



## OFFERING MEMORANDUM

**14.36 ACRES**

IVEY POPE ROAD | HARALSON COUNTY | GEORGIA







## Disclosure / Confidentiality Statement

The material contained in this Offering Memorandum is confidential, furnished solely for the purpose of considering the acquisition of 14.36 Acres in Haralson County, Georgia ("Property"), and is not to be used for any other purpose or made available to any other person without the express written consent of Pioneer Land Group ("Broker") and the Owner ("Owner"). This Offering Memorandum was prepared by Broker, and the Information contained herein has been obtained from sources that Broker deems to be reliable, and Broker has no reason to doubt its accuracy. However, neither Owner, its affiliates, officers, directors or employees, nor the Broker, nor any other party, make any warranty or representation, expressed or implied, as to the accuracy or completeness of the information contained herein, including but not limited to financial information and projections, and any engineering and environmental information. Prospective purchasers should make their own investigations, projections, and conclusions. It is expected that prospective purchasers will conduct their own independent due diligence concerning the Property, including such engineering inspections as they deem necessary to determine the condition of the Property. Pioneer Land Group represents the Owner in this transaction and makes no representations, expressed or implied, as to the foregoing matters.

This Offering Memorandum is exclusively presented by the Broker. For additional Information or to schedule a property tour, please contact:



Kyle Gable

Office: (770) 225-0718

Fax: (770) 225-0718

Cell: (404) 867-3332

Chris Rentz

Office: (770) 225-0718

Fax: (770) 225-0718

Cell: (404) 702-7193

**E-Mail: [kgable@pioneerlandga.com](mailto:kgable@pioneerlandga.com)**

**E-Mail: [crentz@pioneerlandga.com](mailto:crentz@pioneerlandga.com)**





# Table Of Contents

1. The Opportunity | 2. The Location | 3. Map Views | 4. The Process



## The Opportunity

Pioneer Land Group is pleased to present 0 Ivey Pope Road, a 14.36 acre parcel in Haralson County, Georgia. The Property offers the following attributes:

- The Property offers a total of 501' of road frontage on Ivey Pope Road. The road is a county maintained asphalt drive.
- The Site offers a level topography with drainage sufficient for residential building or agriculture use.
- Greene Creek runs the width of the property. The creek is spring fed and offers a good current. The creek sets back approximately 120' from the road.
- The Opportunity offers a private water crossing. Large culvert pipes are present with soil and gravel on surface creating a nice/ stable drive. Said crossing allows access to pasture and the remaining balance of acreage.
- Parcel ID Number: 00330046
- Zoning: Property Class is identified as R4– Residential. The tract is located within the city limits of Tallapoosa.
- Utilities: All utilities are accessible.
- Due to the topography– characteristics– location– and road frontage this property accommodates residential development and/or light agricultural use.



### Utilities:

The Property is served by domestic water– public sewer– electricity– and pipe gas. All utilities should be independently verified by prospective purchaser.

### Distance to Key Landmarks:

Downtown Tallapoosa: 1.4 Miles

US– 78: 1.3 Miles

Interstate 20: 6.3 miles

Tally Valley Park: 3.1 Miles

Downtown Bremen: 11.2 Miles

### Schools:

West Haralson Elementary School - 

Haralson County Middle School- 

Haralson County High School- 

*\*school evaluation provided by schooldigger.com*

### County Taxes:

| County   | Parcel ID | Tax Year | Tax Amount |
|----------|-----------|----------|------------|
| Haralson | 0033 0046 | 2018     | \$339.00   |
| Haralson | 0033 0046 | 2017     | \$372.00   |
| Haralson | 0033 0046 | 2016     | \$348.00   |



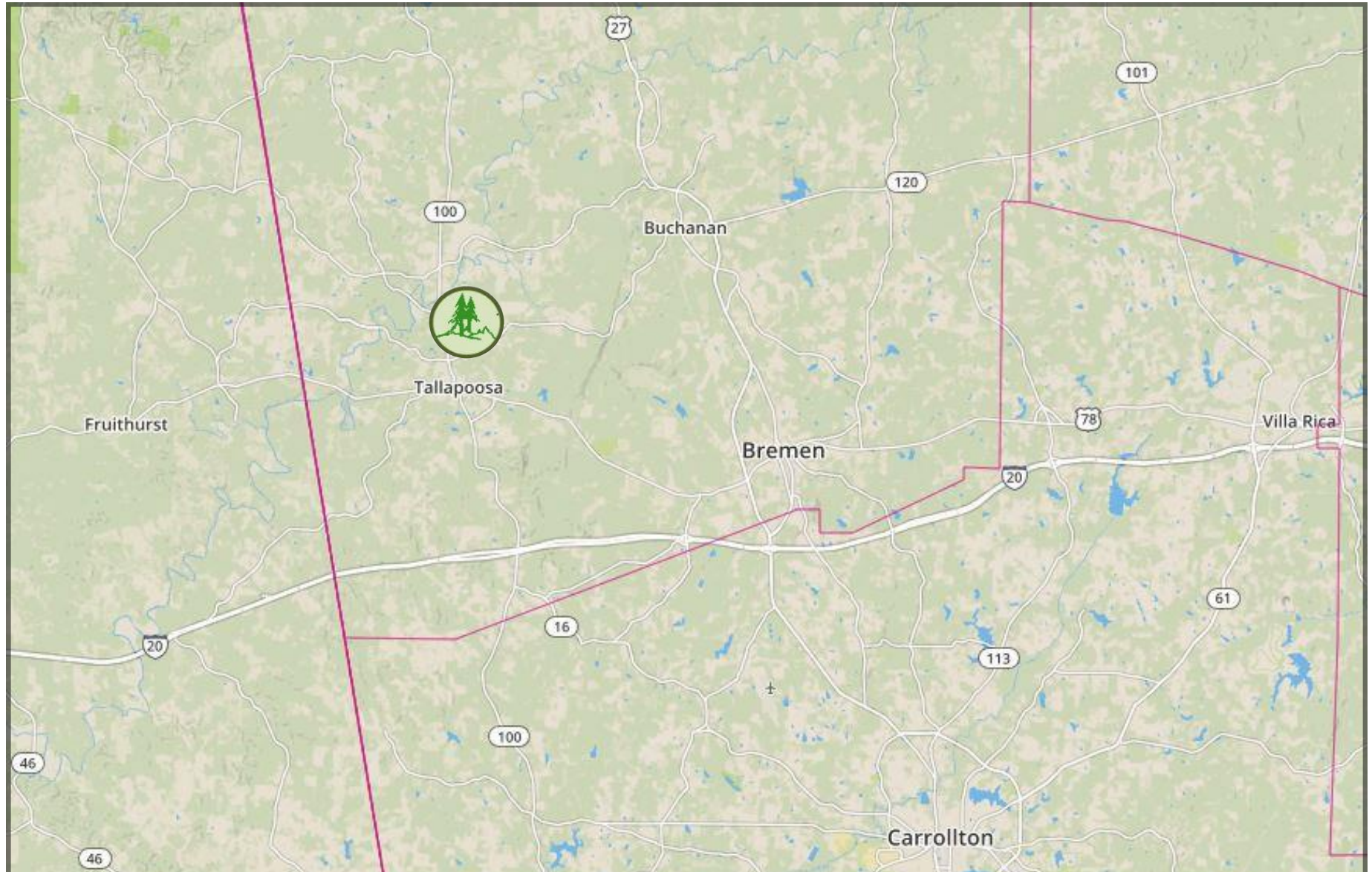




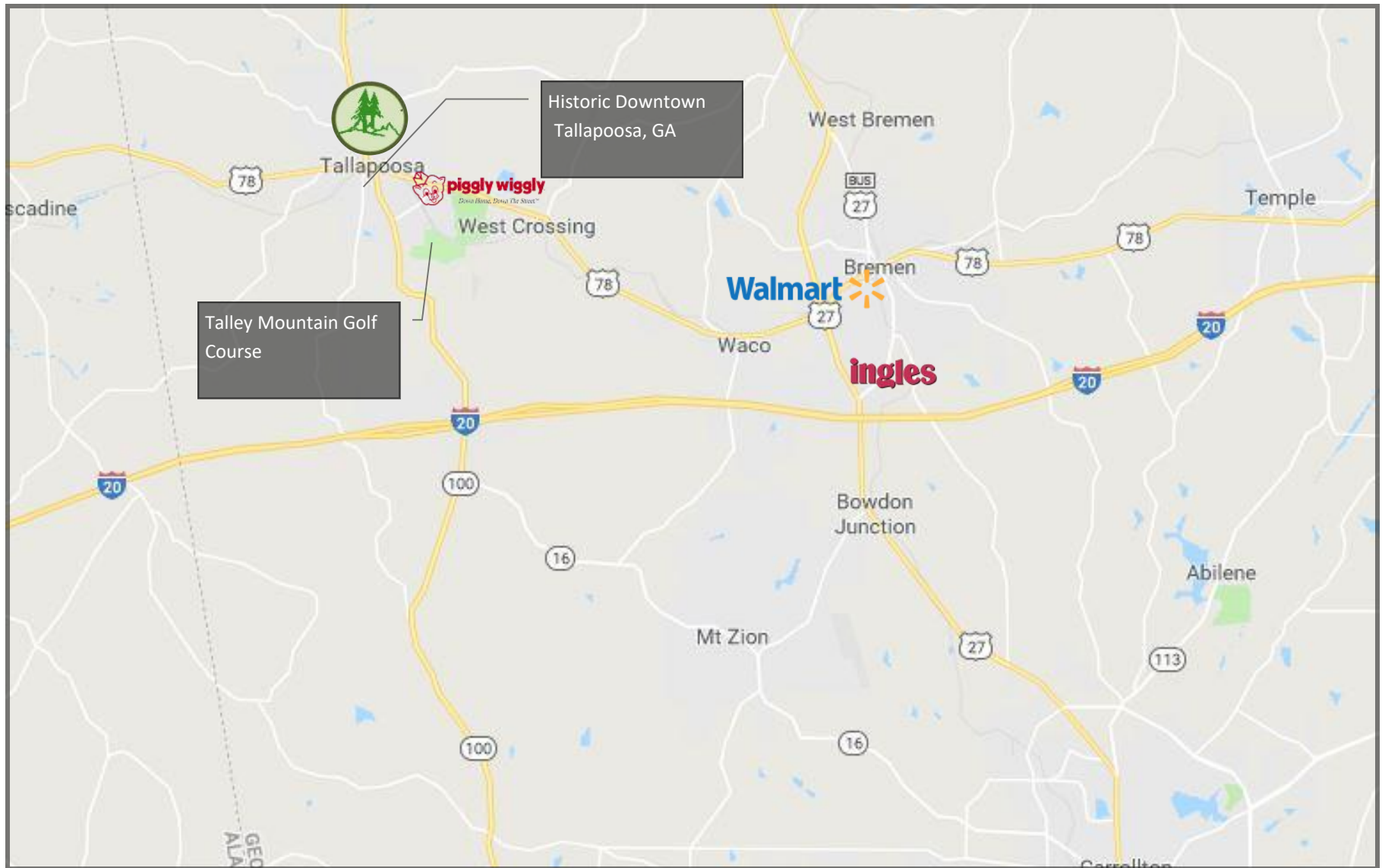


## The Location

The Property is approximately 1 mile north from Downtown Tallapoosa. Ivey Pope Rd is located just off of Highway 120/ Buchanan Hwy and North of Highway 78. The property is approximately 11 miles north/west from the growing city of Bremen, GA.

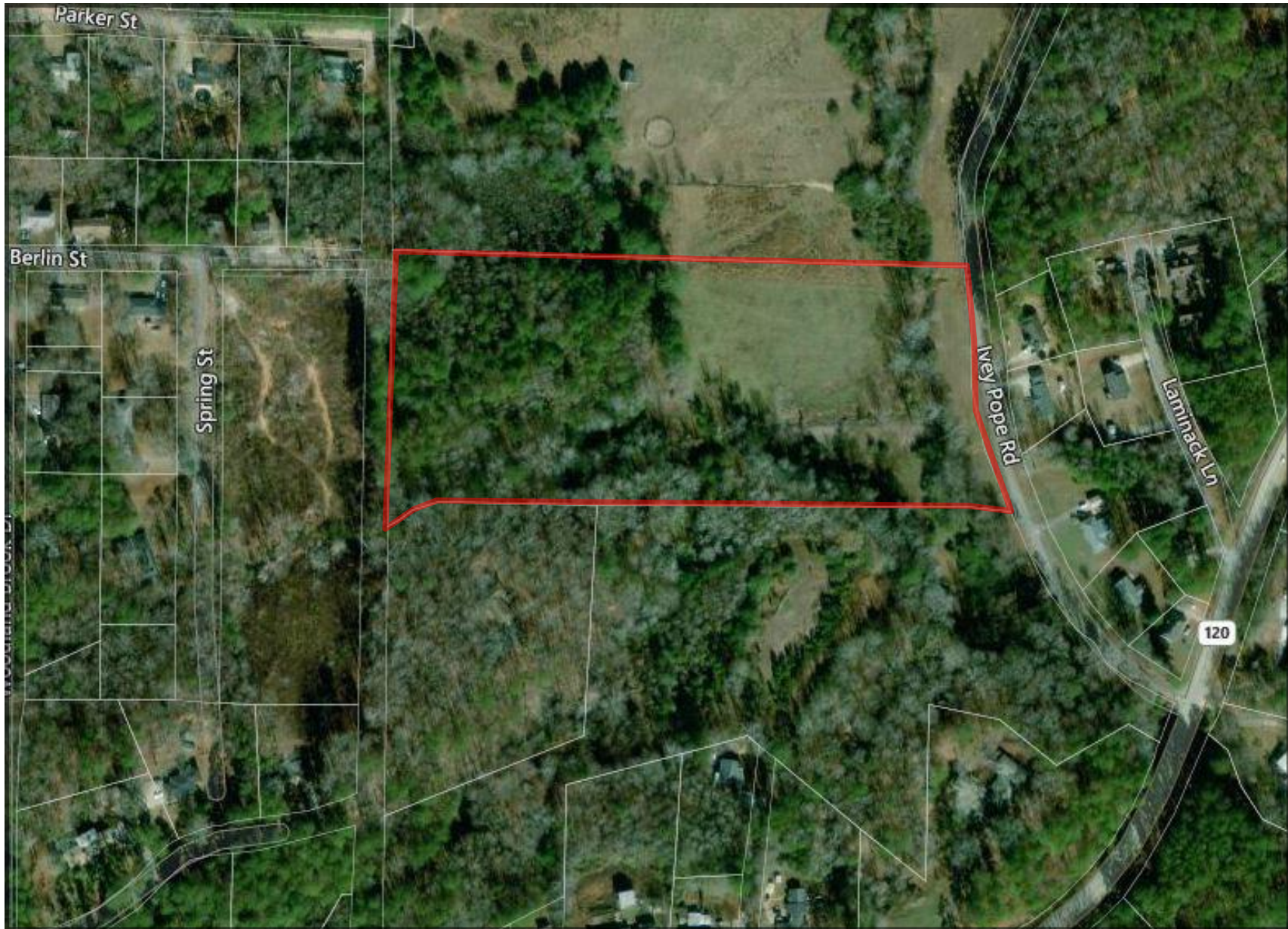


## High Altitude Map View w/ Retail



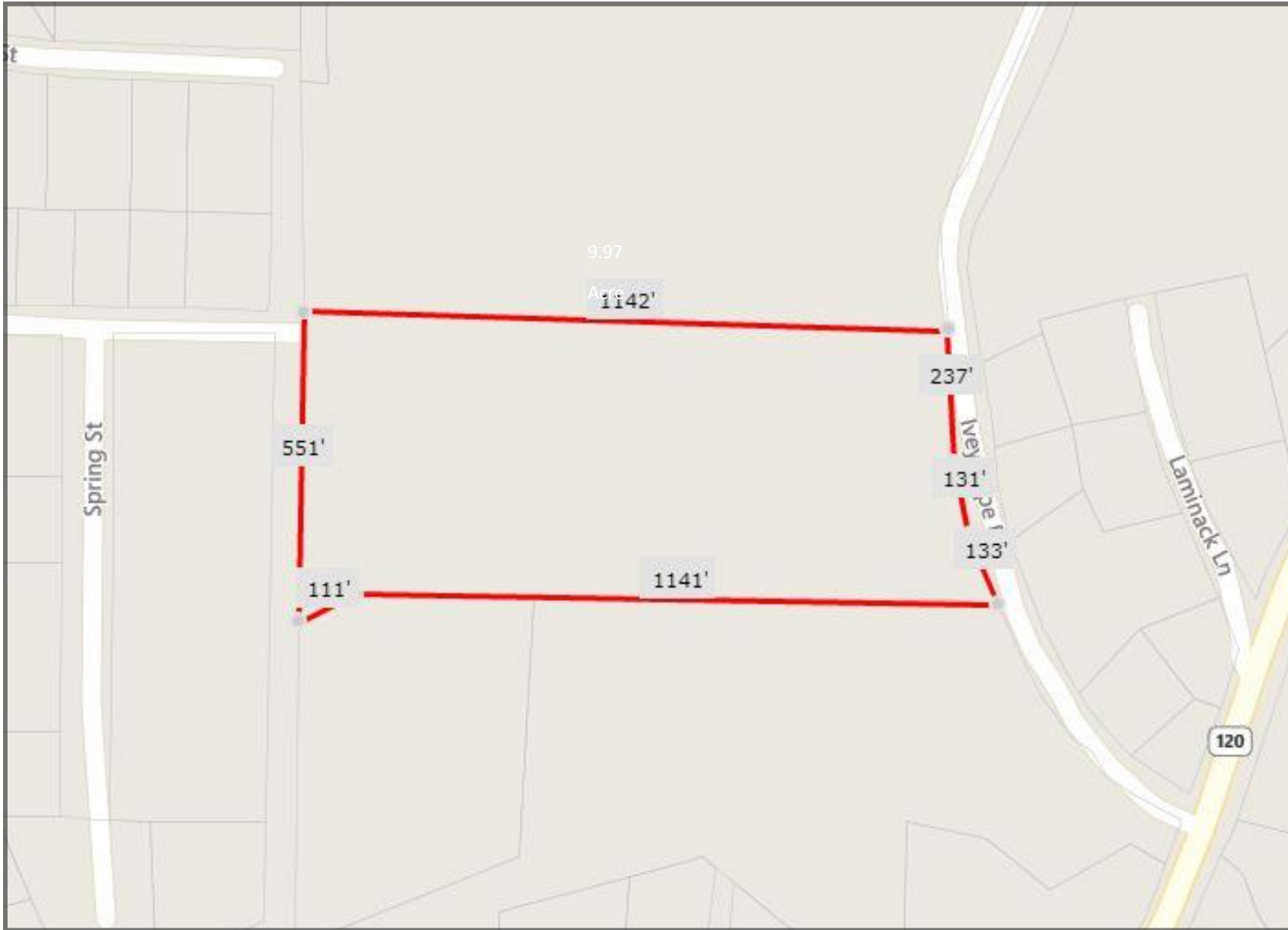


## High Altitude Map View





## Low Altitude Map View– Site Dimensions





## The Process

The owner has set an offering price for the Property at \$78,980 ( \$5,500 per acre). Owner Financing is available for qualifying Buyer(s).

Interested parties should submit an offer in the form of GAR documents or a proposed term sheet that includes the following information:

- Price
- Earnest Money
- Due Diligence Period
- Closing Period
- Contingencies
- Overview of purchaser including financial capabilities

We are available to discuss the project and address any questions at your convenience. If you would like to schedule a showing with a member of our team please contact one of the listing agents.





Kyle Gable

Office: (770) 225-0718

Fax: (770) 225-0718

Direct: (404) 867-3332

E-Mail: [kgable@pioneerlandga.com](mailto:kgable@pioneerlandga.com)

Chris Rentz

Office: (770) 225-0718

Fax: (770) 225-0718

Direct: (404) 702-7193

E-Mail: [crentz@pioneerlandga.com](mailto:crentz@pioneerlandga.com)



**PIONEER**  
LAND GROUP