

152.8 acres wooded & open – East Burke County, Georgia

\$305,600 (\$2000/acre)



- Off Georgia Hwy 23 near Boll Weevil Rd, 15 miles east of Waynesboro, 26 miles south of Augusta's Bobby Jones Expressway
- Adjacent to 7800 acre Yuchi Wildlife Management Area
- 47 acres site prepped, planted in pine trees January 2020; 6.5 acres planted in pine trees about 2011, 80 acres older hardwood/pine mix
- Excellent potential pond site on a stream through the property
- 5.5 acres fenced pasture, additional 8 acres cleared
- One room cabin with electricity and water; 4 inch well
- Several storage buildings and 40 ft storage container included
- Extensive road system; recorded access easement to Hwy 23
- A private retreat or home place with hunting and timber investment, with more hunting opportunity on Yuchi WMA
- Priced at \$305,600 (\$2000/acre)
- Latitude, Longitude: 33.089530, -81.816788
- Preview at www.GeorgiaLand.com

Shivers
REAL ESTATE
GeorgiaLand.com

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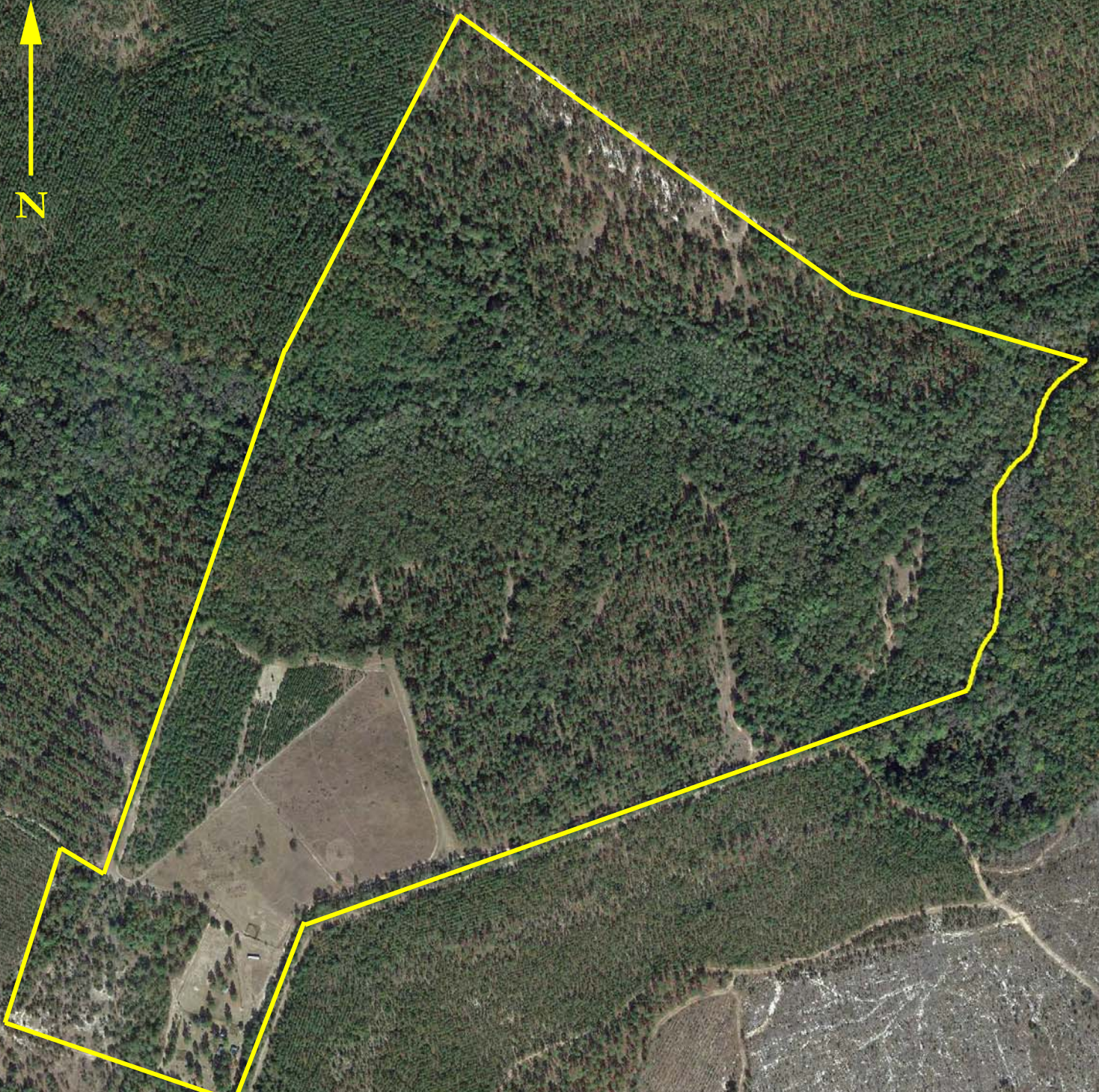
Website: www.GeorgiaLand.com

P.O. Box 849

316 South Liberty Street

Waynesboro, GA 30830

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Access easement
To Ga Hwy 23

Shivers Real Estate
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Chad - 706-833-9114
Lines & acreage approximate
Not to scale
Google earth