

# FOR SALE

## HAWKINS

Burke County  
266 +/- Acres  
\$665,000



The Hawkins tract is located on Hwy 23 in Burke County, GA only 13 miles from the city of Waynesboro and 30 miles from Augusta. The landscape of this unique property is comprised of; 266 acres of pine plantation, 33 acres of 2002 loblolly, 51 acres of 2019 loblolly, 52 acres of 2009 loblolly, 64 acres of 2013 loblolly, and 62 acres of 2015 loblolly. The remaining acreage consists of an excellent road system allowing ease of access to all points of the property. This property is an excellent timberland investment, recreational tract, or permanent residential site in a quiet, rural setting. In addition to the marketable timber, there is a long-term monthly lease agreement with Augusta Communications providing income.

### FEATURES

- Timberland
- Permanent Residential Site
- Merchantable Pine Plantation
- Pre Merchantable Pine Plantation
- Hunting
- Gate
- Internal Road System

### DIRECTIONS

From Waynesboro go NW on S Liberty St toward W 6<sup>th</sup> Street in .7 miles. Continue straight onto GA-56 N for 3.9 miles, and then turn right onto GA-80 S. In 4 miles turn right onto GA-23 S for 5 miles and the property will be on your left.

### CONTACT

JARED GRIFFITH

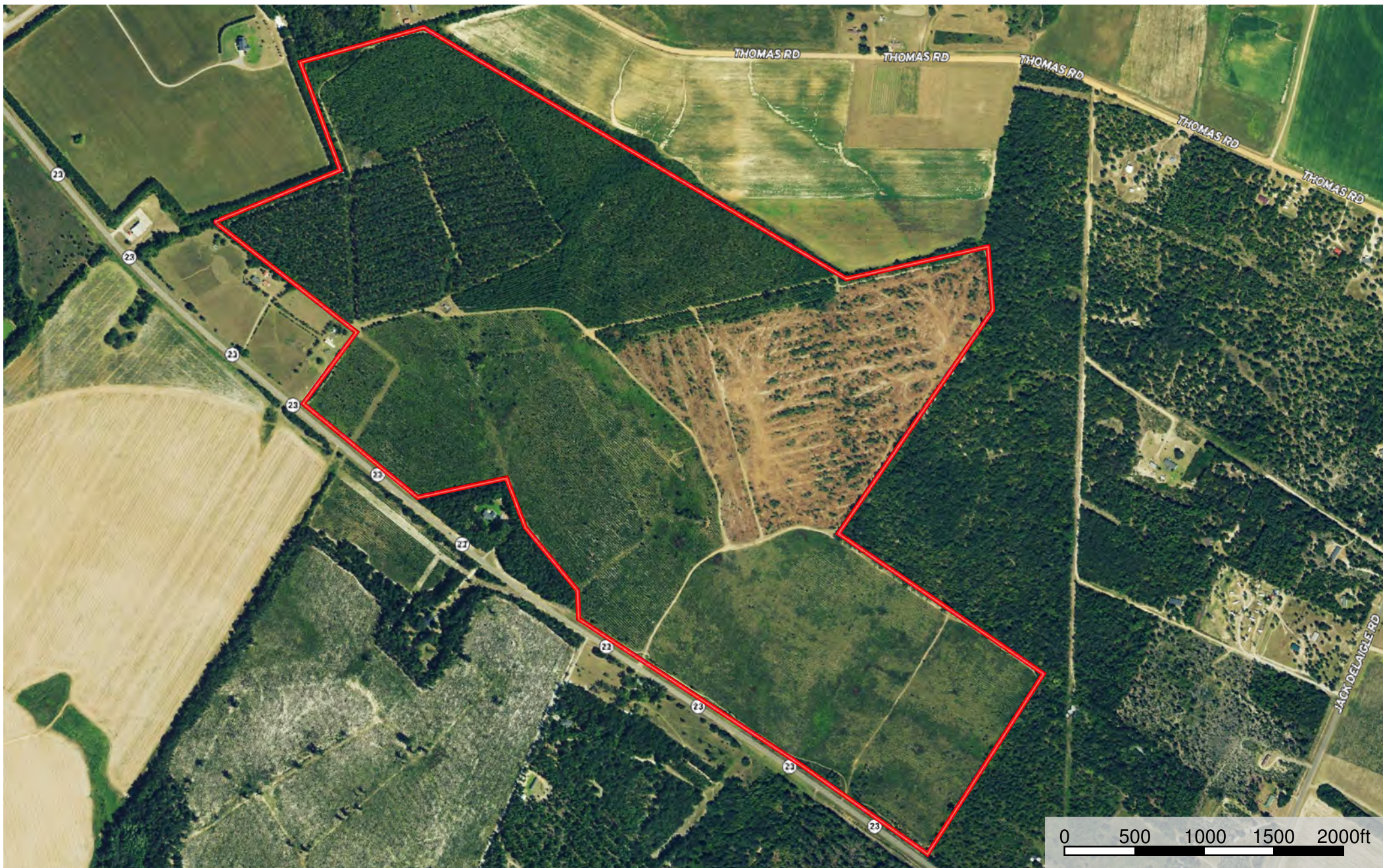
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[www.CrosbyLandCo.com](http://www.CrosbyLandCo.com)

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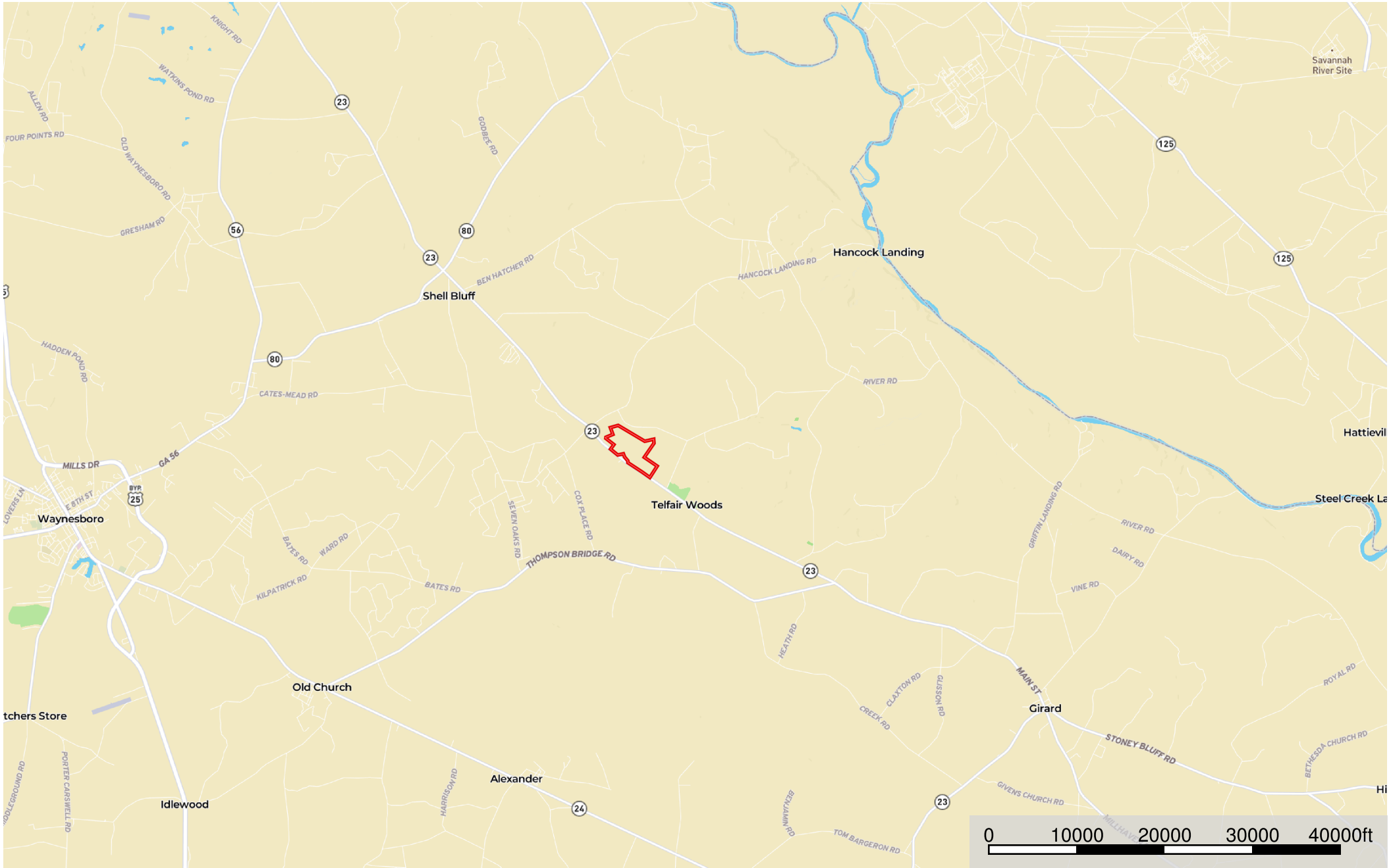


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