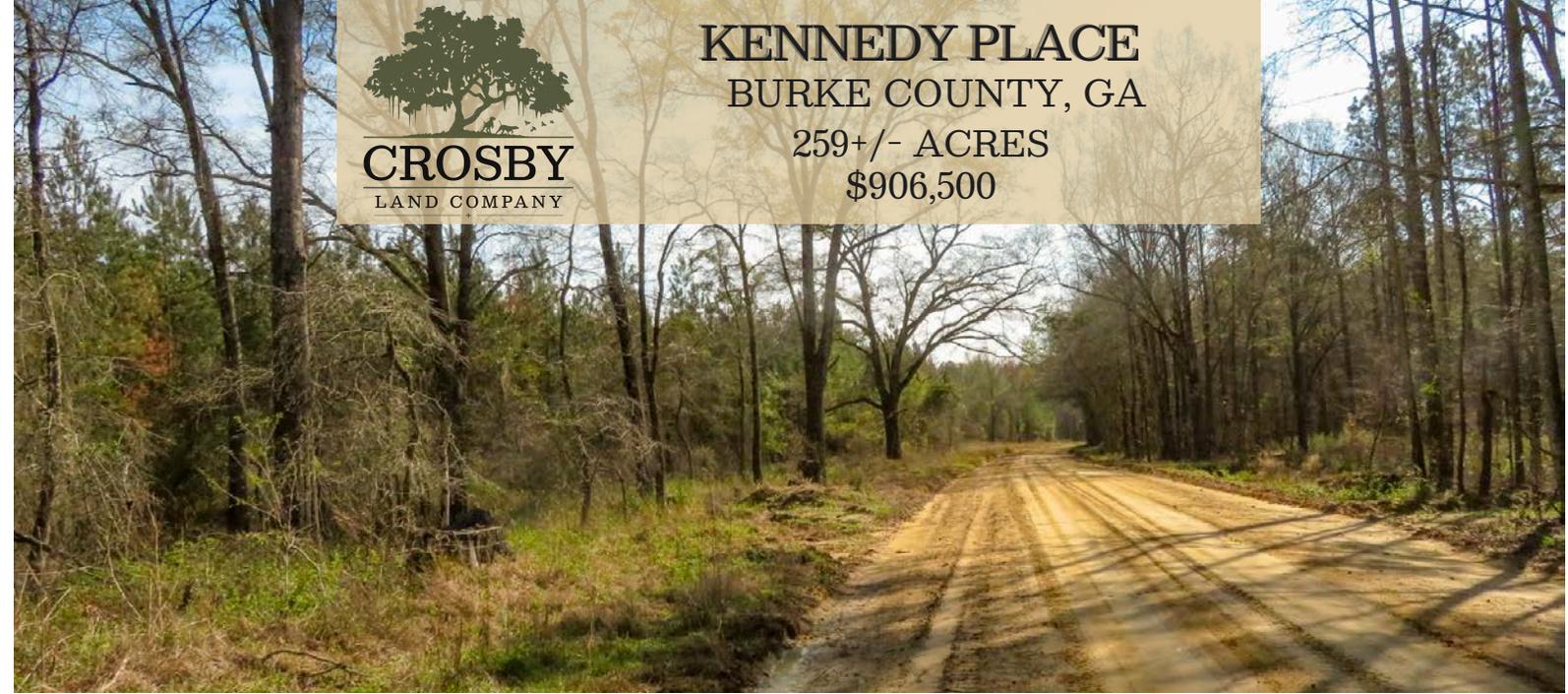


KENNEDY PLACE BURKE COUNTY, GA

259+/- ACRES
\$906,500



PROPERTY DESCRIPTION

Kennedy Place is located in the MaGruder Community of southwestern Burke County, Georgia, an area known for excellent soils suitable for both agriculture and timber production. The surrounding landscape is primarily composed of large farms and timber tracts, contributing to the property's rural character. The tract features approximately 3,000+/- feet of frontage on Netherland Road, an unpaved but county-maintained road.

The property has been managed by the Broker/Forester for 36 years as a high-yield timber tract. A hunting club lease is currently in place, and the Buyer will have the option to continue the lease, though the Sellers reserve the right to cancel it at any time. The tract also includes a well-maintained internal road system and two locked gates on Netherland Road providing access at each end of the property.

The final sales price will be determined by a Registered Land Surveyor, with the survey cost to be split between the Buyer and Seller.

PROPERTY FEATURES:

- Two Gates
- Food Plots
- Planted Pine
- Internal Road System
- County Maintained Dirt Road Frontage

DIRECTIONS:

From Midville, travel on GA Highway 305 for 8.2 miles north. Just past MaGruder Farms is Netherland Road. Take a right (east) and travel almost 1 mile to the first gate on your left (north). It is roughly 1,000 feet down the county road to the second gate. Both corners are flagged in pink on Netherland Road.

CONTACT

Alex Nixon, GARF, SCRF
C: 706-840-3739

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