

Watkins Pond Road Tract 1  
0 Watkins Pond Road Tract 1  
Waynesboro, GA 30830

**\$556,825**  
126± Acres  
Burke County



**MORE INFO ONLINE:**

<https://www.mossyoakproperties.com/office/mossy-oak-properties-milliken-advisors-realty-group/#rs-office-listings>

**Watkins Pond Road Tract 1**  
**Waynesboro, GA / Burke County**

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**SUMMARY**

**Address**

0 Watkins Pond Road Tract 1

**City, State Zip**

Waynesboro, GA 30830

**County**

Burke County

**Type**

Hunting Land, Recreational Land, Farms, Undeveloped Land, Timberland

**Latitude / Longitude**

33.199675 / -81.974229

**Acreage**

126

**Price**

\$556,825

**Property Website**

<https://www.mossoakproperties.com/property/watkins-pond-road-tract-1-burke-georgia/115746/>



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## **Watkins Pond Road Tract 1**

### **Waynesboro, GA / Burke County**

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#### **PROPERTY DESCRIPTION**

Welcome to the Watkins Pond Road Tract, a 126-acre, stunning recreational property designed for the serious outdoorsman. Located in the heart of Northern Burke County, this tract offers the perfect blend of managed timber, diverse topography, and exceptional hunting.

#### **The Land & Timber**

This tract offers a balanced ecosystem, providing both immediate recreational enjoyment and long-term timber value:

- Pines: thriving 12-year-old pine plantation.
- Mature Hardwoods: nice mix of hardwoods, providing a deep canopy and essential mast for wildlife.
- Water & Topography: the land features rolling hills, hardwood bottomlands, and multiple drainages that converge on the west side of the tract, connecting into Round Tree Branch. There are 2 creeks in the bottomlands that create beautiful scenery and a water source for wildlife. This varied terrain creates natural travel corridors and beautiful bottomland views. The front 2/3 of the property offers excellent topography for a homesite or a hunt camp.

#### **A Sportsman's Paradise**

If you are looking to create a turnkey hunting operation, the foundation is already laid out.

- A proven hunting tract for whitetail deer, turkey, and small game.
- Multiple food plots are already in place, complemented by a quality interior road system that provides easy access.
- Whether you're looking to hunt, hike, ride ATVs, or simply retreat into nature, this tract can accommodate every outdoor passion.

#### **Accessibility & Location**

- Road Frontage: Extensive access with approximately 2,200 feet of frontage on Watkins Pond Road. Power is available at the road.
- The well-managed interior road system allows for easy access throughout the property.
- Location: Ideally situated in Northern Burke County for privacy without isolation.
- Excellent topography on the front two-thirds of the property for a future homesite or hunt camp.
- 10 minutes from Waynesboro, 30 minutes from Augusta, and 1 hour from Statesboro.

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**Waynesboro, GA / Burke County**

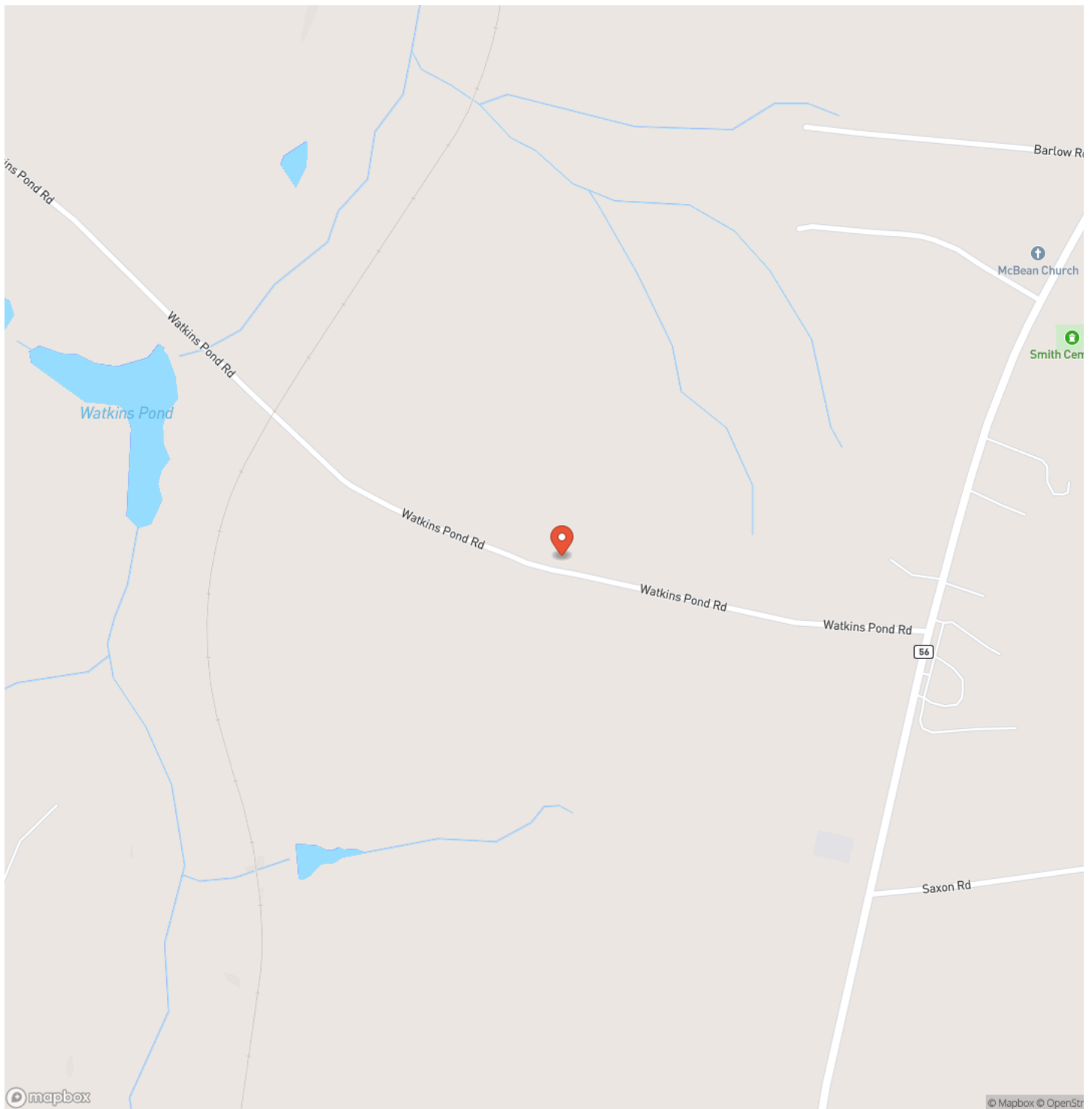
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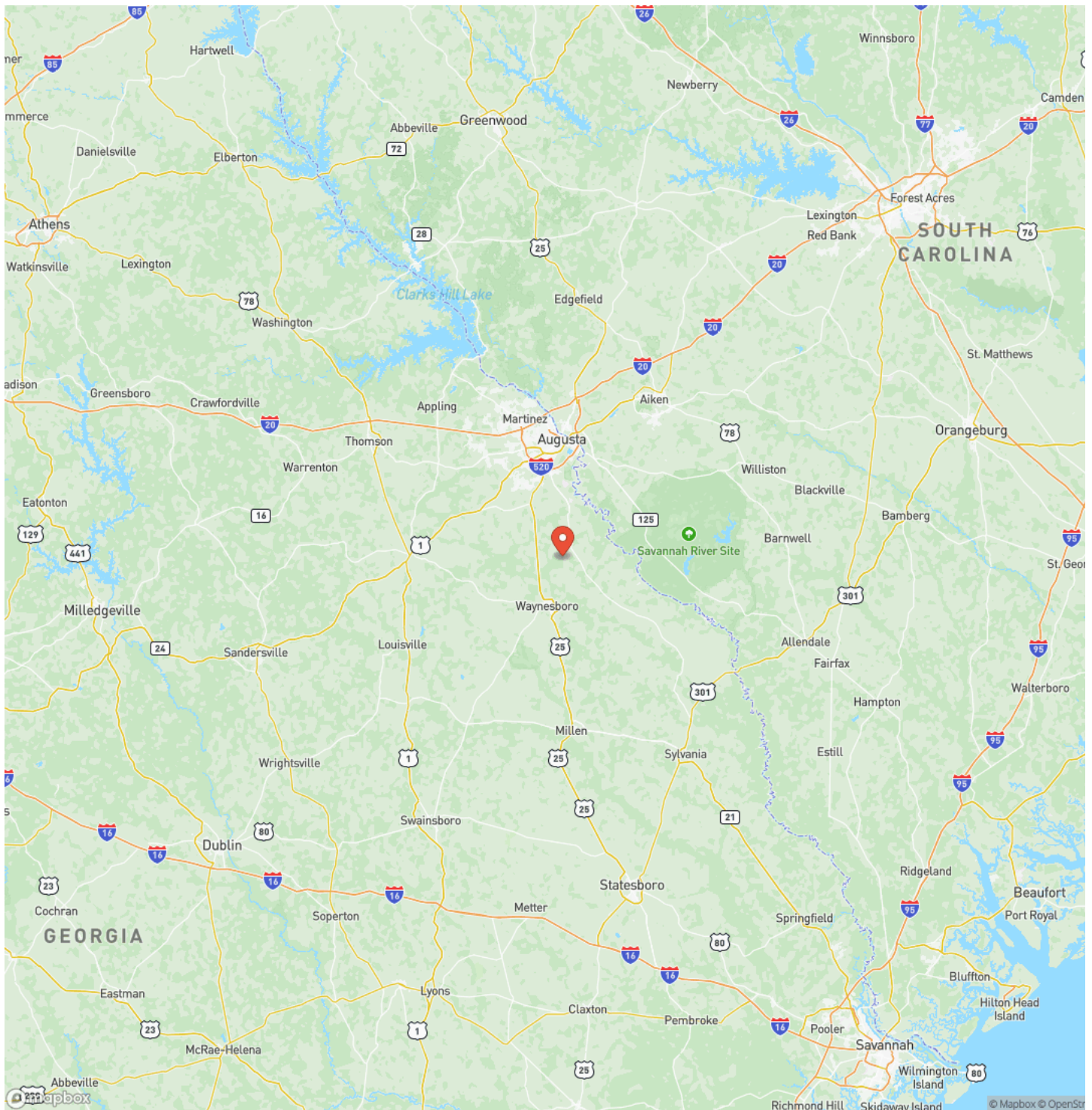
## Locator Map



**MORE INFO ONLINE:**

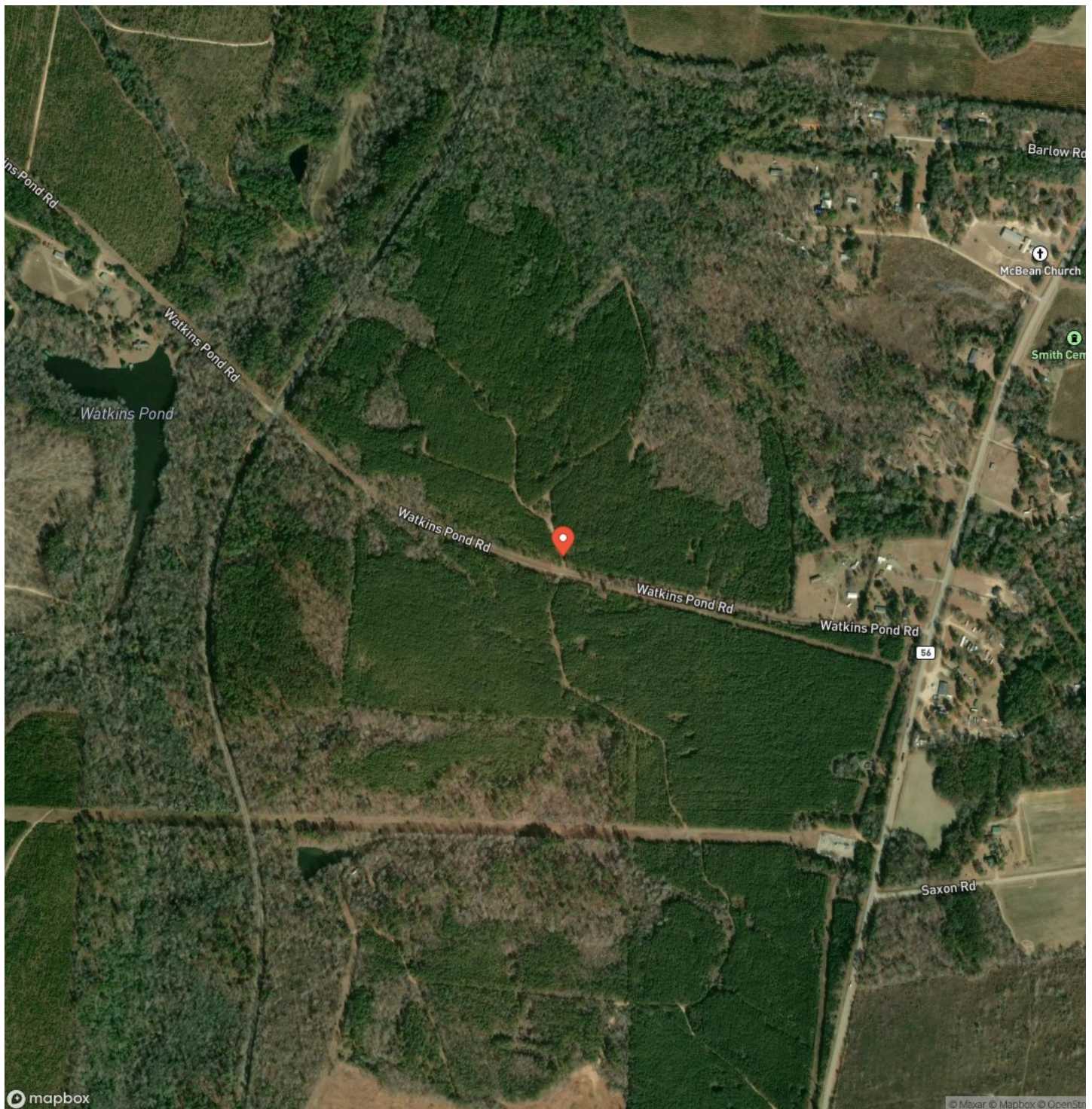
<https://www.mossyoakproperties.com/office/mossy-oak-properties-milliken-advisors-realty-group/#rs-office-listings>

## Locator Map



**MORE INFO ONLINE:**

## Satellite Map



**MORE INFO ONLINE:**

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## LISTING REPRESENTATIVE

**For more information contact:**



### Representative

Taylor Heithold

## Mobile

(704) 458-1654

## Office

(803) 722-1124

## Email

theithold@mossyoakproperties.com

### Address

245 Stoneridge Drive

## City / State / Zip

Columbia, SC 29210

## NOTES

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**MORE INFO ONLINE:**

## This image shows a single sheet of white paper with horizontal ruling lines. The lines are evenly spaced and run across the width of the page. There are no margins, text, or other markings on the paper.

**<https://www.mossyoakproperties.com/office/mossy-oak-properties-milliken-advisors-realty-group/#rs-office-listings>**

## **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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**Mossy Oak Properties Milliken Advisors Realty Group**

245 Stoneridge Drive

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