



# MUNNERLYN TRACT

BURKE COUNTY, GA

214.99 +/- ACRES

\$687,968



## PROPERTY DESCRIPTION

The Munnerlyn tract consists of 215 +/- acres of timber investment opportunity. The property is easily divisible with multiple road access points. This opens up the possibilities for multiple uses or investment strategies. The 67.8-acre portion offers immediate return on investment with merchantable timber throughout. The entire tract has an adequate road system, allowing recreational access to most of the property. The wildlife is supported by the thick underbrush, wetland branches, and natural food supply. The smaller 21.7-acre portion has road frontage on Alexander-Munnerlyn Rd and Idlewood-Munnerlyn Rd and could be purchased separately from the rest of the property with a price adjustment. This property is conveniently located off State Highway 25 and only 50 minutes from Augusta, 1 hour and 50 minutes from Savannah, and 50 minutes from Statesboro. Don't miss this opportunity to own a great recreational tract and timber investment.

## PROPERTY FEATURES:

- Multiple Build Sites
- Good Wildlife Habitat
- Internal Road System
- Merchantable Timber
- Pre-Merchantable Timber
- Paved & Dirt Road Frontage
- Multiple Road Access Points

## DIRECTIONS:

From Waynesboro, take Hwy 25 towards Millen. Travel approximately 7 miles to Alexander-Munnerlyn Rd. Turn left onto Alexander-Munnerlyn Rd and travel 1.6 miles to a gated entrance on the right into the main property.

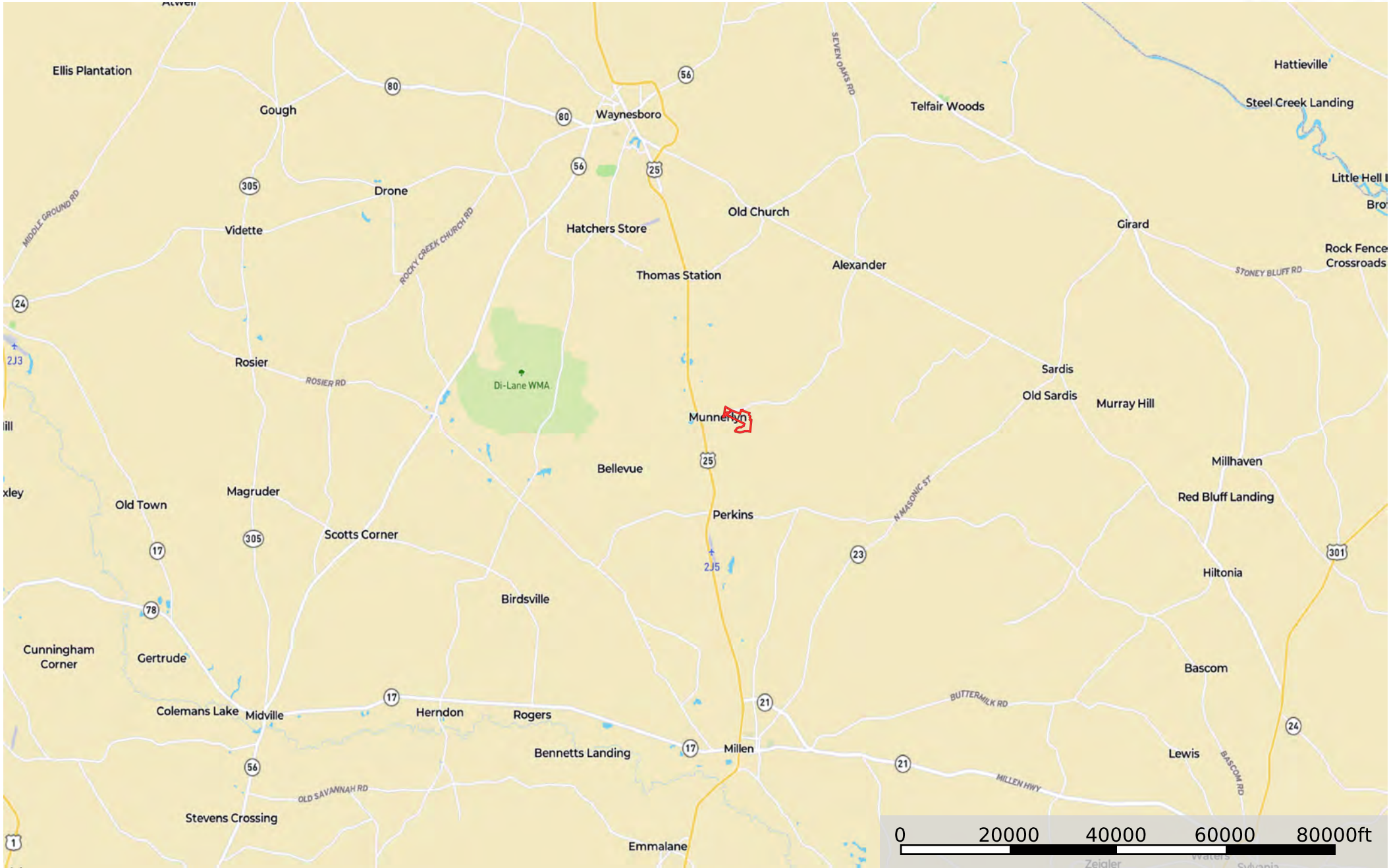
### CONTACT

Matthew Bland  
C: 912-690-2988

Email: [matthewbland@crosbylandco.com](mailto:matthewbland@crosbylandco.com)  
[www.CrosbyLandCo.com](http://www.CrosbyLandCo.com)



Munnerlyn Tract  
Burke County, Georgia, 214 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.

Munnerlyn Tract  
Burke County, Georgia, 214 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.





 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.