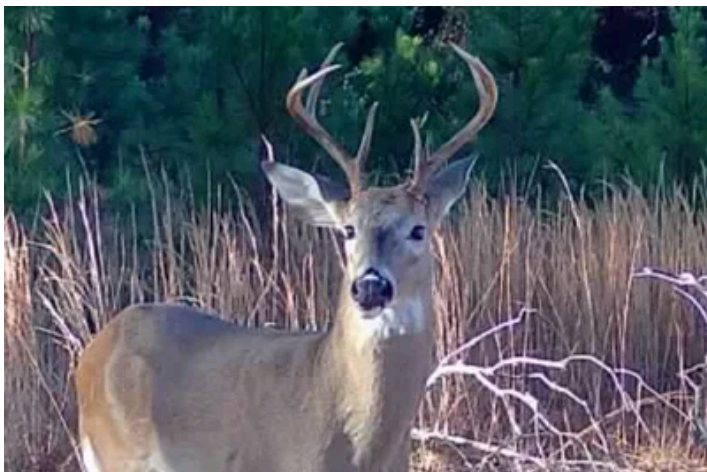


24.06 Acres on Jamestown Rd  
Jamestown Rd  
Waycross, GA 31503

**\$136,000**  
24.06± Acres  
Ware County



**24.06 Acres on Jamestown Rd  
Waycross, GA / Ware County**

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**SUMMARY**

**Address**

Jamestown Rd

**City, State Zip**

Waycross, GA 31503

**County**

Ware County

**Type**

Timberland, Undeveloped Land, Hunting Land, Recreational Land

**Latitude / Longitude**

31.341756 / -82.416388

**Acreage**

24.06

**Price**

\$136,000



## 24.06 Acres on Jamestown Rd Waycross, GA / Ware County

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### **PROPERTY DESCRIPTION**

#### **24.06 ± Acres – Prime High Land in Ware County, GA**

Discover this 24.06-acre tract in Ware County, GA, featuring high, well-drained land perfect for building your dream homesite or enjoying a private recreational retreat. With paved frontage on both Jamestown Road and Dixie Union Road, access is easy and convenient.

The property includes a small pond and two areas of planted pines of different ages, offering both beauty and versatility for outdoor activities. The tract adjoins farmland along its southern border, and there are many cultivated fields in the immediate area, enhancing deer hunting opportunities. Power is available in the area and can be run to this tract at no cost to the buyer. Whether you're looking for a peaceful country getaway, hunting, or a spot to build, this tract has it all.

#### **Property Highlights**

- 24.06 ± Acres of High, Well-Drained Land
- Paved Road Frontage on Jamestown Road & Dixie Union Road
- Small Pond
- Two Different-Aged Planted Pine Areas
- Adjoins Farmland Along Southern Border
- Many Cultivated Fields in Immediate Area – Excellent Deer Hunting
- Perfect for Homesite or Recreation
- Convenient Location: 10 Minutes North of Waycross, 1 Hour West of the Georgia Coast (Brunswick), 1 Hour 30 Minutes from Jacksonville, FL

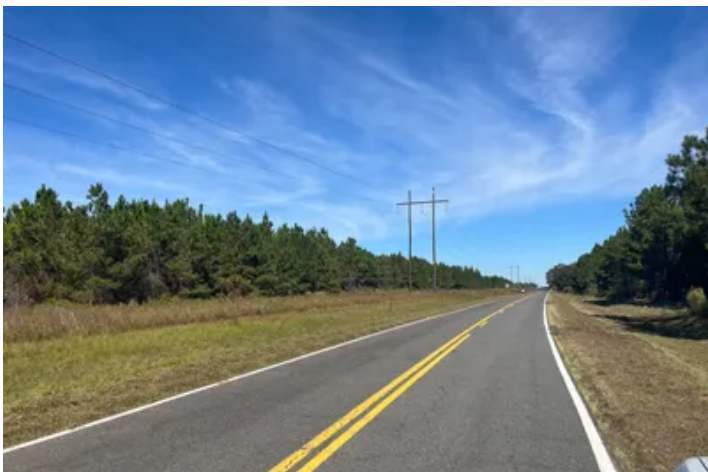
#### **Contact**

For more information or to schedule a showing, contact:

**Brent Hopkins** – [\(912\) 288-1645](tel:9122881645)

*Mossy Oak Properties*

24.06 Acres on Jamestown Rd  
Waycross, GA / Ware County



## Locator Map

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## Locator Map

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## Satellite Map

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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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