

Hwy 56 Tract
00 Watkins Pond Road
Waynesboro, GA 30830

\$650,811
176.9± Acres
Burke County



Hwy 56 Tract
Waynesboro, GA / Burke County

SUMMARY

Address

00 Watkins Pond Road

City, State Zip

Waynesboro, GA 30830

County

Burke County

Type

Hunting Land, Recreational Land, Undeveloped Land, Timberland

Latitude / Longitude

33.19893 / -81.974382

Acreage

176.9

Price

\$650,811

Property Website

<https://www.mossoakproperties.com/property/hwy-56-tract/burke/georgia/101438/>



MORE INFO ONLINE:

<https://www.mossoakproperties.com/office/mossy-oak-properties-rural-land-investments/>

Hwy 56 Tract **Waynesboro, GA / Burke County**

PROPERTY DESCRIPTION

Welcome to the Highway 56 Tract, an expansive 176.9-acre tract perfectly positioned for the investor, the outdoorsman, or those dreaming of a rural retreat. This tract offers a nice blend of managed timber, pines, extensive road frontage, and a high-quality interior road system.

The Land & Timber

- **Managed Pines:** The bulk of the acreage consists of a thriving 11-year-old pine plantation, well-positioned for future growth and long-term returns.
- **Hardwood Pockets:** Approximately 10 acres of hardwoods are interspersed throughout the pines, providing essential mast for wildlife and natural aesthetic variety.
- **Right-of-way:** A utility right-of-way bisects the property, creating a permanent opening that serves as a natural travel corridor for game and provides access throughout the tract.

A Sportsman's Paradise

Located in an area known for its exceptional hunting, this tract is a great opportunity for the serious outdoorsman.

- **Hunting retreat in the making:** The foundation is already laid out. With the combination of an 11-year-old pine plantation, hardwood pockets, interior trails, and the right-of-way, this tract is ready for food plots to be established and setup for the outdoorsman.
- **Superior Access:** A high-quality interior road system allows for effortless travel throughout the property, making it easy to bring in equipment for land management or enjoying weekend ATV rides.

Accessibility & Location

Rarely do you find a tract of this size with such extensive road frontage and proximity to regional hubs:

- **Road Frontage:** The property boasts unparalleled access with approximately 3000 feet of road frontage on Watkins Pond Road and another 3320 feet of road frontage on Highway 56.

- **Location:**

-Just 10 minutes from Waynesboro

-30 minutes south of Augusta

-1 hour north of Statesboro

Whether you are looking for a timber investment, a hunting camp, recreational getaway, or rural living, this tract offers the peace of the countryside without sacrificing convenience.

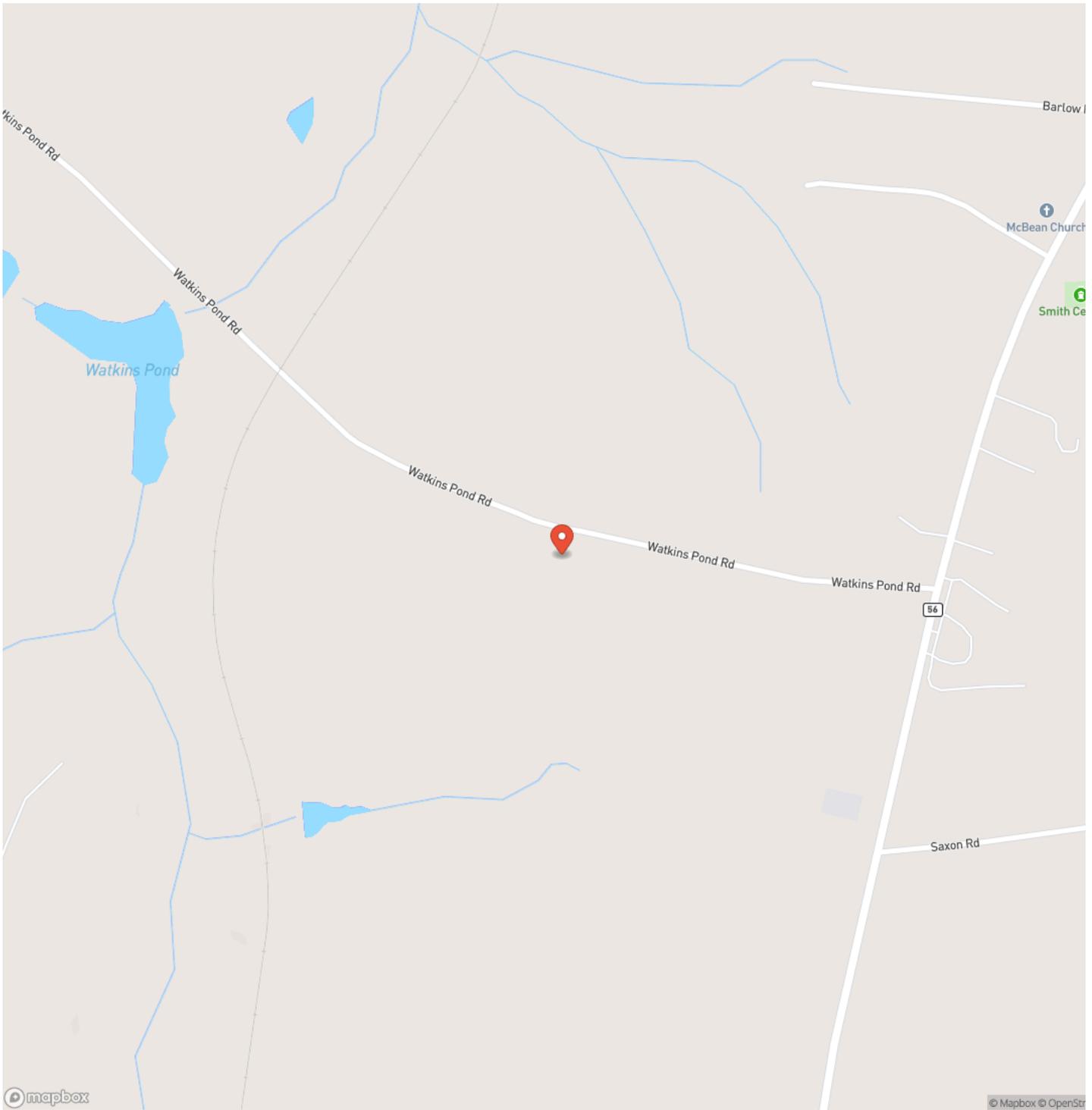
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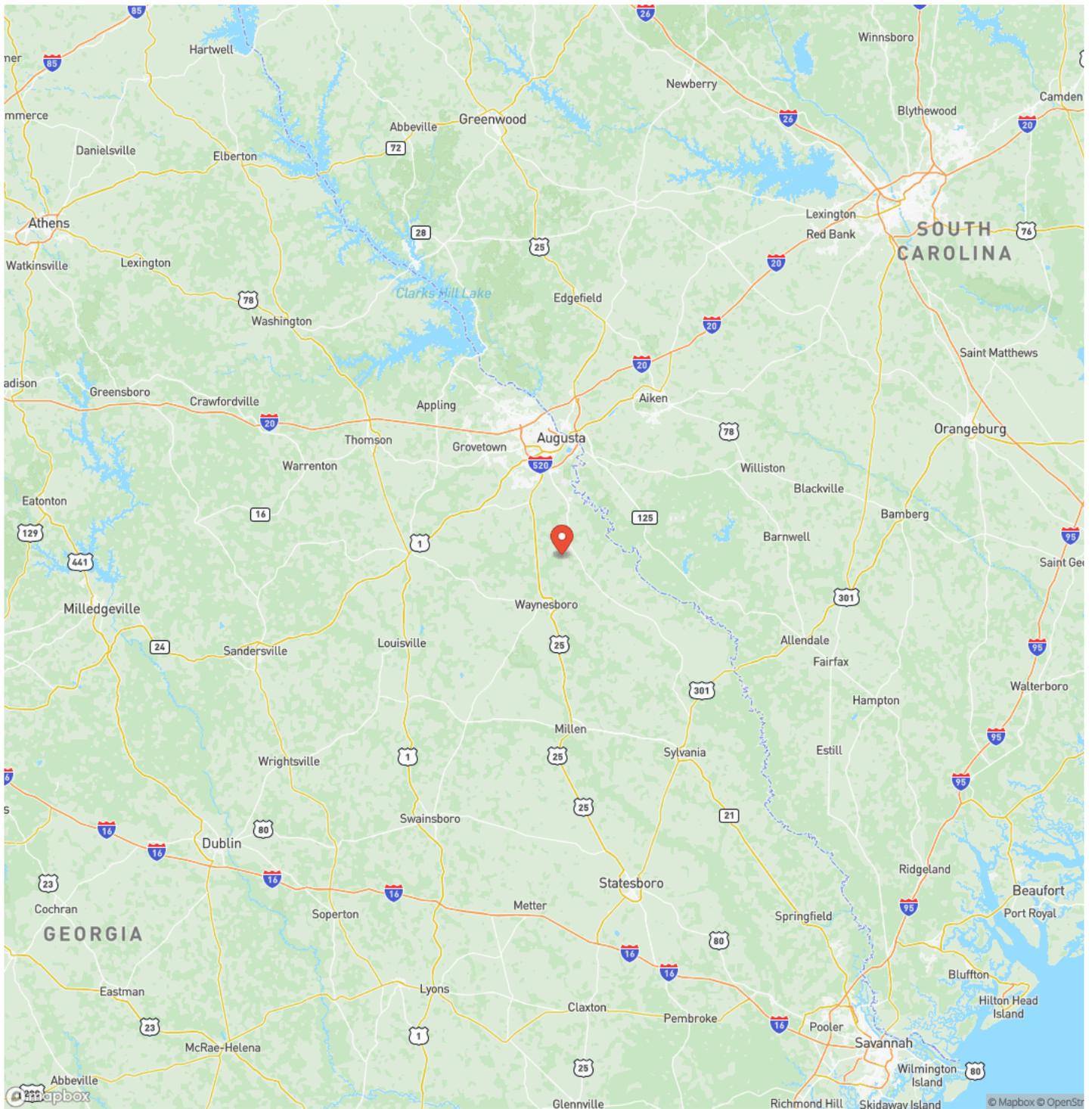
Locator Map



MORE INFO ONLINE:

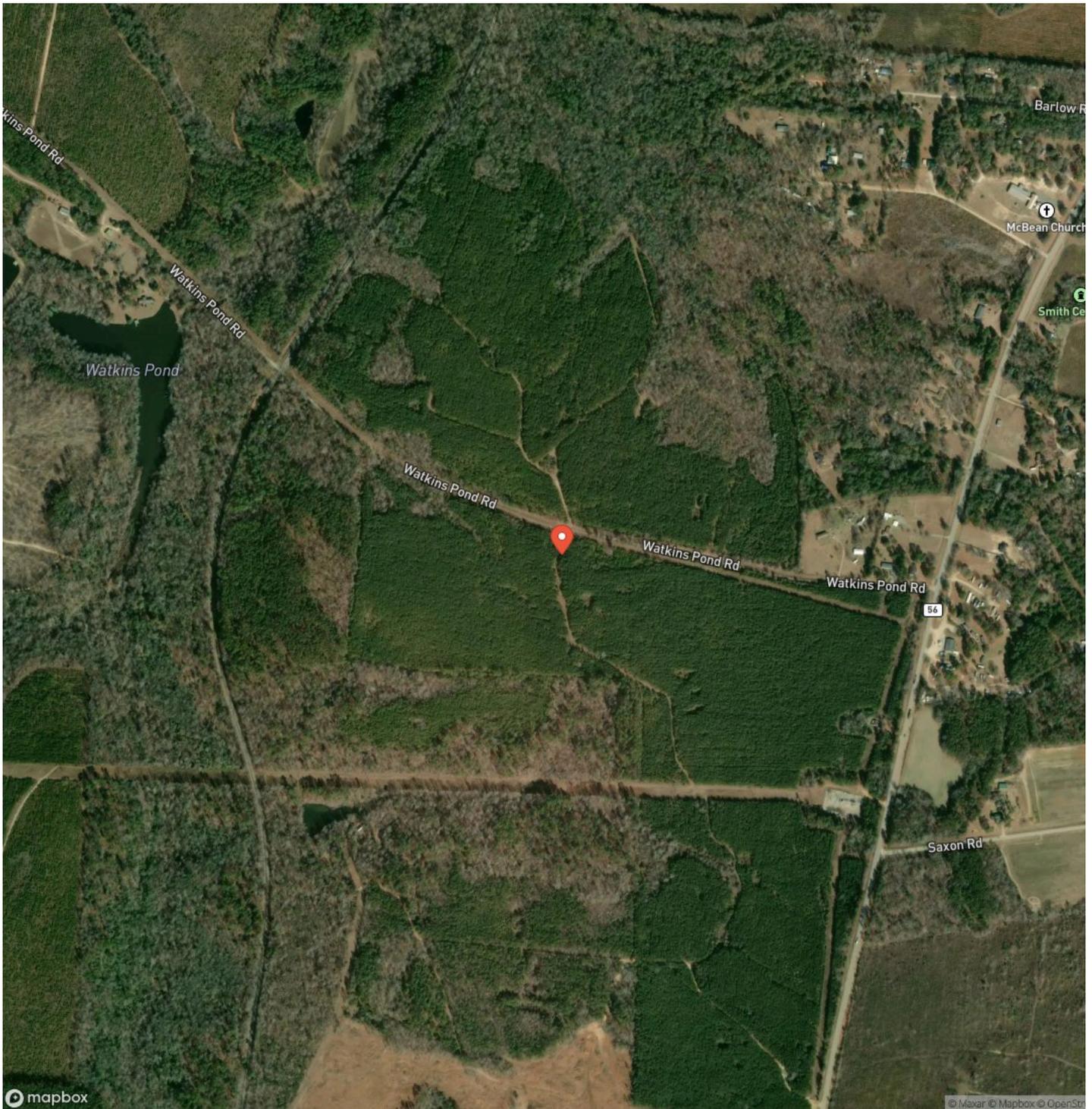
<https://www.mossyoakproperties.com/office/mossy-oak-properties-rural-land-investments/>

Locator Map



MORE INFO ONLINE:

Satellite Map



DISCLAIMERS

"Property inspections shall be done during daylight hours. Seller and Rural Land Investments in no way make any representations or warranties regarding the conditions of the property, including any and all access routes, and all persons entering upon the property do so at their own risk and accept said property "as-is" in its existing condition during such inspections. All persons entering upon the property assume all risks and liabilities and agree to indemnify, defend, and hold harmless Seller, its affiliates, officers, directors, managers, agents, representatives, and employees from and against any and all claims, demands, causes of action, injuries (including death) and damages resulting from any accident, incident, or occurrence arising out of, incidental to or in any way resulting from his or her inspection of the property or his or her exposure to the conditions of the property."

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