

Lutheranch

HARALSON COUNTY, GEORGIA

LIVE WATER
PROPERTIES



Hunting | Ranching | Fly Fishing | Conservation

Lutheranch

Tallapoosa, Haralson County, Georgia
±200 Acres | Listing Price: \$2,995,000



Contact

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www.livewaterproperties.com



Lutheranch allows an owner to enjoy secluded privacy within an hour of Atlanta, Georgia. With an illustrious history as a fully outfitted equestrian property, Lutheranch offers miles of scenic trails through mature hardwood forests and over 40 acres of pasture. The property is ready for the equestrian enthusiast, boasting a 16-stall horse barn, office, tack room, and covered riding arena. The lodge is the centerpiece of the property sitting on a beautiful 16-acre pond, which is fully contained within the property boundaries to ensure privacy. The entire southern boundary is defined by over two miles of frontage with the clear waters of Mann Creek.

Lutheranch has been operated as a retreat center and summer camp location for years. It is well known within the community as a retreat and sanctuary from the busy life in the city.







Improvements

The rustic, yet comfortable, 4,000 sqft main lodge is well-situated on the lake with beautiful southeasterly views and a dock. The lodge will easily handle a crowd with eight bedrooms, seven-and-a-half bathrooms, living room, and covered porch overlooking the lake.

The quaint caretaker's house sits near the main gate at the end of McGinnis Road, a paved county road in excellent condition. With three bedrooms, two bathrooms, and 1,100 sqft of comfortable living area, this building is currently used to house the caretaker.

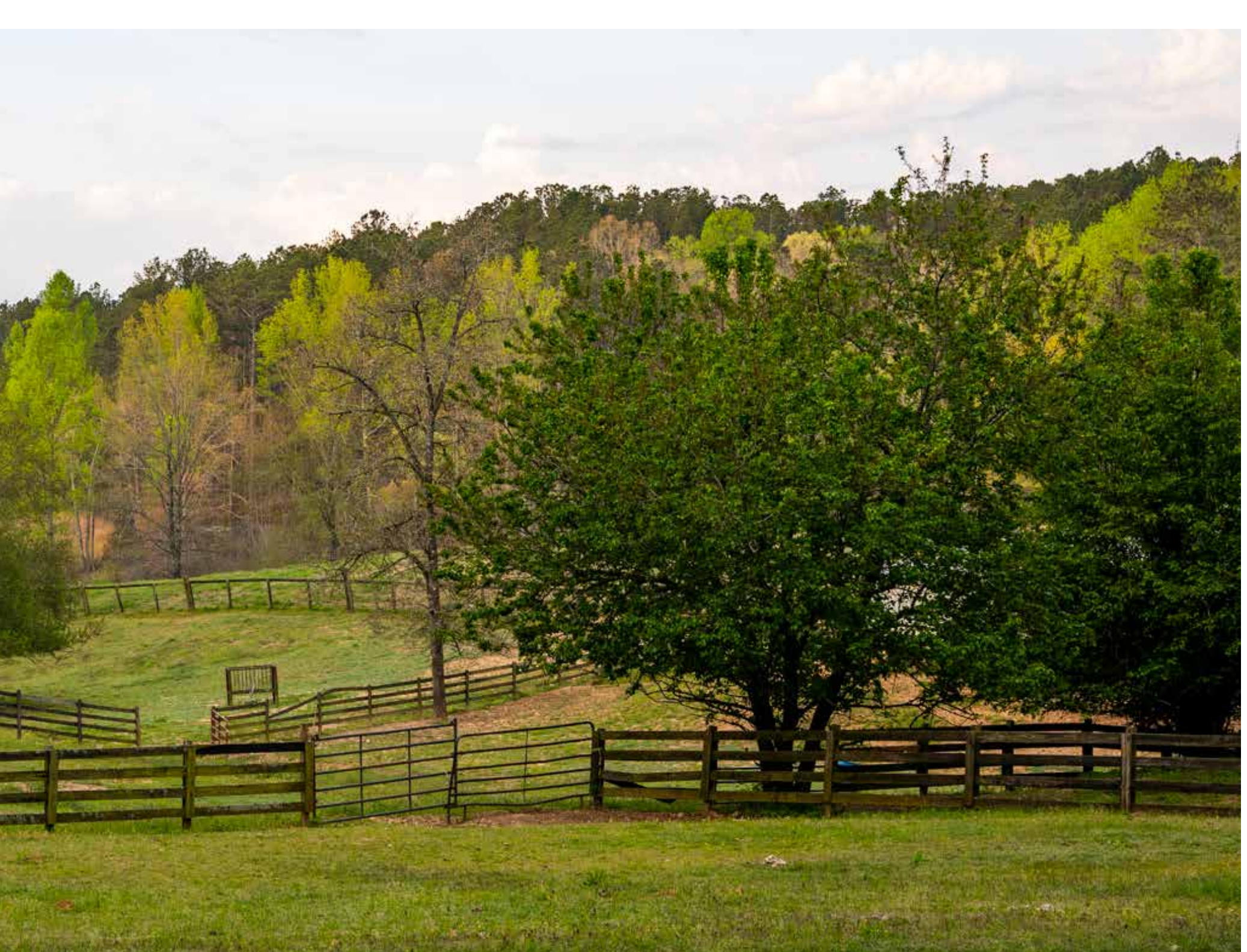




Onsite Recreation

The new owner will be able to immediately take advantage of a myriad of opportunities to enjoy the great outdoors. One can explore the miles of private trails on foot or on horseback for hours and then picnic on the hill overlooking the lake. Take your shoes off and wade the cool, pristine waters of Mann Creek. Then, launch your canoe from the dock at the lodge to explore the lake, go for a swim, or fish for largemouth bass. From there, it is a short walk to the sand volleyball court at the lake's edge for friendly competition. Enjoy a hearty meal at the lakeside pavilion, followed by s'mores over the firepit in the evening. As the fire dies down, the stars will appear overhead in ways that are simply impossible to find in the city, dazzling friends and family.





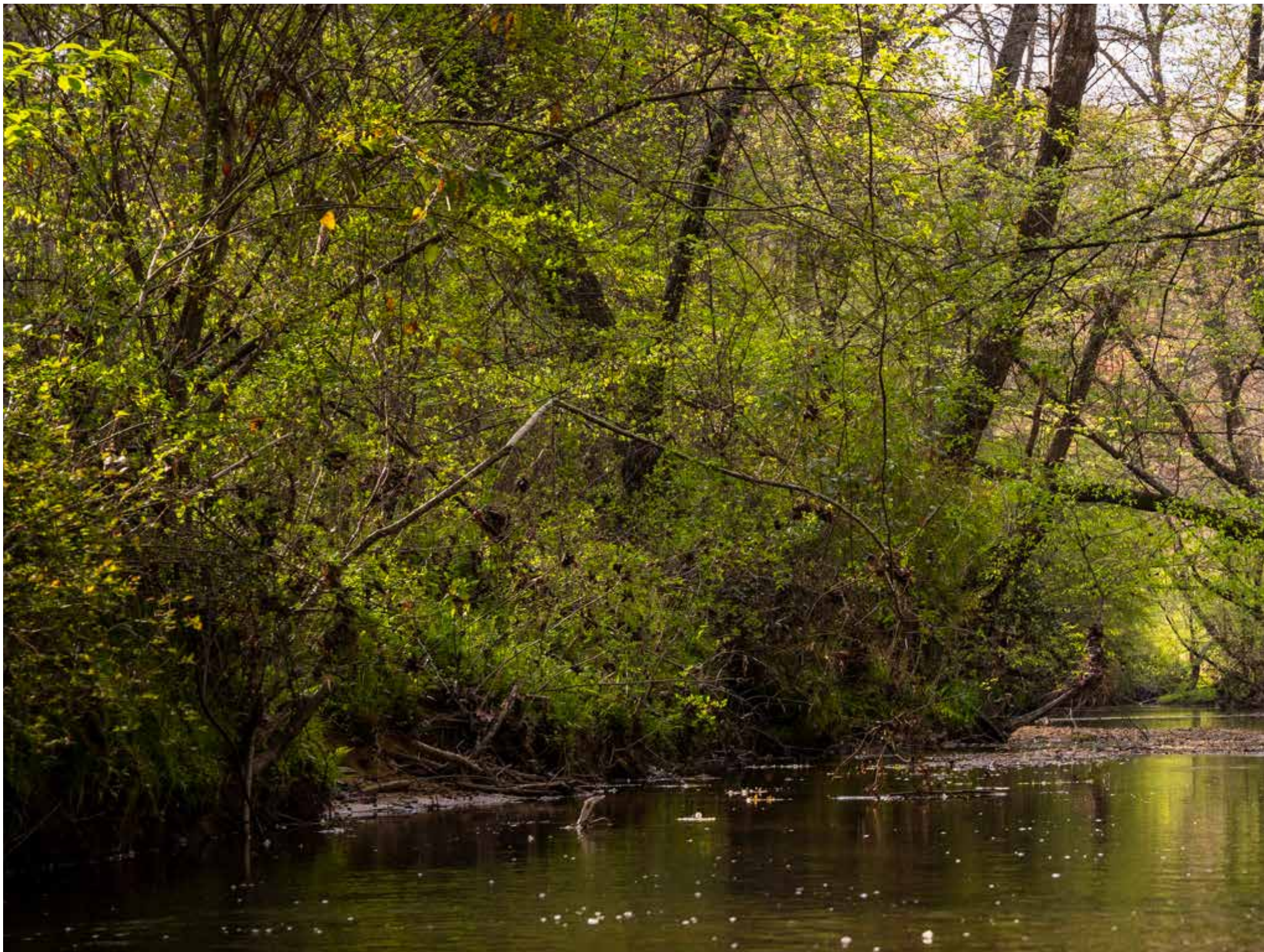


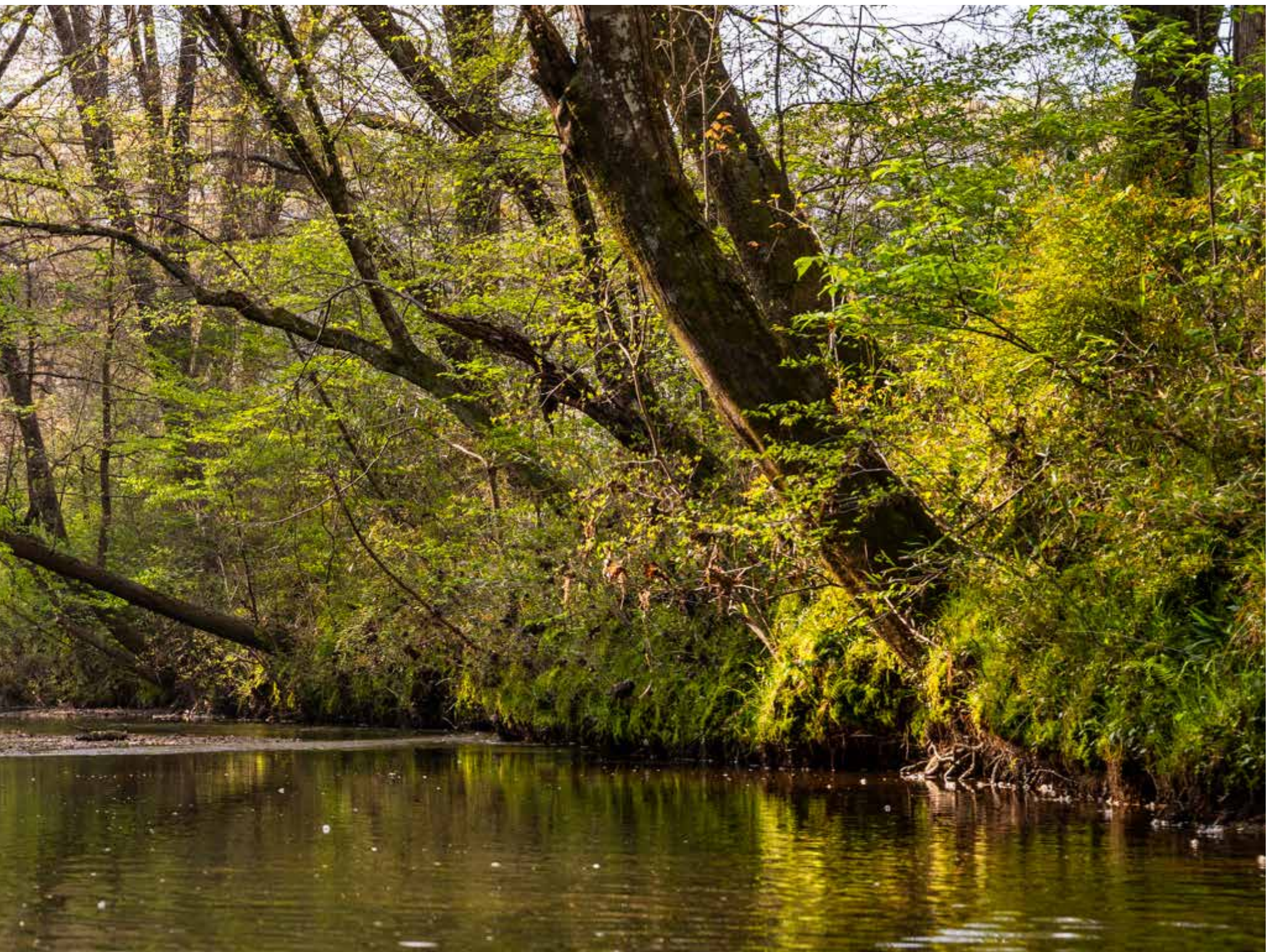
Improvements

A 16-stall, 6,000 sqft horse barn awaits the equestrian enthusiast and is complete with a tack room, paddock, 120ft x 80ft covered riding arena, office, and other improvements. Multiple additional equipment shed, hay sheds, pavilions, and other improvements are strategically placed across the property. Over 40 acres of mature pastureland, with fencing and cross-fencing, is already in place. A well-maintained road and trail network makes the entire property available by truck, side-by-side, horseback, or foot.











Location

Lutheranch is located less than 60 miles from Atlanta and eight miles North of Tallapoosa, Georgia. The property offers easy access to Interstate 20 near the Georgia/Alabama line and Birmingham, Alabama. All services are available nearby in Tallapoosa.



Hunting & Wildlife

Deer and wild turkey abound, and the water features will provide habitat for ducks and geese. The private lake offers ample opportunities for quality bass fishing.



Summary

Lutheranch presents the opportunity to own a private retreat near Atlanta and Birmingham. Whether run as a turn-key, private equestrian retreat or a commercial enterprise, all components exist to make this dream come true. The rolling topography lends itself to leisurely trail rides or hikes with beautiful vistas. Water features abound, with a private 16-acre lake and over two miles of frontage on pristine Mann Creek and its tributaries. The existing retreat house provides immediate accommodation for a large group, while additional building sites with stunning views are also available.



Property Details

Tallapoosa, Haralson County, Georgia | ±200 Acres
Listing Price: \$2,995,000

IMPROVEMENTS

±4,000 sqft main lodge
Eight bedrooms and seven-and-a-half baths
Caretaker's home with three bedrooms and two baths
16-stall, 6,000 sqft horse barn
120 ft x 80 ft covered riding arena
40 acres of mature pastureland
Well-maintained road and trail network on property

ACREAGE

±200 acres
16-acre pond
Two miles of frontage on Mann Creek
All water rights and features are included

LOCATION

60 miles from Atlanta, Georgia and 100 miles from
Birmingham, Alabama
Eight miles north of Tallapoosa, Georgia
Easy access to Interstate 20

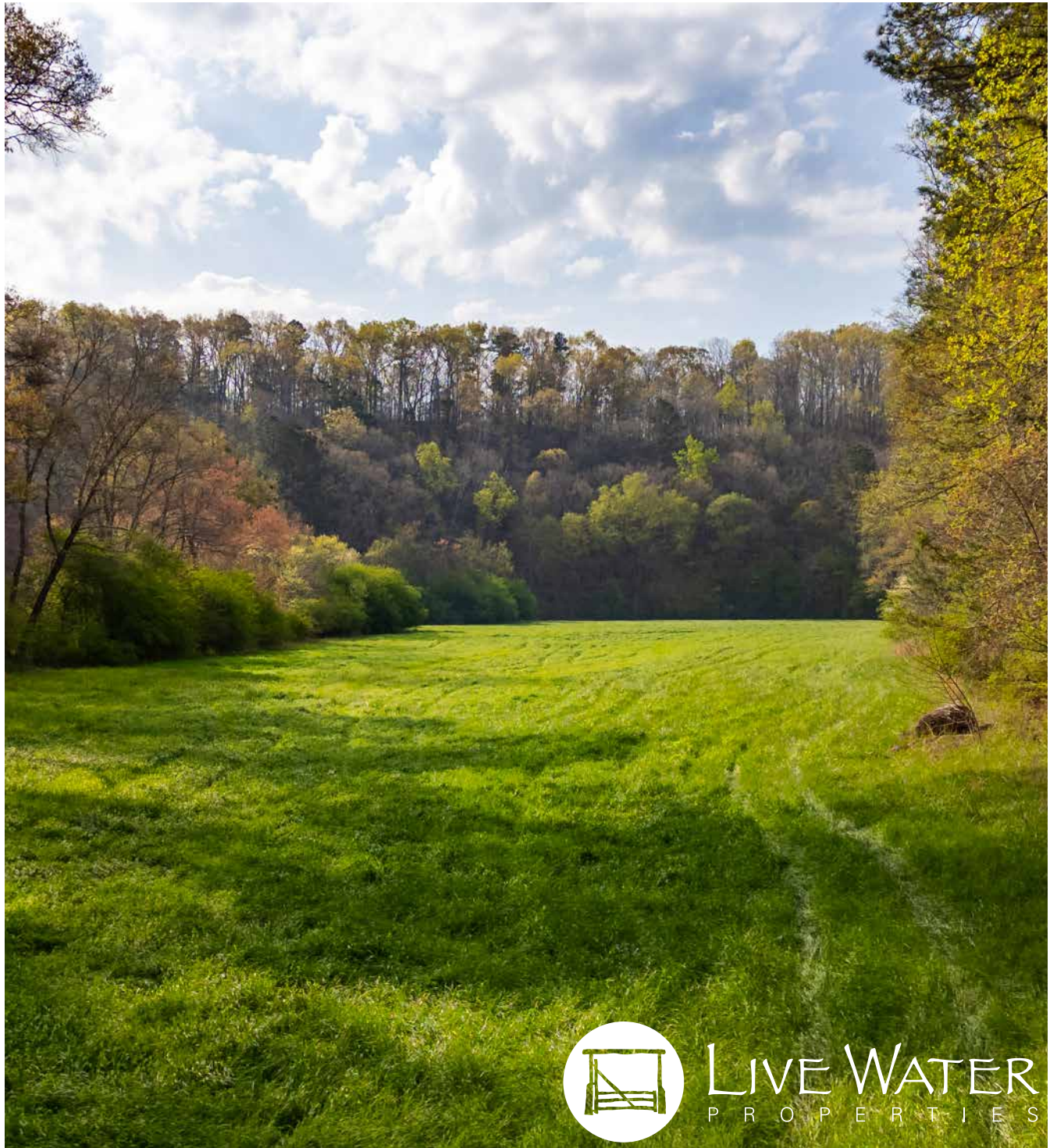
CONTACT

For more information please contact
Jon Callaghan at 404.725.1982 or
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Brokers representing well-qualified prospective buyers are welcome to enquire and are cordially invited to contact Live Water Properties for information regarding cooperation policies.

Notes:

1) This is an exclusive listing of Live Water Properties LLC; an agent of Live Water Properties must be present to conduct a showing. The owners respectfully request that other agents and/or prospective buyers contact Live Water Properties in advance to schedule a proper showing and do not attempt to tour or trespass the property on their own. Thank you. 2) Offering subject to errors, omissions, prior sale, change or withdrawal without notice, and approval of purchase by owner. Information provided herein is intended as a general guideline and has been provided by sources deemed reliable, but the accuracy of which we cannot guarantee. 3) Live Water Properties LLC represents the Seller as a Seller's Agent.

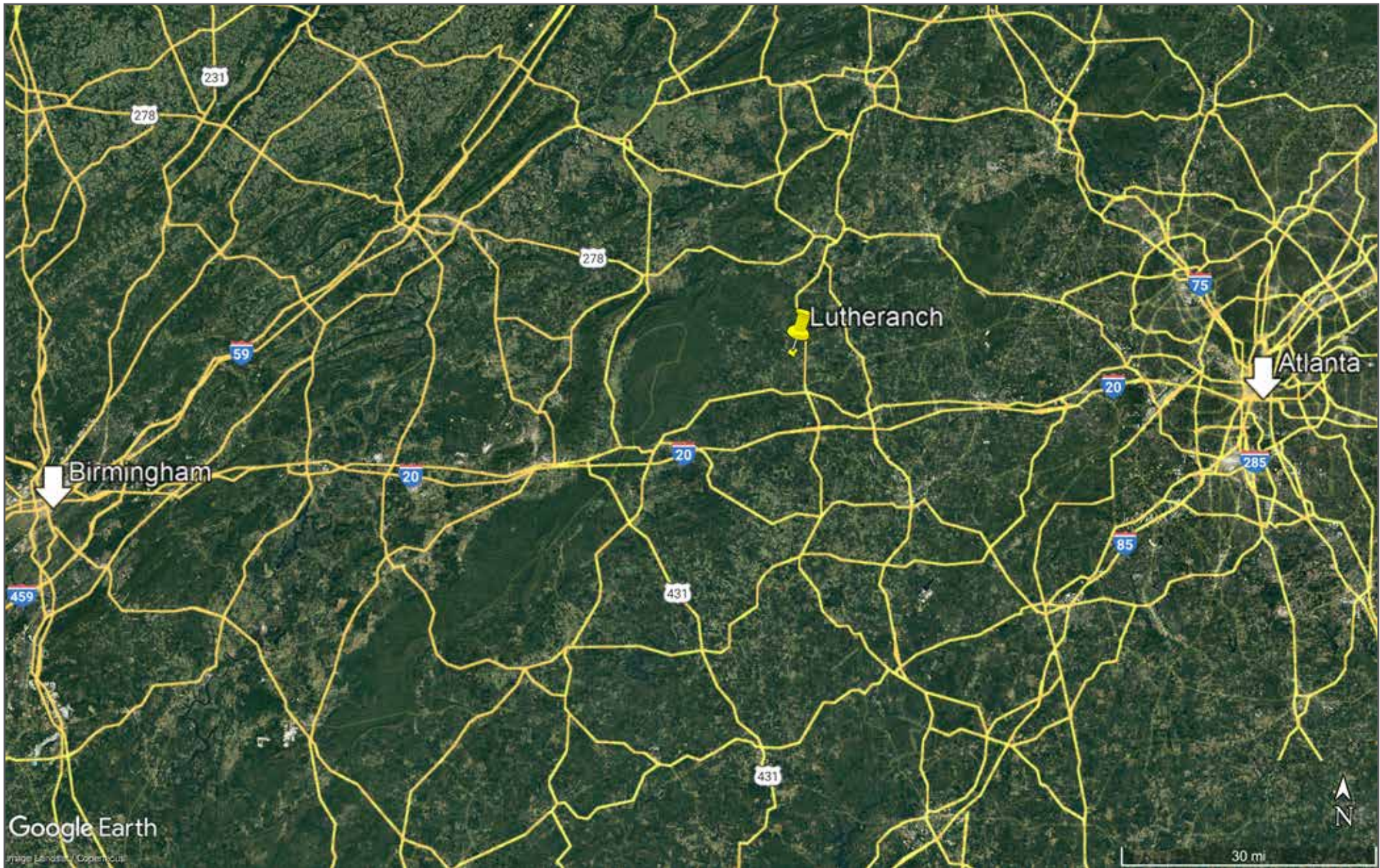


LIVE WATER
P R O P E R T I E S



Luther ranch- Aerial Map

••Maps are for visual aid only accuracy is not guaranteed.



Luther ranch - Location Map

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