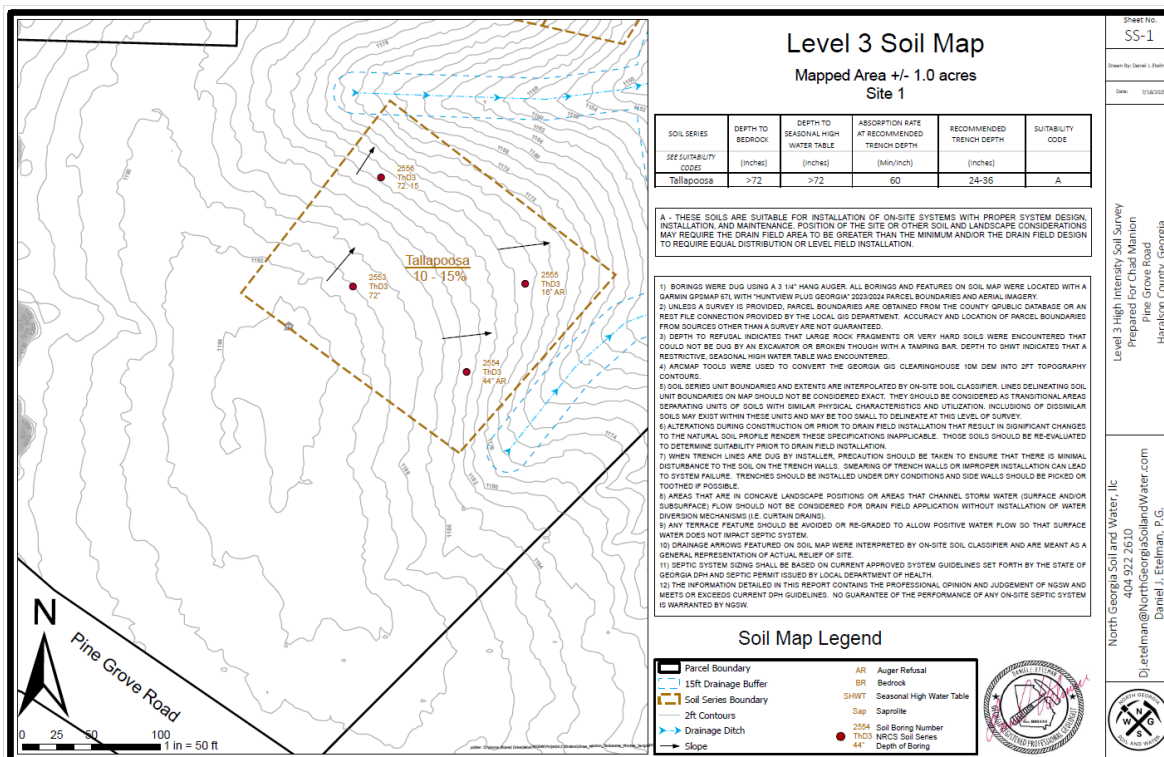
Frontier Capital, LLC

Chad Manion, President / Licensed Broker

(770) 778-5904 | [cmanion@frontier-ga.com](mailto:cmanion@frontier-ga.com) | [www.frontier-ga.com](http://www.frontier-ga.com)

### Soil Surveys

See next page for reference map



Frontier Capital, LLC

Chad Manion, President / Licensed Broker

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



Soil Survey Map

