

McElmurray Farm

FOR SALE

Richmond County
573 +/- Acres
\$1,500,000



The McElmurray Farm has been a working farm for over 100 years by the same family, passed down for generations. The features include a picturesque old home site complete with barnyard and a rustic cabin located adjacent to one of the three lakes, which total 3.5 +/- acres in surface area. The property offers much diversity, including open agriculture land, planted loblolly for future revenue streams, and mature natural pine and hardwood forest.

The subject property is located in close proximity to Augusta, GA. With extensive frontage along three main paved roads including Old Waynesboro, Liberty Church, and Brown Road. The potential for development may exist in this transitional area.

ACREAGE BREAKDOWN

- 150 acres tillable field
- 8 acres fallow field
- 82 acres 1994 planted loblolly
- 27 acres power line ROW
- 300 acres +/- natural pine and hardwood

DIRECTIONS

Travel south on US #25 (Peach Orchard Rd) from I-520 (Bobby Jones Expressway). You will cross railroad tracks and then a creek. Take a left on Brown Rd. Travel 2.1 Miles east down Brown Rd. Liberty Church Rd is the beginning of the property on the south side of Brown Rd. The physical address of the tract is; 1849 Brown Rd. Augusta, Georgia 30907

CONTACT ALEX NIXON

AlexNixon@CrosbyLandCo.com
O | 843.782.5700 ~ M | 706.840.3739
www.CrosbyLandCo.com



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