

SOLD



## Liberty Hill Timber & Development Tract

164.8 +/- Acres | Hart County, GA



### ADDRESS

0 Liberty Hill Road  
Hartwell, GA 30643

### LOCATION

From downtown Hartwell, take Benson Street headed toward Elberton and veer left onto Liberty Hill Road. The cut-in drive is about .25 miles on the left.

### PROPERTY SUMMARY

This 166+/- acre timber tract located on Liberty Hill Road offers a merchantable timber investment, fantastic hunting & recreational usage, with excellent (not so) long term development potential.

The property has over 2900 ft of paved road frontage on Liberty Hill Road. It has county water available and is under 1 mile from downtown Hartwell along with all of its amenities, and it's only 1.5 miles from Lake Hartwell.

The property features 145+/- acres of 28 year old planted pines, a 3.5+/- acre stocked pond, over a mile of well-maintained interior roads, several food plots, and mature hardwoods. The pond & creek provide water and there is great cover for an abundant wildlife habitat including white tail deer and wild turkeys.

It is 1 hour from Greenville, 20 minutes from Anderson, 45 minutes from Athens, under 2 hrs from Atlanta, and 10 miles from I-85.

[nationalland.com/listing/liberty-hill-timber-development-tract](https://nationalland.com/listing/liberty-hill-timber-development-tract)



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