



# Mann Creek Retreat

TALLAPOOSA, HARALSON COUNTY,  
GEORGIA



Hunting | Ranching | Fly Fishing | Conservation



## MANN CREEK RETREAT

Tallapoosa, Haralson County, Georgia

319 Acres | Listing Price: \$9,450,000

Mann Creek Retreat offers a rare opportunity to enjoy secluded privacy within an hour of Atlanta, Georgia. With a rich history as a fully outfitted retreat center, the property features miles of scenic trails through mature hardwood forests and over 40 acres of pasture that support an active hay and cattle operation. Historically used for equestrian activities, the land is well-suited to revive that tradition with a few enhancements. The modern lodge, perched above a stunning 14-acre pond located entirely within the property boundaries, serves as the estate's centerpiece. The northern boundary includes more than two miles of frontage along the clear, scenic waters of Mann Creek.

Mann Creek Retreat has long been recognized in the region as a retreat center and summer camp. Known locally as a sanctuary from city life, it has a loyal base of groups eager to continue hosting events on the property should the new owner choose to maintain commercial operations.

### Contact

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## IMPROVEMENTS

The 22,000 sqft main lodge is ideally situated with expansive lake views and features a private dock. The lodge includes 40 bedrooms (each with a private bath), a commercial kitchen, large dining and communal areas, and a spacious patio overlooking the lake. It has hosted youth and church groups, business associations, reunions, and more. A historical list of past users is available to support continued commercial operations.

Additional improvements across the property include multiple equipment and hay sheds, pavilions, and well-maintained fencing. Over 40 acres of mature pastureland with fencing and cross-fencing support hay and cattle operations. A network of roads and trails ensures full property access via vehicle, side-by-side, horseback, or foot.







## ONSITE RECREATION

The new owner can immediately enjoy a wide array of outdoor activities. Explore miles of private trails on foot or horseback, picnic by the lake, wade in the cool waters of Mann Creek, or launch a canoe from the dock to fish, swim, or paddle. The nearby Tallapoosa River—known for its canoe and kayak trails—runs 265 miles from the Appalachian Mountains in Georgia to the foothills of Alabama, where it joins the Coosa River to form the Alabama River.





## RANCH OPERATION

The hay and cattle operations may continue under current management, with the existing operator available to stay on. This income stream helps offset annual expenses and ensures regular maintenance of roads, trails, fencing, and other infrastructure. The presence of ranch personnel also provides additional security for owners who are not regularly onsite.





## HUNTING AND WILDLIFE

The property supports abundant wildlife, including deer, turkey, ducks, and geese. The private lake offers excellent bass fishing, paddling, and swimming. The active cattle operation adds to the pastoral beauty of the landscape.



## WATER RIGHTS

All water rights convey with the property. Mann Creek, its tributaries, and the private lake provide ample resources for fishing, swimming, paddling, and wildlife habitat. The Tallapoosa River nearby further expands water recreation options.

## CONSERVATION EASEMENTS/ OPPORTUNITIES

There are currently no conservation easements in place. The property presents an excellent opportunity for a Working Forest Conservation Easement or other conservation strategies. With Atlanta and Birmingham continuing to grow, Mann Creek Retreat is well-positioned for long-term land value appreciation as nearby Haralson County properties undergo development or subdivision.





## Location

Mann Creek Retreat is located less than 60 miles from Atlanta and eight miles north of Tallapoosa, Georgia. It offers easy access to Interstate 20, placing Birmingham, Alabama, within convenient reach as well. All essential services are available in the charming town of Tallapoosa (population ~3,500), which dates back to the 1820s and was incorporated in 1860. Nearby communities include Buchanan and Bremen, while private airport facilities and larger retailers can be found in Carrollton, Georgia, 20 miles away. Carrollton is home to the University of West Georgia, with more than 14,000 students, and it is one of four comprehensive universities in the University System of Georgia.



## SUMMARY

With gently rolling terrain perfect for trail rides and hikes, a private 14-acre lake, two miles of Mann Creek frontage, and access to the Tallapoosa River, the property is a haven for outdoor recreation. Whether run as a personal sanctuary or a commercial event venue, the infrastructure is in place for a seamless transition, supported by an ongoing hay and cattle operation that provides income, maintenance, and security.

The lodge offers immediate group accommodations, while multiple additional building sites provide stunning views and room for expansion. A comprehensive master plan is available to interested buyers during due diligence.





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±319  
A C R E S

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LISTED AT  
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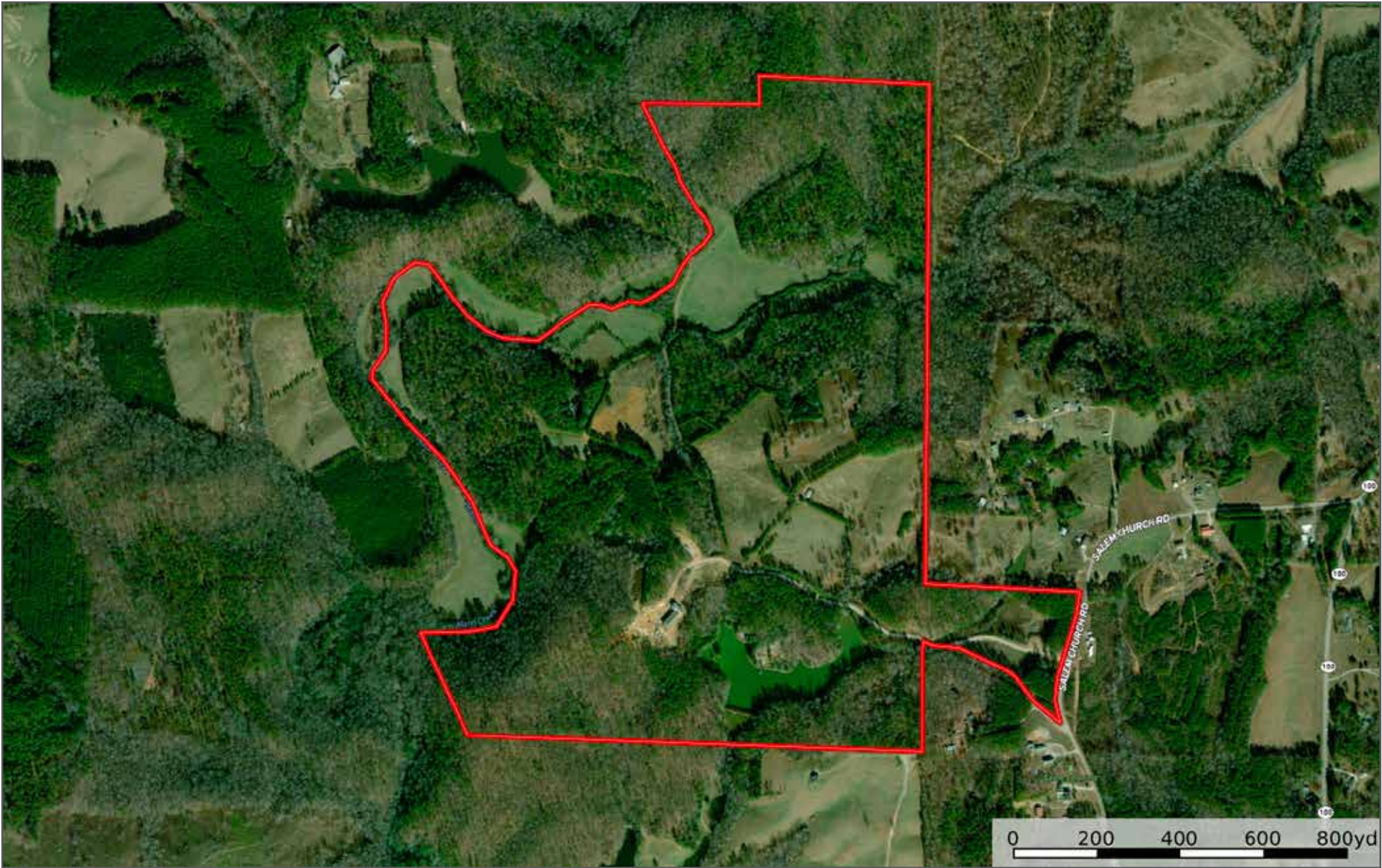
SECLUDED, TURN-KEY RETREAT WITH LODGE, PRIVATE LAKE, TRAILS, AND  
DEVELOPMENT POTENTIAL NEAR ATLANTA AND BIRMINGHAM

## IMPROVEMENTS

- 22,000 sqft lodge with 40 en-suite bedrooms, commercial kitchen, patio, and lake views
- Event-ready with prior client list and outdoor gathering spaces
- Equipment sheds, pavilions, fencing, and 40+ acres of fenced pasture
- Road and trail network for vehicle, UTV, horseback, and foot access

## LOCATION

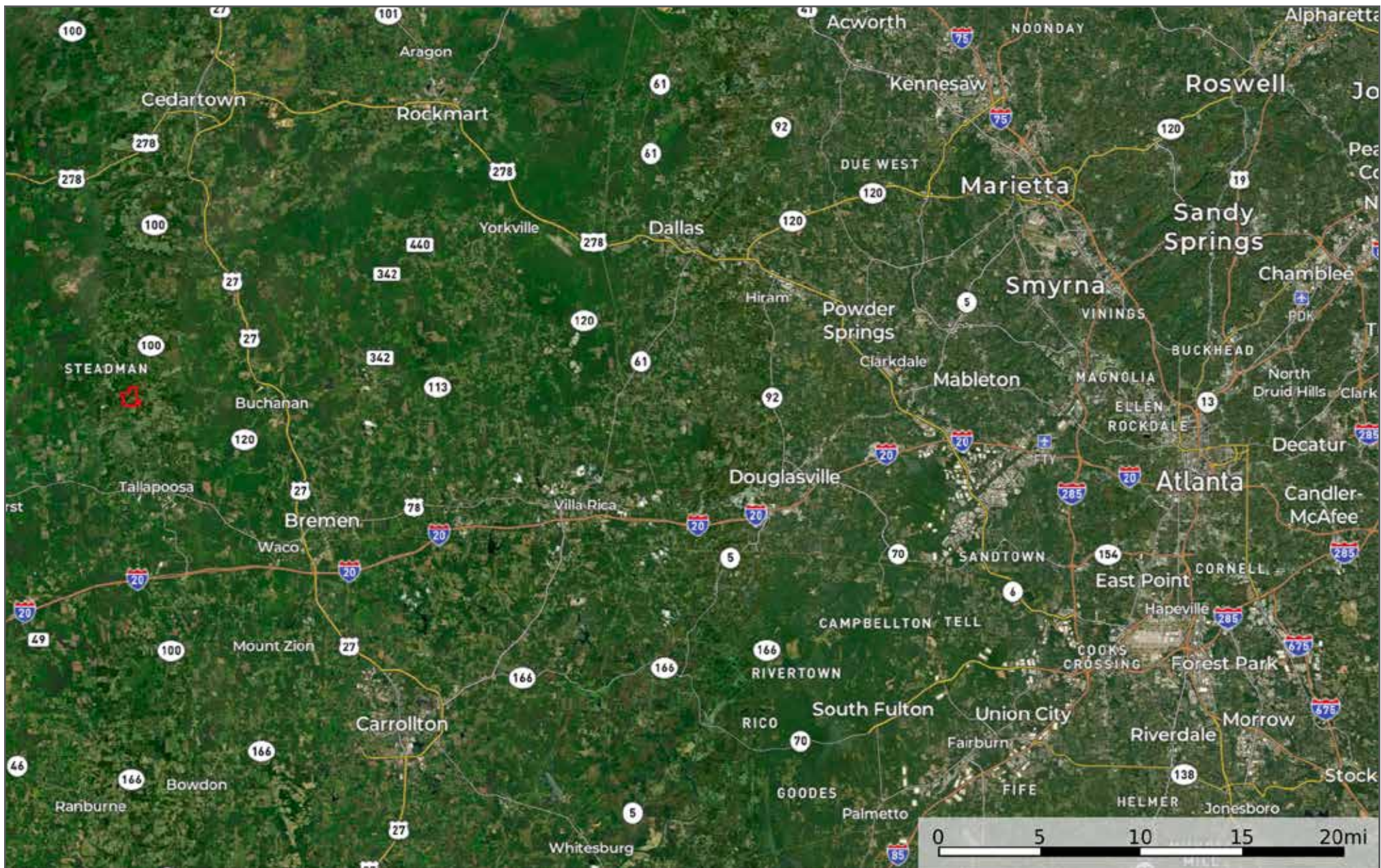
- 60 miles from Atlanta, eight miles north of Tallapoosa
- Easy access to I-20 and Birmingham, Alabama
- Full services available in nearby Tallapoosa



Mann Creek Retreat - Aerial Map

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





## Mann Creek Retreat - Location Map

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