



**GLYNN GIRARD**  
BURKE COUNTY, GA  
147 +/- ACRES  
\$463,932



### PROPERTY DESCRIPTION

The Glynn Girard tract is located in the southeastern corner of Burke County, where the wildlife is abundant and the city noise is nowhere to be heard. This property is surrounded by large tracts of wooded land that stretches to the Savannah River. It is located just a short, scenic drive from Waynesboro (28 mi), Augusta (47 mi), and Savannah (80 mi). Aside from this being a hunter's paradise, the 123+/- acres of 2021 planted loblolly pine and 23.3+/- acres of mature hardwood offer a great investment opportunity.

Whether you are looking for a recreational property, timber investment, or just a place to escape the world's noise, the Glynn Girard tract is the property for you.

### PROPERTY FEATURES:

- Pine Plantation
- Mature Hardwood
- Large Game Hunting

### DIRECTIONS:

From Sylvania, take GA-73 N and Harmony Road to Bethesda Church Road for 20.3 miles. Follow Bethesda Church Rd to Rive Rd for 3.0 miles and the property will be on your right.

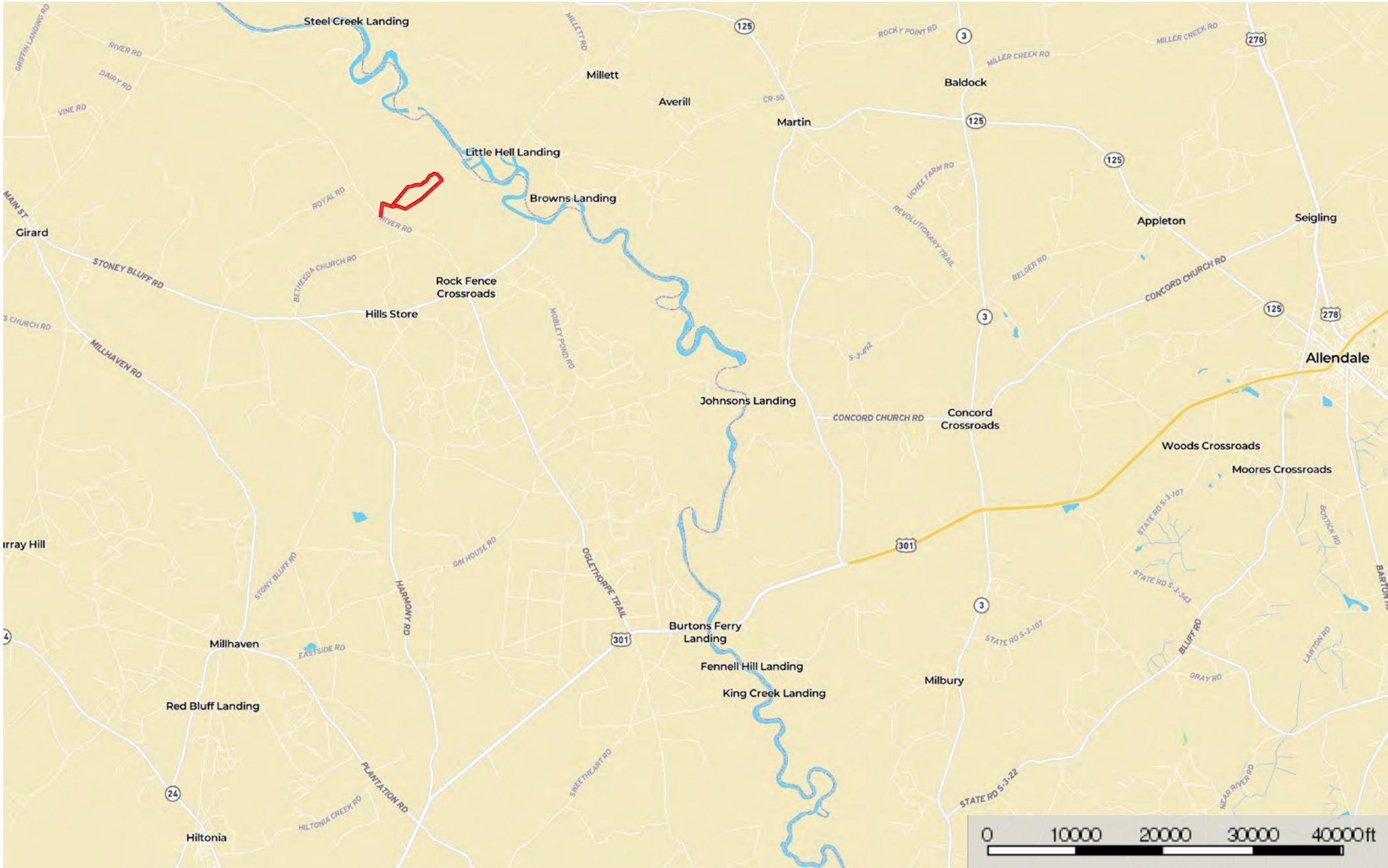
### CONTACT


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Glynn Girard; Burke County  
Georgia, 147 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 in this prospectus or email including but not limited to the following: timber values, volumes, acreage discrepancies, timber age or marketability of timber. The seller or agent does not guarantee the condition or square footage of any improvements would constitute or the function of machinery, wells, septic systems or water control devices. This offering is subject to errors and omissions as well as changes including price or withdrawal without notice.

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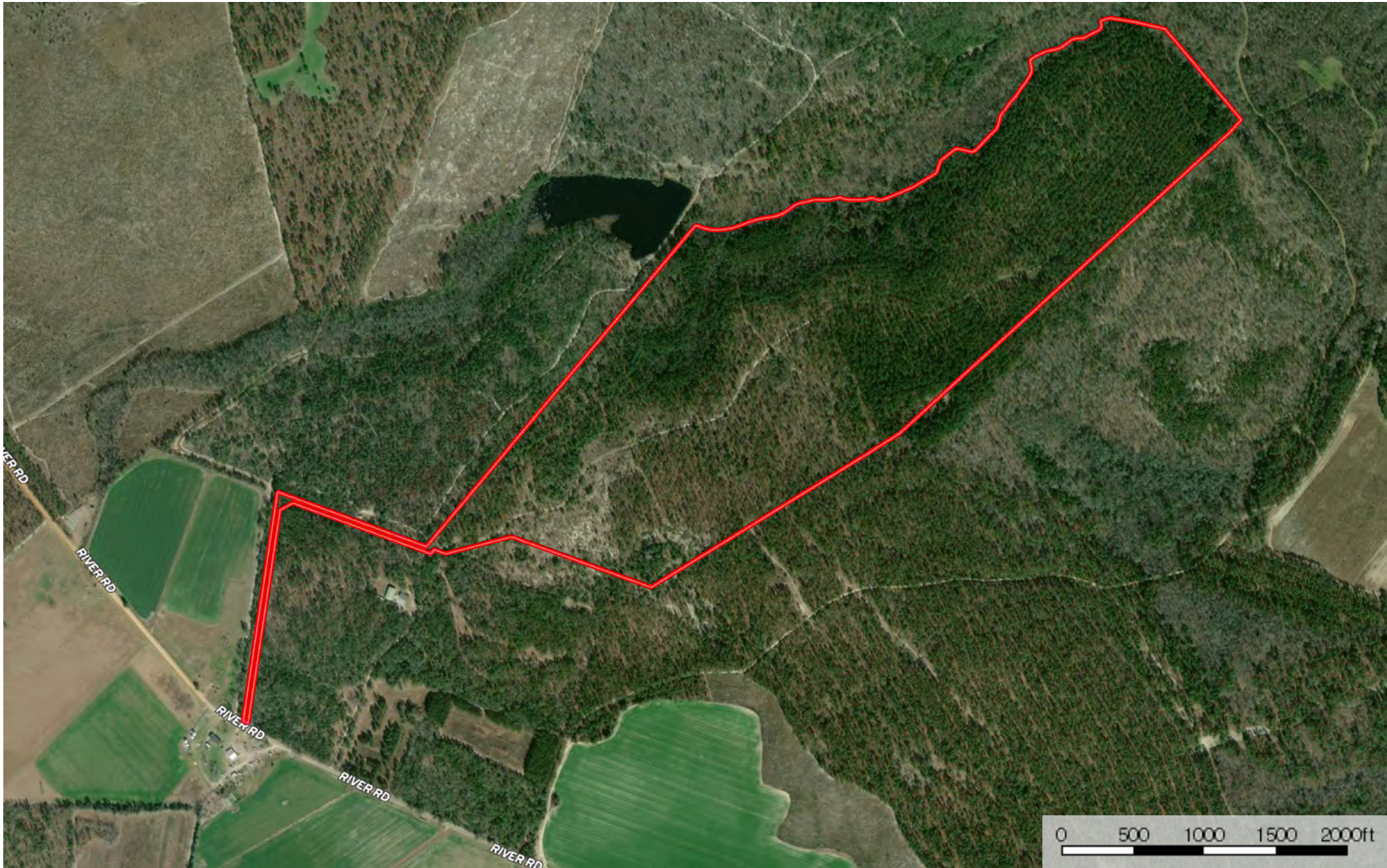
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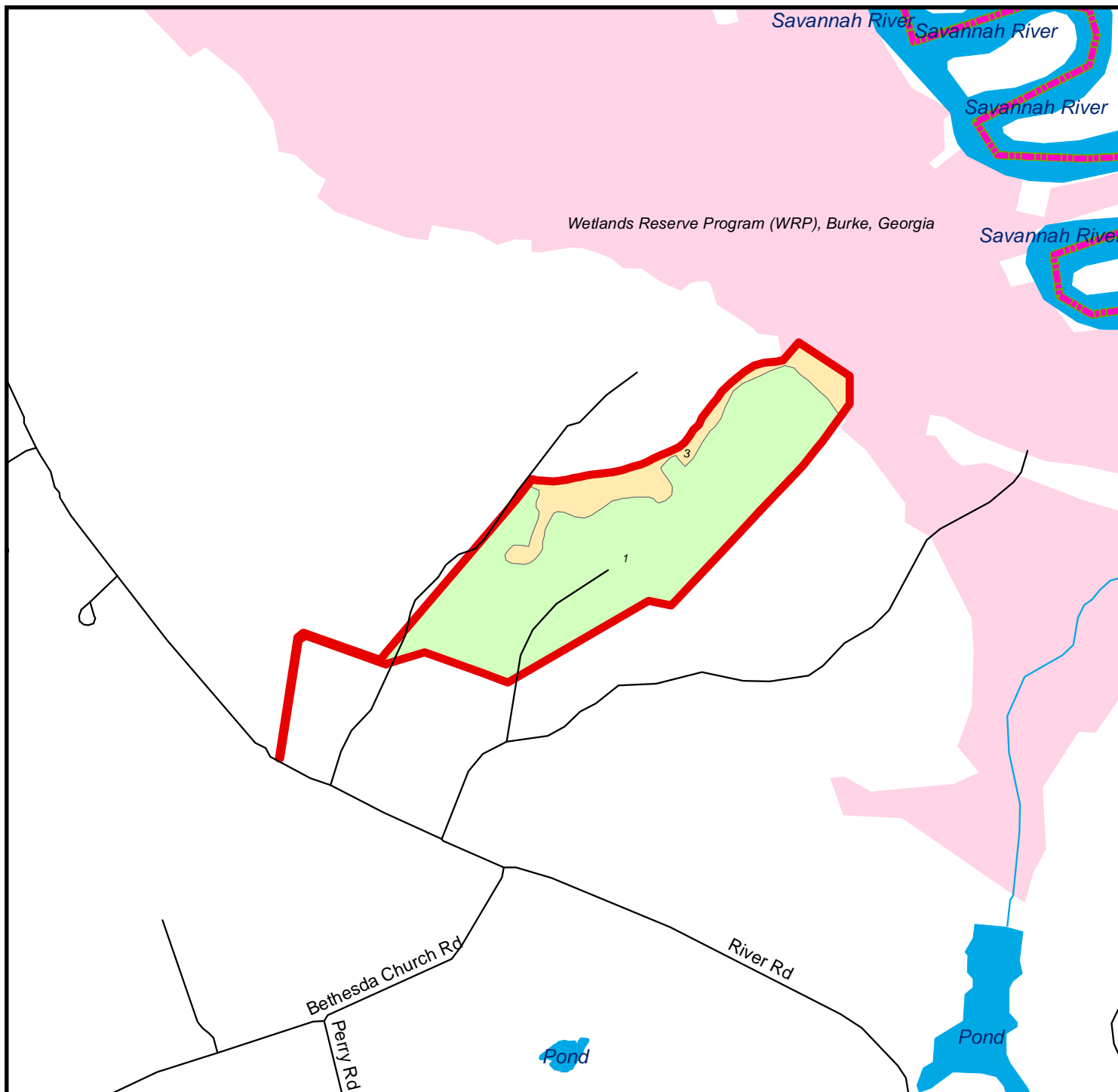
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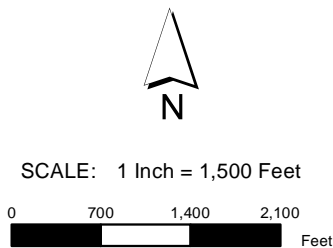
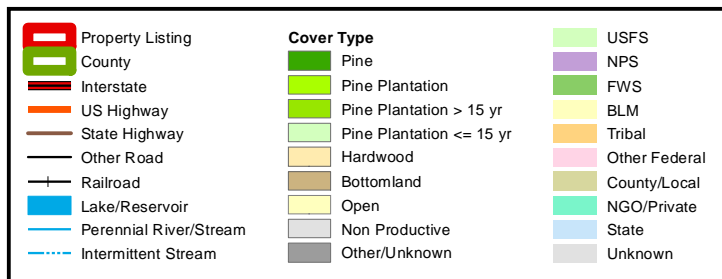


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**Stand Map**  
**Glynn Girad**  
**Parcel # 13033Hb0001**  
 Burke County, GA - approx. 147.0 acres +/-



Stand #	Cover Type	Age	Acres
NP	Non Productive	NA	1.0
1	Pine Plantation <= 15 yr	1	123.0
3	Hardwood	72	23.3

Smaller stands have been excluded to fit in the allowable space