

**38.47± ACRES**  
**WASHINGTON COUNTY, GA**  
**\$180,000**



**SMALLTOWN**  
HUNTING PROPERTIES  
& REAL ESTATE<sup>SM</sup>

**OFFICE (478) 382-2880 | [WWW.SMALLTOWNPROPERTIES.COM](http://WWW.SMALLTOWNPROPERTIES.COM)**

# THE WASHINGTON 38.47

## PROPERTY PROFILE

### LOCATION:

- Highway 242  
Bartow, GA 30413
- Washington County
- 6± Miles W of Bartow
- 17± Miles SE of Sandersville
- 64± Miles SW of Augusta
- 143± Miles SE of Atlanta

### COORDINATES:

- 32.8731, -82.5655

### PROPERTY INFORMATION:

- 38.47± Total Acres
- 32± Acres in Planted Pine
- 1,600'± Interior Road System
- 400'± Paved Frontage on GA-242
- Frontage on Josey Branch Creek
- Corn Field Borders the Tract
- Deer, Hog, Turkey, Dove

### TAX INFORMATION:

- \$950.77 in 2024

### PROPERTY USE:

- Pine Tree Farm
- Hunting
- Potential Homesite
- Camping
- Investment



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**HUNTER BARGERON**

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P.O. Box 340 - Rocky Face, GA 30740

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Information is believed to be accurate but not guaranteed.

# WELCOME TO THE WASHINGTON 38.47

**WELCOME TO 38.47± ACRES OF PLANTED PINES AND CREEK BOTTOM IN WASHINGTON COUNTY, GA.** This slightly sloped tract is easily navigable with an integrated road system totaling approximately 1,600 feet. A food plot, roughly 330' in length, allows for an expansive view while hunting for whitetail. The property is bordered by a cornfield, which the local game will appreciate! There is an abundance of wildlife here with numerous ways to hunt. Enjoy 225± feet of frontage along Josey Branch Creek, which meanders near the northeast boundary of the property. An old firebreak runs the back portion of the tract.

A 32± acre portion of this tract consists of five-year-old planted pine. With almost 400 feet of frontage along GA-242 and power at the highway, this property makes for the perfect investment opportunity with the planted pines, as well as a great recreational tract.

**To schedule a personal tour, contact Hunter Bargeron today and experience #TheSmallTownWay!**



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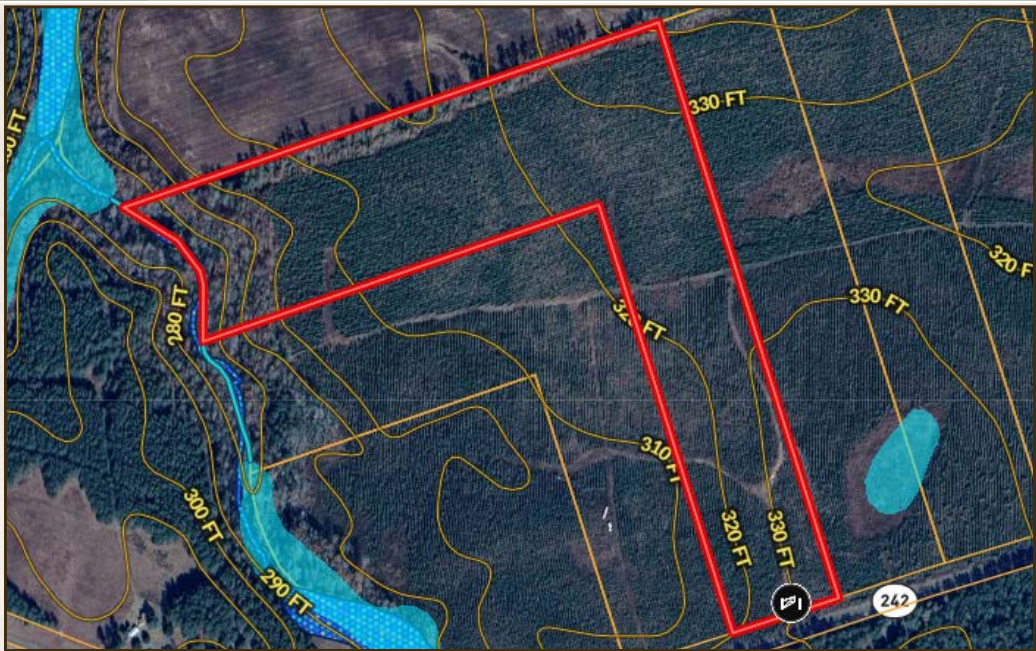
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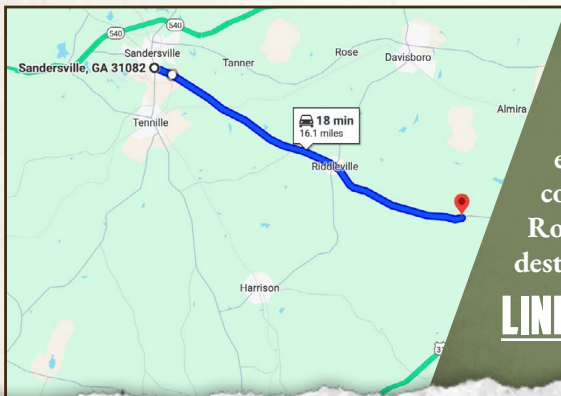
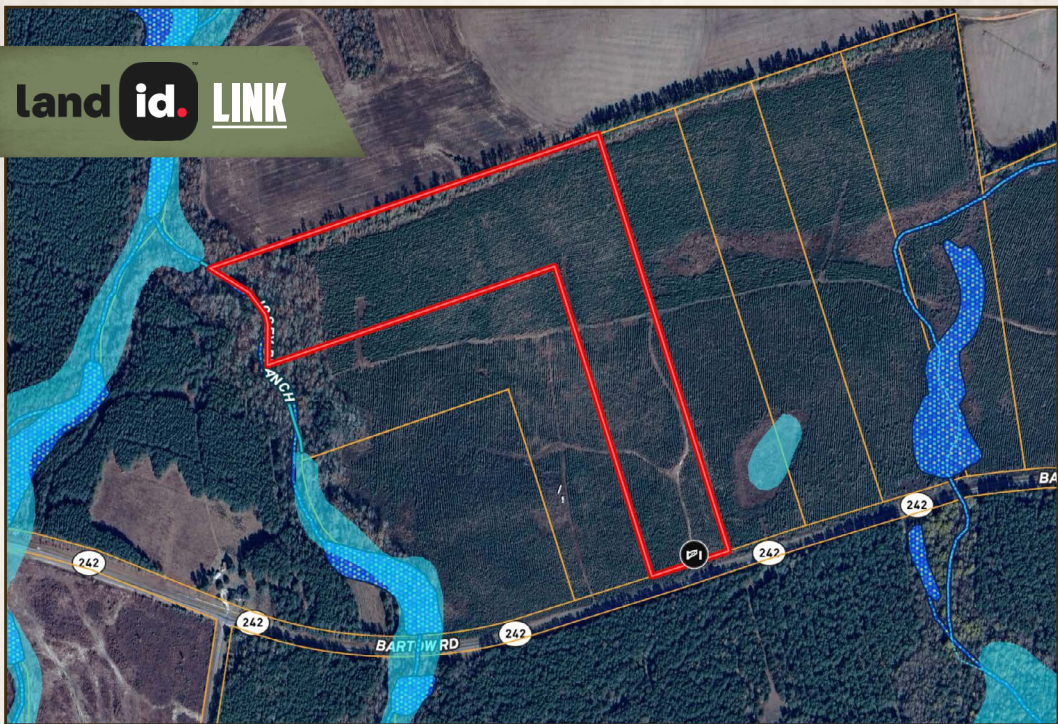
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**land id. LINK**



Directions From the Intersection of S Harris Street and GA-242 in Sandersville, GA: Travel 0.9 miles east on GA-242. At the traffic circle, continue straight on GA-242 E/Bartow Road and proceed 15.2 miles to the destination on the left.

**LINK TO GOOGLE MAP DIRECTIONS**



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