

- 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

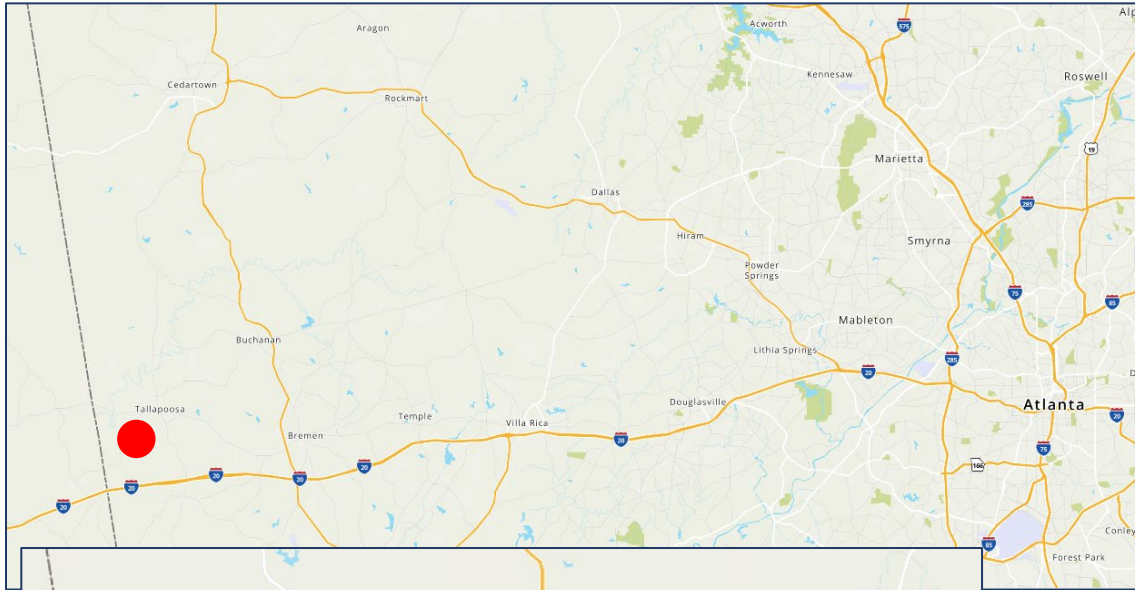
(770) 778-5904 | cmanion@frontier-ga.com | www.frontier-ga.com

7.49 Acre Residential Homesite

Tract 3 - Williamson Road

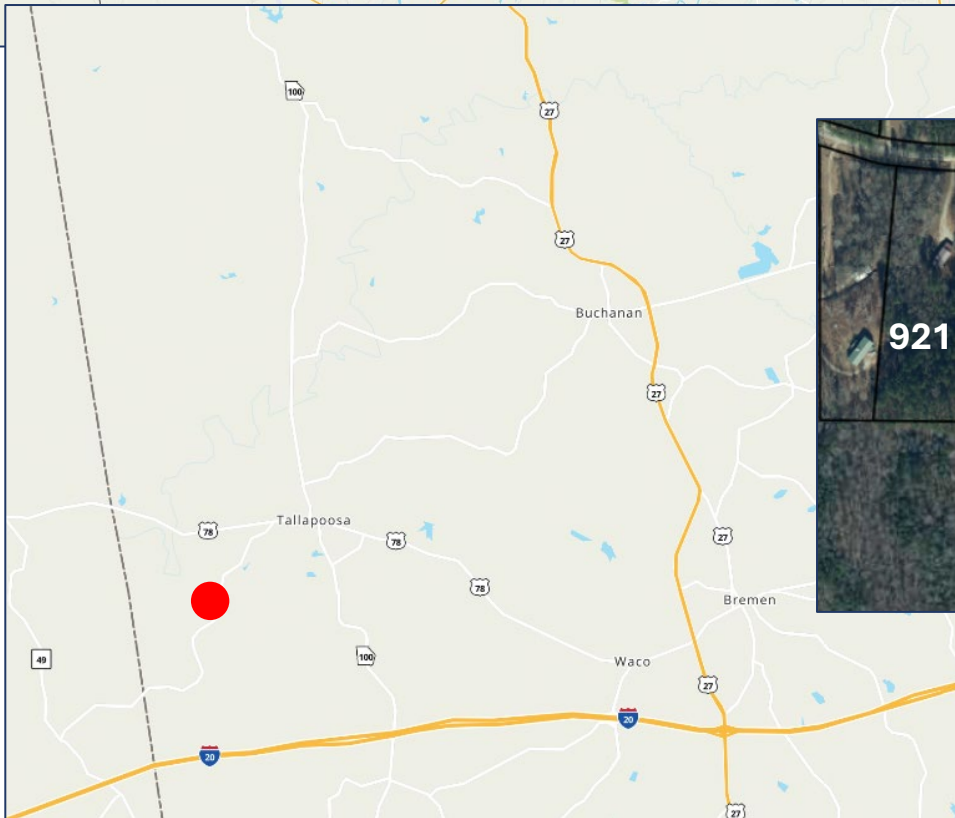
Tallapoosa, GA 30176

Location Maps



GPS:

33.721077654324596, -
85.32035235313857



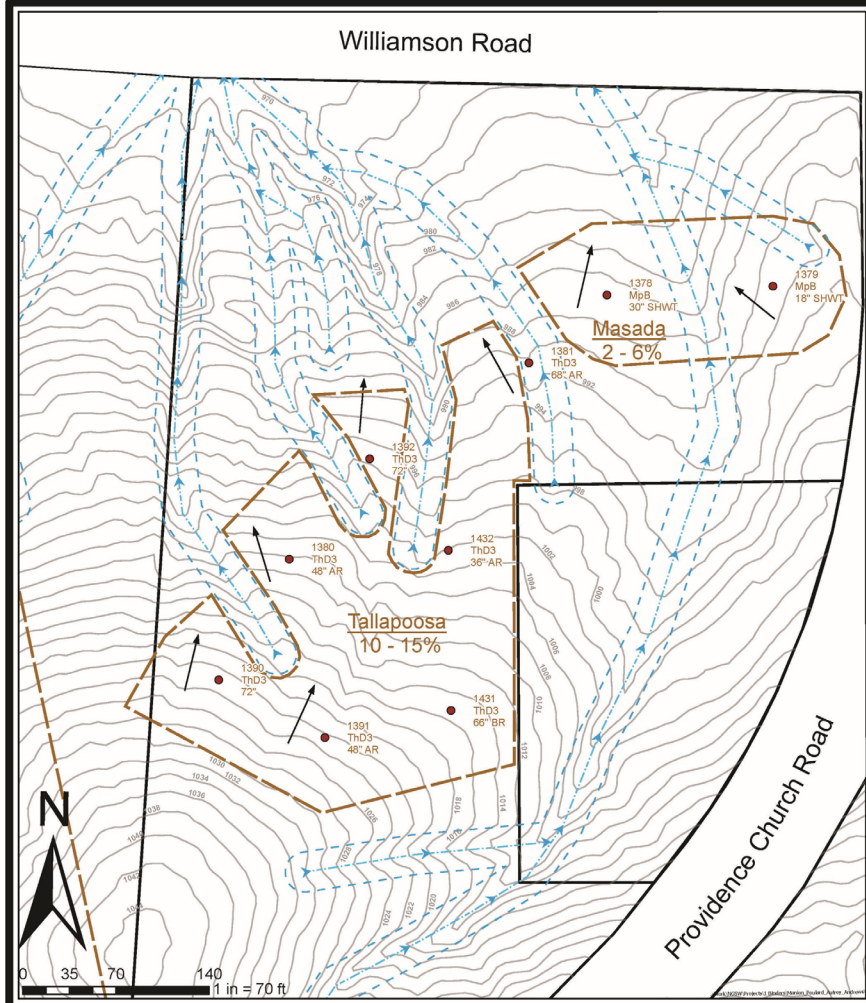
Nearest address for navigation:
921 Williamson Rd, Tallapoosa, GA 30176

Frontier Capital, LLC

Chad Manion, President / Licensed Broker

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Soil Survey – Tract 3



Soil Map

Tax parcel:
0020 0050C Tract 3
+/- 7.49 acres

SOIL SERIES	DEPTH TO BEDROCK	DEPTH TO SEASONAL HIGH WATER TABLE	ABSORPTION RATE AT RECOMMENDED TRENCH DEPTH	RECOMMENDED TRENCH DEPTH	SUITABILITY CODE
SEE SUITABILITY CODES	(Inches)	(Inches)		(Inches)	
Tallapoosa	72	>72	55	12-48	A
Masada	>30	18	See Code	See Code	C

A - THESE SOILS ARE SUITABLE FOR INSTALLATION OF ON-SITE SYSTEMS WITH PROPER SYSTEM DESIGN, INSTALLATION, AND MAINTENANCE. POSITION OF THE SITE OR OTHER SOIL AND LANDSCAPE CONSIDERATIONS MAY REQUIRE THE DRAIN FIELD AREA TO BE GREATER THAN THE MINIMUM AND/OR THE DRAIN FIELD DESIGN TO REQUIRE EQUAL DISTRIBUTION OR LEVEL FIELD INSTALLATION.

C - BECAUSE OF FLOODING, SHALLOW SEASONAL WATER TABLES, SOIL HORIZONS WITH VERY SLOW PERCOLATION RATE, PERCHED WATER TABLES, OR IMPERFECT DRAINAGE, THESE SOILS ARE NOT SUITABLE FOR INSTALLATION OF A CONVENTIONAL ON-SITE SYSTEM WITHOUT SITE MODIFICATIONS, SPECIAL DESIGNS, OR INSTALLATION. PROPERTIES OF THE SOIL AND SITE MAY REQUIRE THE DRAIN FIELD AREA TO BE GREATER THAN THE MINIMUM AND/OR THE DRAIN FIELD DESIGN TO REQUIRE EQUAL DISTRIBUTION OR LEVEL FIELD INSTALLATION. NON-CONVENTIONAL SYSTEMS AND INSTALLATION MUST BE APPROVED BY THE LOCAL ENVIRONMENTAL HEALTH SPECIALIST.

- BORINGS WERE DUG USING A 3 1/4" HANG AUGER. ALL BORINGS AND FEATURES ON SOIL MAP WERE LOCATED WITH A GARMIN GPSMAP 67I, WITH "HUNTVIEW PLUS GEORGIA" 2023/2024 PARCEL BOUNDARIES AND AERIAL IMAGERY
- UNLESS A SURVEY IS PROVIDED, PARCEL BOUNDARIES ARE OBTAINED FROM THE COUNTY GPUBS DATABASE OR AN REST FILE CONNECTION PROVIDED BY THE LOCAL GIS DEPARTMENT. ACCURACY AND LOCATION OF PARCEL BOUNDARIES FROM SOURCES OTHER THAN A SURVEY ARE NOT GUARANTEED.
- DEPTH TO REFUSAL INDICATES THAT LARGE ROCK FRAGMENTS OR VERY HARD SOILS WERE ENCOUNTERED THAT COULD NOT BE DUG BY AN EXCAVATOR OR BROKEN THROUGH WITH A TAMPING BAR. DEPTH TO SHWT INDICATES THAT A RESTRICTIVE, SEASONAL HIGH WATER TABLE WAS ENCOUNTERED.
- ARCOMP TOOLS WERE USED TO CONVERT THE GEORGIA GIS CLEARINGHOUSE 10M DEM INTO 2FT TOPOGRAPHY CONTOURS.
- SOIL SERIES UNIT BOUNDARIES AND EXTENTS ARE INTERPOLATED BY ON-SITE SOIL CLASSIFIER. LINES DELINEATING SOIL UNIT BOUNDARIES ON MAP SHOULD NOT BE CONSIDERED EXACT. THEY SHOULD BE CONSIDERED AS TRANSITIONAL AREAS SEPARATING UNITS OF SOILS WITH SIMILAR PHYSICAL CHARACTERISTICS AND UTILIZATION. INCLUSIONS OF DISSIMILAR SOILS MAY EXIST WITHIN THESE UNITS AND MAY BE TOO SMALL TO DELINEATE AT THIS LEVEL OF SURVEY.
- ALTERATIONS DURING CONSTRUCTION OR PRIOR TO DRAIN FIELD INSTALLATION THAT RESULT IN SIGNIFICANT CHANGES TO THE NATURAL SOIL PROFILE RENDER THESE SPECIFICATIONS INAPPLICABLE. THOSE SOILS SHOULD BE RE-EVALUATED TO DETERMINE SUITABILITY PRIOR TO DRAIN FIELD INSTALLATION.
- WHEN TRENCH LINES ARE DUG BY INSTALLER, PRECAUTION SHOULD BE TAKEN TO ENSURE THAT THERE IS MINIMAL DISTURBANCE TO THE SOIL ON THE TRENCH WALLS. SMEARING OF TRENCH WALLS OR IMPROPER INSTALLATION CAN LEAD TO SYSTEM FAILURE. TRENCHES SHOULD BE INSTALLED UNDER DRY CONDITIONS AND SIDE WALLS SHOULD BE PICKED OR TOOTHED IF POSSIBLE.
- AREAS THAT ARE IN CONCAVE LANDSCAPE POSITIONS OR AREAS THAT CHANNEL STORM WATER (SURFACE AND/OR SUBSURFACE) FLOW SHOULD NOT BE CONSIDERED FOR DRAIN FIELD APPLICATION WITHOUT INSTALLATION OF WATER DIVERSION MECHANISMS (I.E. CURTAIN DRAINS).
- ANY TERRACE FEATURE SHOULD BE AVOIDED OR RE-GRADED TO ALLOW POSITIVE WATER FLOW SO THAT SURFACE WATER DOES NOT IMPACT SEPTIC SYSTEM.
- DRAINAGE ARROWS FEATURED ON SOIL MAP WERE INTERPRETED BY ON-SITE SOIL CLASSIFIER AND ARE MEANT AS A GENERAL REPRESENTATION OF ACTUAL RELIEF OF SITE.
- THE INFORMATION DETAILED IN THIS REPORT CONTAINS THE PROFESSIONAL OPINION AND JUDGEMENT OF NGSW AND MEETS OR EXCEEDS CURRENT DPH GUIDELINES. NO GUARANTEE OF THE PERFORMANCE OF ANY ON-SITE SEPTIC SYSTEM IS WARRANTED BY NGSW.

Soil Map Legend

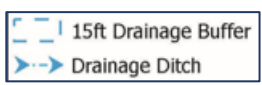
	Parcel Boundary		AR Auger Refusal
	Soil Series Boundary		BR Bedrock
	15ft Drainage Buffer		SHWT Seasonal High Water Table
	Drainage Ditch		Sap Saprolite
	Slope		1391 Soil Boring Number
	2ft Contours		ThD3 NRCS Soil Series
			48' Depth of Boring



Sheet No. SS-3
 Drawn By: Daniel J. Eitelman
 Date: 1/27/2025
 North Georgia Soil and Water, LLC
 404 922 2610
 D.j.etelman@NorthGeorgiaSoilandWater.com
 Daniel J. Eitelman, P.G.
 Level 3 High Intensity Soil Survey
 Chad Manion
 Providence Church Road
 Haralson County, Georgia

Note: The subject property contains no flood plain according to the FEMA flood map obtained from Haralson County qPublic, and contains no state waterways (streams) and no wetlands according to the map obtained from the Fish & Wildlife Service National Wetlands Inventory map, both enclosed.

The areas in the soil map above marked as "drainage ditch" and "15' drainage buffer" are simply natural ditches in the terrain that should not be used for the septic system. Seller was told by Haralson County that these ditches could be graded and/or removed during site grading. *Buyer to confirm this with Haralson County*



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.

E-Filed By:
Haralson County Clerks Office
Clerk of Courts Amy R. Muse
01/23/2025 03:15 PM
Plat Book: 00054
Page: 0172
\$10.00 RECORDING FEE

RESERVED FOR THE CLERK OF SUPERIOR COURT

GRAPHIC SCALE

(IN FEET)
1 inch = 120 ft.

LINE	BEARING	LENGTH
L1	N 89°28'40" E	105.17'
L2	N 88°24'46" W	54.78'
L3	S 88°43'23" E	62.38'

HARALSON COUNTY CERTIFICATE OF PRELIMINARY PLAT APPROVAL

All requirements of the Haralson County Subdivision Regulations relative to the preparation of a parcel split survey plat having been fulfilled, approval by this plat is hereby granted, subject to further provisions said subdivision regulations, and the plat has fully complied with the Haralson County Zoning Resolution, and the conditions of zoning approval have been met.

Lester E. Bell
Secretary of Haralson County Planning Commission
Date of Approval

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 13143C0205B, 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: JANUARY 16, 2025.

SURVEY REFERENCE:

- 1.) PLAT TITLED "PLAT FOR NEWTON L. HEMBREE" DATED NOVEMBER 28, 2000, CERTIFIED BY M.B. DELOACH, GEORGIA LS No.1347, RECORDED IN HARALSON COUNTY RECORDS PLAT BOOK 30 PAGE 112.

CURVE TABLE				
CURVE	LENGTH	RADIUS	DIRECTION	CHORD
C1	113.32'	736.30'	S 06°23'47" W	113.21'
C2	84.26'	906.39'	S 42°01'20" W	84.23'
C3	252.39'	3479.76'	S 87°34'33" E	252.33'
C4	110.84'	3479.76'	S 84°35'14" E	110.63'
C5	208.74'	8692.32'	S 86°25'50" E	208.73'
C6	189.69'	8692.32'	S 87°44'35" E	189.69'
C7	358.95'	7632.60'	S 88°16'36" E	358.92'

LEGEND

- IPF - Iron Pin Found (1/2" Rebar Unless Shown Otherwise)
- IPF1 - 1/2" Rebar w/ Cap #2935
- IPS - Iron Pin Set (1/2" Rebar w/ Cap #2935)
- CMF - Concrete Monument Found
- P.O.C. - Point of Commencement
- L/C - Land Lot Corner
- LL - Land Lot Line
- R/W - Right of Way
- C/L - Centerline
- OMP - Overhead Power Line
- OTB - Open Top Pipe
- MFP - Metal Fence Post
- Sanitary Sewer Manhole
- Utility Pole
- W-W-W - Wire Fence
- Chain Link Fence
- Wood Fence

OWNER / SUBDIVIDER:
CHAD MANION, AS TRUSTEE OF
THE RICHLAND CAPITAL 401K PSP
98 WOODLAND COURT
DALLAS, GEORGIA 30132
VESTING DEED: DEED BOOK 1436 PAGE 619

TOTAL AREA SHOWN:
21.49 ACRES

HARALSON COUNTY TAX PARCEL 0020 0050A

SURVEY FOR:
CHAD MANION, AS TRUSTEE
OF THE RICHLAND
CAPITAL 401K PSP
LAND LOT 228 - 8th DISTRICT - 5th SECTION
HARALSON COUNTY - GEORGIA

CLOSURE STATEMENT

A substantial portion of the linear and angular measurements shown on this plat were obtained by using a STONEX S980+ base and a STONEX S900+ rover RTK GPS receivers. The relative positional 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 fixed stations were derived using the Topcon TOPNET network.

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

This plat has been calculated for closure, and is found to be accurate within one foot in 641,465 feet.

SURVEY CERTIFICATION:

As required by subsection (d) of O.C.G.A. Section 15-6-67, this plat has been prepared by a land surveyor and approved by all applicable local jurisdictions for recording as evidenced by approval certificates, signatures, stamps, or statements hereon. Such approvals or affirmations must 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 Land Surveyor Certifies that this plat complies with the minimum Technical Standards for Property Surveys in Georgia as set forth in the rules and regulations of the Georgia Board 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, LS002935 *Lester E. Bell*

REVISIONS

DATE	FIELD	DRAFTER	PROJECT NO.
JANUARY 17, 2025	CSB	TFG	225029

NOTES: THIS PLAT WAS PREPARED FOR THE EXCLUSIVE USE OF THE PERSON, PERSONS, OR ENTITY NAMED HEREON. THIS FIRM ASSUMES NO LIABILITY TO THE PERSON, PERSONS, OR ENTITY NOT NAMED HEREON, AND ANY USE BY UNNAMED PARTIES WILL DO SO AT THEIR OWN RISK.

Contour Map



Frontier Capital, LLC

Chad Manion, President / Licensed Broker

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

Water Availability Letter

HARALSON COUNTY WATER AUTHORITY

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

December 11, 2024

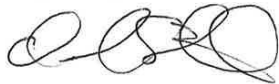
RE: Frontier Capital
Providence Church Road and Williamson Road
Parcel # 0020 0050A Lots 1-4

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.

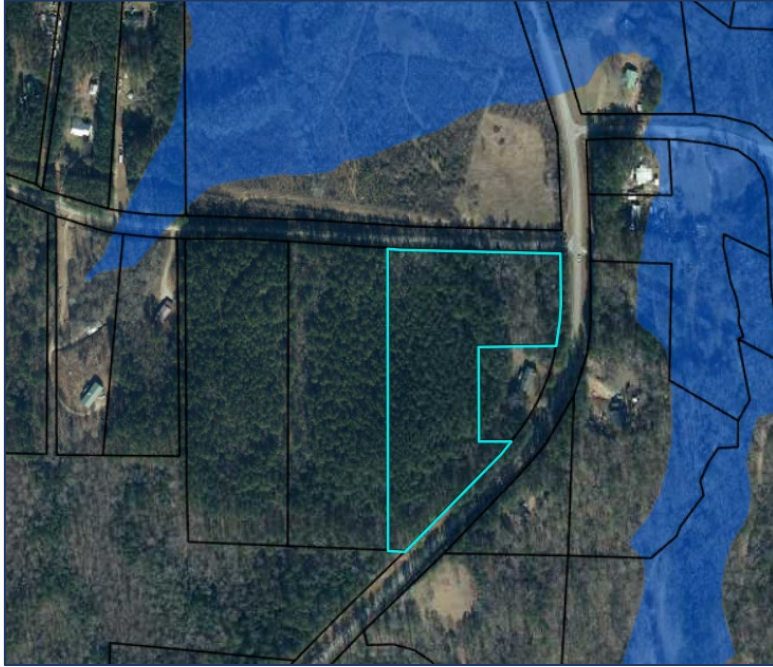
NOTE: The issuance of a water availability letter does not guarantee water plant or infrastructure capacity. Capacity is never guaranteed, but may be allocated at the sole discretion of the Authority. Under no circumstances is an availability letter valid for more than one year.

Respectfully,



Chad Smith
Manager
Haralson County Water Authority

Flood Map



Wetlands Map



Frontier Capital, LLC

Chad Manion, President / Licensed Broker

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

Site Plan



Frontier Capital, LLC

Chad Manion, President / Licensed Broker

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