



- 2.415 acres
- 593' frontage on Pope Road
- No flood plain, creeks or wetlands
- Electric service available (Carroll EMC)
- Haralson County water available
- Passing soil test completed
- Roughly one acre of mostly level topography
- Fully developed and ready to build

Offered at \$39,500

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



2.415 Acre Residential Homesite

Pope Road

Buchanan, GA 30113

Property Overview

Location: Pope Road, Buchanan, GA 30113
Haralson County parcel # 0074 0071 (a portion of)

Site Acreage: 2.415 acres

Subdivision: The subject property is Lots 4 and 5 combined, of the newly subdivided Foxboro subdivision of lots located along Pope Road in Buchanan. The subdivision includes six homesites in total. Lots 1, 2, 3 and 6 have been sold. Lots 4-5 are the last remaining lots. Lots 1-3 have been purchased by a builder that is planning to build three custom homes on the lots. Lot 6 has been purchased by a private owner for future development.

Deed Restriction:

Lots 1-5 along Pope Road contain the following deed restriction:

“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. However, personal pets, such as horses, donkeys, goats and chickens are allowed.”

Utilities:

- Power available – There is new Carroll EMC transformer located to the west at the southwest corner of Lot 1. There is a power easement in place along Pope Road for underground power to be run to the homesite. See easement on plat. Power easements are recorded in Haralson County deed book 1490, pages 190-207.
- Haralson County public water available – see enclosed letter
- Passing soil test completed – see enclosed soil test

Zoning:

R-2 Residential which allows residential construction on lots of 1.0 acres or greater.

Site Conditions:

- Vacant
- No flood plain, creeks or wetlands
- Topography is mostly level on the western half (roughly one acre+ of level land), then slopes downhill on the eastern half
- Partially wooded
- Pine tree damage and clearing: The site has a mix of hardwood and pine trees. Many of the pine trees have been damaged due to pine beetles. A large area in the western half of the lot has been cleared of the damaged pine trees. There are still some damaged and/or dead pine trees on the eastern side of the site.
- **Seller requests agents and potential purchasers to sign a hold harmless agreement prior to entering the site.**

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Photos

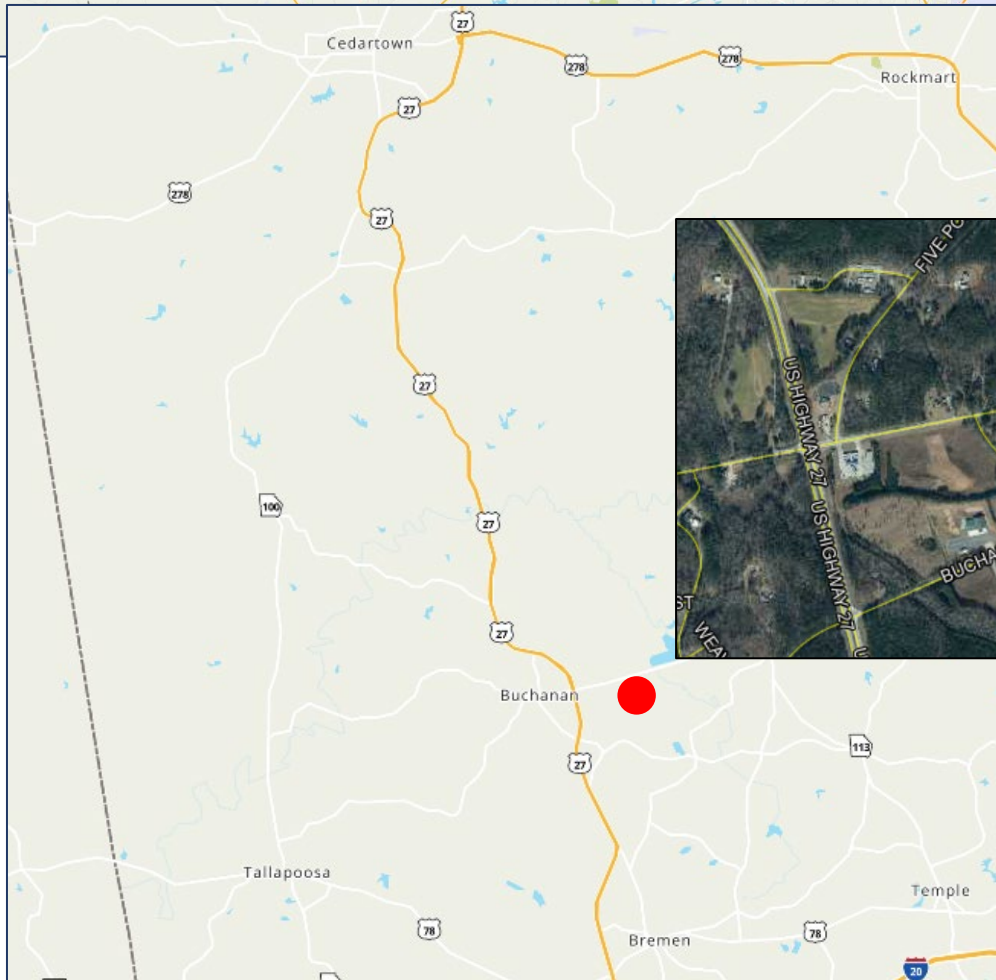
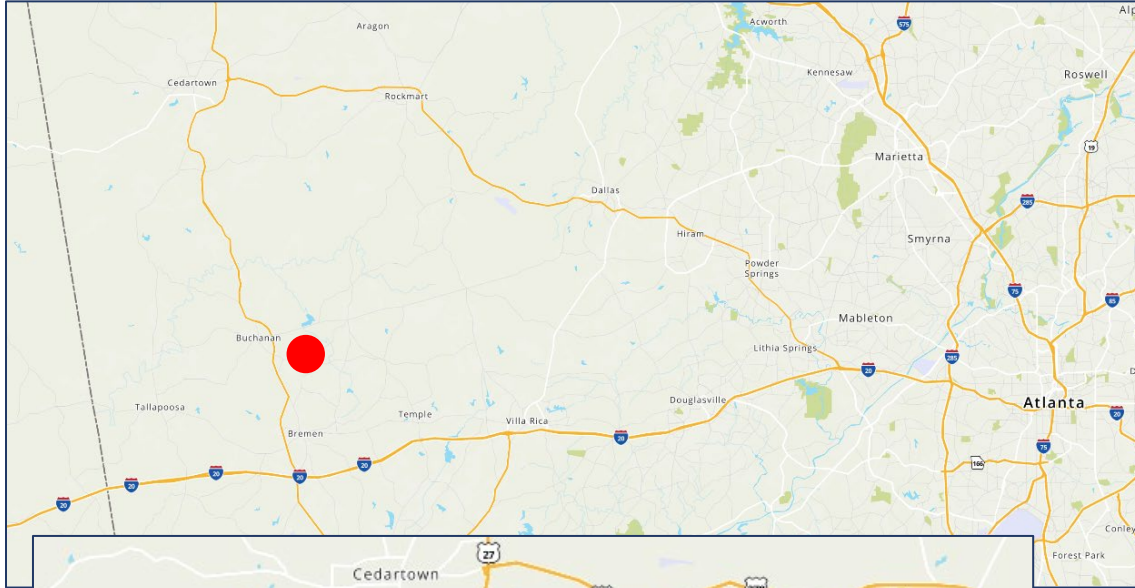


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Location Maps



GPS:

33.80366727894735,
-85.16129280300947



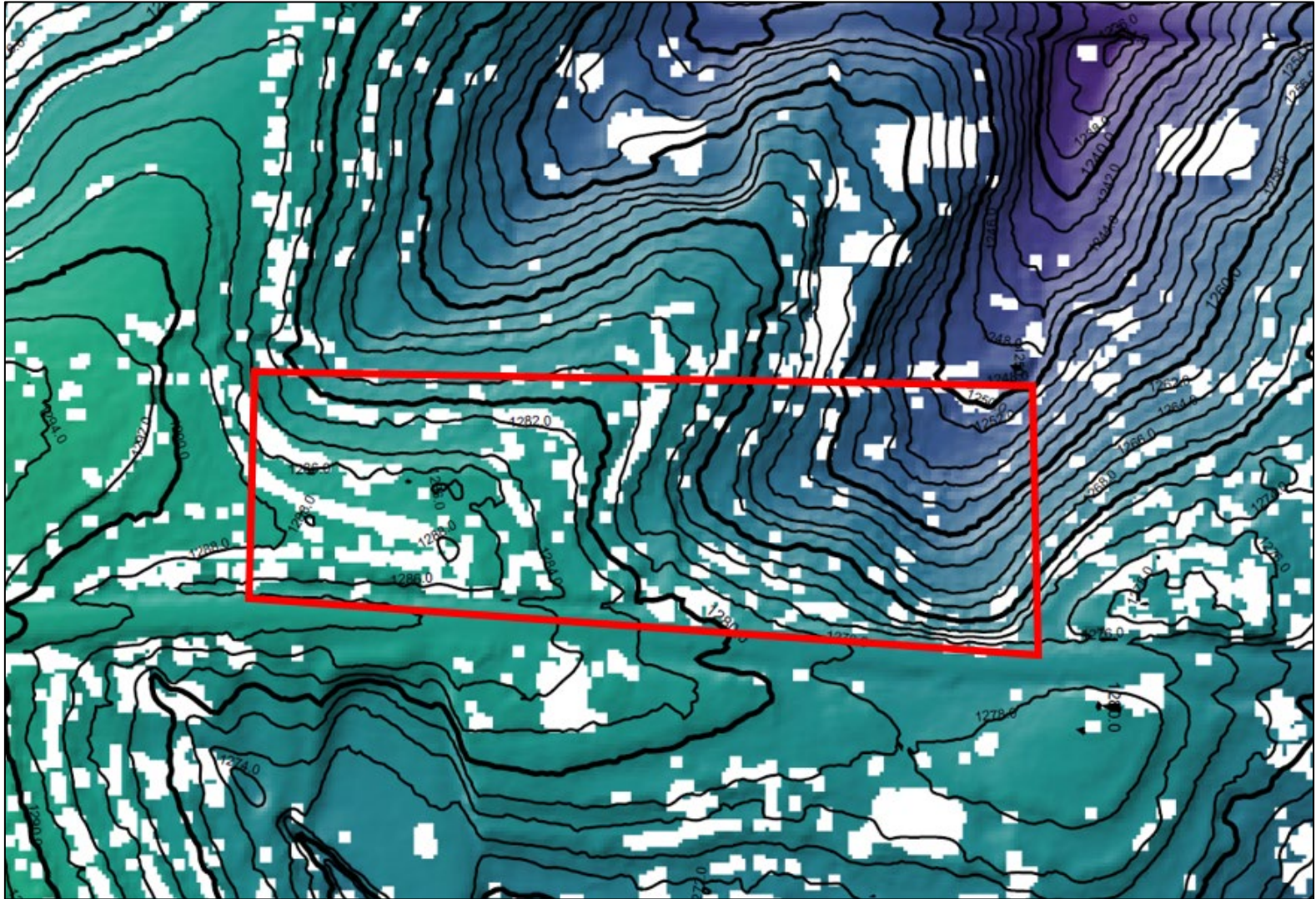
Nearest address for navigation:
115 Pope Rd, Buchanan, GA 30113

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Contour Map



Water Availability Letter

HARALSON COUNTY WATER AUTHORITY

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

November 3, 2025

RE: Parcel 0074 0071
Pope Rd.
Buchanan GA, 30113

To Whom It May Concern:

This letter serves as notification that potable water is available at Parcel 0074 0071
Pope Rd. Buchanan GA, 30113.

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.

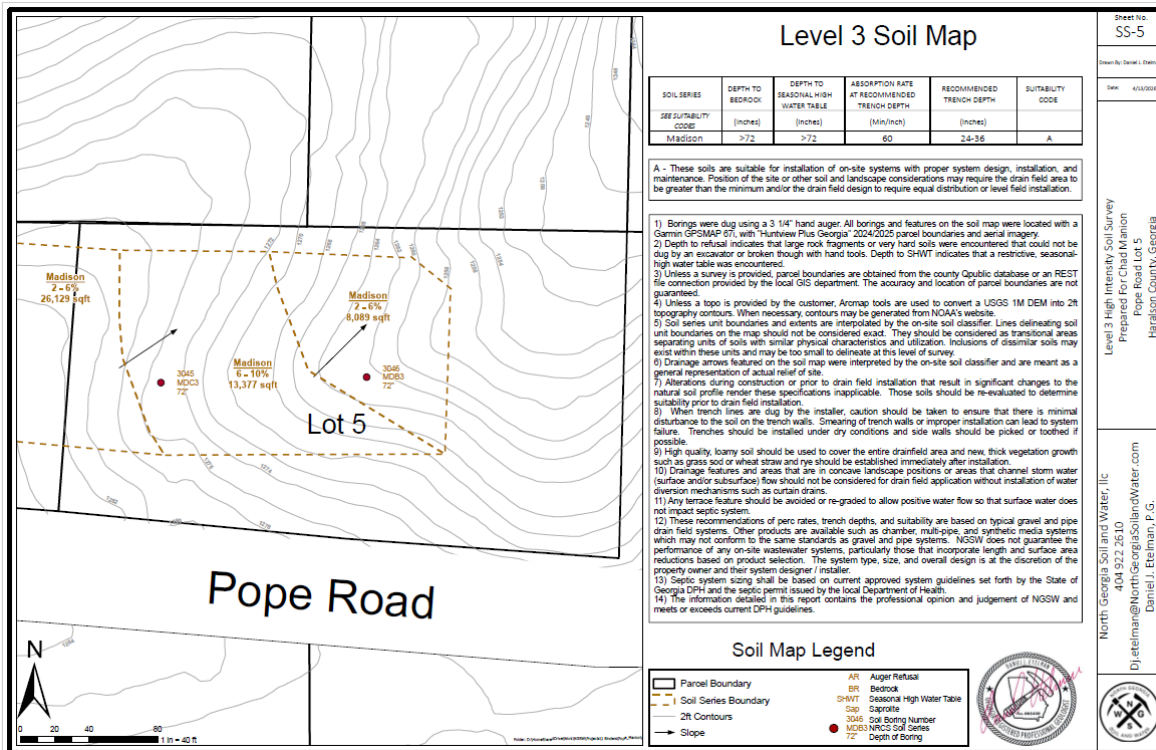
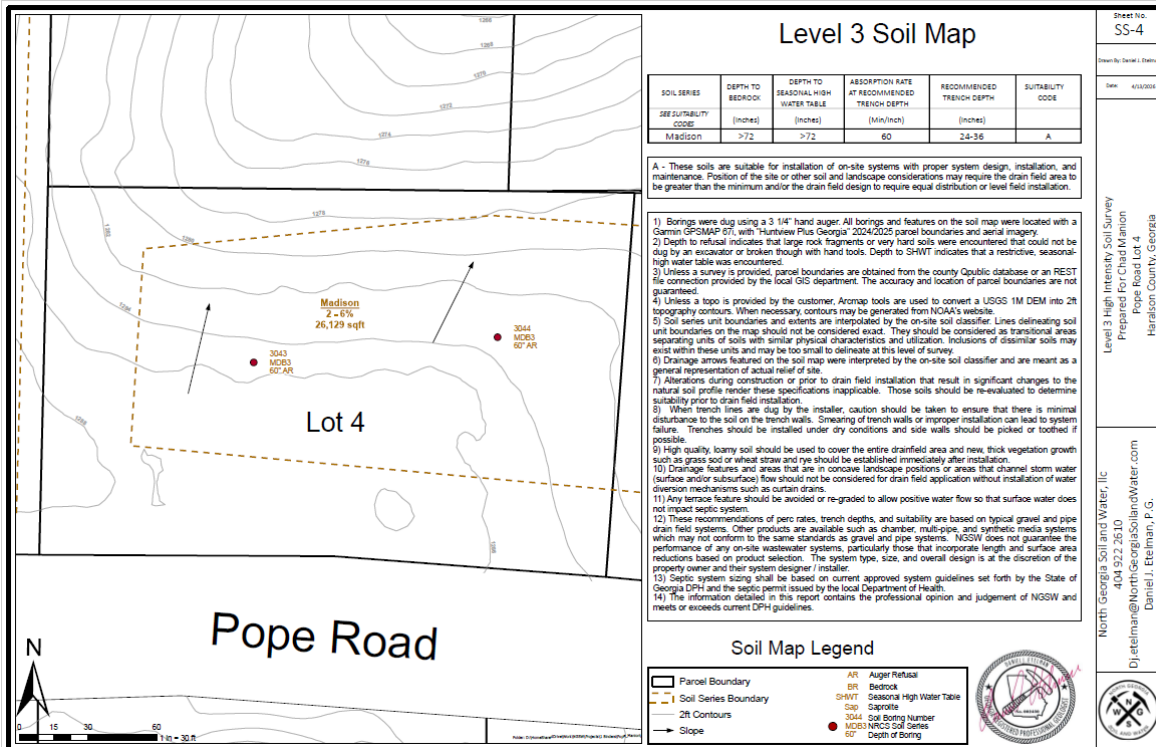
Respectfully,



Chad Smith
Manager
Haralson County Water Authority

Note: Haralson County Water Authority also confirmed via email that “we do have a line on Pope Rd to service these plots” which confirms that public water is available to all six lots in the subdivision

Passing Soil Tests

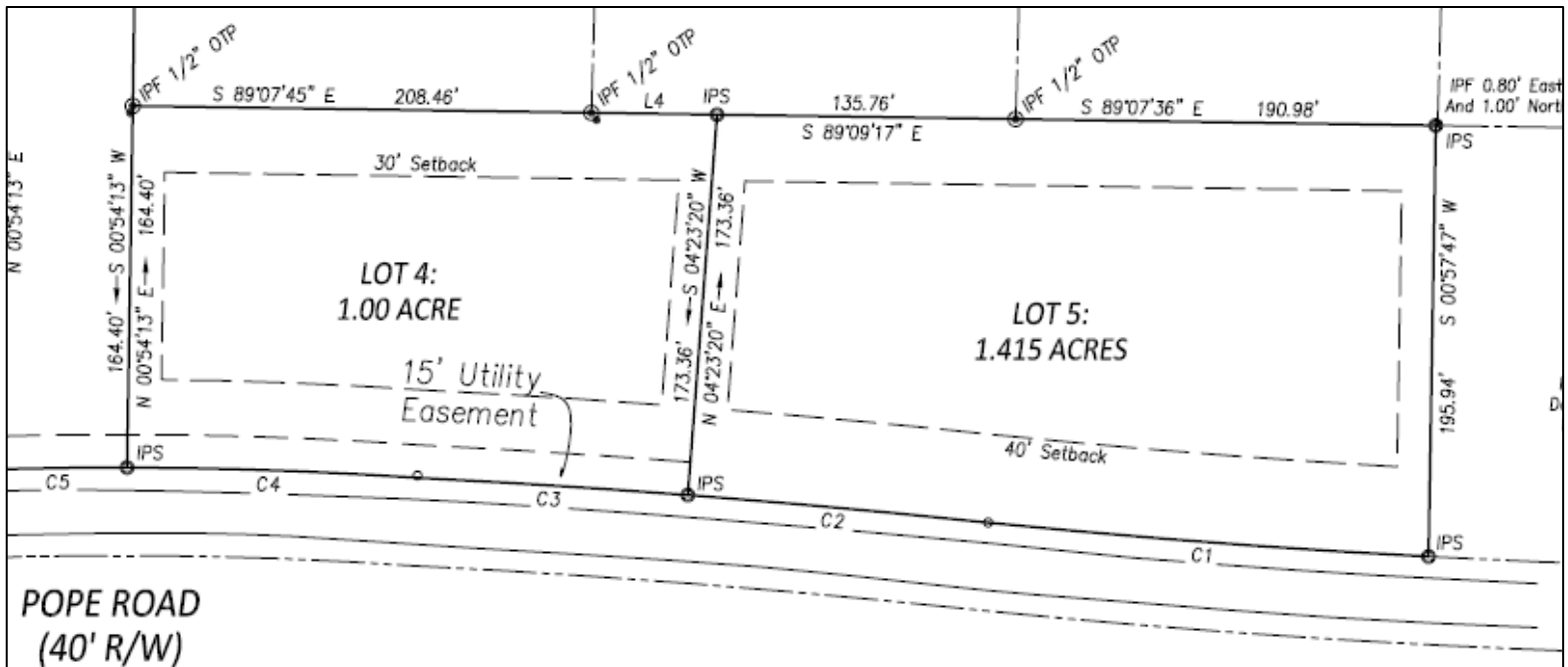


Legal Description

All that tract or parcel of land lying and being in Land Lot 51 of the 7th District, 5th Section of Haralson County, Georgia, being **Lot 4 containing 1.0 acres**, more or less, as shown on the final subdivision plat of Foxboro Subdivision, as per plat recorded in Plat Book 55, Page 226, Haralson County, Georgia records, which plat is incorporated herein by this reference.

All that tract or parcel of land lying and being in Land Lot 51 of the 7th District, 5th Section of Haralson County, Georgia, being **Lot 5 containing 1.415 acres**, more or less, as shown on the final subdivision plat of Foxboro Subdivision, as per plat recorded in Plat Book 55, Page 226, Haralson County, Georgia records, which plat is incorporated herein by this reference.

Recorded Plat

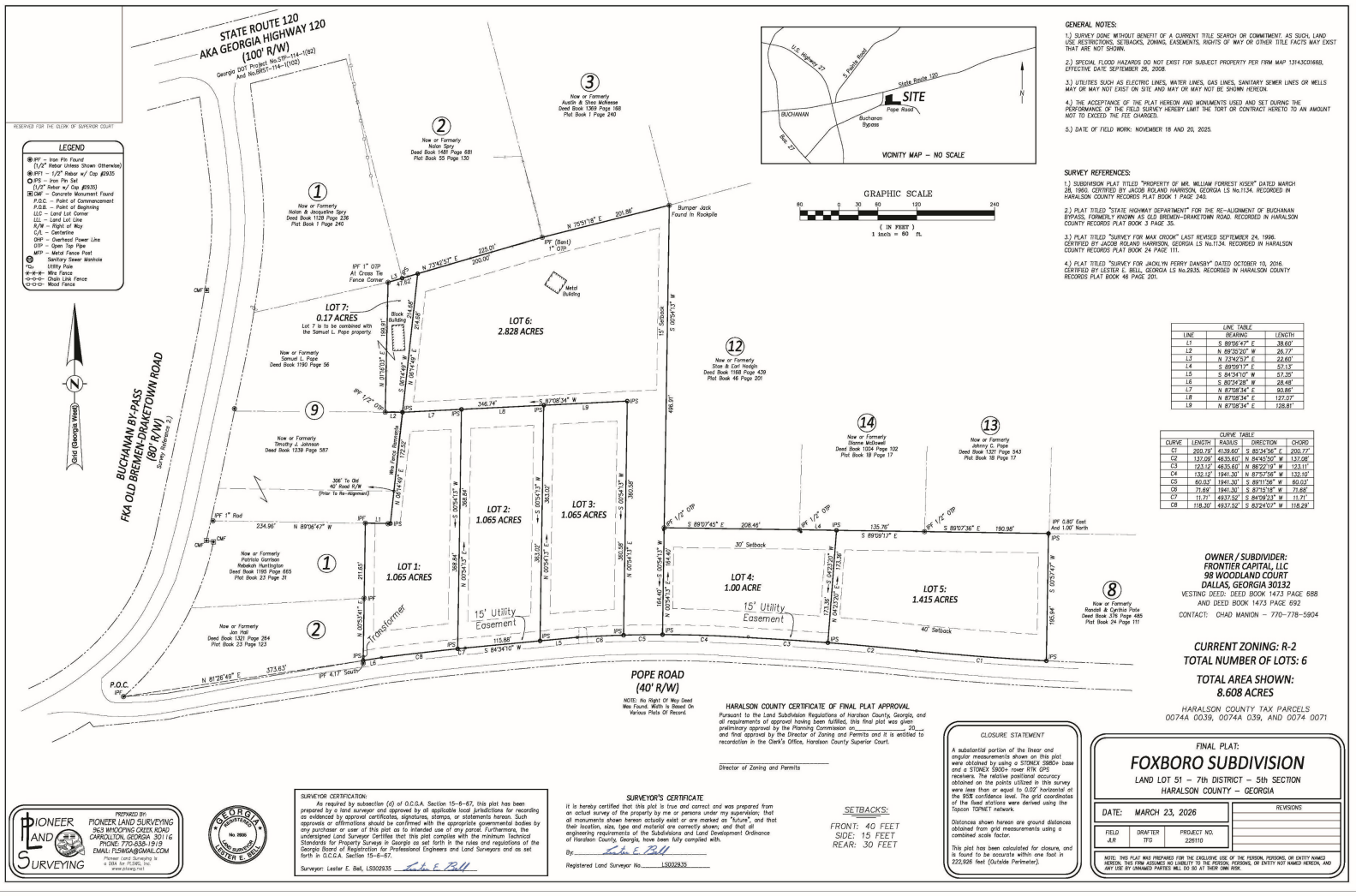


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Subdivision Plat



PIONEER LAND SURVEYING
PIONEER LAND SURVEYING
3663 WINDING OAK ROAD
CAROLINA, GEORGIA 30114
PHONE: 770-838-1919
EMAIL: PLS@PIONEERLANDSURVEYING.COM
Pioneer Land Surveying is a 100% SBA Business



SURVEYOR CERTIFICATION:
As required by subsection (c) of O.C.G.A. Section 15-6-67, this plat has been prepared by a third surveyor and approved by an applicable local jurisdiction for recording as evidenced by approval certificates, signatures, stamps, or statements hereon. Such approvals or affirmations should be confirmed with the appropriate governmental bodies by any purchaser or user of this plat as to intended use of any parcel. Furthermore, the undersigned third surveyor certifies that this plat complies with the minimum Professional Standards for Property Surveys in Georgia as set forth in the rules and regulations of the Georgia State of Registration for Professional Engineers and Land Surveyors and as set forth in O.C.G.A. Section 15-6-67.

Surveyor: Lester E. Bell, 15029235

SURVEYOR'S CERTIFICATE
It is hereby certified that this plat is true and correct and was prepared from an actual survey of the property by me or persons under my supervision, that all monuments shown hereon actually exist or are marked as "true", and that their location, size, type and material are correctly shown, and that all engineering requirements of the Subdivision and Land Development Ordinance of Harrison County, Georgia, have been fully complied with.

By: Lester E. Bell
Registered Land Surveyor No. 15029235

SETBACKS:
FRONT: 40 FEET
SIDE: 15 FEET
REAR: 30 FEET

CLOSURE STATEMENT
A substantial portion of the linear and angular measurements shown on this plat were obtained by using a STIMEX S980S base and a STIMEX S980S rover GPS receivers. The relative post-processed accuracy obtained on the points utilized in this survey were less than or equal to 0.02' horizontal at the 95% confidence level. The grid coordinates of the base stations were derived using the State TERNET network.

Distances shown hereon are ground distances obtained from raw measurements using a combined scale factor.

This plat has been calculated for closure, and is found to be accurate within one foot in 225,956 feet (Outside Perimeter).

FOXBORO SUBDIVISION
LAND LOT 51 - 7th DISTRICT - 5th SECTION
HARRISON COUNTY - GEORGIA

DATE: MARCH 23, 2026

REVISIONS:

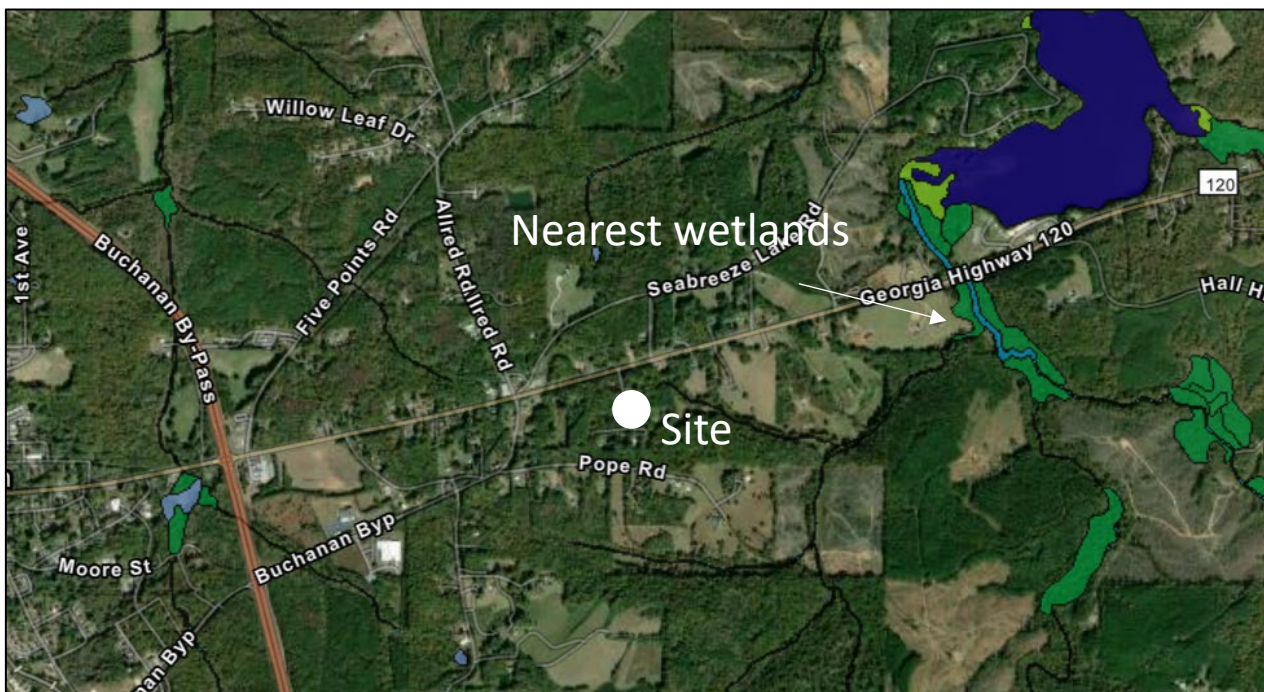
FIELD	DRAWN BY	PROJECT NO.
		22610

NOTE: THIS PLAT WAS PREPARED FOR THE EXCLUSIVE USE OF THE PERSON, PERSONS OR ENTITY NAMED HEREON. THE FIRM ASSUMES NO LIABILITY IN THE EVENT OF REVISIONS OR ANY OTHER REASONED HEREON, AND MAY USE BY DAMAGED PARTIES WILL DO SO AT THEIR OWN RISK.

Flood Map



Wetlands Map



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Zoning Map

