

# OFFERING MEMORANDUM

**Etowah River Undeveloped Acreage**

Weissinger Road SW, Kingston, GA



**H&H Realty, LLC**  
GLOBAL REAL ESTATE

SCAN FOR  
VIDEO TOUR



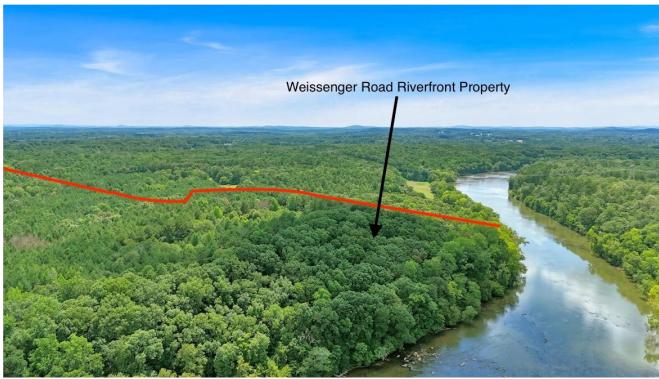
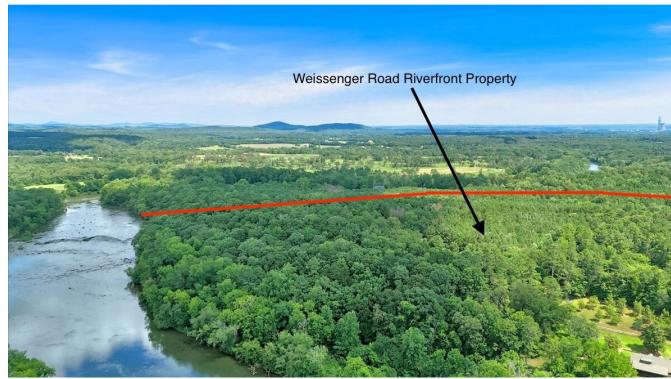
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# EXECUTIVE SUMMARY

Weissinger Road SW, Kingston, GA 30145 | +/- 35 Acres



## PROPERTY DETAILS

- Prime +/-35-Acre Tract Along Weissinger Road – Spacious, gently sloping land offering ample room for estate development, farming, or rural living pursuits.
- Scenic River-Frontage Community – Located in the highly sought-after "Euharlee River Front" neighborhood, offering prime river access, natural beauty, and a serene setting.
- Unrestricted Development Potential – Land is agriculturally classified. Zoning allows flexibility—ideal for family homesteads, hobby farms, or recreational use.
- Raw, Undeveloped Land – This property makes the perfect blank canvass for a new home, farmland, or quiet getaway. Land only.
- Rich Piedmont Upland Soil & Forest Cover – Situated on well-drained Euharlee soil (fine-loamy, acidic Typic Hapludults) over gently sloping uplands; typical vegetation includes mixed hardwoods and scattered pines, with fertile silt-loam ideal for pasture, timber, or recreation.
- Easy Access to Major Highways – Just ~1 mile south of U.S. 411 and within ~5 minutes of GA-293 (Kingston Highway), providing a quick 10 minute commute southeast to Cartersville, or west toward Rome.
- Bartow County School Zones – Located in Bartow County's well-regarded school system (District 06), with children eligible for attendance in the Kingston/Euharlee elementary-middle-high school feeder patterns based on local zoning maps.



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**PRICE | \$1,487,500**

# PROPERTY OVERVIEW

Weissinger Road SW, Kingston, GA 30145 | +/- 35 Acres

Address: Weissinger Rd. SW, Kingston, GA 30145

County: Bartow

Site Size: +/- 35 acres

Parcel ID: 0027-0240-013

Utilities: Bartow County water and Georgia Power electricity

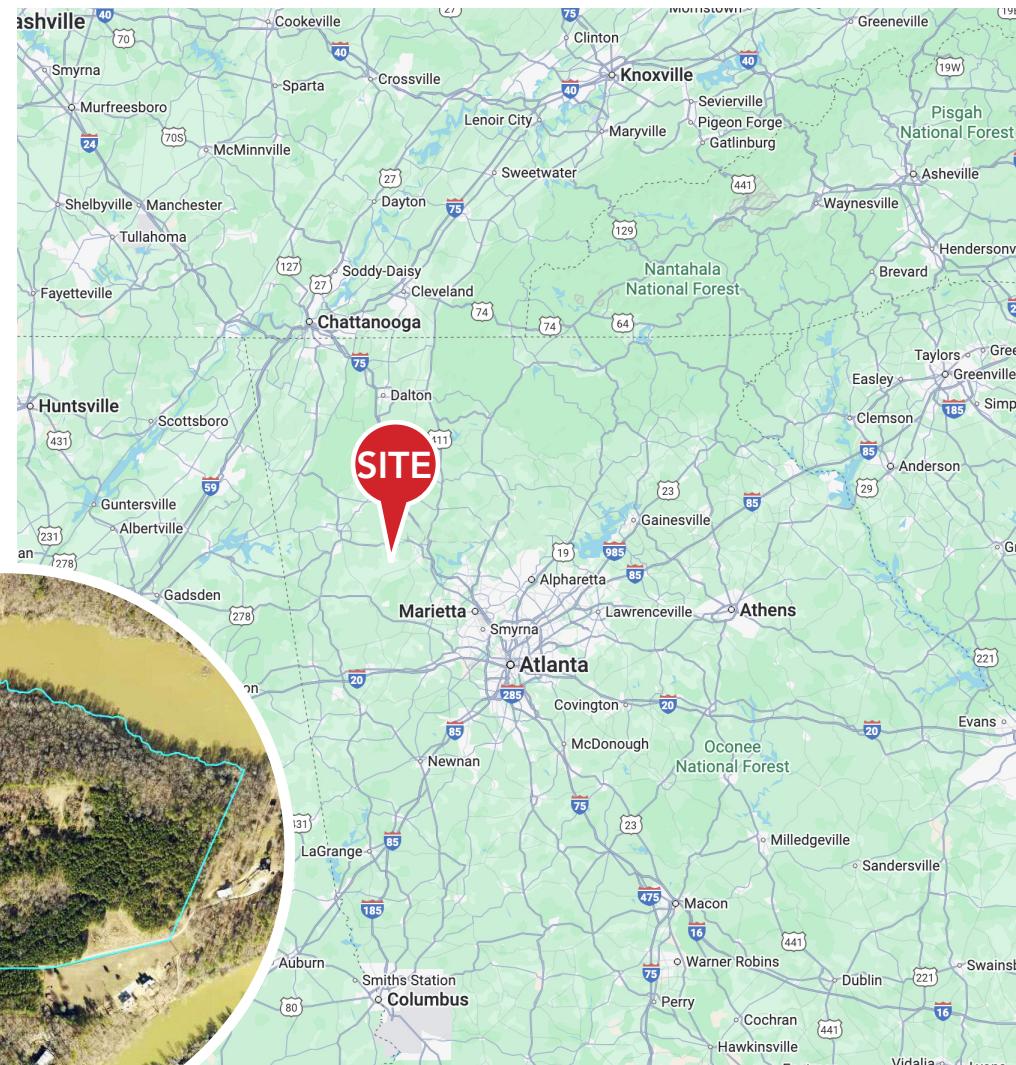
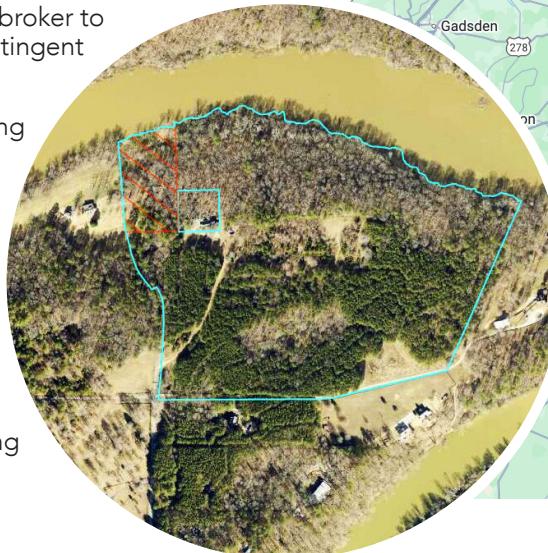
Proposed Use: riverfront estate lots

Sale Price: \$1,487,500

H&H Realty, LLC has been retained as the exclusive listing broker to arrange the sale of the subject property. Development contingent on appropriate zoning and/or rezoning for intended use.

This marketing flyer contains selected information pertaining to the property but does not purport to be all-inclusive or to contain all of the information that a prospective purchaser may require.

This property flyer is subject to prior sale, errors, omissions, changes or withdrawal without notice and does not constitute a recommendation, endorsement, suitability or advice as to the value of the property by H&H Realty, LLC or the current owner/seller. Each prospective purchaser is to rely upon its own investigation, evaluation and judgment as to the advisability of purchasing the property described herein.



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