

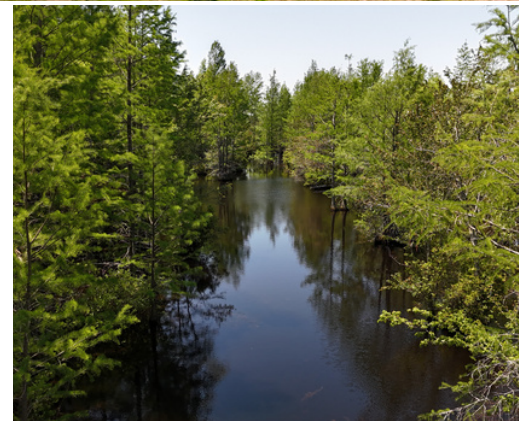


HIGHWAY 56 HOMESITE SOUTH

BURKE COUNTY, GA

8 +/- ACRES

\$36,000



PROPERTY DESCRIPTION

The Highway 56 Homesite South property presents an ideal opportunity to establish your family homesite. With potential build sites along State Highway 56, this property offers exceptional flexibility. At the back of the lot lies a beautiful natural pond that adds both aesthetic appeal and valuable wildlife habitat.

The property features approximately 5+/- acres of usable land at the front providing a range of building options. The front portion, recently harvested timberland, can be reforested for long-term timber investment or cleared for a home, livestock, pasture, or agricultural use.

Conveniently situated between Midville and Waynesboro, this is an opportunity you won't want to miss.

This property can also be combined with the 8 and 19.22 acres located directly adjacent to this property to make 35.22 acres total. Survey cost will be split with Seller at closing.

PROPERTY FEATURES:

- Natural Pond
- State Highway Road Frontage
- Over 5 Acres of Buildable Land

DIRECTIONS:

From Midville: Take Hwy 56 towards Waynesboro for 3.6 miles. The property will be on the left.

CONTACT

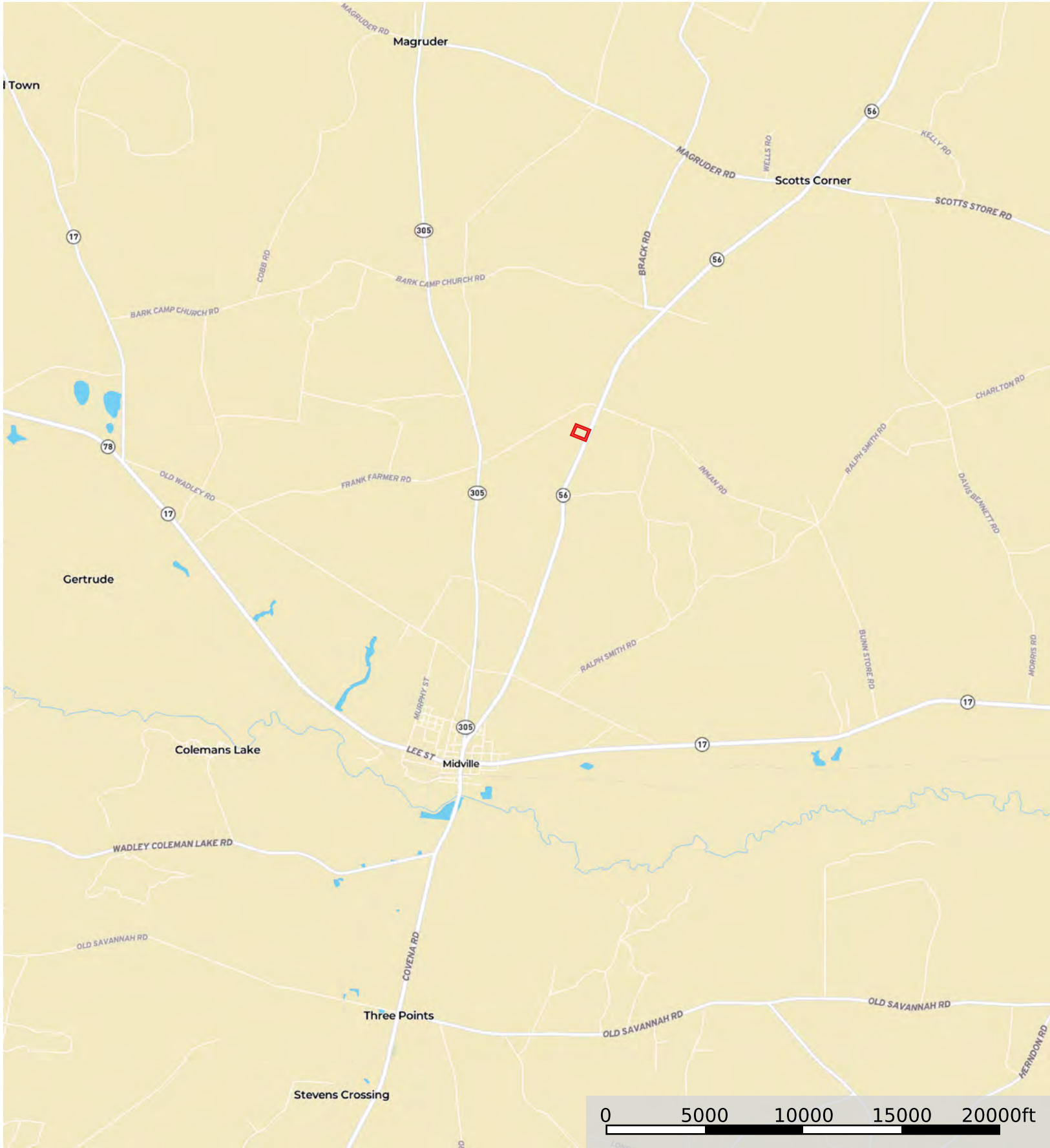
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Highway 56 Homesite South
Burke County, Georgia, 8 AC +/-



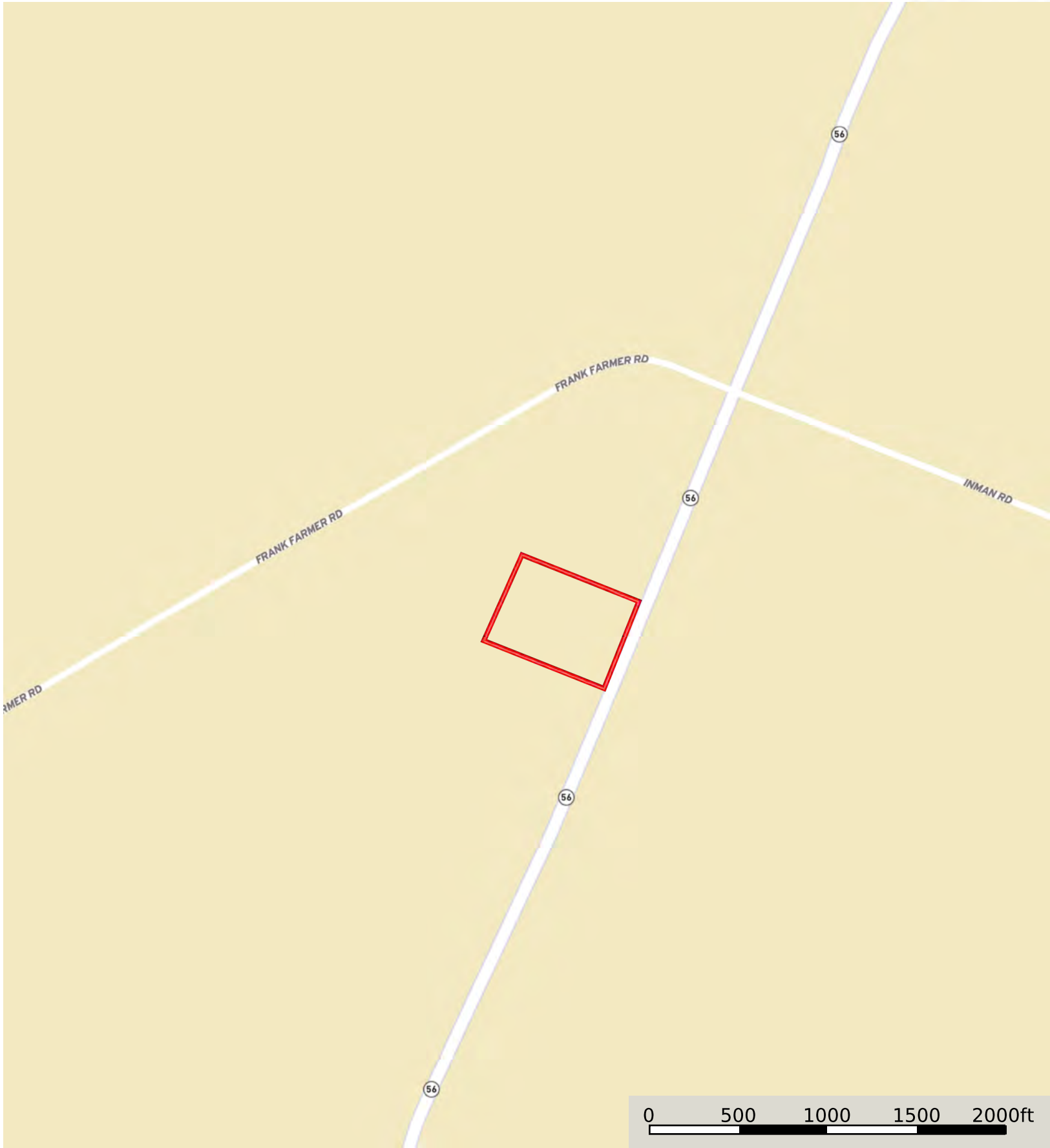
 Boundary

Disclaimer: All persons entering upon the property do so at their own risk, all entrants assume all risks and liabilities and agree to indemnify, defend, and hold harmless Seller, its affiliates, officers, directors, managers, agents, representatives, and employees from any and all claims, demands, causes of action, injuries (including death), or damages arising out of, incidental to, or in any way resulting from inspections or exposure to the property. Property inspections shall be conducted during daylight hours only. Seller and Crosby Land Company, Inc. make no representations or warranties as to the condition of the property, access, usage, acreage, or boundaries. All information provided is assumed accurate but is not guaranteed, and no liability is assumed. This offering is subject to errors, omissions, price changes, or withdrawal without notice.

Todd Crosby
P: 8437825700 Crosbylandco.com

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