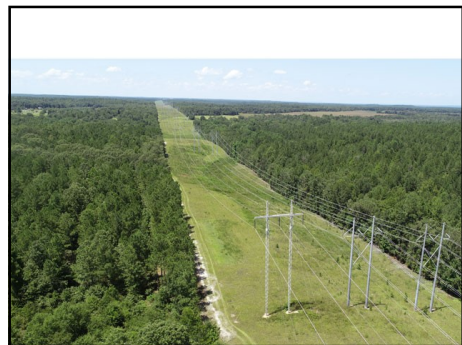


1039.42 acre Riverbluff timber & hunting tract – East Burke County, Georgia

\$2,399,575 (\$2300/acre)



- River Road and Ben Hatcher Road in East Burke County, 23 miles southeast of Augusta's Bobby Jones Expressway, 14 miles northeast of Waynesboro
- 725 acres upland timber with 25-30 year old planted pines and natural hardwood/pine mix; great investment for wet season harvest
- 214 acres in Savannah River swamp with 18+- year old timber, a good road, and 14 acres in food plot areas
- 29 acres in upland food plot areas and fields
- 15 acre T shaped beaver pond with ducks
- Georgia Power Co. transmission power line right of way crosses the property
- Extensive road system throughout the property, paved frontage on River Road
- A unique property in size, diversity, and hunting opportunities; high ground timber investment and a hunting paradise
- 994.83 acre main tract - \$2,288,100 (\$2300/acre)
44.59 acres just east of the main tract - \$111,475 (\$2500/acre)
- Latitude, Longitude: 33.167094, -81.818743
- Preview at www.GeorgiaLand.com

Shivers
REAL ESTATE
GeorgiaLand.com

Chad Shivers (Cell): 706-833-9114
Email: shivers@georgialand.com
Website: www.GeorgiaLand.com

P.O. Box 849
316 South Liberty Street
Waynesboro, GA 30830

1039.42+- acres - Burke County, Georgia



994.83+- acres

Ben Hatcher Rd

Power line R/W

44.59 acres

River Rd

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Lines & acreage approximate
Not to scale
Google earth