TRACTbid ONLINE AUCTION



Millwood Plantation

HOME & LAND AUCTION







67.44± ACRES · 4 BED / 3 BATH HOME · WARE COUNTY, GEORGIA

ONLINE BIDDING ENDS TUESDAY, DECEMBER 8, 2026 AT NOON (EST)

Offered in three tracts, in any combination, or as a whole

Seven Hills AUCTIONS

7HAUCTIONS.COM | 800.742.9165

THE OPPORTUNITY

Three Tracts. One Remarkable Property.

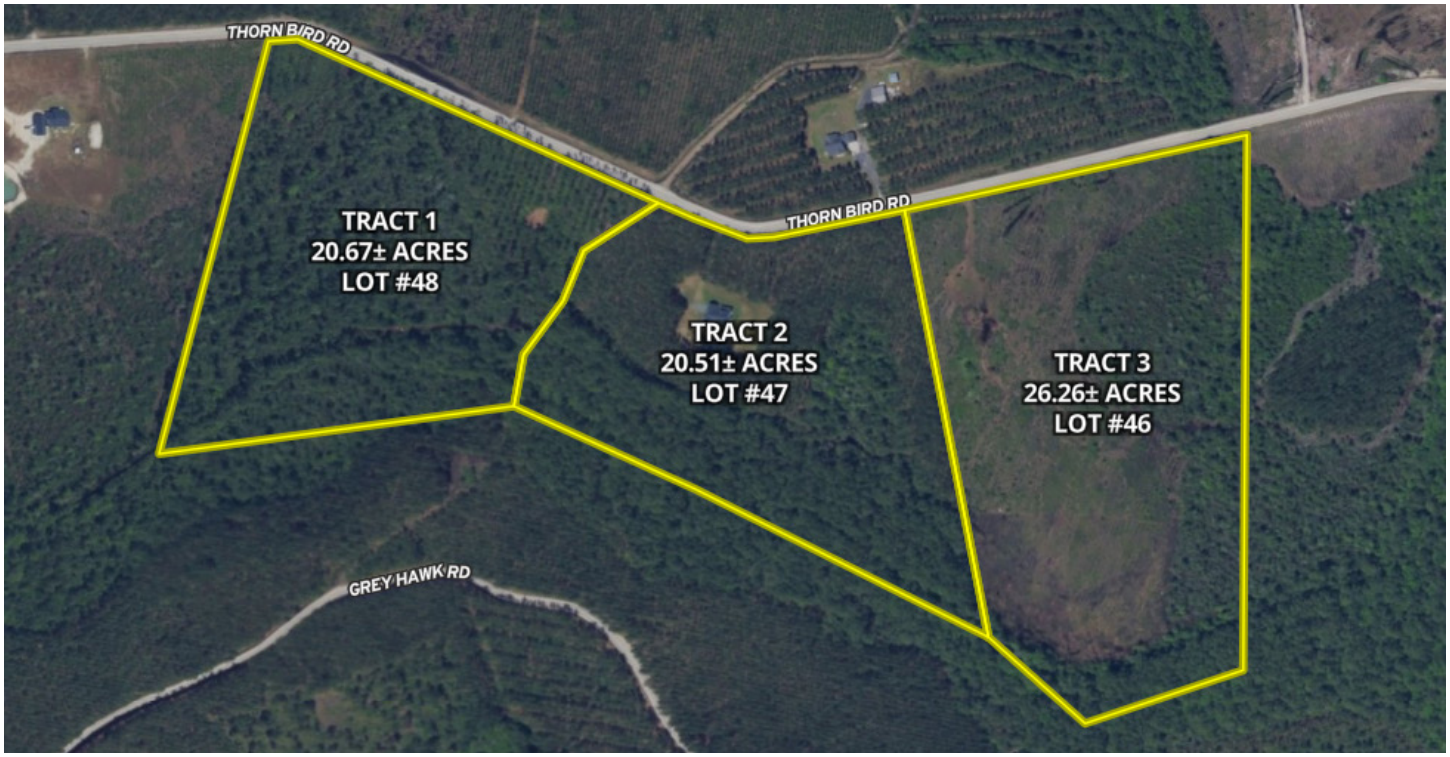
Seven Hills Auctions has been commissioned to sell 67.44± acres in Millwood Plantation, including a nearly new 4-bedroom, 3-bath farmhouse with a pond, offered through our TRACTbid online auction.

The property is divided into three tracts, all with frontage on Thorn Bird Road. Bid on the home tract alone, add acreage for more privacy and recreation, buy a tract of land for your own homesite, or acquire the entire property.

It's a quiet, private setting with plenty of room to spread out, all just minutes from Waycross and U.S. Highways 82 and 84.

PROPERTY HIGHLIGHTS

- 4-bedroom, 3-bath farmhouse built in 2020
- 2,656± sq ft with an upstairs bonus room
- Pond behind the home
- 67.44± acres offered in three tracts
- Frontage on Thorn Bird Road
- Minutes from Waycross and U.S. 82 & 84
- Bid on one tract, any combination, or the whole



LOCATION

About 15 miles west of downtown Waycross, with easy access to U.S. Highways 82 and 84.





TRACT 2 · LOT #47 · 6997 THORN BIRD ROAD, MILLWOOD, GA 31552

The Home on 20.51± Acres

4	3	2,656±	2020	20.51±
BEDROOMS	BATHS	SQ FT	BUILT	ACRES

Built in 2020, this Ware County, Georgia home offers 2,656± square feet of living space finished with crown molding, shiplap accents, and matte black fixtures.

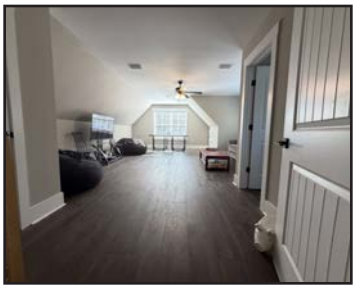
Inside, a vaulted great room with a stacked-stone gas fireplace opens to a gourmet kitchen. The kitchen has a stunning large island custom-made from 100 year old barn beams topped with quartz, a professional-style 48" gas range with double ovens, a coffee bar, an extra-large walk-in pantry, and just off the kitchen is an open dining area spacious enough to accommodate large gatherings. The primary suite has its own stacked-stone gas fireplace and a spa-style bath with a freestanding soaking tub, a glass walk-in shower, and 2 (his and hers) walk-in closets. Upstairs is a large room that includes a closet and full bathroom, giving the flexibility to be used as a bonus/game room, or as a 4th bedroom/2nd master suite, perfect for fun or generational living. Outside, covered front and back porches overlook the open yard and tall pines.













Open House: Saturday, December 5th from 12:00 P.M. to 2:00 P.M. or by appointment

THE LAND

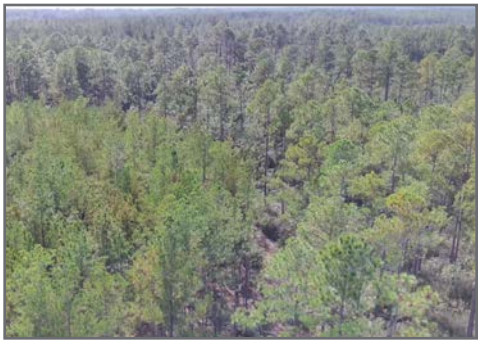
Tracts 1 & 3

TRACT 1 · LOT #48 · PARCEL 060A 048

20.67± Acres of Wooded Land





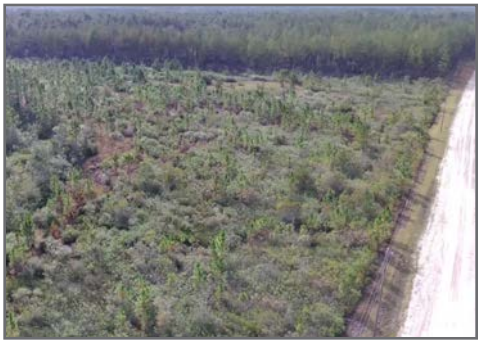


Tract 1 offers 20.67± wooded acres with frontage on Thorn Bird Road. It's a private setting for a future homesite, a recreational retreat or a long-term land investment, and it adjoins the home tract for buyers who want even more room.

TRACT 3 · LOT #46 · PARCEL 060A 046

26.26± Acres, the Largest Tract







Tract 3 is the largest tract at 26.26± acres, with frontage on Thorn Bird Road and a mix of woods and open ground. Build your own home in Millwood Plantation, keep it for recreation, or combine it with the home tract.

AUCTION TERMS

- Online bidding ends Tuesday, December 8, 2026 at noon (EST), with extended bidding
- 10% buyer's premium added to the final bid
- Earnest deposit due within 24 hours of the auction, per the Terms and Conditions
- Closing within 30 days
- 2% broker participation for qualified brokers who register in advance
- Showings by appointment
- Open House, Saturday, December 5th from 12:00 P.M. to 2:00 P.M.

AUCTION ADVISOR

Mike Lansdell
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Agent of Keller Williams Golden Isles Realty
Auction Advisor of Seven Hills Auctions

Seven Hills AUCTIONS

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Bid online at 7HAUCTIONS.COM

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Information is deemed reliable but not guaranteed. Acreage and square footage are approximate. Bidders should rely on their own inspection and due diligence.
See complete Terms and Conditions at 7HAUCTIONS.COM.