

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

**\$135,000**  
**16.240± Acres**  
**Brooks County**



**16.24 Acres Brooks County  
Barney, GA / Brooks County**

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**SUMMARY**

**Address**

Vacant Hempstead Church Rd

**City, State Zip**

Barney, GA 31625

**County**

Brooks County

**Type**

Farms, Lot, Recreational Land, Hunting Land

**Latitude / Longitude**

31.063657 / -83.571068

**Taxes (Annually)**

241

**Acreage**

16.240

**Price**

\$135,000

**Property Website**

<https://www.mossyoakproperties.com/property/16-24-acres-brooks-county-brooks-georgia/43751/>





## 16.24 Acres Brooks County Barney, GA / Brooks County

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### **PROPERTY DESCRIPTION**

16.24 acres of all high and dry land located in Brooks County, Georgia on the Brooks and Colquitt County line. If you are looking for acreage in the country to build a home and have a small farm this is a great place. Paved road frontage on two sides. The property is fenced on all sides, but needs some work in certain spots. The property lines and gas easement lines in photos are approximate. The field could be rented to a farmer, planted in pine trees or turned into a pasture to graze cows or horses! Located 20 minutes to Hahira, 23 minutes to Moultrie, 25 minutes to Quitman, and 30 minutes to Valdosta. The property does have a underground gas easement that runs through the center of the property. You cannot put a permanent structure on the gas easement. The farmer has the right to harvest his crop for the 2023 season. If you are interested or have any questions contact the listing agent Cole Bonner at [229-561-5111](tel:229-561-5111).



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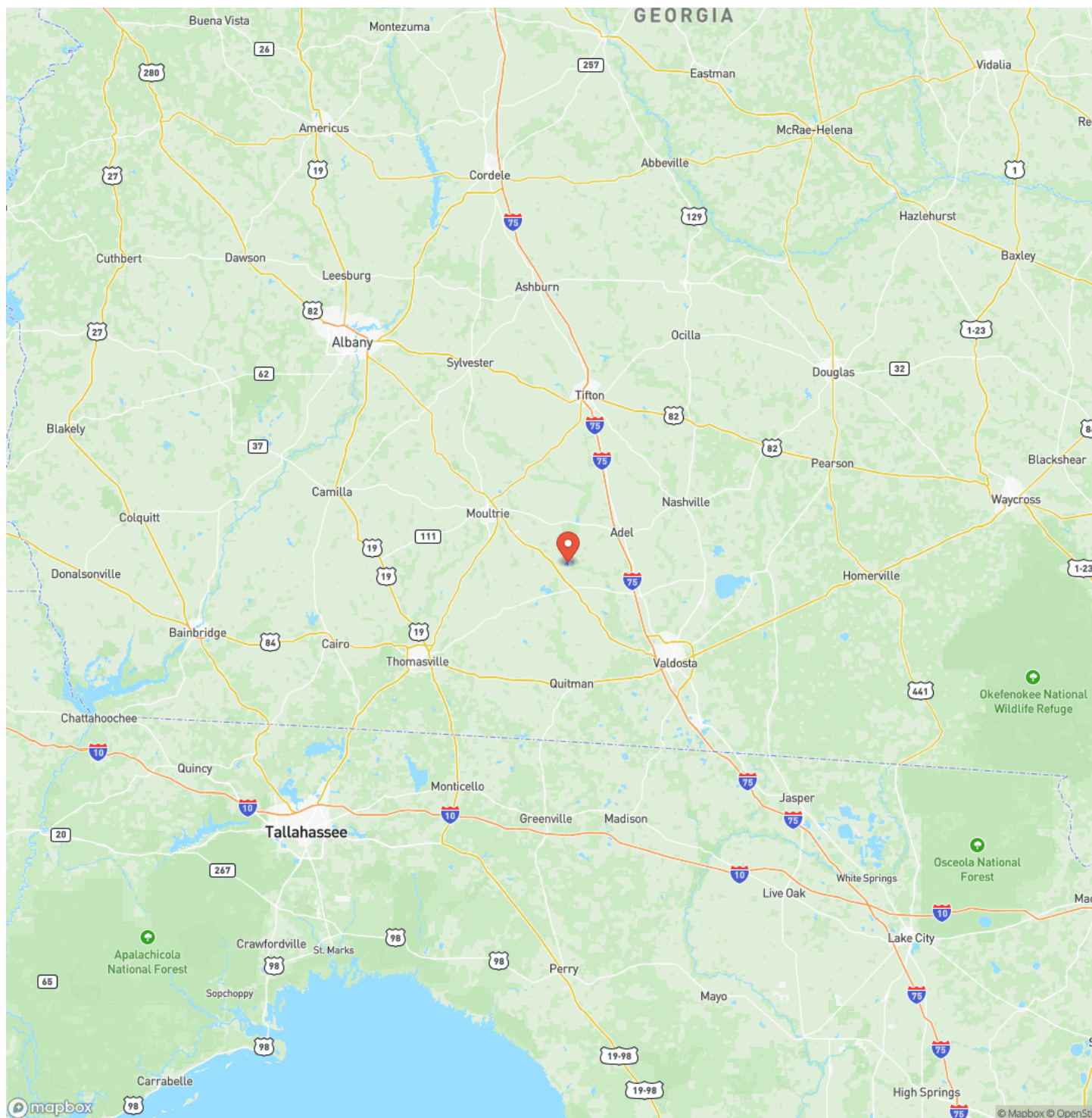


## Locator Map





## Locator Map





## Satellite Map



**16.24 Acres Brooks County  
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**



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## **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, but 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 relationship 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.





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

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