



**HABERSHAM
CHURCH ROAD #1**
BURKE & JENKINS COUNTY, GA
26.09 +/- ACRES
\$104,230



PROPERTY DESCRIPTION

This 26.09-acre tract offers an excellent opportunity for a homesite, small farm, recreational property, or potential development. The property is zoned AG and may be divided into smaller parcels subject to county regulations.

The tract includes 17.19 acres in Burke County and 8.90 acres in Jenkins County. Approximately 21 acres are planted in Loblolly Pine established in 2019, with the remaining acreage consisting primarily of natural woods and power service line area. Much of the property sits on a high, loamy-sand ridge, and the surrounding area is predominantly agricultural and timberland. Wildlife is abundant, and the current hunting lease can be terminated at the buyer's discretion.

The property features approximately 2,600+/- feet of frontage on paved Habersham Church Road and is located about 20 minutes from Waynesboro, providing convenient access to shopping, restaurants, and other amenities. An updated 2025 plat is available showing the property boundaries, outparcel, and existing access roads.

PROPERTY FEATURES:

- High, Loamy-Sand Ridge
- Potential for Homesite or Small Farm
- 2,600+/- Feet of Paved Road Frontage
- 21 Acres of Loblolly Pine Planted in 2019
- Approximately 20 Minutes to Waynesboro

DIRECTIONS:

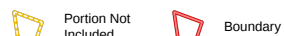
From the intersection of Alexander-Munnerlyn Road and Habersham Church Road, travel 2 miles as the tract with a Crosby sign will be on your left (east). There are no locked gates as only locked gate is at the adverse property.

CONTACT

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Burke County, Jenkins County, Georgia, 26.09 AC +/-



Disclaimer: All persons entering upon the property do so at their own risk, all entrants assume all risks and liabilities and agree to indemnify, defend, and hold harmless Seller, its affiliates, officers, directors, managers, agents, representatives, and employees from any and all claims, demands, causes of action, injuries (including death), or damages arising out of, incidental to, or in any way resulting from inspections or exposure to the property. Property inspections shall be conducted during daylight hours only. Seller and Crosby Land Company, Inc. make no representations or warranties as to the condition of the property, access, usage, acreage, or boundaries. All information provided is assumed accurate but is not guaranteed, and no liability is assumed. This offering is subject to errors, omissions, price changes, or withdrawal without notice.

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 Portion Not Included
 Boundary

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