

**16.24 Acres Hempstead Church Rd**  
**Vacant Hempstead Church Rd**  
**Barney, GA 31625**

**\$134,900**  
**16.240± Acres**  
**Brooks County**



**16.24 Acres Hempstead Church Rd  
Barney, GA / Brooks County**

---

**SUMMARY**

**Address**

Vacant Hempstead Church Rd

**City, State Zip**

Barney, GA 31625

**County**

Brooks County

**Type**

Farms, Recreational Land, Lot, Residential Property, Single Family,  
Business Opportunity

**Latitude / Longitude**

31.063618 / -83.571085

**Taxes (Annually)**

1300

**Acreage**

16.240

**Price**

\$134,900

**Property Website**

<https://www.mossyoakproperties.com/property/16-24-acres-hempstead-church-rd-brooks-georgia/38411/>



**16.24 Acres Hempstead Church Rd  
Barney, GA / Brooks County**

---

**PROPERTY DESCRIPTION**

16.24 acres located on the Brooks and Colquitt County line. This parcel has paved road frontage on two sides. The tract is all high and dry land that would be a great place to build a home in the quite country side. The current owner would consider subdividing into smaller tracts as well. There is currently a farm lease on the property that must be honored until the farmer harvests his 2023 crop. A 40' gas easement does run through the property that has a 15' setback to one side and a 25' setback to the other. The only thing you cannot do is build a permanent structure on the gas easement. Call or text Cole Bonner at [229-561-5111](tel:229-561-5111) to schedule an appointment!



16.24 Acres Hempstead Church Rd  
Barney, GA / Brooks County

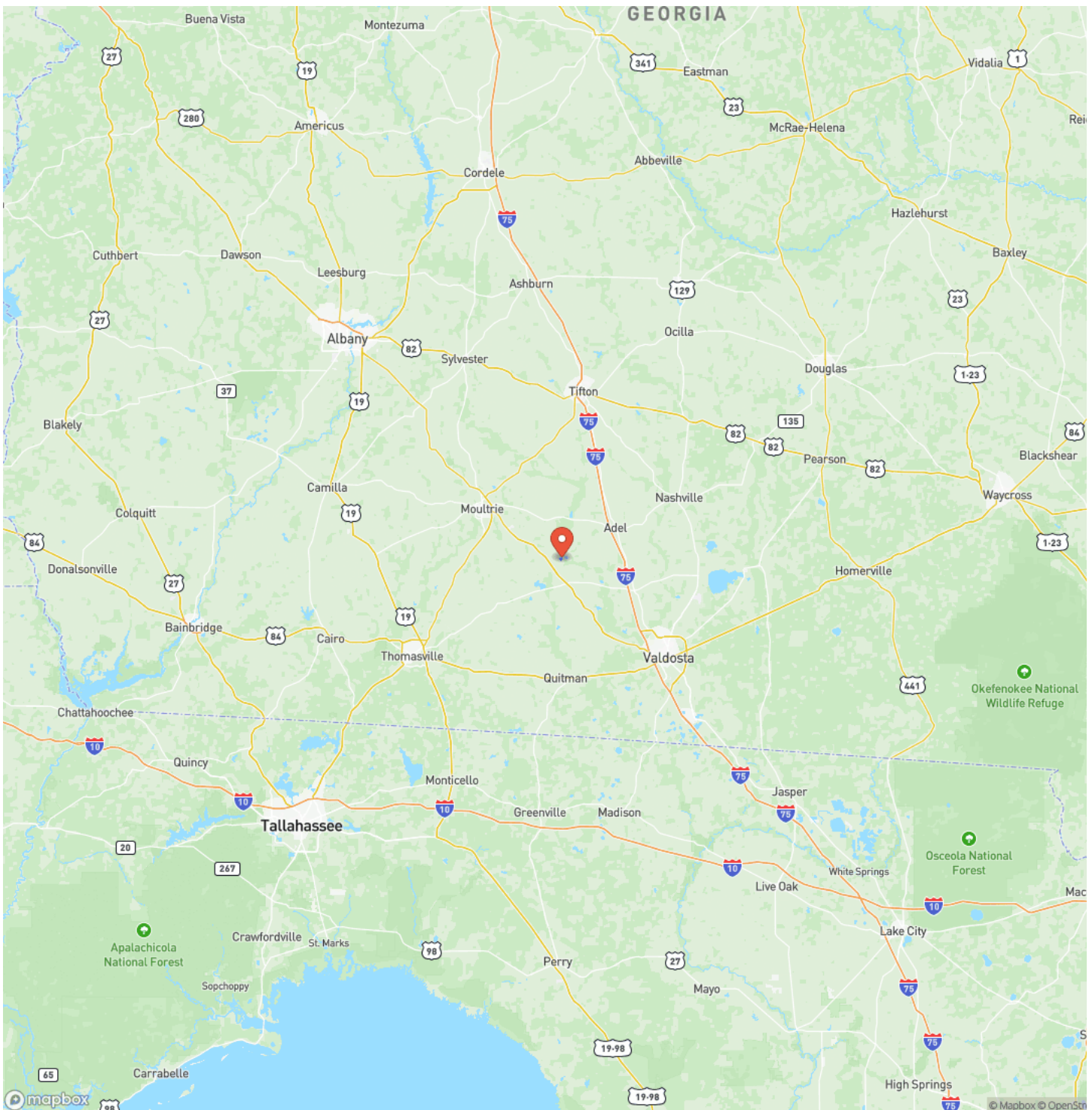
---



## Locator Map



## Locator Map



## Satellite Map



## 16.24 Acres Hempstead Church Rd Barney, GA / Brooks County

## LISTING REPRESENTATIVE

**For more information contact:**



### Representative

Cole Bonner

## Mobile

(229) 561-5111

## Office

(850) 973-2200

## Email

cbonner@mossyoakproperties.com

### Address

145 NW Cantey Avenue

## City / State / Zip

Madison, FL 32340

## NOTES



**MORE INFO ONLINE:**

**MossyOakProperties.com**

## This image shows a blank sheet of white paper with horizontal ruling lines. The lines are evenly spaced and run across the width of the page. There are no margins, text, or other markings on the paper.



**MORE INFO ONLINE:**  
**MossyOakProperties.com**

## **DISCLAIMERS**

Information in this brochure is provided solely for information purposes and does not constitute an offer to sell or advertise real estate outside the states in which broker or agent licensed. The information presented has been obtained from sources deemed to be reliable, is not guaranteed or warranted by the agent, broker, or the sellers of these properties. This offering is subject to errors, omissions, prior sale, price change, correction or withdrawal from the market without notice. All references to age, square footage, income, expenses, acreage, carrying capacity, and land classification, etc. are approximate. Prospective buyers are chargeable with and expected to conduct their own independent investigation of the information and the property and to rely only on those results. Sellers reserve the right to accept or reject any and all offers without liability to any buyer or cooperating broker.

Maps are provided for illustration purposes only, the accuracy is not warranted. Parcels on interactive maps are not adjusted to match aerial backgrounds. This information is for reference purposes only and is not a legal document. Data maps contain errors. The seller and seller's agent are making known to all potential buyers that there may be variations between the location of the existing fence lines and the legal description of the deeded property. Seller and seller's agent make no warranties with regard to the location of the fence lines in relation to the deeded property lines, nor does the Seller make any warranties or representations with regard to the specific acreage contained within the fenced property lines. Seller is selling the property in an "as is" condition, which includes the location of the fences as they exist. Boundaries shown on the accompanying maps are approximate, based on county parcel data. The maps are not to scale. The accuracy of the maps is not guaranteed. Prospective buyers are encouraged to verify fence lines, deeded property lines and acreages using a licensed surveyor at their own expense.



---

**Mossy Oak Properties Southern Land & Homes, LLC**  
145 NW Cantey Avenue  
Madison, FL 32340  
(850) 973-2200  
[MossyOakProperties.com](http://MossyOakProperties.com)

---

