



# HIGHWAY 17 TRACT

LIBERTY COUNTY, GA

130 +/- ACRES

\$525,000



## PROPERTY DESCRIPTION

Discover 130+/- Acres of Prime Land in Liberty County, Georgia. This exceptional 130+/- acre tract in Liberty County, Georgia, presents a unique blend of natural beauty and development potential. Situated just 1 mile from the Bryan County line and under a 10-minute drive from 2 exits along Interstate 95, the property enjoys proximity to a rapidly growing area of Richmond Hill. This property boasts approximately 425 feet of frontage along heavily traveled US Highway 17 and offers excellent visibility and accessibility.

This heavily wooded tract is adorned with majestic oaks and contains merchantable timber. Extending to the marsh of Jerico Creek, the property offers picturesque views, opportunities for wildlife viewing, and potential recreational activities. Excellent hunting opportunities are abound, with deer and wild hog tracks throughout the property.

The property features an internal road system, providing convenient access throughout the acreage. This versatile land presents exciting possibilities for a variety of uses, including:

- Commercial Development: Ideal for retail, hospitality, or other commercial ventures due to its prime highway frontage.
- Residential Development: Explore the potential for creating a unique residential community, offering privacy and proximity to nature.
- Recreational Retreat: Establish a private hunting lodge or recreational getaway for outdoor enthusiasts.

Don't miss this rare opportunity to own a significant piece of land with exceptional potential!

## PROPERTY FEATURES:

- Majestic Oak Trees
- Merchantable Timber
- Close Proximity to Interstate 95
- 425 feet US Highway 17 Frontage

## DIRECTIONS:

From Midway, take US Highway 17 North, approximately 5 miles. The property will be on your right before the Bryan County line. From Richmond Hill, take US Highway 17 South, approximately 6 miles. The property will be on your left.

## CONTACT

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