



# 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

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