



HIGHWAY 56 FARM

BURKE COUNTY, GA
85 +/- ACRES
\$467,995



PROPERTY DESCRIPTION

The Highway 56 Farm is a rare opportunity to own the ideal amount of land for a mini farm, family compound, or to expand an existing farming operation. Located in a region of Burke County where productive agricultural land is increasingly scarce, this property is ready for immediate use. Approximately 50 acres of open fields offer instant return on investment through row crop production, supported by predominantly Dothan sandy loam soils. Two small bottomland areas enhance the property's ecological value by attracting wildlife and supporting a diverse habitat. The larger bottomland section on the northern end holds water for most of the year, creating an excellent Wood Duck habitat.

Beyond its strong row crop potential, the property offers a wide range of other uses. With 2,500 feet of state highway frontage, it's well-suited for one or multiple homesites. Additional agricultural options include hay production, cattle or goat farming, establishing a pecan orchard, or developing a dove field. It could also be reforested for use as a timber farm.

The Highway 56 Farm is a versatile, blank canvas, ready for its next owner.

This property can also be combined with the 35 acres located directly across the road.

PROPERTY FEATURES:

- Duck Pond
- Deer Hunting
- Row Crop Production
- 50 Acres of Open Fields
- 2500 Feet of State Highway Road Frontage

DIRECTIONS:

From Midville, take Hwy 56 towards Waynesboro. The property will be 3.4 miles down Hwy 56 on the right.

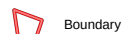
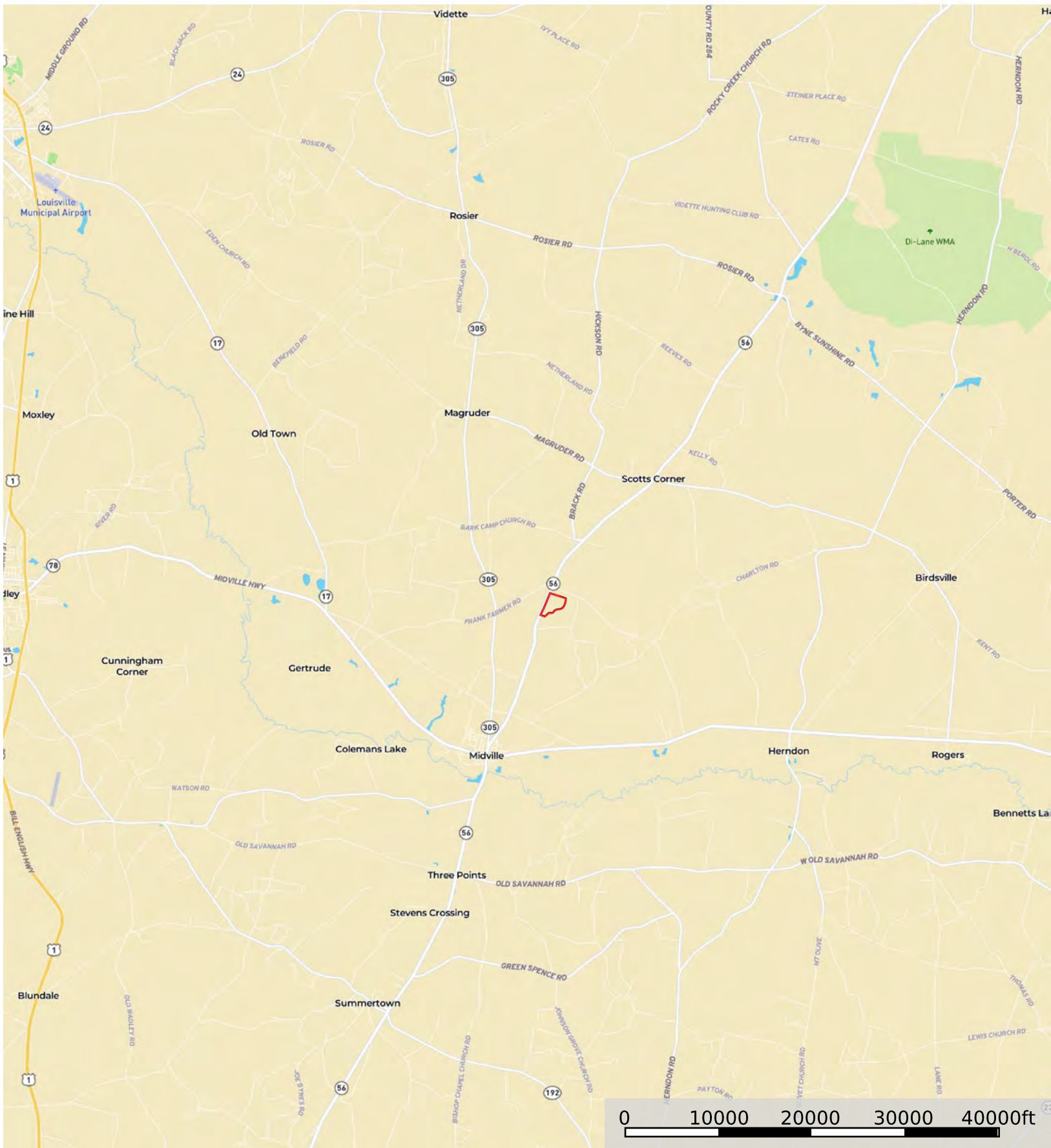
CONTACT

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Highway 56 Farm

Burke County, Georgia, 85 AC +/-



Boundary

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.

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