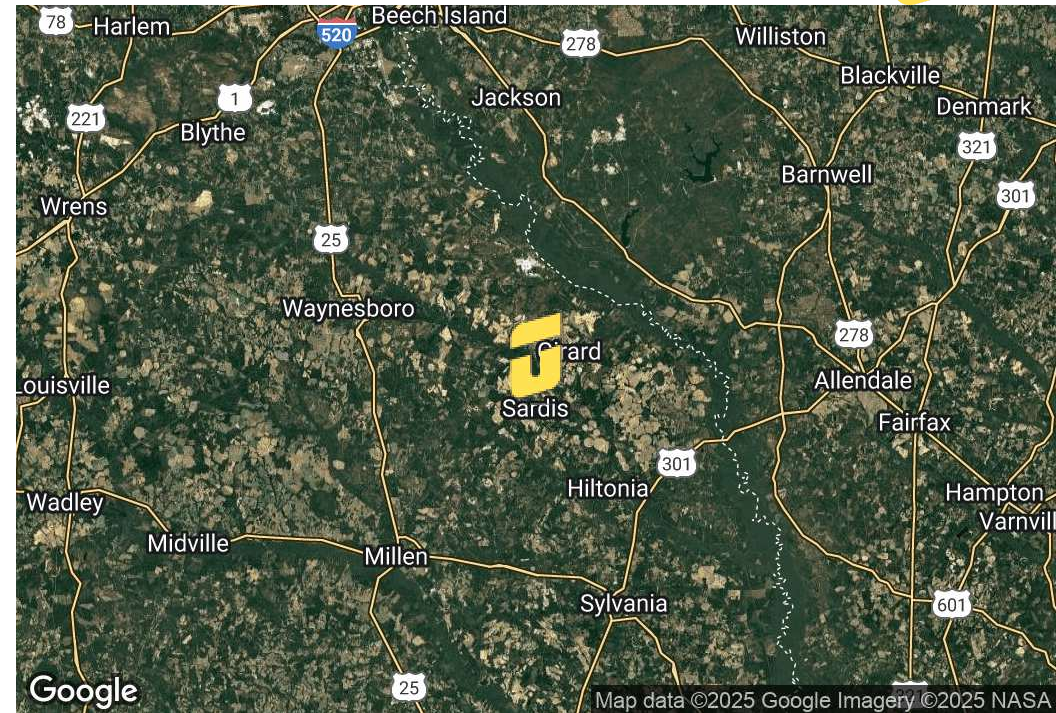


Timberland For Sale

182 ACRES TIMBERLAND WITH CABIN & PONDS



Offering Summary

Sale Price:	\$1,200,000
Lot Size:	182 Acres
Price / Acre:	\$6,630
Zoning:	A1

Property Overview

County road frontage of approximately 2,700 FT and is fenced & gated. Double road frontage on the county road protects the property from future development directly across the road. The manicured property is a combination of recreational & timberland. An extensive road system traverses various ages of planted pine stands and mature pine & hardwood stands. Excellent deer & turkey hunting is promoted by established food plots throughout as well as small game & waterfowl. A beautiful cabin built in 2005 overlooks the two ponds. With approximately 1,500 SF of living space, a 500 SF screened porch and a 400 SF deck, the cabin has all the amenities including, heart pine flooring, stacked stone fireplace and central heat & air. There are two bedrooms & two baths downstairs and a sleeping loft upstairs. The two fish ponds are approximately 5 AC and make for a beautiful view from the screened porch. The pole barn (24x64) with attached enclosed workshop with power & water sits adjacent to the cabin.

All appliances and some house furnishings are included in the sale. A detailed list of included items is available upon request.

Property is shown by appointment only.

Property Highlights

- 181 acre recreational and timberland in Burke County, GA
- Extensive road system

Timberland For Sale

182 ACRES TIMBERLAND WITH CABIN & PONDS



Building Name	182 Acres Timberland with Cabin & Ponds
Property Type	Timberland
Property Subtype	Other
APN	102 041A
Lot Size	182 Acres

Lone Cedar Farm is a beautiful 182 acre turnkey property located in Burke County, GA approximately 11 miles South of Waynesboro and 5 miles North of Sardis. County road frontage of approximately 2,700 FT is fenced & gated. The manicured property is a combination of recreation & timberland. An extensive road system traverses various ages of planted pine stands and mature pine & hardwood stands. Excellent deer & turkey hunting is promoted by established food plots throughout as well as small game & waterfowl. A beautiful cabin built in 2005 overlooks the two ponds. With approximately 1,500 SF of living space, a 500 SF screened porch and a 400 SF deck, the cabin has all the amenities including, heart pine flooring, stacked stone fireplace and central heat & air. There are two bedrooms & two baths downstairs and a sleeping loft upstairs. The two ponds are approximately 5 AC and make for a beautiful view from the screened porch. Pole barn (24x64) with attached enclosed workshop with power & water sits adjacent to the cabin.

All appliances and some house furnishings are included in the sale. A detailed list of included items is available upon request.

Property is shown by appointment only.



- 182 acres recreation & timberland in Burke County, GA with 2 ponds.
- Extensive road system.
- Established food plots for deer & turkey, small game and waterfowl hunting.
- Cabin with 1500SF living space, 500SF screened porch and 400SF deck.
- 24x64 pole barn with enclosed workshop, power and water.

Timberland For Sale

182 ACRES TIMBERLAND WITH CABIN & PONDS

