

725 Acres - Burke County, Georgia

Tract A991 (SOLD)



Acreage

725 +/- Acres

General Description

If you're looking for an affordable timberland and recreational tract located in the heart of some of the best timber markets in Georgia, you will need to see this tract. Parcel consists of 725 acres, of which 108 acres is mature thinned loblolly, ready to be thinned for the second time within the next 5 years. Also, there is 134 acres of well stocked 3 year old loblolly. 392 acres of recent cutover that has been sprayed and is scheduled to be reforested in the winter of 2019. The property has excellent interior roads and the existing stands have been well-managed. Property has an abundance of deer, dove, and other wildlife. This property offers some of the best diversification of age class, which would be a periodic income stream for the future. This one is a must see!

Location / Directions:

From Augusta, GA, you will travel south on Hwy 56 approximately 20 miles to the community of McBean. Hwy 56 will continue through McBean, approximately one mile south of town you will veer left onto Hwy 23. You travel toward Shell Bluff, and just before Shell Bluff you will take a left onto Hwy 80 traveling north east. The property is approximately 2 miles from the crossroads from the west side (left) of Hwy 80. You can also access the property from the county dirt road just north of the first entrance, referenced as Anderson Road. Anderson is a county maintained dirt road connecting Hwy 80 North to Hwy 56 (River Road.) Look for signs fronting on Hwy 80 and Anderson Road.

Agent:

Carwin Owens
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Aerial Map 

AS31 - Burke County, GA
722 Acres


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