

UNDER CONTRACT



## Shell Bluff Country Land

34.56 +/- Acres (\$4,500/acre) | Burke County, GA | \$155,520



### ADDRESS

0 Nathaniel Howard Rd  
Waynesboro, GA 30830

### LOCATION

Take Hwy. 56 north from  
Waynesboro, turn right on Hwy. 80,  
turn right on Hwy. 23, turn left on  
Hancock Landing Rd, turn left on  
Nathaniel Howard Rd.

GPS coordinates to property entry:  
33.14418, -81.83474

### PROPERTY SUMMARY

Nice, rectangular shaped tract available in eastern Burke County that has quality features for a good hunting/recreation property and several clear and high homesites to choose from for a nice homestead. This property is loaded down with deer sign and has multiple benefits to attract wildlife including a branch from Newberry Creek as the water source, plenty of cover and forage options such as acorns, native forbs and soft mast producing persimmon trees and blackberry bushes. The land is also attractive for homesite use offering several different clear areas of flat topography and savannah-type landscape with scattered oak and pine trees adding to the aesthetic appeal. Trees line the front of the property creating a nice privacy buffer while still offering plenty of road frontage.

[nationalland.com/listing/shell-bluff-country-land](https://nationalland.com/listing/shell-bluff-country-land)



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