

# FOR SALE

## HILLBURN 2

Laurens County, GA

81.65 +/- Acres

\$197,994.00



**CROSBY**  
LAND COMPANY



The Hillburn 2 tract offering is an excellent option for any small – medium sized investor looking to diversify his/her portfolio. The property boasts over 3,200 feet of highway frontage along Orianna Road with multiple gated points of entry. The majority of this acreage is high useable ground suitable for a variety of usages, including recreational or residential sites. The neighborhood is rural and consists of medium to larger sized private landholdings; most of these are managed for timber or farming operations. The landscape consists of a gentle rolling topography with upland pine that gives way to a small creek bottom providing a diversified habitat for wildlife. This is an excellent opportunity for a permanent private residence, recreational property, or just a blank canvas ready for the next owner to start their story.

### FEATURES

- Merchantable Pine Plantation
- Natural Pine and Hardwood
- Cutover
- Hunting
- Permanent Residential Site
- Highway Frontage
- Electric
- Creeks/Streams
- Food Plots
- Gated

### Timber Data:

<u>Timber Volumes:</u>	<u>TONS:</u>
Pine Topwood	307.96
Pine Pulpwood	344.07
Pine Small Sawtimber	261.05
Pine Large Sawtimber	1,072.56
Hardwood Pulpwood	624.11
Hardwood Sawtimber	87.07

### DIRECTIONS

From Dublin, GA take Hwy 80 east for 12 miles. Turn right onto Orianna Road. Travel 2.3 miles and the property is located on both sides of Orianna Road.

### CONTACT

TODD CROSBY, ALC

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www.CrosbyLandCo.com

**Disclaimer:** All information provided is assumed accurate and correct but no assumptions of liability are intended. Neither the seller nor the agent of the seller represent the accuracy of the information provided. No representations or warranties are expressed or implied as to the property, its condition, usage, acreage, or boundaries. This offering is subject to errors and omissions as well as changes including price or withdrawal without notice.

# Hillburn Tract 2

Laurens County, Georgia, 81.65 AC +/-



 Boundary

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Boundary

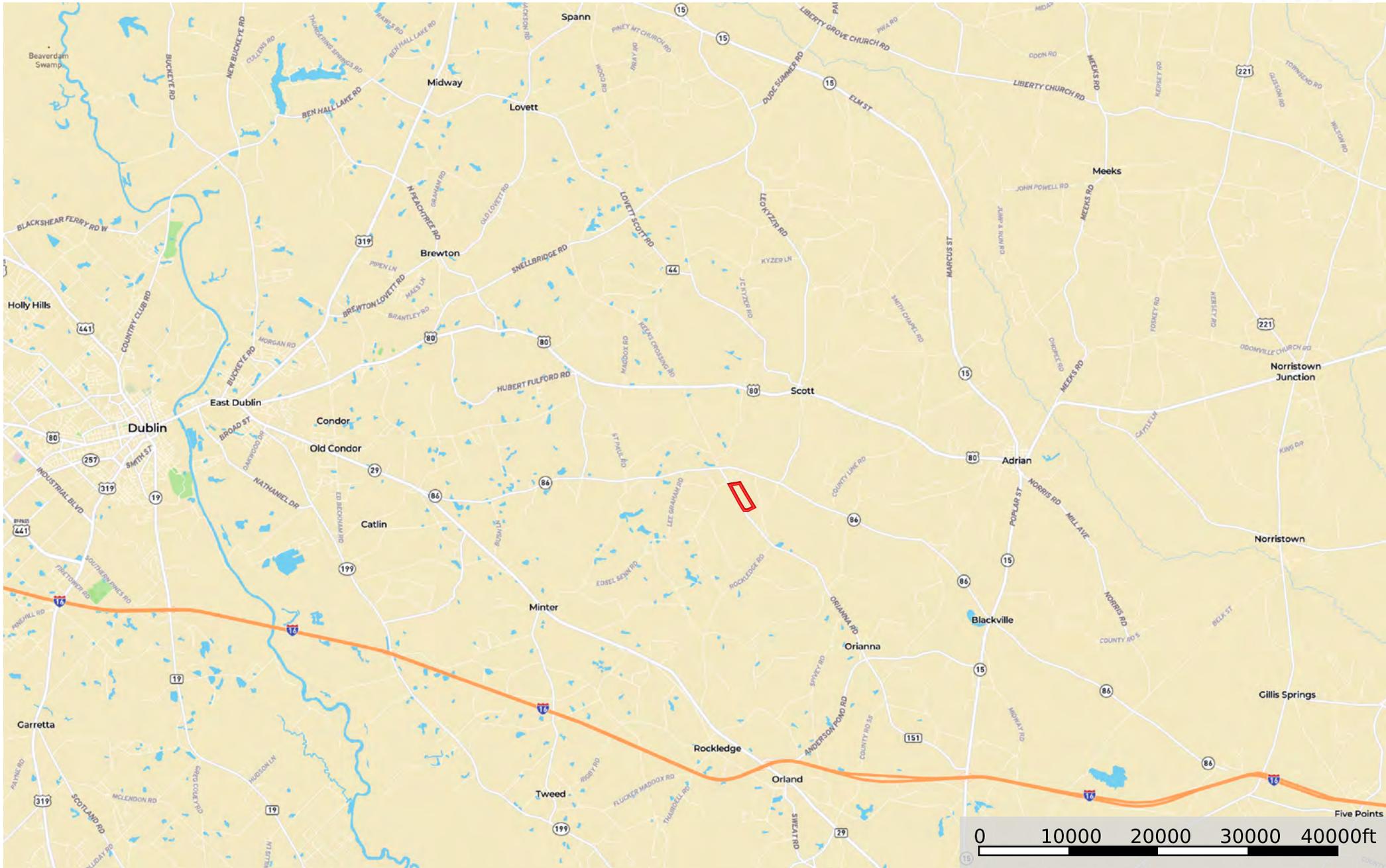
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**Todd Crosby**  
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The information contained herein was obtained from sources deemed to be reliable. MapRight Services makes no warranties or guarantees as to the completeness or accuracy thereof.

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**List Price: \$197,994.00**

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