

*For-sale*

# LONG PINEY PRESERVE

Burke County | \$825,000 | 124 acres



## Property Details

Long Piney Preserve is a well-maintained recreational property featuring established longleaf pine stands extending throughout much of the tract. Located off of Hwy 25 just south of Waynesboro. A maintained internal road system provides easy access around and through each section of the property.

### *Address*

Hwy 25 S

Waynesboro, Georgia 30830

Burke County

One of the property's main features is a 4± acre lake with a man-made boat ramp. Near the center of the longleaf stand is a substantial shooting tower with four established shooting lanes. Each lane is lined with sawtooth oaks, providing an additional food source for wildlife and great opportunities to hunt.

Across the lake is a collection of distinctive improvements, including a pole barn for tractor and vehicle storage, a separate boat-storage shed, and a cookhouse with a large porch. The cookhouse features approximately 250-year-old wooden beams and a beautiful stone fireplace. Adjacent to the structures is an open field currently being used as a wildlife food plot. The field could continue serving as a food plot for deer or potentially be converted into a dove field.

The property has wildlife diversity and appears to provide quality habitat for deer and turkey, with the lake also offering potential habitat for waterfowl and is stocked with fish. The combination of longleaf pine, mixed hardwoods, open fields, sawtooth oaks, and water creates a diverse range of cover, food, and water sources throughout the tract.

The equipment shown is not included in the sale of the property. However, it is available for purchase separately.

Mixed hardwood timber surrounds the longleaf stands, providing privacy, screening the property from neighboring tracts, and adding valuable habitat diversity. With its lake, established hunting improvements, storage buildings, cookhouse, road system, and mixture of pine, hardwood, field, and water features, Long Piney Preserve is exceptionally well suited for hunting, recreation, and private family use.

Property Photos



FOUNDER/OWNER

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