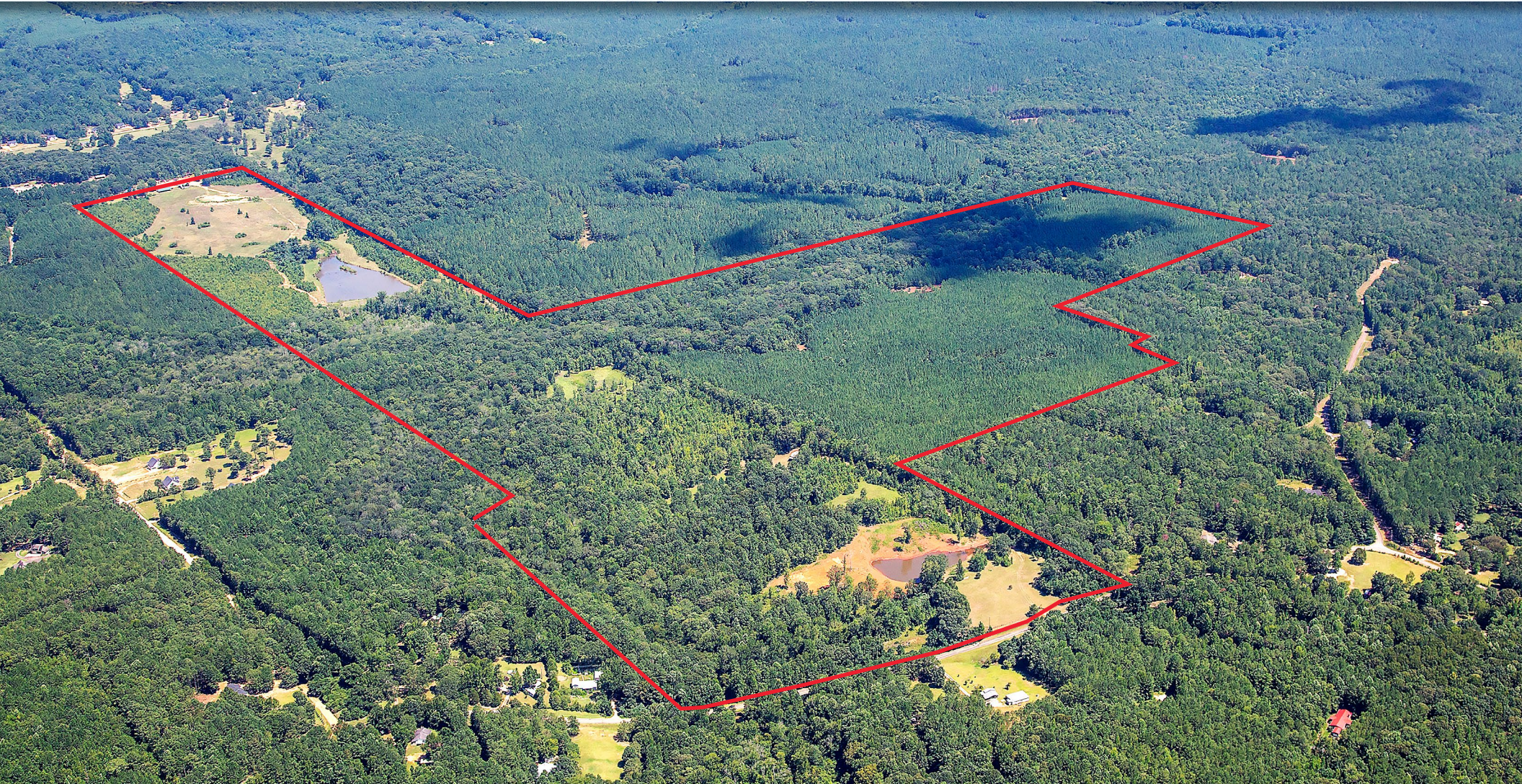


# COLEMAN CREEK FARM

MERIWETHER COUNTY, GA

## 265+/- ACRE TIMBER AND RECREATIONAL PROPERTY



**MACALLAN**  
REAL ESTATE

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### **OPPORTUNITY**

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Macallan Real Estate is pleased to present the Coleman Creek Farm in Meriwether County. Less than an hour southwest of Atlanta and 30 minutes south of Newnan, this 265-acre property is an excellent opportunity to create your personal recreational retreat. The rolling topography features several food plots and over 20 acres of potential pastureland. A mix of upland pines and hardwood bottoms gives the property great potential for future forest management revenues. There are two man-made ponds on the property, one of which is stocked, and ready to fish. With proper management, this tract has great recreational and investment potential.



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### PROPERTY FEATURES

- 265 +/- Acres
- 689 Coleman Creek Circle
- Multiple maintained food plots
- 2 ponds – 4ac, and 1.5ac
- Approximately 1 mile of dual frontage on Coleman Creek
- Approximately 1,300ft of paved road frontage on Coleman Creek Circle
- Mature planted pines and hardwood bottoms
- Existing equipment barn
- Multiple access points from Coleman Creek Circle and Dunlap Road
- Conservation easement opportunity
- Gently rolling topography
- Several custom tower stands included in sale
- Potential residential subdivision

**Asking Price \$1,576,750 (\$5,950/ac)**

**SELLER FINANCING AVAILABLE - CALL FOR DETAILS**



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### AREA OVERVIEW | MERIWETHER COUNTY

Spanning 505 square miles just under an hour Southwest of Atlanta, Meriwether County consists of mostly rural, unfragmented timber, agricultural and recreational tracts and is home to just over 20,000 residents. The county seat, Greenville, lies just 7.5 miles south of the property and offers dining, shops and services centered around a charming town square. Several historical sites call Meriwether County home, including Warm Springs where President Franklin D. Roosevelt used the springs as a source of relief from polio from 1924 until his passing in 1945.

New development has primarily been limited to the Northwest portion of the county, more specifically in the Meriwether Industrial Park where some of the county's top employers are located. As growth continues along the I-85 South corridor, Meriwether County is well-positioned to benefit from continued investment in the area for years to come.



[CLICK HERE FOR MORE ON MERIWETHER](#)



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[CLICK HERE FOR MORE ON NEWNAN](#)

### AREA OVERVIEW | NEWNAN

Situated just under 40 miles southwest of Atlanta and 15 miles north of the Sprayberry Tract, Newnan serves as the county seat of Coweta County. Fondly nicknamed the “City of Homes,” Newnan is known for its beautiful and well-preserved antebellum homes scattered throughout the city and county. Many of these homes were constructed during the Civil War, a time when Newnan served as a military “hospital city”, housing up to 10,000 soldiers across several field hospitals.

Today, Newnan is the 23rd largest city in the state of Georgia. Seeing unprecedented growth in recent years, the city increased its population by nearly 30% between 2010 and 2020. As Newnan and the surrounding areas have grown, it has attracted many national brands and retailers to the area as well as one of three Cancer Treatment Centers of America Hospitals in the United States. Newnan is also home to Piedmont Newnan which is one of the largest employers in the area with over 1,200 employees. Despite its proximity to Atlanta, Newnan sees a net increase in daytime population.



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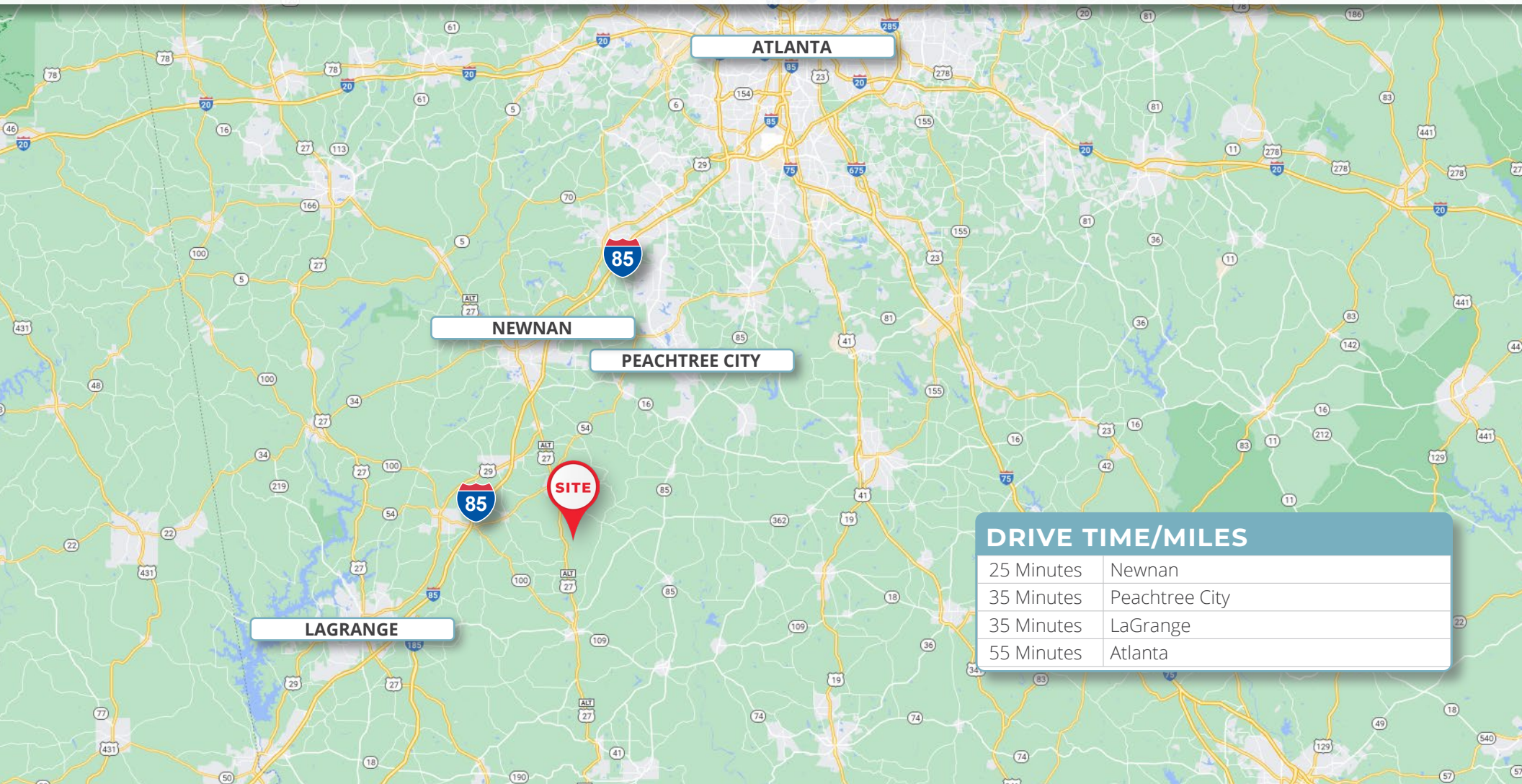
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## DRIVE TIME/MILES

25 Minutes	Newnan
35 Minutes	Peachtree City
35 Minutes	LaGrange
55 Minutes	Atlanta



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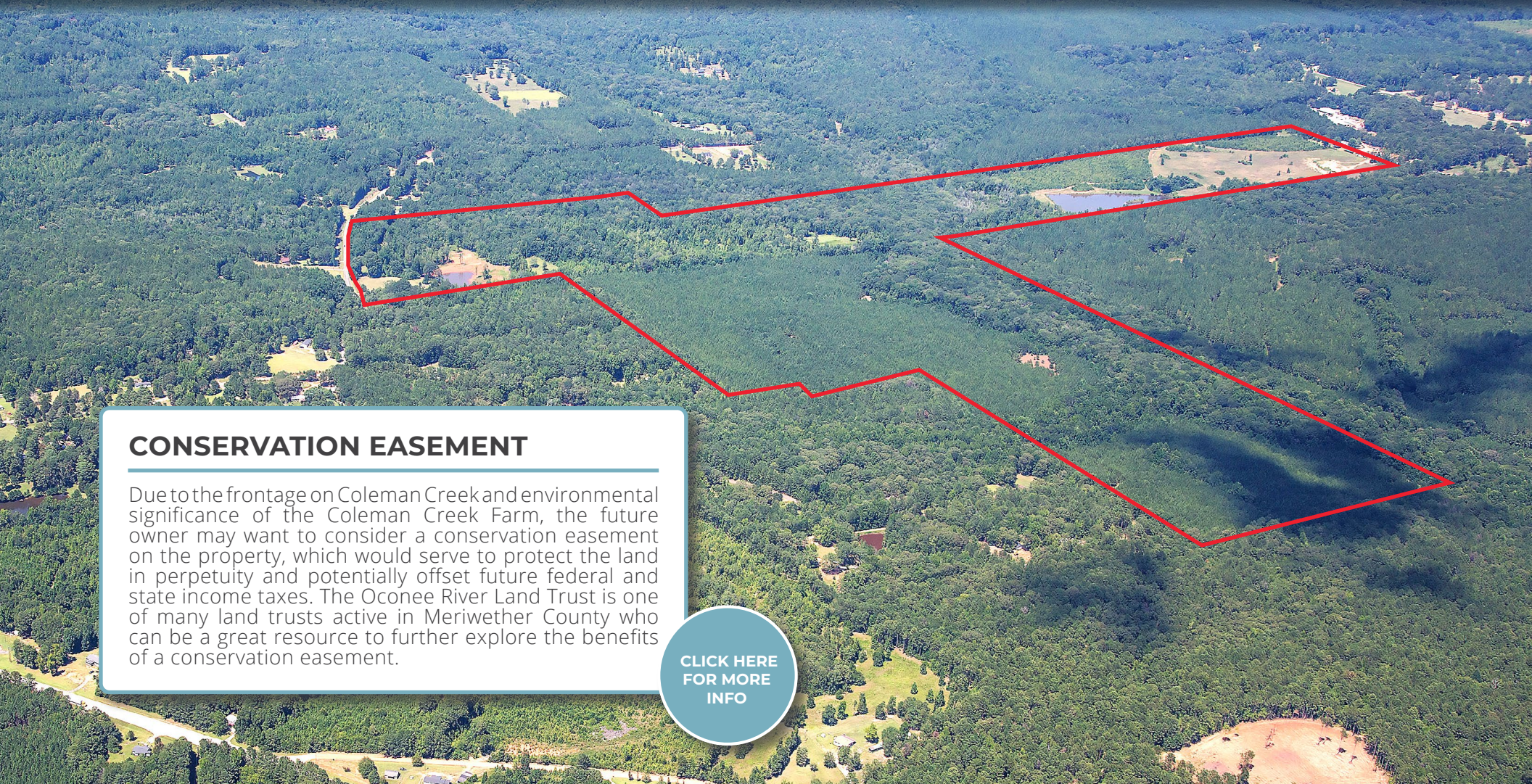
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### CONSERVATION EASEMENT

Due to the frontage on Coleman Creek and environmental significance of the Coleman Creek Farm, the future owner may want to consider a conservation easement on the property, which would serve to protect the land in perpetuity and potentially offset future federal and state income taxes. The Oconee River Land Trust is one of many land trusts active in Meriwether County who can be a great resource to further explore the benefits of a conservation easement.

[CLICK HERE FOR MORE INFO](#)



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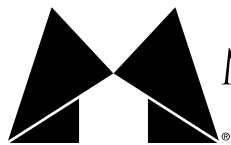
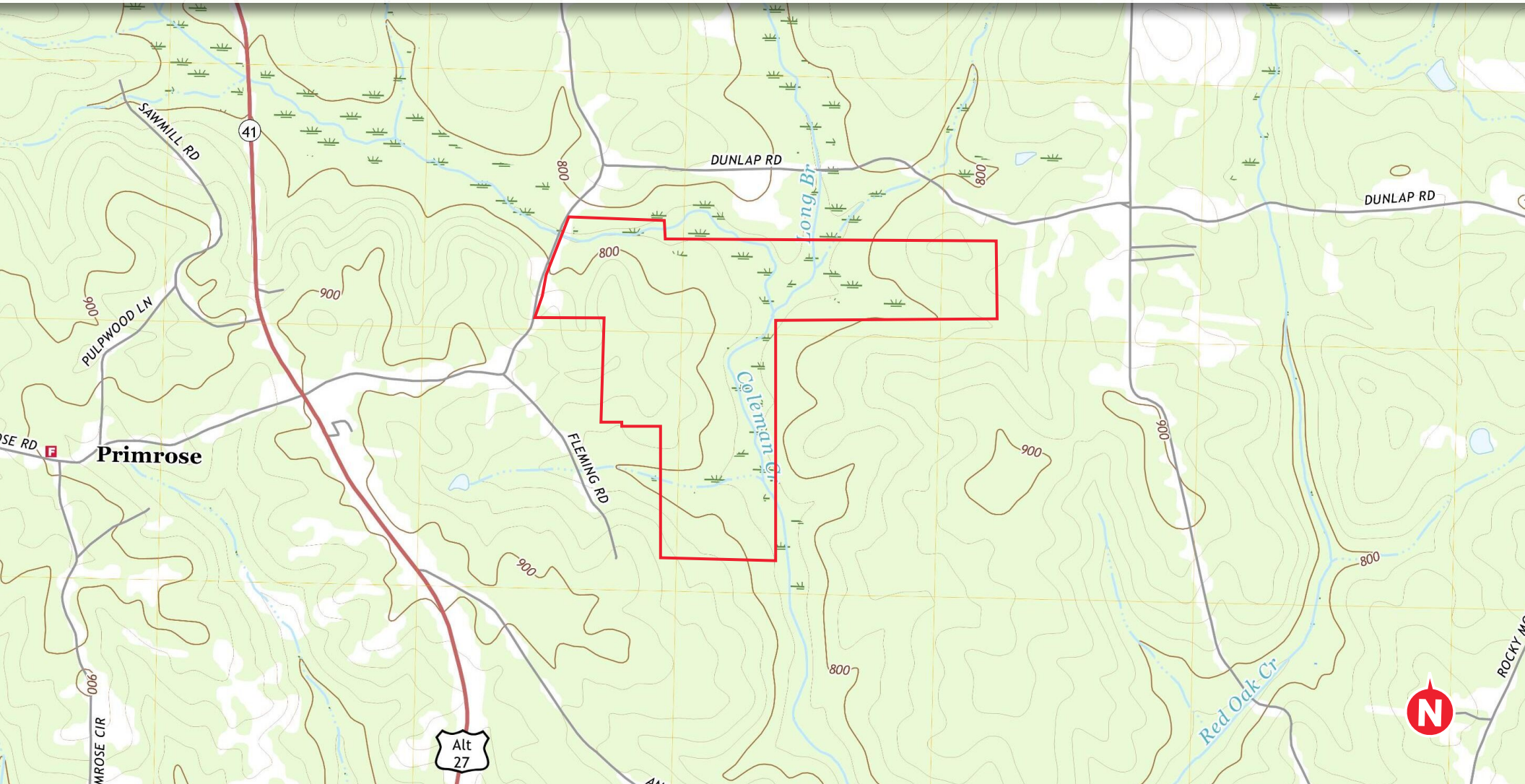
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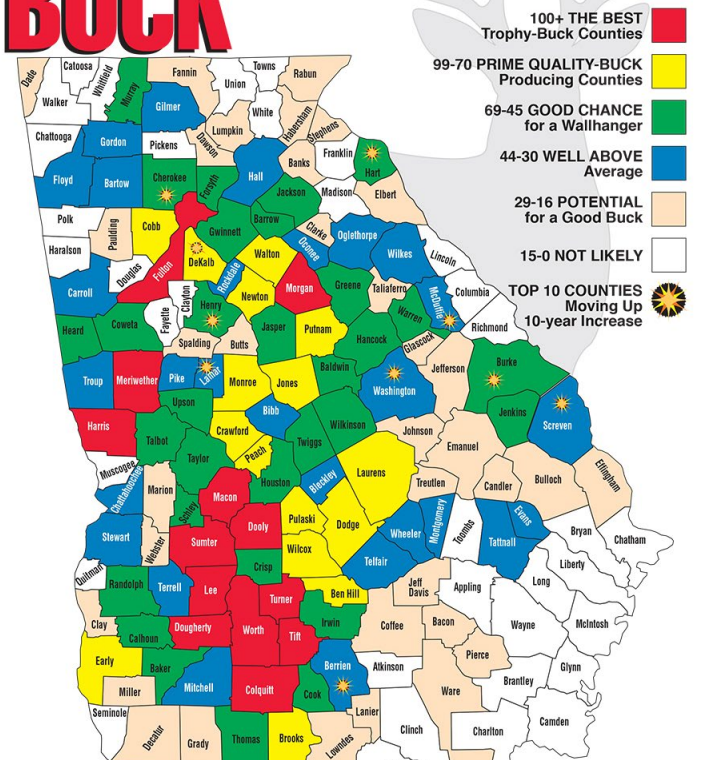
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# COLEMAN CREEK FARM MERIWETHER COUNTY, GA

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## BEST COUNTIES FOR A BIG BUCK



\*Meriwether County is consistently named a top ten county to shoot a trophy buck by GON.\* Source: Georgia Outdoor News

## Big-Buck Rankings for Georgia Counties

GON uses official scores from bucks taken in the past 10 years to determine a quality-buck score for each county.

1. Worth	223	Baker	59	81. Lamar	34	Ware	17
2. Lee	190	42. Cherokee	58	Mitchell	34	122. Jeff Davis	16
3. Macon	153	Crisp	58	Wheeler	34	Spalding	16
4. Dougherty	149	Hancock	58	84. McDuffie	32	124. Madison	15
5. Colquitt	123	45. Randolph	56	Oconee	32	White	15
6. Fulton	121	46. Greene	55	86. Floyd	30	126. Catoosa	14
7. Harris	118	Henry	55	Montgomery	30	Clayton	14
8. Meriwether	114	Talbot	55	Stewart	30	Seminole	14
9. Dooley	111	49. Heard	53	89. Jefferson	29	Walker	14
10. Turner	107	Jenkins	53	90. Elbert	28	130. Haralson	13
11. Tift	106	51. Burke	52	Grady	28	Liberty	13
12. Morgan	105	Cook	52	92. Effingham	27	Toombs	13
13. Sumter	103	Jackson	52	Miller	27	Whitfield	13
14. Brooks	88	54. Thomas	49	94. Bacon	26	134. Bryan	12
15. Crawford	88	55. Barrow	48	Emanuel	26	Richmond	12
Jones	88	Warren	48	96. Clarke	25	136. Charlton	11
17. Putnam	87	57. Murray	47	Marion	25	Franklin	11
18. Cobb	86	58. Irwin	46	Taliaferro	25	Pickens	11
19. Wilcox	86	59. Forsyth	45	99. Clay	24	Polk	11
20. Walton	82	Schley	45	Lowndes	24	140. Wayne	10
21. Monroe	81	61. Bibb	44	101. Fannin	23	141. Douglas	9
22. Early	80	62. Evans	43	102. Candler	22	Lincoln	9
23. Ben Hill	79	63. Terrell	42	Coffee	22	143. Atkinson	8
24. Dodge	78	64. Bartow	41	Dawson	22	Brantley	8
26. Newton	78	Carroll	41	105. Bulloch	21	145. Fayette	7
27. Laurens	72	Chattahoochee	41	Butts	21	Glynn	7
28. DeKalb	71	Oglethorpe	41	Glascok	21	McIntosh	7
29. Peach	70	Pike	41	Johnson	21	148. Appling	6
30. Jasper	68	Troup	41	Lumpkin	21	Chatham	6
Taylor	68	Washington	41	Treutlen	21	Union	6
32. Gwinnett	67	71. Bleckley	40	111. Decatur	19	151. Long	5
Twigg	67	72. Gordon	39	Stephens	19	Muscogee	5
34. Baldwin	65	73. Berrien	38	Dade	19	Quitman	5
Calhoun	65	Rockdale	38	114. Banks	18	154. Chattooga	3
Coweta	65	75. Wilkes	37	Habersham	18	Columbia	3
37. Wilkinson	64	76. Gilmer	36	Lanier	18	156. Towns	2
38. Upson	63	Screven	36	Webster	18	157. Camden	1
39. Hart	62	Tattall	36	118. Paulding	17	Clinch	1
40. Houston	59	80. Hall	35	Pierce	17	159. Echols	0
				Rabun	17		



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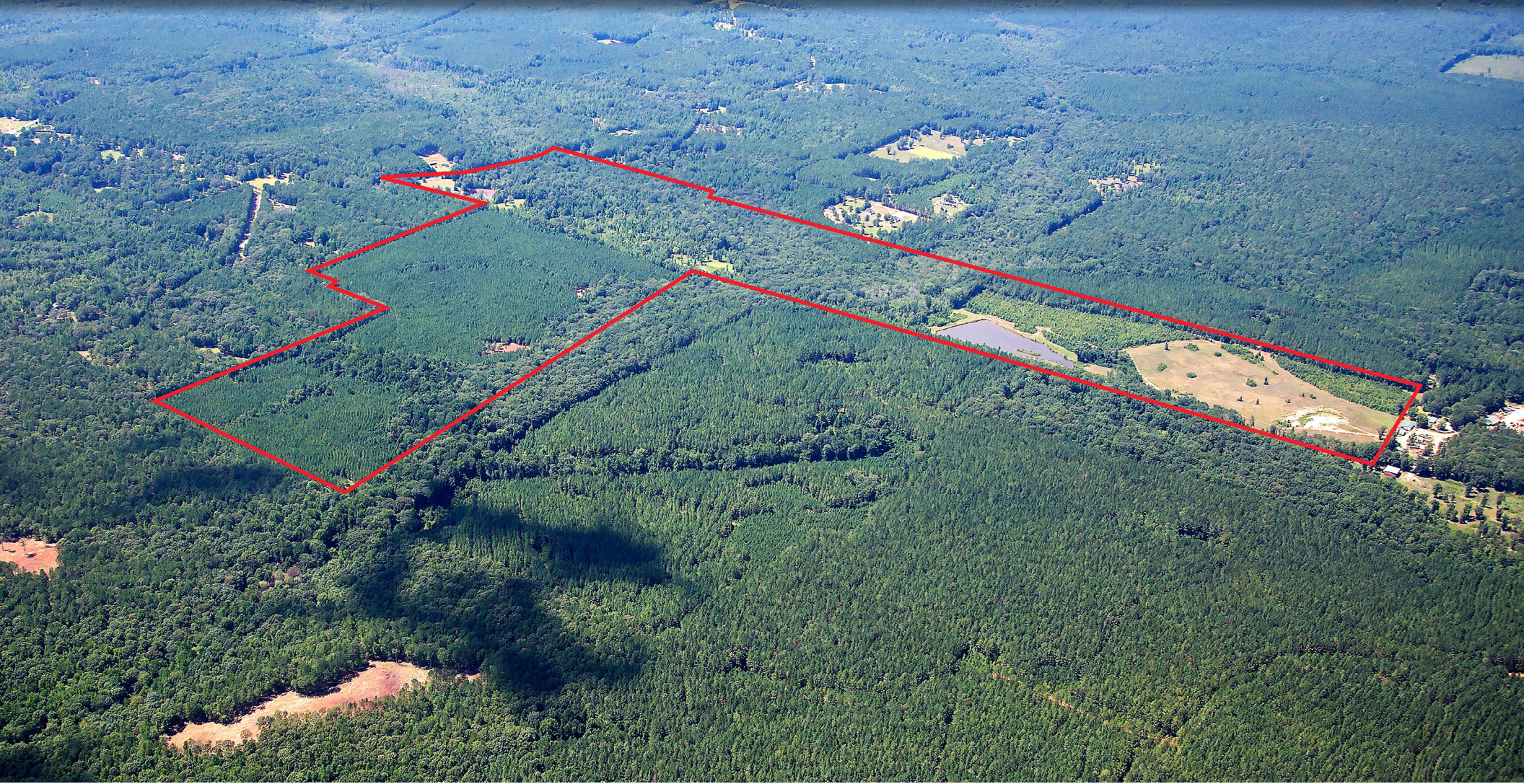
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