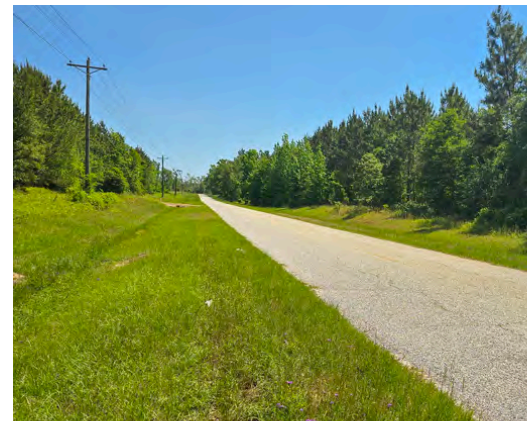
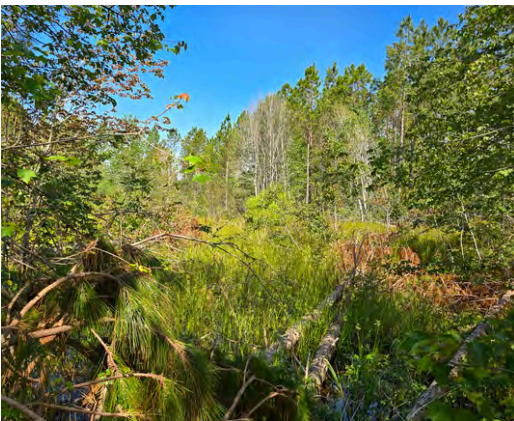




MIDVILLE FARM

BURKE COUNTY, GA

113 +/- ACRES
\$451,435



PROPERTY DESCRIPTION

Rare opportunity to own 113 acres of versatile land in a region where agricultural parcels seldom come to market. This expansive property is divided by a paved country road, offering 78 acres on one side and 35 acres on the other, each with unique characteristics and potential. The larger 78-acre parcel features wide-open, agriculture-ready land, ideal for row cropping, hay production, or livestock. With its flat topography and rich soil, this tract is perfectly suited for immediate farming use or for building your dream home with room to expand.

Across the road, the 35-acre parcel offers a scenic mix of natural beauty and functionality. A picturesque cypress pond sits at the heart of the property, attracting native wildlife and providing a serene backdrop for multiple potential homesite locations. Whether you're seeking a peaceful rural residence, recreational retreat, or additional pasture, this side of the property offers a flexible canvas. With its blend of productivity, natural charm, and development potential, this property stands out as a rare and valuable investment in a tightly held area.

Don't miss your chance to secure this hard-to-find agricultural tract with homesite opportunities and water features—schedule your showing today.

PROPERTY FEATURES:

- Natural Pond
- Row Crop Production
- 45 Acres of Open Fields
- 2500 Feet of State Highway Road Frontage

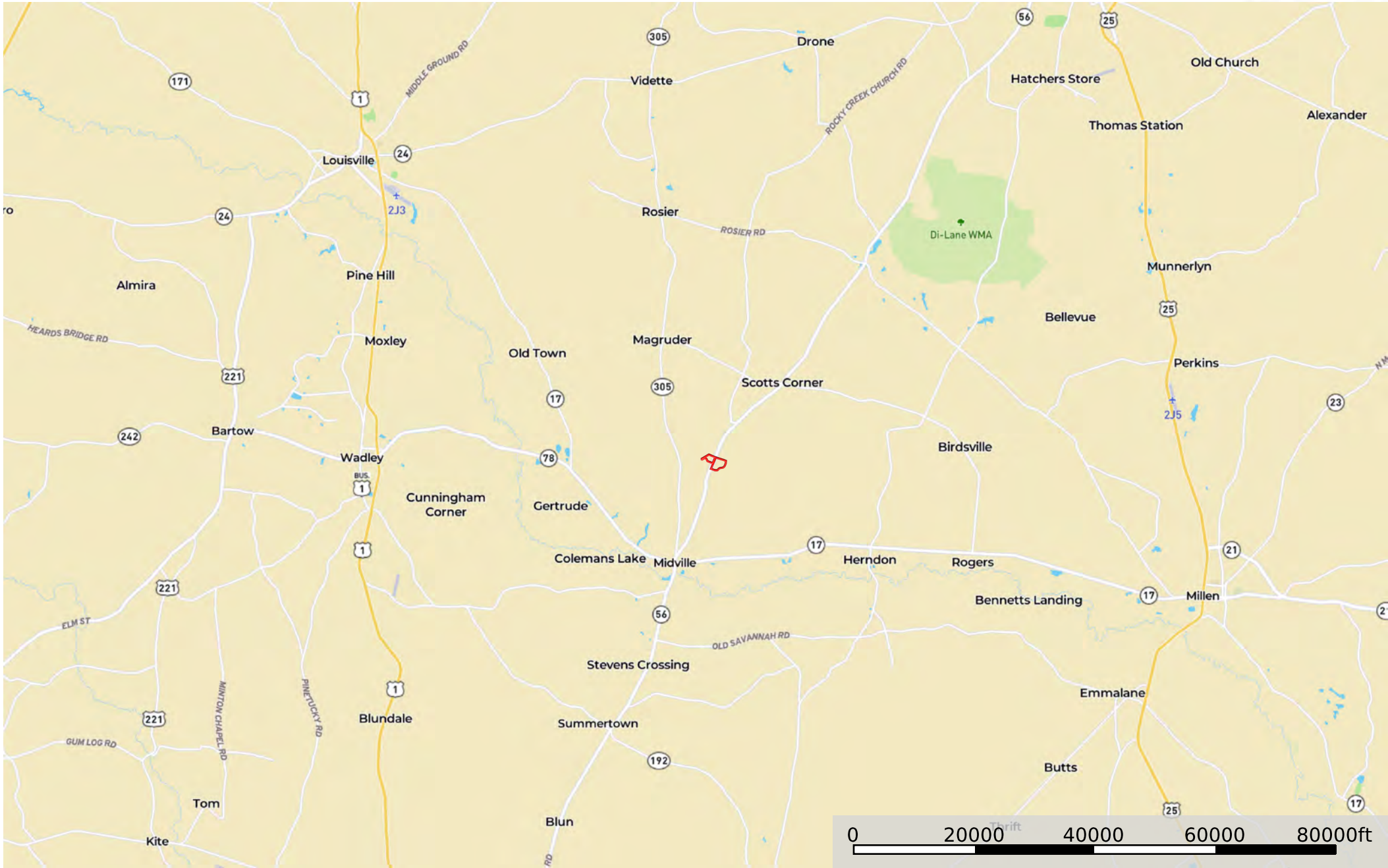
DIRECTIONS:

From Midville, take Hwy 56 towards Waynesboro. The property will be 3.4 miles down Hwy 56 on both sides of the road.

CONTACT

Matthew Bland
C: 912-690-2988

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



Boundary Boundary 2.1

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.



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0 200 400 600 800ft

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Todd Crosby
P: 8437825700
Crosbylandco.com

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