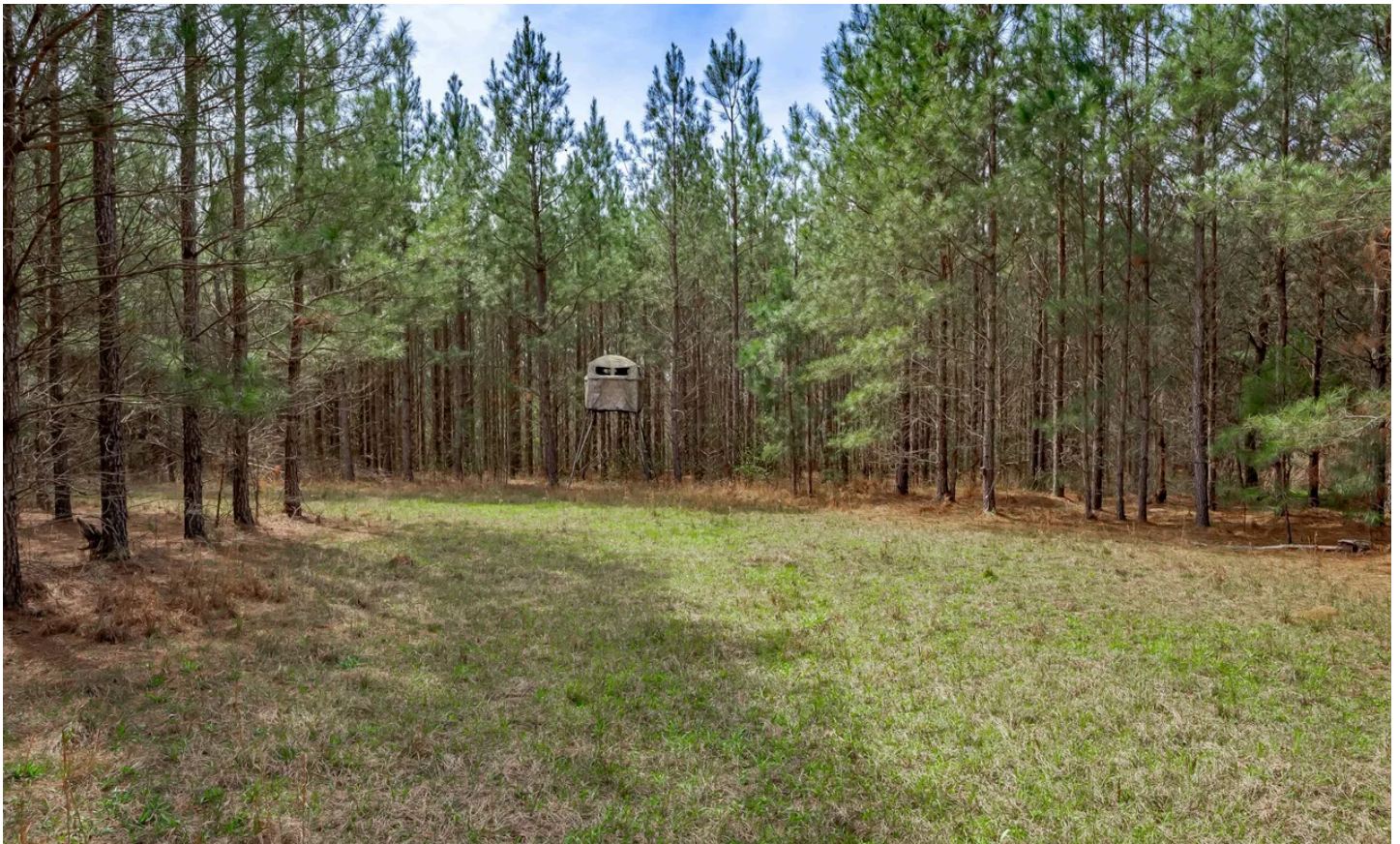


Watkins Pond Road Tract
000 Watkins Pond Road
Waynesboro, GA 30830

\$822,827
202.9± 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
Waynesboro, GA / Burke County

SUMMARY

Address

000 Watkins Pond Road null

City, State Zip

Waynesboro, GA 30830

County

Burke County

Type

Timberland, Hunting Land, Recreational Land, Undeveloped Land

Latitude / Longitude

33.199609 / -81.974226

Acreage

202.9

Price

\$822,827

Property Website

<https://www.mossoakproperties.com/property/watkins-pond-road-tract/burke/georgia/101436/>



MORE INFO ONLINE:

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

PROPERTY DESCRIPTION

Welcome to the Watkins Pond Road Tract, a 203-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: Approximately 100 acres of thriving 11-year-old pine plantation.
- Mature Hardwoods: roughly 103 acres of pristine hardwoods, providing a deep canopy and essential mast for wildlife.
- Water & Topography: the land features rolling hills and bottomlands in the hardwoods, and multiple drainages that converge on the west side of the tract, connecting into Round Tree Branch. This varied terrain creates natural travel corridors and beautiful bottomland views.

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 3,560 feet of frontage on Watkins Pond Road.
- Location: Ideally situated in Northern Burke County for privacy without isolation.
- Excellent topography on the south half of the property for a future homesite or hunting cabin.
- 10 minutes from Waynesboro, 30 minutes from Augusta, and 1 hour from Statesboro.

MORE INFO ONLINE:

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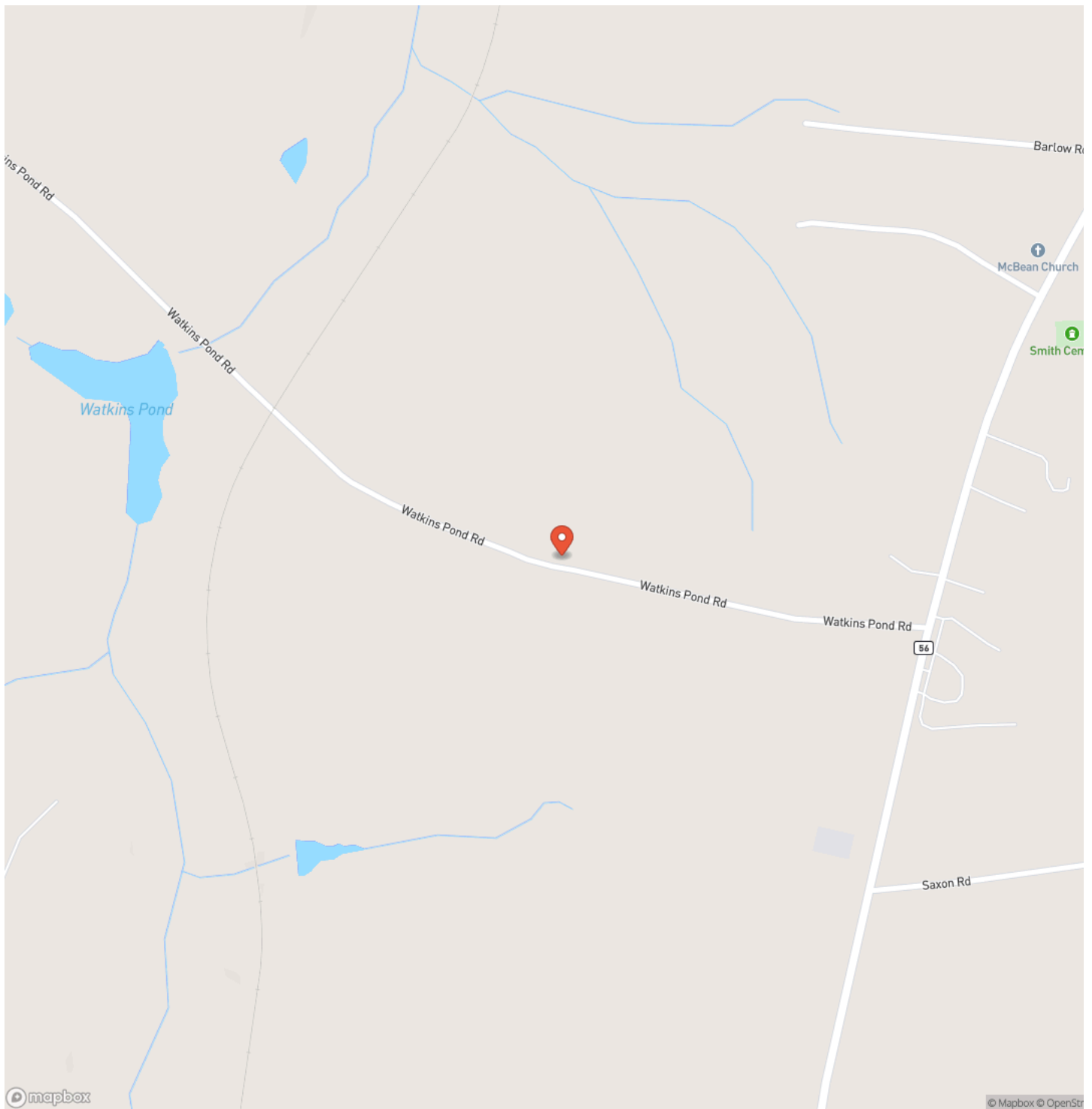
Watkins Pond Road Tract
Waynesboro, GA / Burke County



MORE INFO ONLINE:

<https://www.mossoakproperties.com/office/mossoak-properties-milliken-advisors-realty-group/#rs-office-listings>

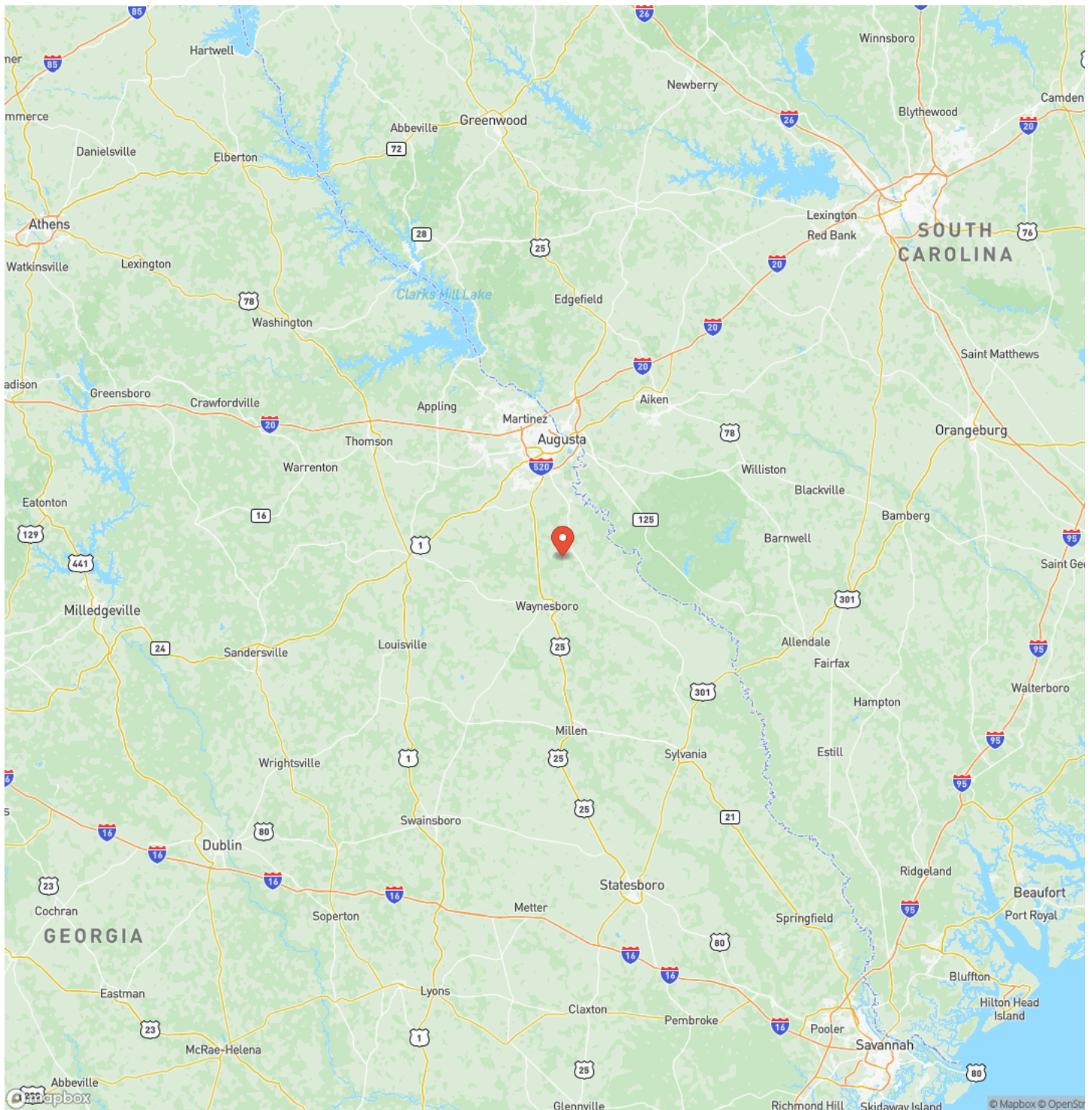
Locator Map



MORE INFO ONLINE:

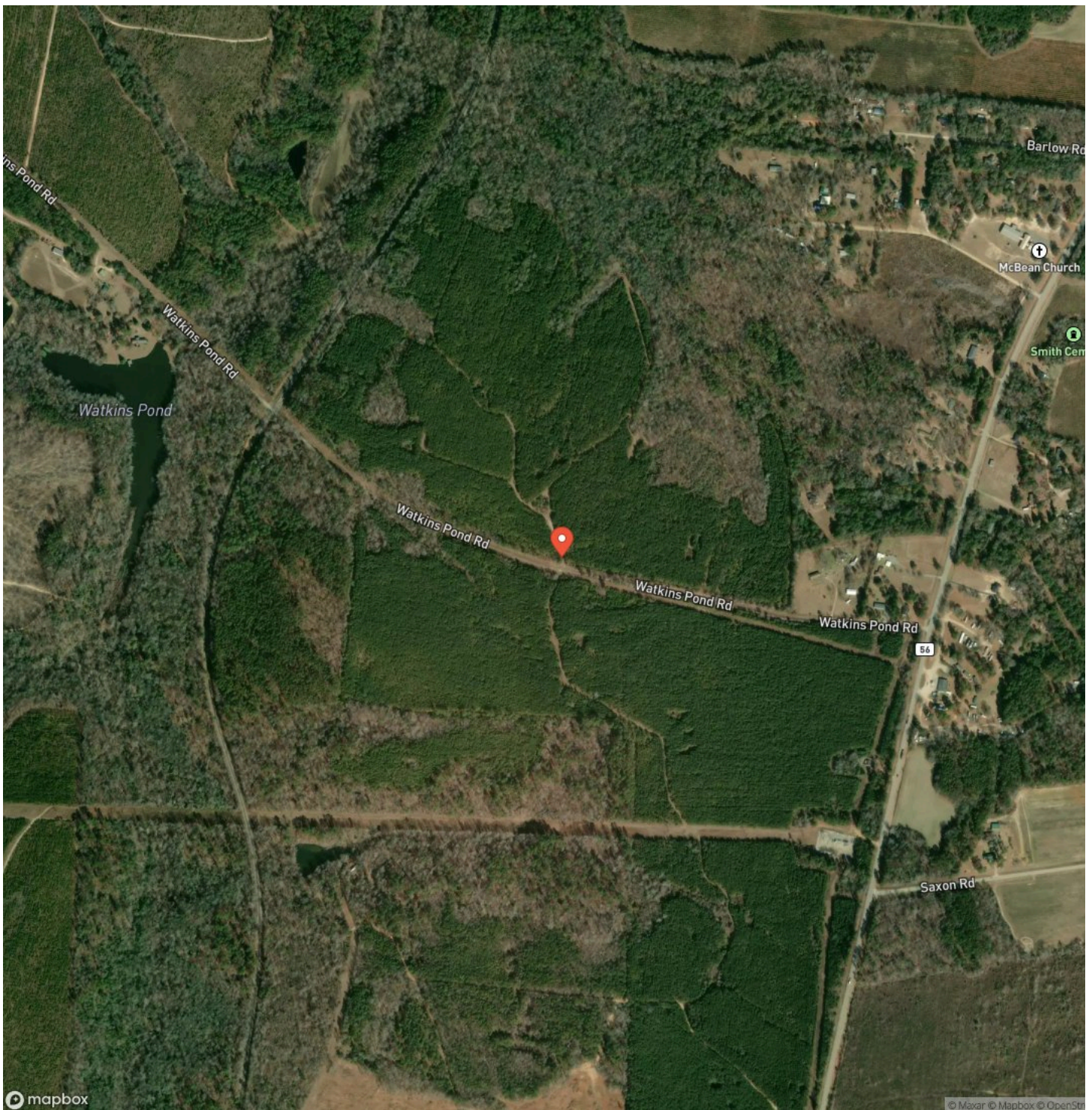
<https://www.mossyoakproperties.com/office/mossy-oak-properties-milliken-advisors-realty-group/#rs-office-listings>

Locator Map



MORE INFO ONLINE:

Satellite Map



MORE INFO ONLINE:

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

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

[illegible]

This image shows a blank 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."

MORE INFO ONLINE:

<https://www.mossoakproperties.com/office/mossoak-properties-milliken-advisors-realty-group/#rs-office-listings>

Mossy Oak Properties Milliken Advisors Realty Group

245 Stoneridge Drive

Columbia, SC 29210

(803) 722-1124

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

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