

720+/- acres in Haralson County, Georgia

OLD TOWN PRESERVE

The Property

Nestled in the foothills of the Appalachian Mountains and tucked away in the heart of Tallapoosa, Georgia, lies the Old Town Preserve, a sprawling 720 acres that is nothing short of a natural paradise. It is bordered along the western boundary by the bold Walker Creek, along with Providence Church Road; along the northern boundary by the Norfolk Southern Railroad (2,800 feet +/- of railroad track frontage), and other private ownerships; along the eastern border by Old Highway 100 (2,450 feet +/- of road frontage), along with different private ownerships; and on the south by several private ownerships. Dominated by mature timber along the creeks and streams and younger mixed pines and hardwoods on the ridges, the Preserve's rolling topography weaves a captivating canvas of lush greens and rugged terrain, offering breathtaking views that are a treat for the senses.

The Lake and Private Airstrip

A 25-acre lake glistens under the Georgia sun at the center of this expansive property, its tranquil waters mirroring the surrounding beauty. In addition, the Preserve is home to four serene ponds, each a sanctuary for local wildlife and an idyllic spot for visitors seeking solitude. Winding streams meander through the landscape, their gentle sounds adding a soothing melody to the Preserve's serene symphony. Also adjoining the 25-acre lake is a 4,400 ft. FAA-registered landing strip accompanied by a 10,000 sf aircraft hangar.

The Custom Home

A testament to the Preserve's commitment to luxury is the grand 7,716 +/- SF (per plans) custom home built by John Weiland Homes, well-placed at the heart of the property (qualified as an Earth Craft House). With its unique design and sophisticated arrangement, the home is a perfect blend of luxury and comfort, a beacon of enhanced living amidst the raw beauty of the Preserve. The custom home has 10 bedrooms, 6 full baths, 2 half



JESSE THOMPSON

jesse@selandgroup.com | 1-866-751-LAND | (770) 317-5235



baths, a conference room, a media room, two office spaces, and much more! Not a thing was overlooked with the layout and design. Adding to the allure is the gated front entrance with an attractive guardhouse, signifying the exclusivity and security of this magnificent property. Paved roads provide easy access to its many wonders and bountiful wildlife that call the Preserve home. Utilities include underground power, water, gas, sewer, and fiber optic cable. At Old Town Preserve, nature's splendor meets human ingenuity, creating a haven of tranquility and luxury.

The Community

Old Town Preserve is so-named with a hint towards the Creek or Muscogee Native American words from Tallapoosa, Georgia, derived from Talwa posa, meaning "Grandmother Town." These tribes are considered among the oldest groups in the Southeast (hence the name Old Town Preserve). Tallapoosa, Georgia, has a rich history and is a place of great ceremonial importance to Native Americans, including the Choctaw, Creek, and Cherokee tribes. Around 1842, gold was discovered by a local farmer, William Owens, and some 100,000 pennyweights were mined. In the late 1800s, the Georgia-Alabama Investment and Development Company spurred the founding of a new City, Tallapoosa, along the tracks of the Georgia Pacific Railroad. Tallapoosa was labeled "A Georgia Town with a great future" because of the mineral resources and the creation of the Tallapoosa Land, Mineral, and Mining Company by Ralph L. Spencer, who also drew the winemaking industry to the area. Today, local employers include Honda Precision Parts, Wayne Davis Concrete Co, E.J. Brooks Co, British American Rubber Co, and Custom Beverage Concepts, to name a few.

An Exceptional Property

Imagine having a unique, peaceful, 720 +/- acre retreat you can fly into for the weekend or anytime you just need to escape to a place you can relax and enjoy nature. In this expansive, private retreat, you can enjoy fishing, hunting, observing wildlife, relaxing, or taking a short trip to one of many nearby outdoor recreation opportunities or the urban center of your choice for shopping and dining.

This well-situated, one-of-a-kind property would be perfect for a wide array of potential uses including: A large private retreat, a residential development, a corporate headquarters or retreat, a film studio, a hunting preserve, an executive Air-BNB, a winery or vineyard, or one of many other destinations you might envision.

A Fantastic Location

Situated in the "ABC Triangle" (Atlanta – Birmingham - Chattanooga) and only minutes from I-20 Exit 5, this pristine property is well-situated, allowing the owner to be about an hour's drive to the busiest international



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airport in the world (ATL), while being in a very-private landscape of rolling hills, flowing streams, trees, as well as a beautiful spring-fed lake and ponds. With this property being within a short distance of these urban centers, you have access to highly qualified professionals and an enviable strategic geographic location.

Don't miss your chance to make Old Town Preserve your own personal paradise. Please reach out to John Hardin (334-524-2756), or Jesse Thompson (770-317-5235) for more information and to schedule a private showing!

Please consult your financial/tax advisor, as this is a 501 (c) (3) public non-profit owned property.

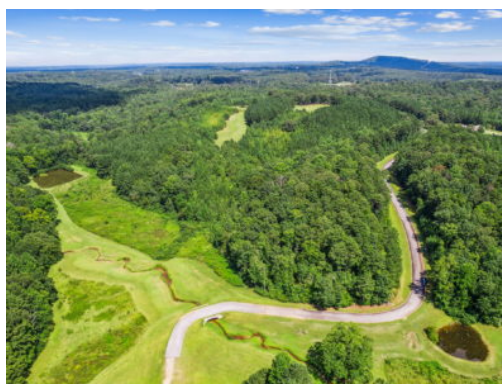
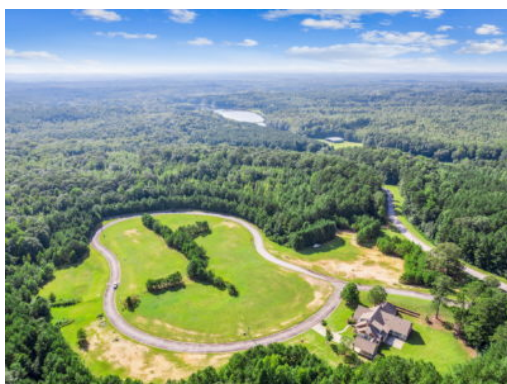
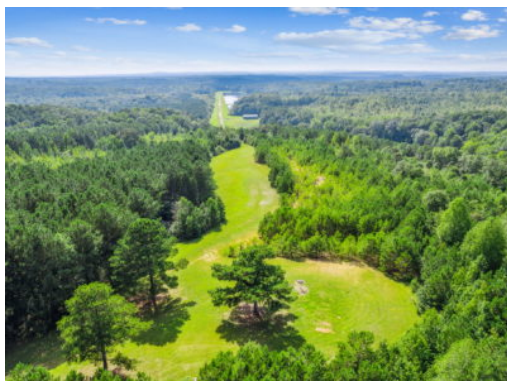
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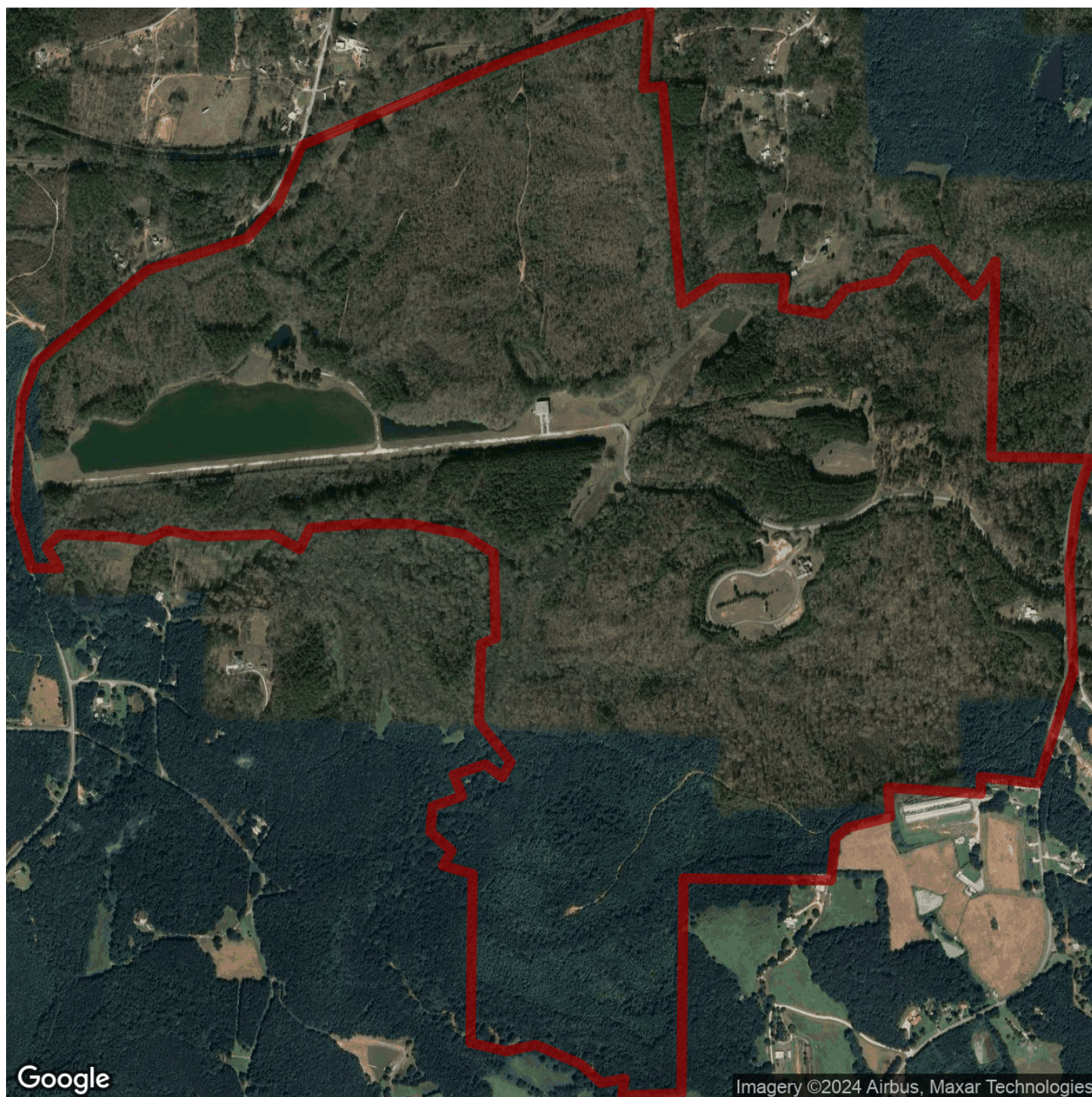




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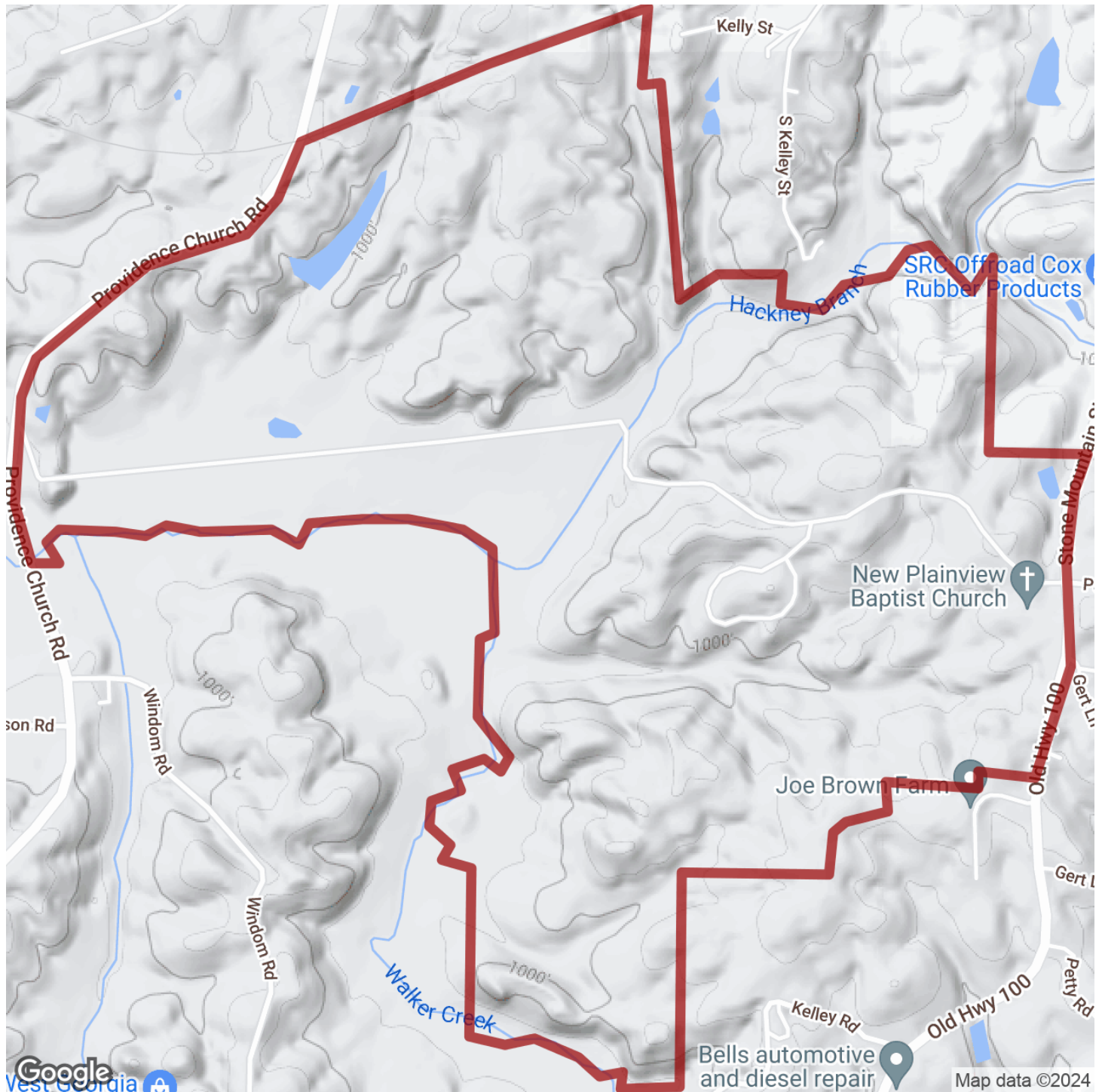




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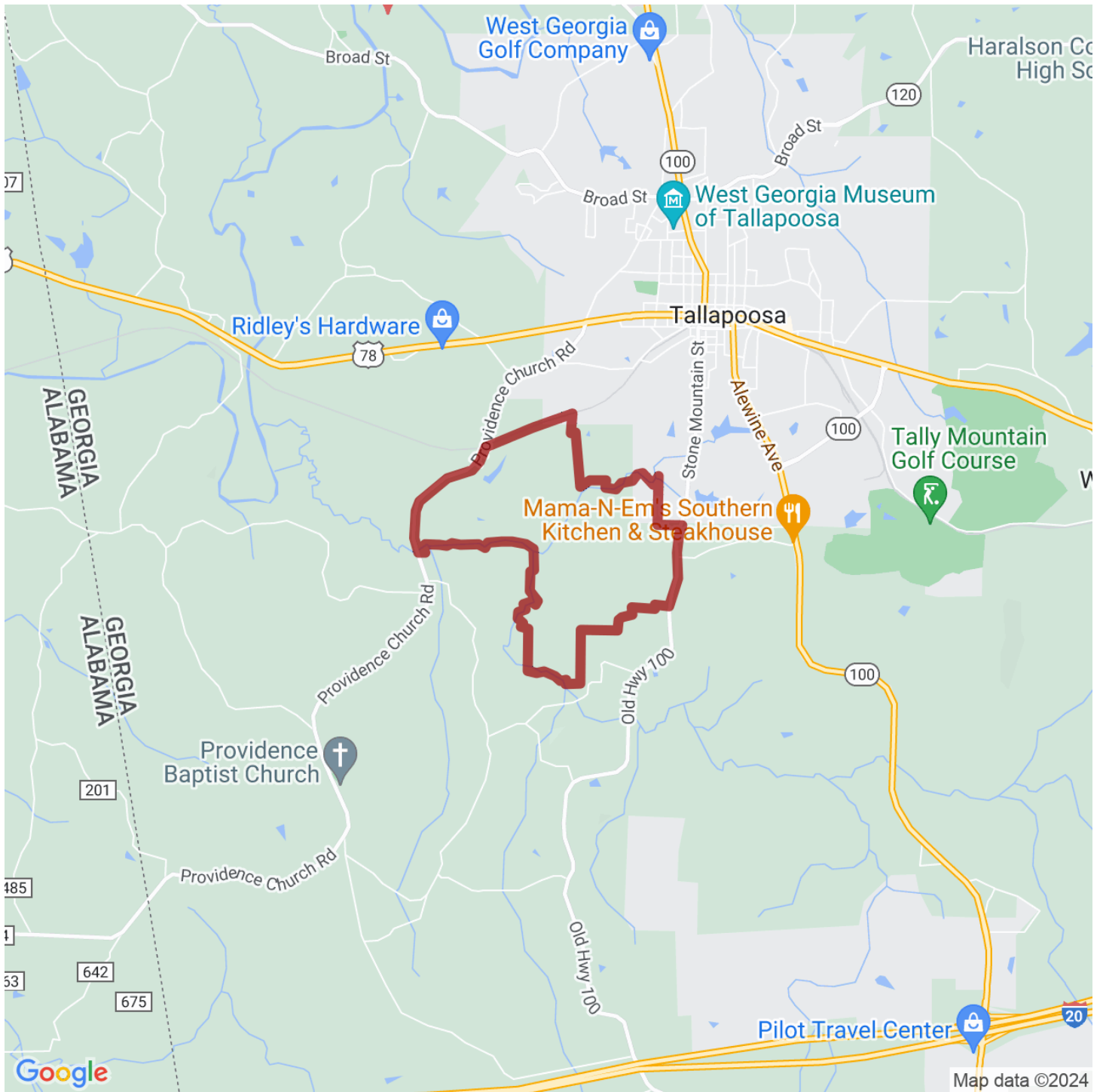




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