

# 106.3+- acres timber and hunting—North Screven County, Georgia

**\$343,000**



- Pretty timber investment and hunting tract with big bucks, home, and pond; easily accessible, convenient to town, and surrounded by other timber tracts and farms.
- Burtons Ferry Highway (US Hwy 301), 11 miles north of Sylvania, 19 miles southwest of Allendale, SC
- 53 acres mature pines, 12 acres 2011+- planted longleaf pines, older hardwood/pine mix
- 2.3 acre pond and several Carolina bays (good duck habitat), small creek (Beaverdam Creek) flows through the property
- Several wildlife food plots
- Extensive road system throughout
- Older 1216+- sq ft, 2 bedroom, 1 bathroom home
- Frontage on US Hwy 301 (Burtons Ferry Hwy)
- \$343,000
- Latitude, Longitude: 32.895656, -81.585988
- Preview at [www.GeorgiaLand.com](http://www.GeorgiaLand.com)

**Shivers**  
REAL ESTATE  
[GeorgiaLand.com](http://GeorgiaLand.com)

**Chad Shivers (Cell): 706-833-9114**

**Email: [shivers@georgialand.com](mailto:shivers@georgialand.com)**

**Website: [www.GeorgiaLand.com](http://www.GeorgiaLand.com)**

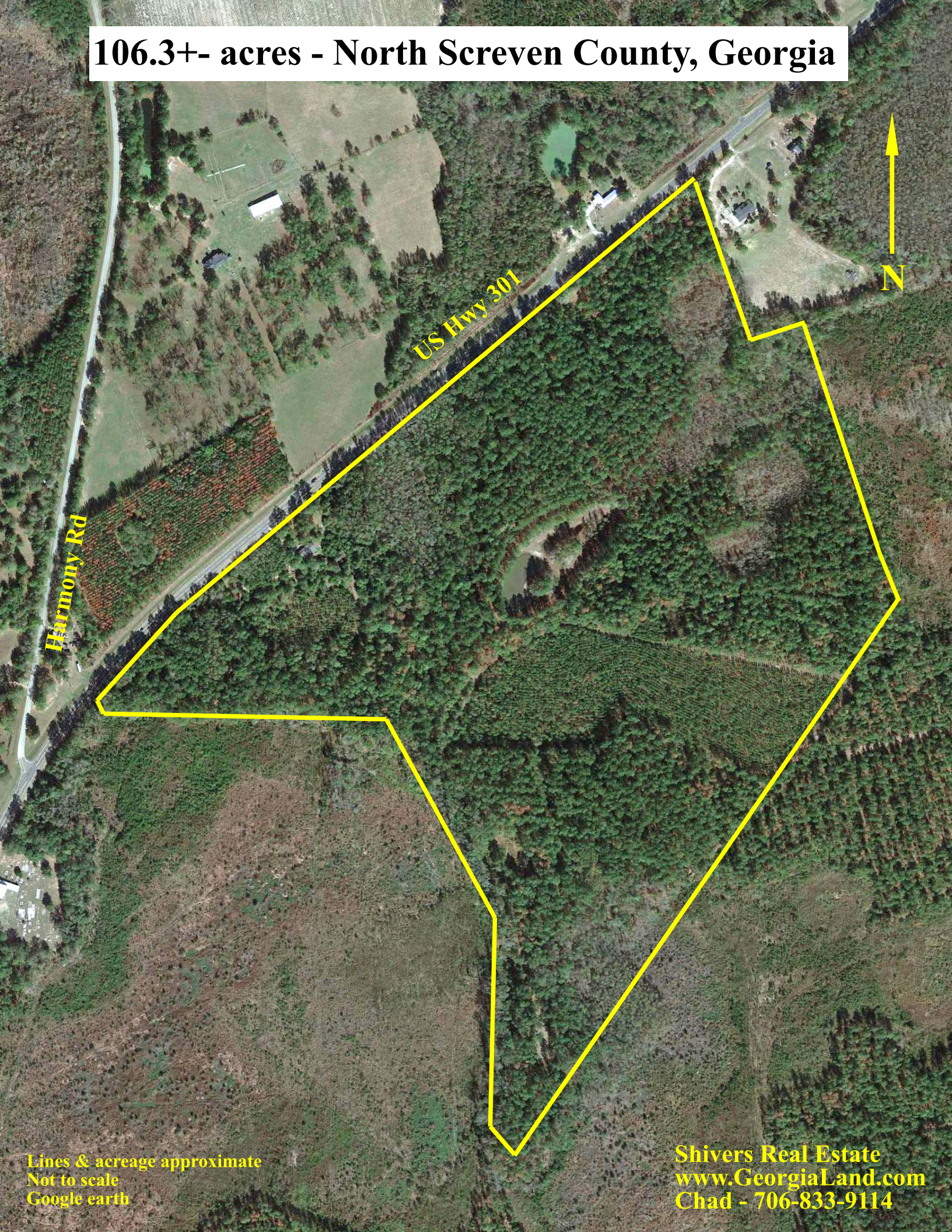
**P.O. Box 849**

**316 South Liberty Street**

**Waynesboro, GA 30830**



**106.3+- acres - North Screven County, Georgia**



US Hwy 301

Harmony Rd



Lines & acreage approximate  
Not to scale  
Google earth

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