

CANEY CREEK FARM

COWETA/HEARD COUNTY, GA

663+/- ACRE TIMBER AND RECREATIONAL TRACT



MACALLAN
REAL ESTATE

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

HEATH MILLIGAN
PRINCIPAL
404.647.4999
heath@macallanre.com
1642 Powers Ferry Road SE, Suite 250
Marietta, Georgia 30067

JOHN REX FUQUA
LAND SPECIALIST
404.647.4999
johnrex@macallanre.com
1642 Powers Ferry Road SE, Suite 250
Marietta, Georgia 30067

CANEY CREEK FARM

COWETA/HEARD COUNTY, GA

663+/- ACRE TIMBER AND RECREATIONAL TRACT



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.



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

HEATH MILLIGAN
PRINCIPAL

404.647.4999

heath@macallanre.com

1642 Powers Ferry Road SE, Suite 250
Marietta, Georgia 30067

JOHN REX FUQUA
LAND SPECIALIST

404.647.4999

johnrex@macallanre.com

1642 Powers Ferry Road SE, Suite 250
Marietta, Georgia 30067

CANEY CREEK FARM

COWETA/HEARD COUNTY, GA

663+/- ACRE TIMBER AND RECREATIONAL TRACT



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)



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

HEATH MILLIGAN

PRINCIPAL

404.647.4999

heath@macallanre.com

1642 Powers Ferry Road SE, Suite 250

Marietta, Georgia 30067

JOHN REX FUQUA

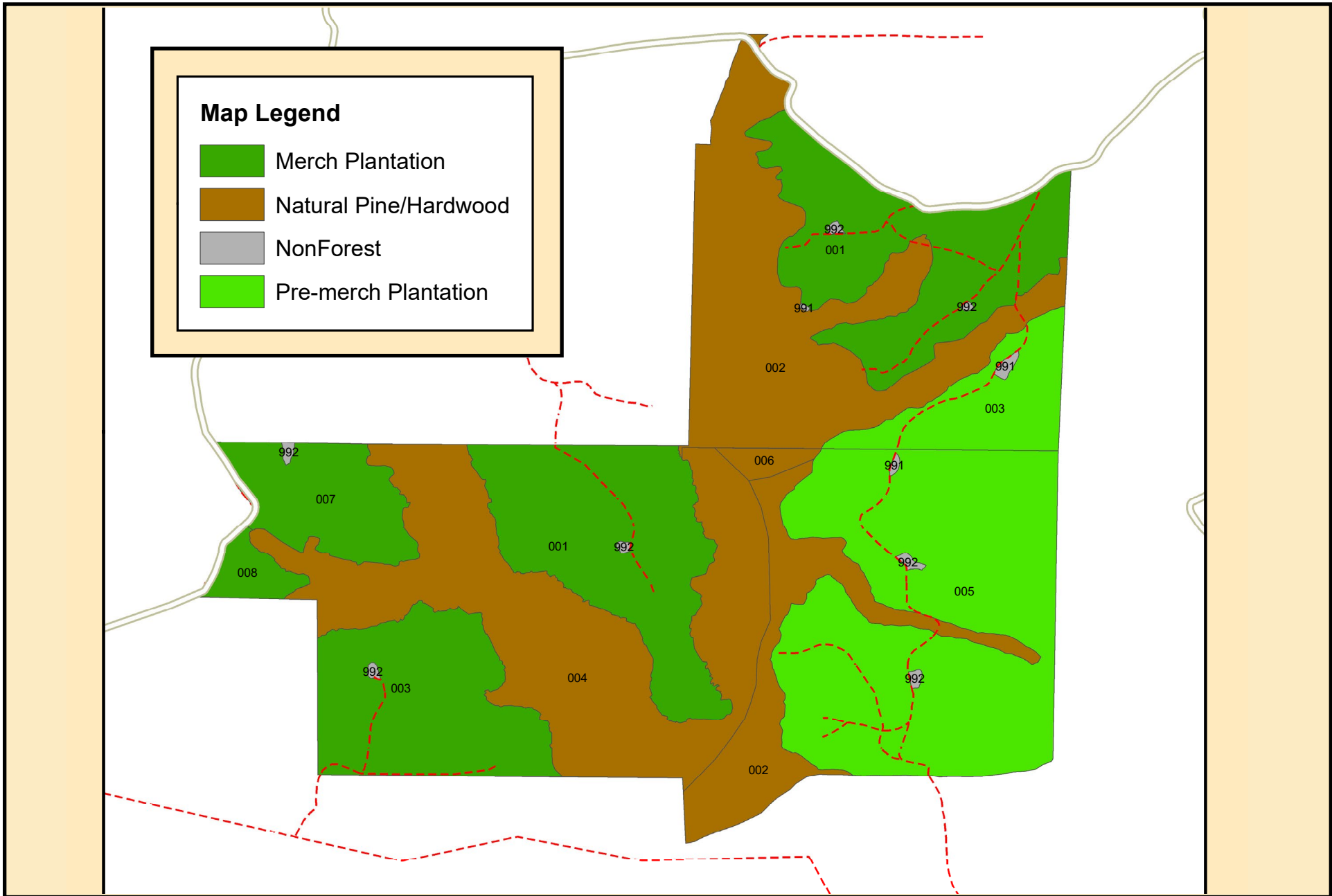
LAND SPECIALIST

404.647.4999

johnrex@macallanre.com

1642 Powers Ferry Road SE, Suite 250

Marietta, Georgia 30067



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

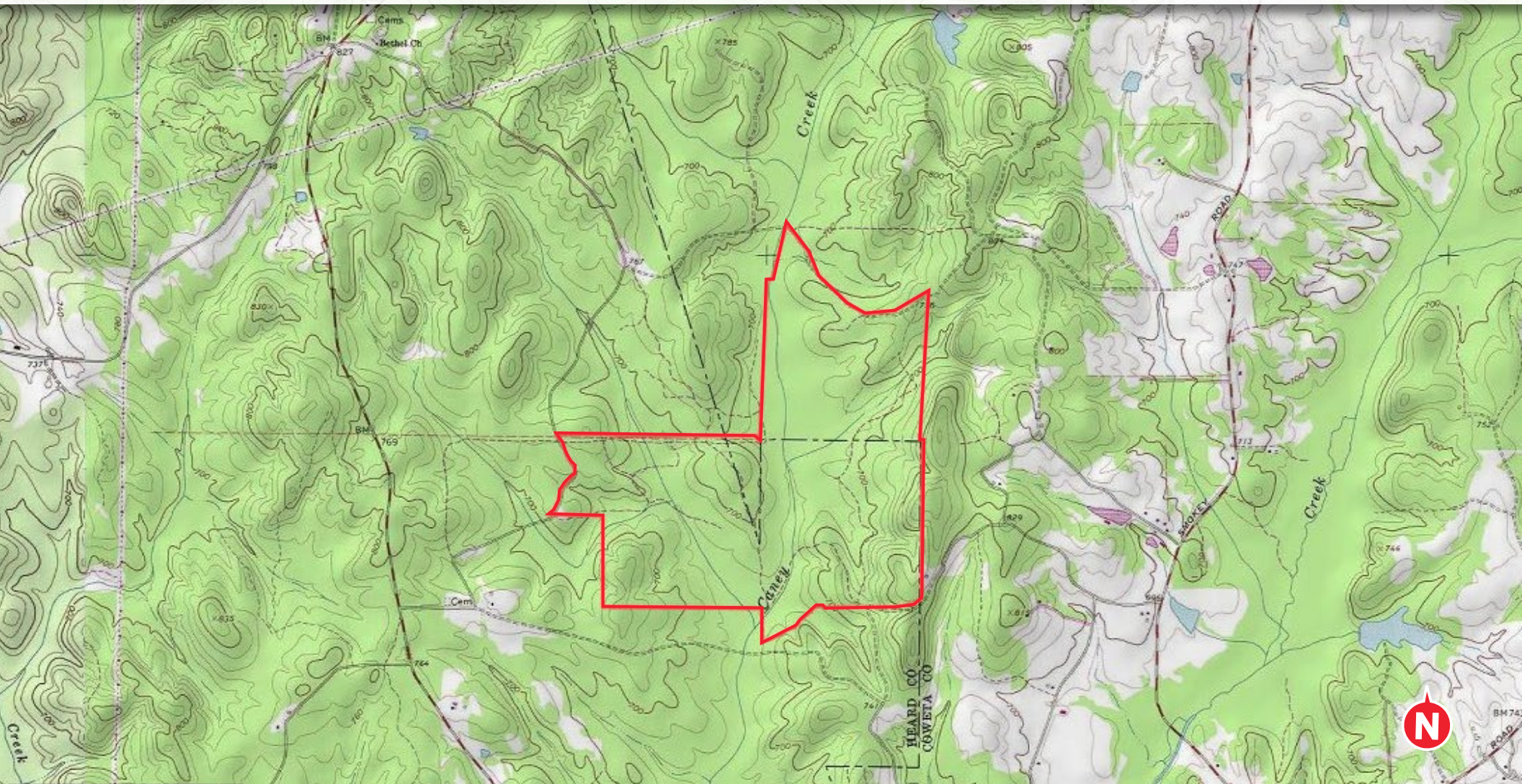
HEATH MILLIGAN
PRINCIPAL
404.647.4999
heath@macallanre.com
1642 Powers Ferry Road SE, Suite 250
Marietta, Georgia 30067

JOHN REX FUQUA
LAND SPECIALIST
404.647.4999
johnrex@macallanre.com
1642 Powers Ferry Road SE, Suite 250
Marietta, Georgia 30067

CANEY CREEK FARM

COWETA/HEARD COUNTY, GA

663+/- ACRE TIMBER AND RECREATIONAL TRACT

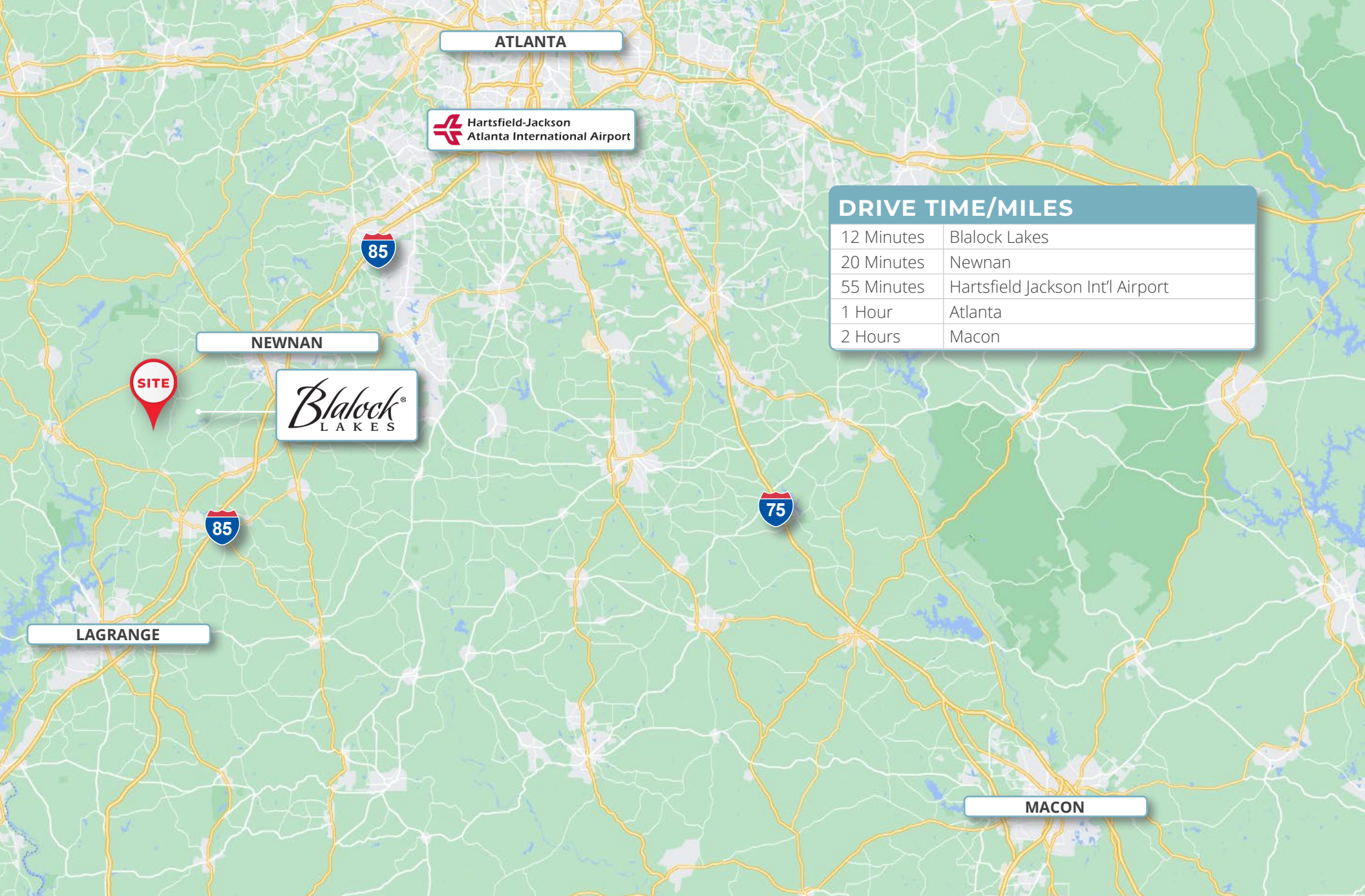


MACALLAN
REAL ESTATE

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

HEATH MILLIGAN
PRINCIPAL
404.647.4999
heath@macallanre.com
1642 Powers Ferry Road SE, Suite 250
Marietta, Georgia 30067

JOHN REX FUQUA
LAND SPECIALIST
404.647.4999
johnrex@macallanre.com
1642 Powers Ferry Road SE, Suite 250
Marietta, Georgia 30067



ATLANTA

Hartsfield-Jackson
Atlanta International Airport

NEWNAN

Blalock
LAKES

SITE

85

75

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

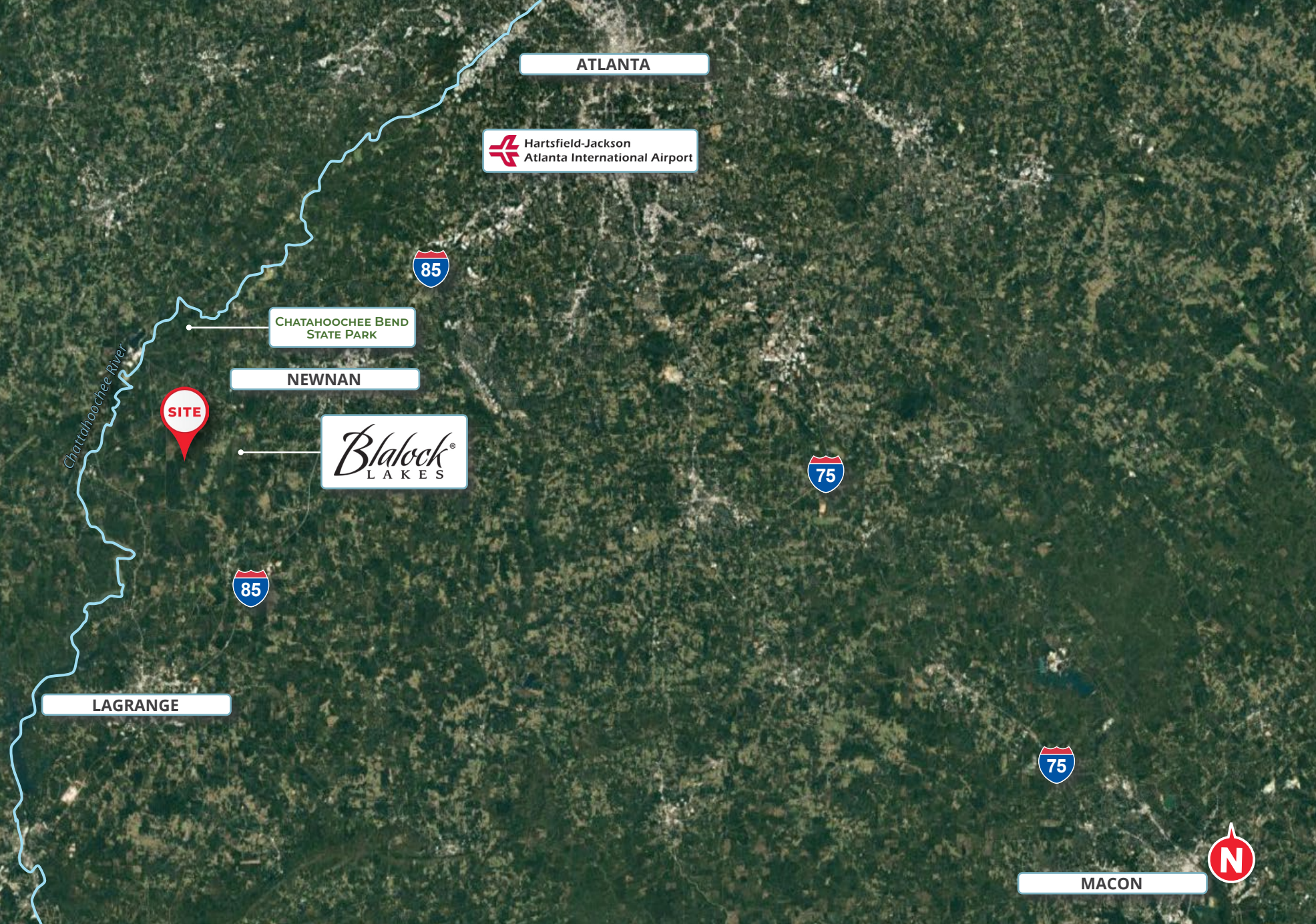


MACALLAN
REAL ESTATE

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

HEATH MILLIGAN
PRINCIPAL
404.647.4999
heath@macallanre.com
1642 Powers Ferry Road SE, Suite 250
Marietta, Georgia 30067

JOHN REX FUQUA
LAND SPECIALIST
404.647.4999
johnrex@macallanre.com
1642 Powers Ferry Road SE, Suite 250
Marietta, Georgia 30067



ATLANTA

Hartsfield-Jackson
Atlanta International Airport



CHATAHOOCHEE BEND
STATE PARK

NEWNAN

Blalock
LAKES



LAGRANGE



MACON



MACALLAN
REAL ESTATE

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

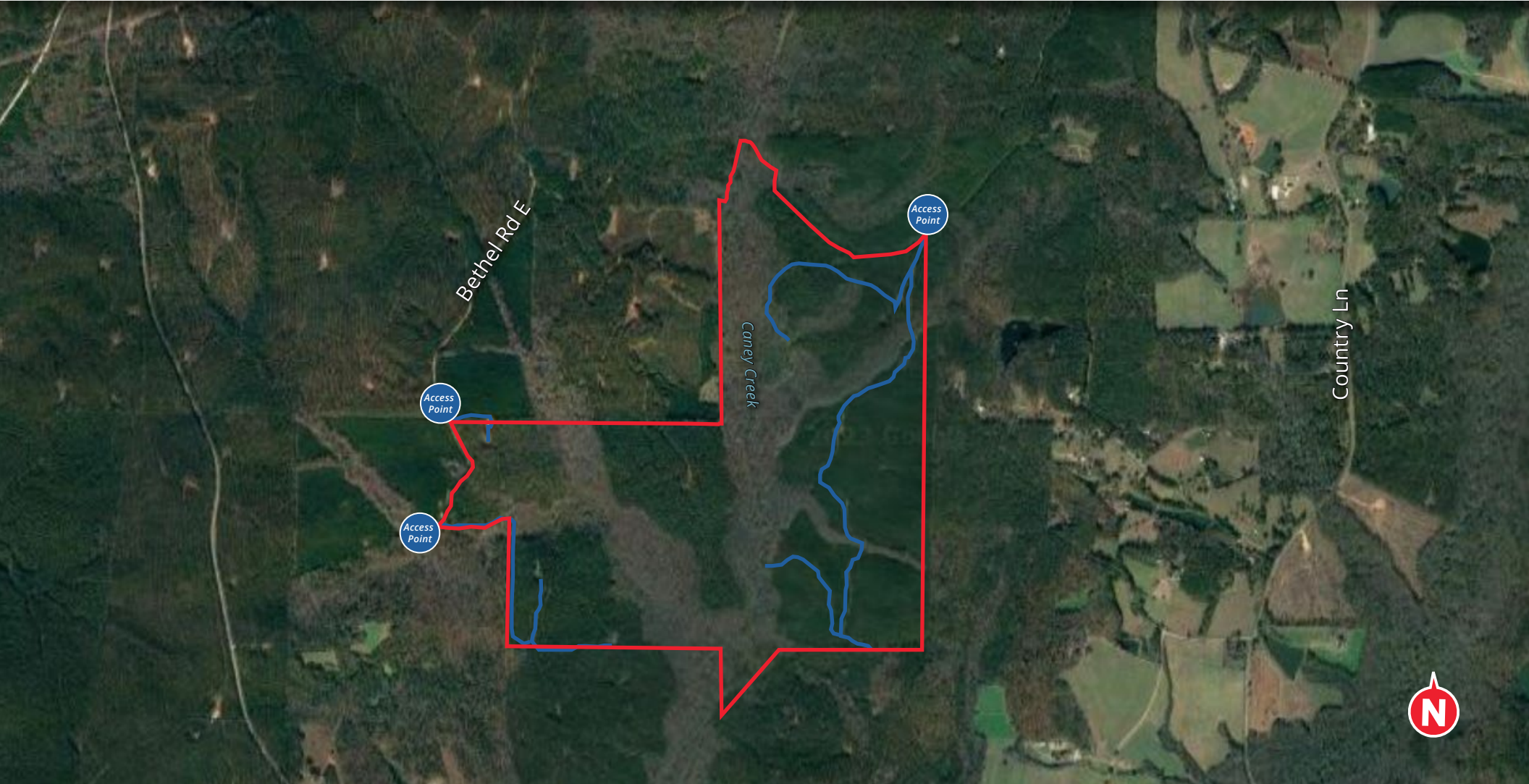
HEATH MILLIGAN
PRINCIPAL
404.647.4999
heath@macallanre.com
1642 Powers Ferry Road SE, Suite 250
Marietta, Georgia 30067

JOHN REX FUQUA
LAND SPECIALIST
404.647.4999
johnrex@macallanre.com
1642 Powers Ferry Road SE, Suite 250
Marietta, Georgia 30067

CANEY CREEK FARM

COWETA/HEARD COUNTY, GA

663+/- ACRE TIMBER AND RECREATIONAL TRACT



MACALLAN
REAL ESTATE

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

HEATH MILLIGAN
PRINCIPAL
404.647.4999
heath@macallanre.com
1642 Powers Ferry Road SE, Suite 250
Marietta, Georgia 30067

JOHN REX FUQUA
LAND SPECIALIST
404.647.4999
johnrex@macallanre.com
1642 Powers Ferry Road SE, Suite 250
Marietta, Georgia 30067

CANEY CREEK FARM

COWETA/HEARD COUNTY, GA

663+/- ACRE TIMBER AND RECREATIONAL TRACT



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.”



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

HEATH MILLIGAN
PRINCIPAL

404.647.4999

heath@macallanre.com

1642 Powers Ferry Road SE, Suite 250
Marietta, Georgia 30067

JOHN REX FUQUA
LAND SPECIALIST

404.647.4999

johnrex@macallanre.com

1642 Powers Ferry Road SE, Suite 250
Marietta, Georgia 30067

CANEY CREEK FARM

COWETA/HEARD COUNTY, GA

663+/- ACRE TIMBER AND RECREATIONAL TRACT



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.



CLICK HERE
FOR MORE ON
NEWNAN



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

HEATH MILLIGAN
PRINCIPAL
404.647.4999
heath@macallanre.com
1642 Powers Ferry Road SE, Suite 250
Marietta, Georgia 30067

JOHN REX FUQUA
LAND SPECIALIST
404.647.4999
johnrex@macallanre.com
1642 Powers Ferry Road SE, Suite 250
Marietta, Georgia 30067

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.

HEATH MILLIGAN
PRINCIPAL
404.647.4999
heath@macallanre.com
1642 Powers Ferry Road SE, Suite 250
Marietta, Georgia 30067

JOHN REX FUQUA
LAND SPECIALIST
404.647.4999
johnrex@macallanre.com
1642 Powers Ferry Road SE, Suite 250
Marietta, Georgia 30067

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.

HEATH MILLIGAN
PRINCIPAL
404.647.4999
heath@macallanre.com
1642 Powers Ferry Road SE, Suite 250
Marietta, Georgia 30067

JOHN REX FUQUA
LAND SPECIALIST
404.647.4999
johnrex@macallanre.com
1642 Powers Ferry Road SE, Suite 250
Marietta, Georgia 30067

CANEY CREEK FARM

COWETA/HEARD COUNTY, GA

688+/- ACRE TIMBER AND RECREATIONAL TRACT



MACALLAN
REAL ESTATE

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

HEATH MILLIGAN
PRINCIPAL
404.647.4999
heath@macallanre.com
1642 Powers Ferry Road SE, Suite 250
Marietta, Georgia 30067

JOHN REX FUQUA
LAND SPECIALIST
404.647.4999
johnrex@macallanre.com
1642 Powers Ferry Road SE, Suite 250
Marietta, Georgia 30067