

CANEY CREEK FARM

COWETA/HEARD COUNTY, GA

663+/- ACRE TIMBER AND RECREATIONAL TRACT



Information is deemed from reliable sources. No warranty is made as to its accuracy.

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OPPORTUNITY

Macallan Real Estate is pleased to present Caney Creek Farm, a meticulously managed timber and recreational tract straddling the Heard/Coweta County line. Well-situated approximately 10 miles southwest of the rapidly expanding city of Newnan and just an hour away from the city of Atlanta, Caney Creek Farm is unique in its "off-the-grid" feel while also boasting ease of access. With the right management plan, this tract has incredible recreational and investment potential.



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PROPERTY FEATURES

- 663 +/- Acres
- Zoned Rural/Agricultural
- Well-stewarded forestland with ample opportunity for future forest management revenues
- Access from Bill Cline Road in Coweta County and East Bethel Road in Heard County
- Approximately 3,500ft of frontage on Bill Cline Road and 1,700ft of frontage on Bethel Rd
- Beautiful mix of upland pine plantation and hardwood bottoms
- Approximately 1.4 miles of Caney Creek bisects the property
- Investment grade timber, valued in excess of \$1,500/acre
- Potential conservation easement opportunity

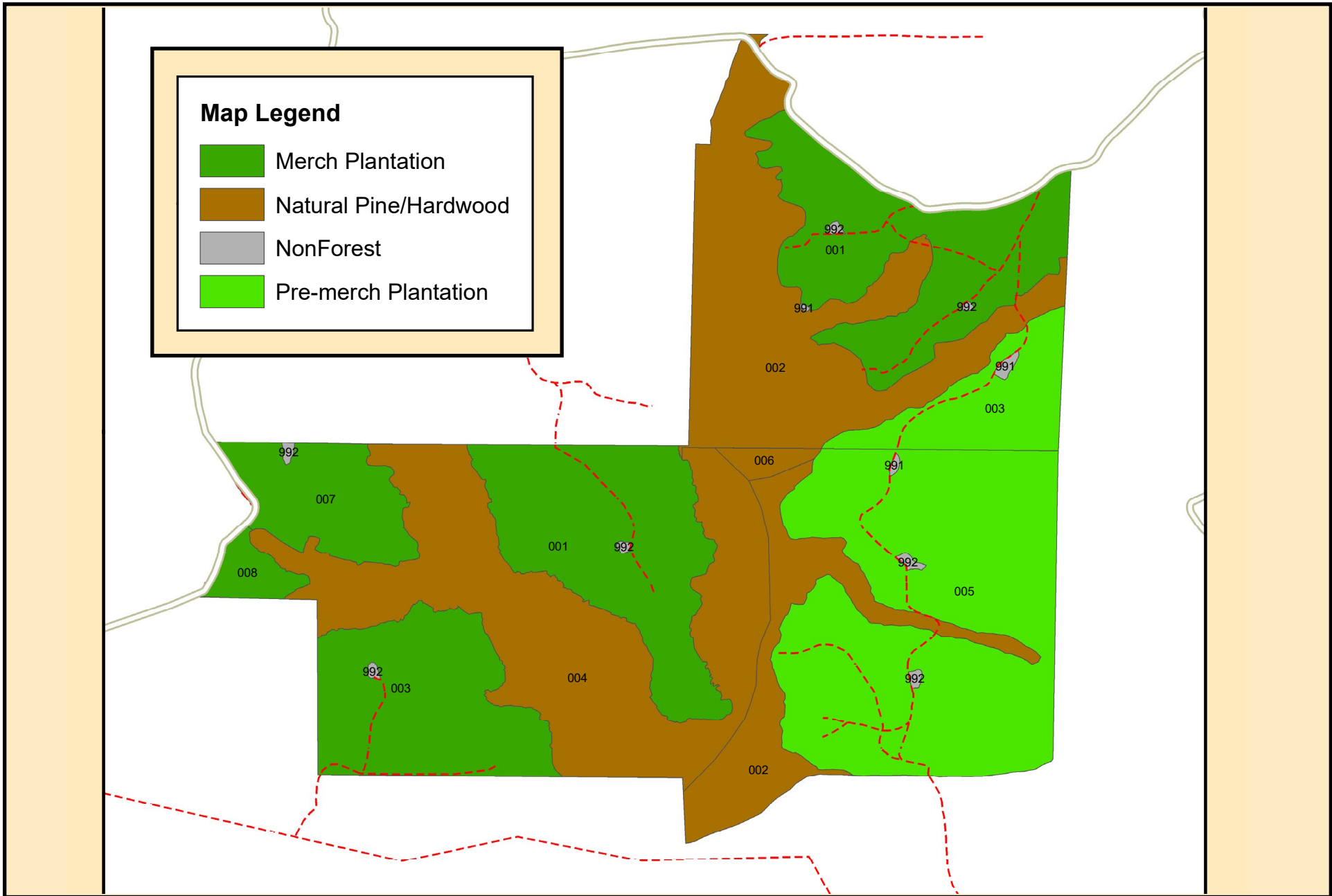
Asking Price: \$3,978,000 (\$6,000/ac)



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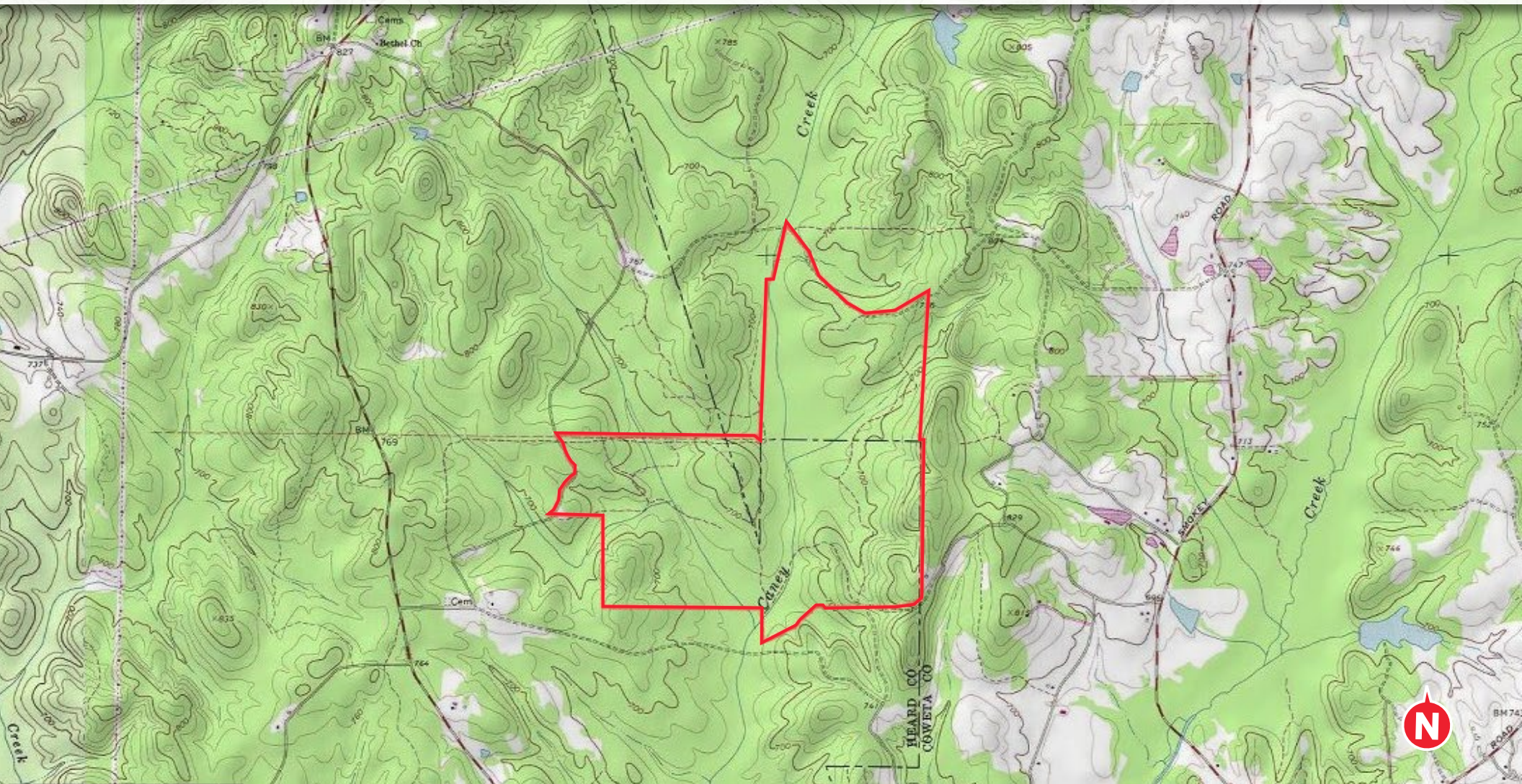
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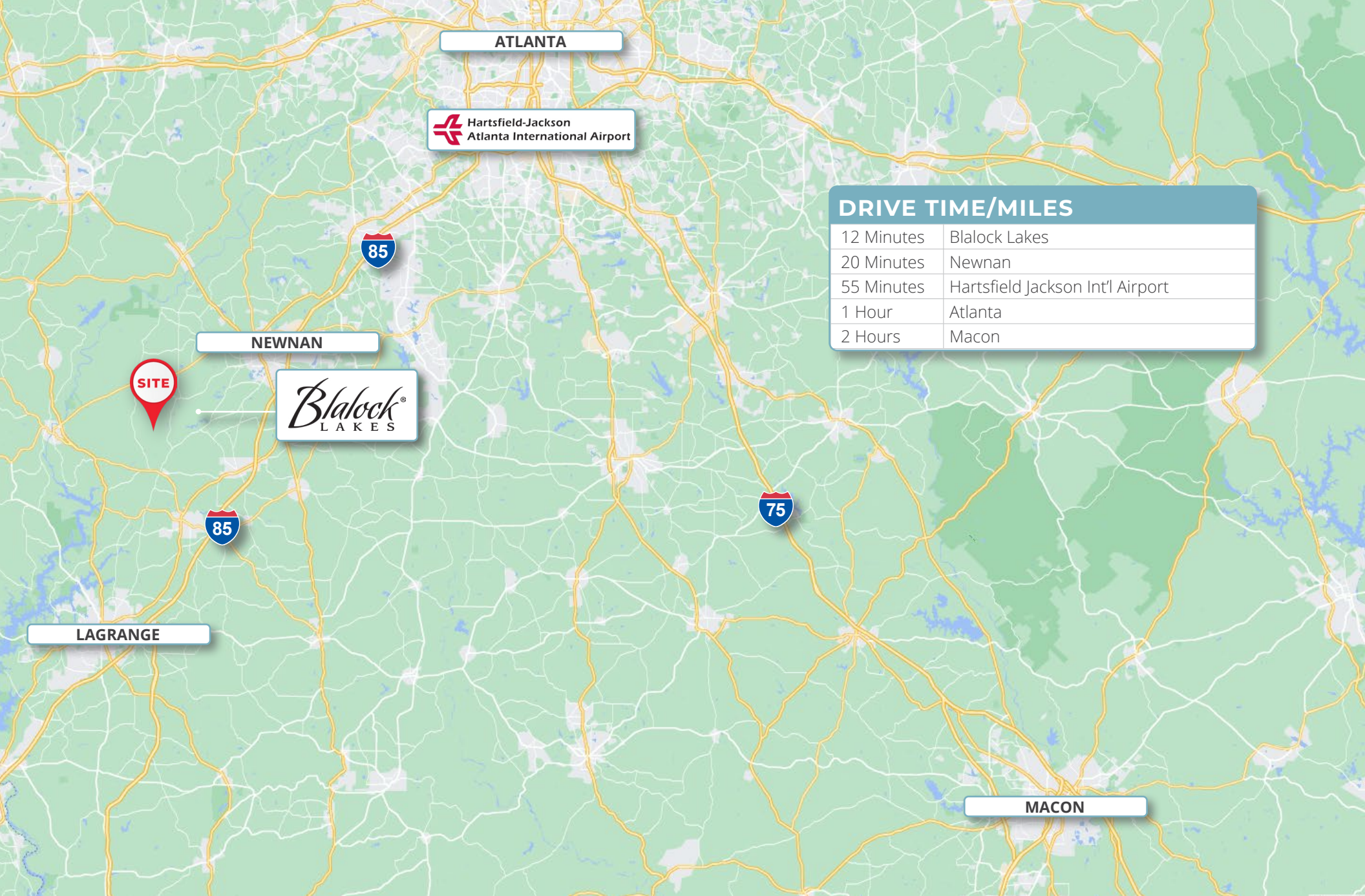


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ATLANTA

Hartsfield-Jackson
Atlanta International Airport

NEWNAN

Blalock
LAKES

SITE

LAGRANGE

MACON

| DRIVE TIME/MILES | |
|------------------|----------------------------------|
| 12 Minutes | Blalock Lakes |
| 20 Minutes | Newnan |
| 55 Minutes | Hartsfield Jackson Int'l Airport |
| 1 Hour | Atlanta |
| 2 Hours | Macon |



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ATLANTA

Hartsfield-Jackson
Atlanta International Airport



CHATAHOOCHEE BEND
STATE PARK

NEWNAN



Blalock
LAKES



LAGRANGE



MACON



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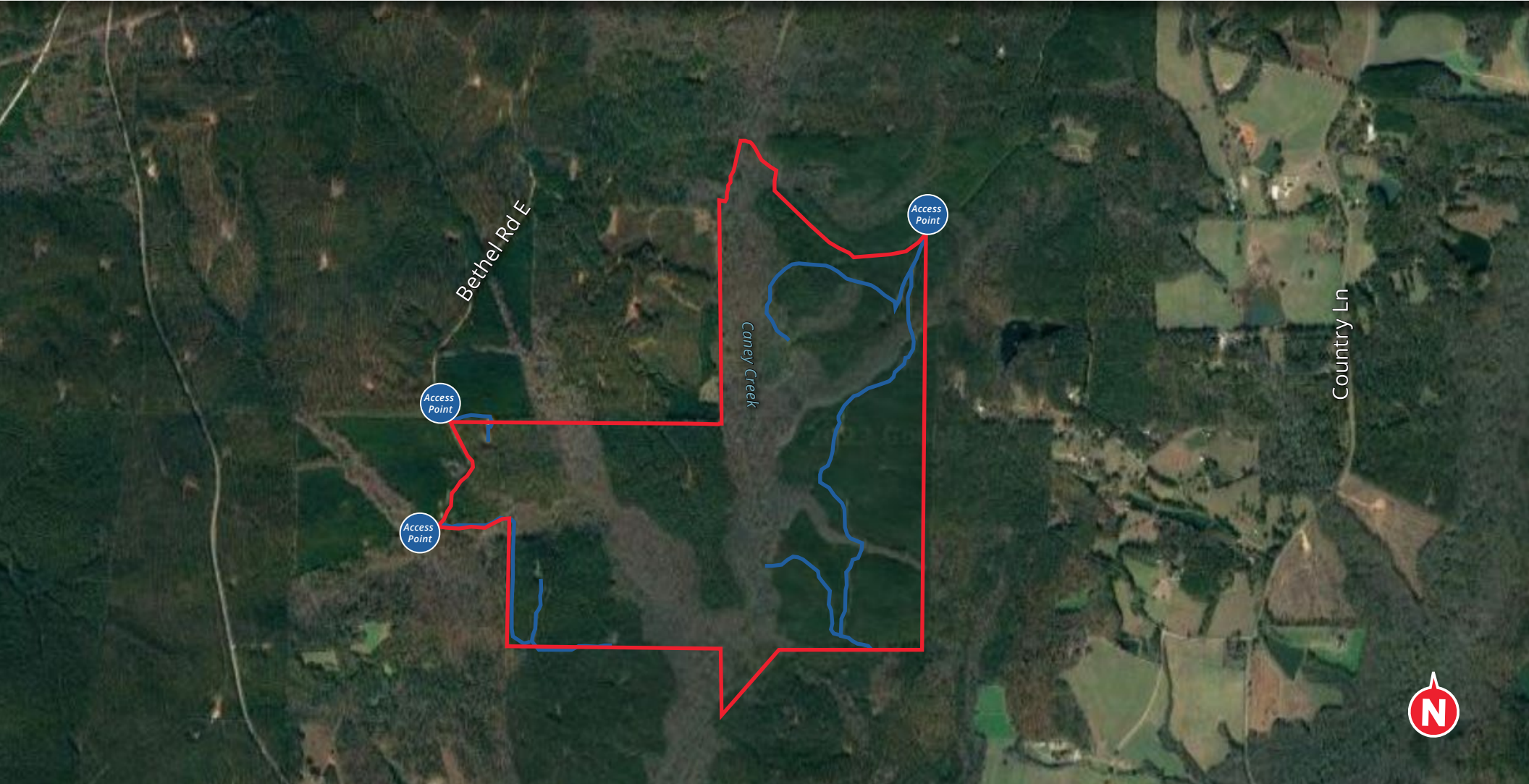
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CONSERVATION EASEMENT

“Due to Caney Creek Farms large environmental significance to the area, the future owner may want to consider a conservation easement on the property.

An easement would serve to protect the land in perpetuity and potentially offset future federal and state income taxes.”



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[CLICK HERE FOR MORE ON NEWNAN](#)

AREA OVERVIEW | NEWNAN

Newnan, Georgia is situated just under 40 miles southwest of Atlanta and 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’s population increased nearly 30% between 2010 and 2020. As it has grown, Newnan has attracted many national brands and retailers to the area. Despite its proximity to Atlanta, Newnan sees a net increase in daytime population.



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