



**HABERSHAM
CHURCH ROAD #2**
BURKE & JENKINS COUNTY, GA
47.97 +/- ACRES
\$191,640



PROPERTY DESCRIPTION

If you're seeking seclusion and the ideal small farm, this tract is perfect for you. It features paved road frontage maintained by the county, access to power, young planted pines, and a flowing creek bordered by mature hardwoods on both sides. The property is just 20 minutes from Waynesboro, which offers numerous amenities, including a first-class hospital, Wal-Mart, hardware stores, and grocery stores.

A recorded road easement crosses the southern portion of the property, granting the neighboring landowner access for forestry and/or agricultural purposes. This easement is mostly dormant but remains maintained and defined.

Please contact the listing agent, Alex Nixon, before entering the property. Do not enter without prior notification.

PROPERTY FEATURES:

- 35 Acres of Loblolly Pine Planted in 2019
- 3 Acres of Open Roads and Large Foodplots
- 1,250 Feet of Frontage on Habersham Church Road.
- 10 Acres of Mature Branch Hardwood Buffering two Branches of a Creek

DIRECTIONS:

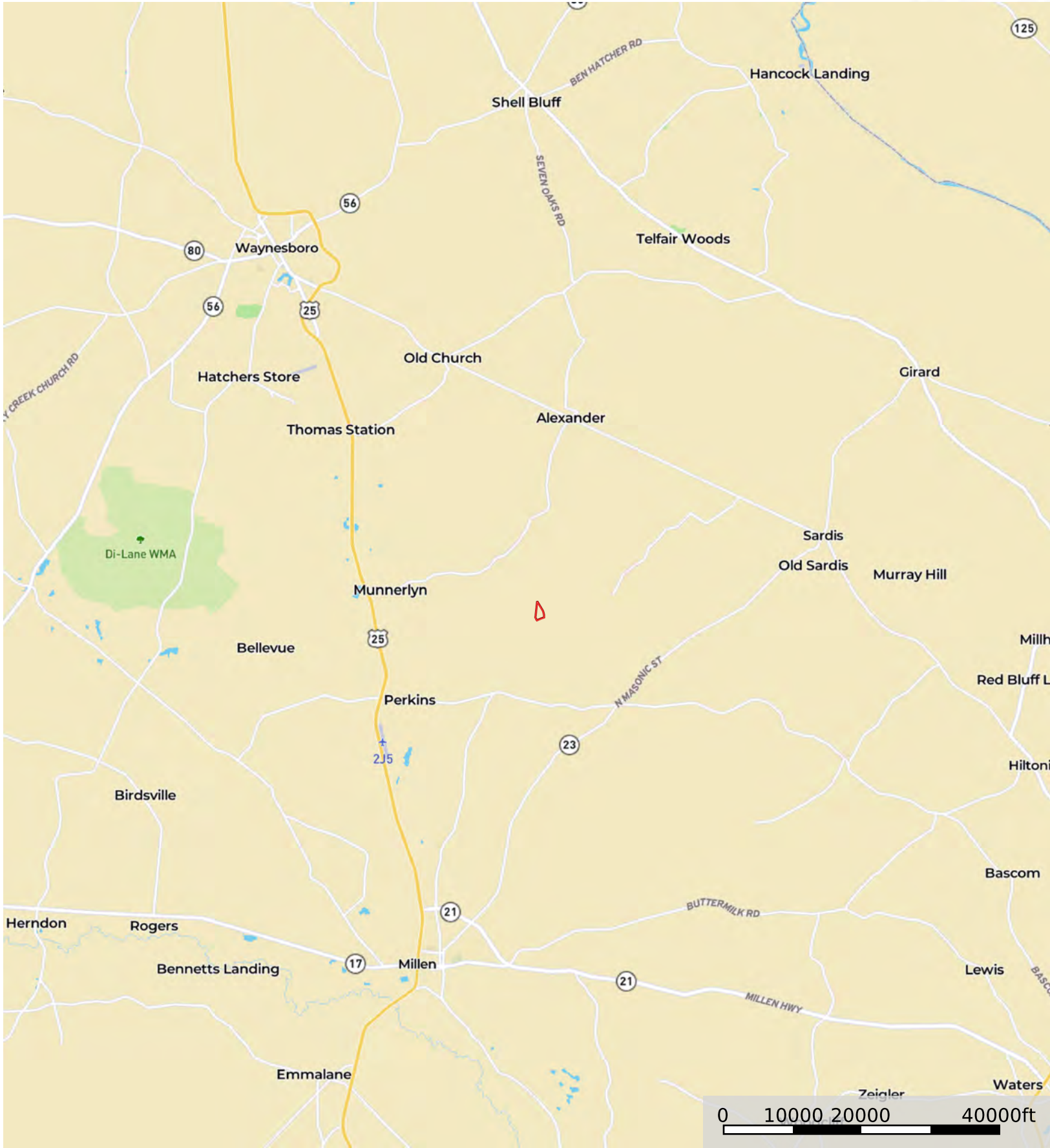
From the intersection of Alexander Munnerlyn Road and Habersham Church Road, travel 1.5 miles south on Habersham Church Road. The property will be on the right.

CONTACT

Alex Nixon, GARF, SCRF
C: 706-840-3739

Email: alexnixon@crosbylandco.com
www.CrosbyLandCo.com

Habersham Church Road #2
Burke County, Jenkins County, Georgia, 47.97 AC +/-



Boundary 1

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.

Todd Crosby
P: 8437825700 Crosbylandco.com

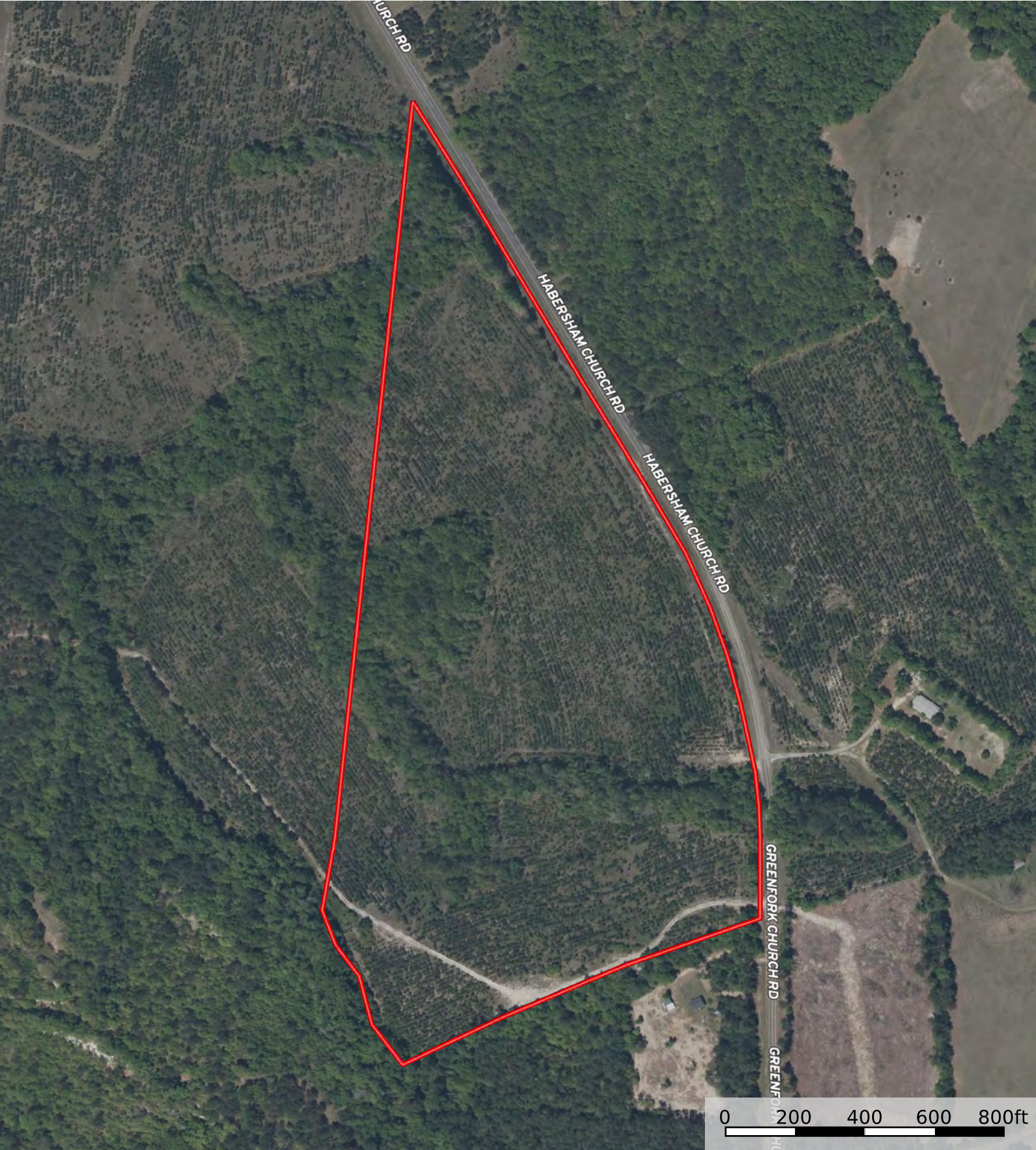
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