

FALL 2020

Wiregrass

a magazine for people who value land

LAND & LIVING

Whether a living
or a lifestyle,
“FARM” is what
you make it

MAKING INTRODUCTIONS:
Securing the future
of the family farm

 **Farm Credit**
SOUTHWEST GEORGIA

The area's best collection
of property listings for sale

Around TOWN



RFD-TV launches new Virtual Farm Show

RFD-TV's newest show highlights products from all segments of ag—so when you can't be there in person, you can still see a new piece of farm equipment or the latest products for your farm. Some videos will be professionally produced, and others will be a walk around with an iPhone®, but chances are, you'll see something new and different on this national show. Have something that's show worthy? Contact Rick Patton at rick@rfdtv.com.



Farm Credit celebrates 104 Years

In July, the nationwide Farm Credit System marked its 104th year of supporting rural communities and agriculture. Now, more than ever, we're proud to serve the credit and financial needs of farmers and landowners right here in southwest Georgia—and across the country.



Free Virtual Business Planning Seminar for Agricultural Producers

New to farming? Need a plan to lead you to even greater success? This virtual seminar explains the six steps of business planning. You'll learn how to identify and respond to risks in production, finances, human resources, marketing, and legal matters. Join AgAware Ag Educator Van McCall for an hour that could change your farming future! Free and online!

To register, email Patricia McGill, Ph.D. at pbwmcgill@thecccedunited.org

Wiregrass

LAND & LIVING

is published quarterly for stockholders, directors and friends of Southwest Georgia Farm Credit.

PRESIDENT Paxton Poitevint

BOARD OF DIRECTORS Kim Rentz, Chairman; James H. Dixon, Jr., Vice Chairman
John M. Bridges, Jr., Jeffrey A. Clark, R. LaDon Durham, Tom Harrison, Robert L. Holden, Sr., Ted Milliron

EDITOR / CHIEF MARKETING OFFICER Liz Nogowski

SENIOR MARKETING COORDINATOR Jordan Gilbert

GRAPHIC DESIGN Kathy Foreman

PRINTER Rapid Press

Address changes, questions or comments should be directed to Southwest Georgia Farm Credit by writing 305 Colquitt Highway, Bainbridge, GA 39817, calling 229.246.0384, or emailing jjgilbert@swgafarmcredit.com. Copies of the Association's Annual and Quarterly reports are available upon request free of charge by calling 1.866.304.3276 or writing Ryan Burt, Chief Financial Officer, Southwest Georgia Farm Credit, 305 Colquitt Highway, Bainbridge, GA, 39817, or accessing the website, SWGAFarmCredit.com. The Association prepares an electronic version of the Annual Report which is available on the Association's website within 75 days after the end of the fiscal year, and distributes the Annual Reports to Shareholders within 90 days after the end of the fiscal year. The Association prepares an electronic version of the Quarterly report within 40 days after the end of each fiscal quarter, except that no report need be prepared for the fiscal quarter that coincides with the end of the fiscal year of the institution. Southwest Georgia Farm Credit NMLS #691477

NOT ON OUR MAILING LIST?

Email us at LandFinancing@SWGAFarmCredit.com and we'll add you to our list.



INSIDE THIS ISSUE

2

WHETHER A LIVING OR A LIFESTYLE,
"FARM" IS WHAT YOU MAKE IT

6

MAKING INTRODUCTIONS:
A STRONG STEP IN SECURING
THE FUTURE OF YOUR FARM

10

NEWS FROM FARM CREDIT

12

MARKET TRENDS

13

THE AREA'S BEST LAND LISTINGS

Whether a living or a lifestyle,



is w t yo e it

By Julie Strauss Bettinger

We hear it all the time. “I’m taking the kids out to the farm this weekend...” Or, “Honey, I need to do some tractor work at the farm this evening.” And, of course, “We’re hoping for a good crop on the farm this year.”

Around these parts, farms come in all shapes and sizes. “Land is a farm,” said Brian Wilson, Southwest Georgia Farm Credit’s Senior Relationship Manager. “Farming is just a technique to make something better.” And he said everyone looks at their farm—their land—with that in mind. “People don’t buy land and want to keep it just like they found it. They want to make it theirs.”

Relationship Manager Brant Harrell agreed. “Some people live off the farm, they don’t leave it, they live it,” he said. “For others it may be a hobby type deal, a relief from the way they earn their income.”

In the aftermath of what most of us experienced recently, being quarantined, land has a new meaning. It’s a place for escape,

for freedom, and there’s always some invigorating activity to occupy your time.

“I’m thinking about the person with an 8 to 5 job who buys a timber tract, recreational tract,” Harrell said. “They might dig a pond, spray some grown up areas, get it cleaned up, get it re-planted in trees, put in an orchard. A lot of that comes in stages.” Some activities are a shorter return—like going out and mowing. “You can turn your tractor off and see what you’ve accomplished,” he said.

Land also serves as a handrail of sorts between the generations. Hurricane Michael wiped out trees that were fully grown when Harrell’s 75-year-old father was a child. The family cleaned up the area and re-planted it in hardwoods. It’s something they’re doing for the next generation, to give them roots. “I’m 47 and they’ll take awhile to grow,” Harrell said. “My kids will see that.”

FITTING THE FARMING NICHE

“IT’S NOT A ROMANTIC LIFE, BUT IT’S A REALLY REWARDING ONE.”

Kate Von Glahn finds it humorous when people try to romanticize the farming life. Especially after the hurdles they had to overcome following Hurricane Michael.

Kate and her husband, Chuck, started a niche farm in Mitchell County in 2015, while both of them worked for Kate’s father, who farms row crops and pecans. In spite of many challenges, they committed to their own operation full-time in January of this year.

They put their four kids—ages 8 to 15 years—to work before and after school, and later launched the Von Glahn Family Farms website. When COVID-19 hit, their business model changed drastically, but their size and set-up gave them the flexibility to respond.

With normal supply lines interrupted, the Von Glahns quickly launched an assorted produce and fruit box program, distributing them at the farm once a week. A local man had been doing assorted boxes on a smaller scale, but without a central distribution point. The Von Glahns combined efforts with him and took orders through their website and Facebook* page with payments made through PayPal* and Venmo*. Cars lined up at the farm on Saturdays, Kate said. “People drove through, gave their name through the window, we checked them off and the kids put the boxes in their backseat.”

One Saturday, they distributed 125 five-pound boxes of blueberries, 50 produce boxes, plus jars of honey and some other add-ons like a local farmer’s organic burst squash and “8-ball” zucchini. Later in the season, they added blackberries and citrus boxes, and opened up the farm to U-Pick.

Kate marveled at how the ag producers pulled together. “We didn’t do all this on our own, we had a lot of help, a lot of community support, support from our families,” she said. The kids sacrificed a great deal, also. Their school was closed, so they were fitting in their studies between chores. At one point, Kate’s mother was preparing their meals and extended family members pitched in on weekends. It kept the Von Glahns afloat.

Farming isn’t easy, but it’s a life with so many opportunities for gratitude, Kate said. “We get up in the morning and we’re excited to get in the field. We plant the seed and tend to it and turn it over to God’s hands, and say, ‘Do what you do.’”

Von Glahn Farms photos by HAPPY OWL PHOTOGRAPHY

—continued—





FAMILY TIME AT THE ROOST

“WE DON’T HAVE TO WORK TO GET THE FAMILY TOGETHER. WE’RE ALL AT THE FARM.”

One afternoon, Jay Young and his two sons, Brooks and Jack, were at their property in Early County when they saw a bunch of turkey vultures scavenging around a cell tower. The family had pondered the idea of choosing a proper name for their farm, so that encounter started a joke: Why not “The Buzzard Roost?”

When Young’s wife LeeAnn, and their daughter Hailey, heard the proposal, they said No way. Eventually everyone compromised and they named it “The Roost.”

“But it’s really just ‘the farm,’” Young said. And because it’s only a three-hour drive from their primary residence in Cobb County, it’s the perfect spot for getting everyone together.

The Youngs built a comfortably-sized cabin, which is a favorite get-away for their grown children, now ages 22 to 28. “We built this house so we could accommodate the kids and a whole bunch of their friends,” Young said. They keep a Kawasaki Mule and a couple of mountain bikes there, plus hunting and fishing gear. The whole family loves the outdoors. Young said they are primarily deer and turkey hunters but also love to hunt dove and duck. Lunch typically follows at a favorite picnic spot.

A commercial real estate and investment broker, Young’s first entry into buying land was in 2003, when he bought a farm in Lee County with another family. He’s since bought and sold several timber tracts and between 2014 and 2015 bought three pieces totaling about 450 acres, which is where they built the family cabin.

This past spring, he added another 340-acre tract that’s adjacent to the original. A little less than half of the total acreage is planted in pines; there are also hardwood bottoms and creek drains throughout. The new tract gave them about 35 acres of agriculture plus an 11-acre cypress pond, which expanded the family’s opportunities for adventure.

In spite of busy lives, The Roost has helped the Youngs stay close. “It’s what our family loves. We spend a ton of time at the farm.”



SHAPING THE NEXT GENERATION

“I WANT MY SON TO KNOW WHAT A FULL DAY’S WORK IS AND FOR US TO CREATE MEMORIES TOGETHER.”

Some of Trey Swalm’s greatest experiences growing up took place on a tract of land his family owned, called Five Mile Place, in Mississippi. Now that his son, Asher, is 13 years old, Swalm decided it was time they had their own tract, too.

A Certified Public Accountant, Swalm has been looking at southwest Georgia for a few years. He’s visited friends who own property in Early and Lee counties. This past spring, he settled on a site in Calhoun County. From his home in Atlanta, he said, “It’s a three-hour-drive on the nose. That will give us the ability to enjoy it more often.”

The 200-acre recreational timber tract has an existing cinderblock structure, but not much else. “We’ve got a lot of work ahead of us,” he said. He expects the first year or two will be for planning. The first priority will likely be a barn for storing equipment to manage it.

So far, Swalm’s son seems to be all-in for the new experiences ahead, since he’s heard his father talk about their family place growing up. “I want him to understand the investment of time it takes,” Swalm said. “And what I like is that he and I will be able to do this together.”

Farm Credit Relationship Manager Brian Wilson connected Swalm with opportunities for land management programs that can offset expenses. That meant a lot, since Swalm’s specialty is real estate accounting. “Being a CPA, it’s in my nature to look at it from that perspective—as an investment,” he said. “This had two returns on it, personal return as well as a financial return—which is pretty rare.”

Swalm likes that the Leary and Blakely communities are nearby. “The area is fantastic,” he said. He’s had nothing but positive experiences with people willing to share resources and help him with his land. “The way it happened, it was a great relationship that created a lot of other great relationships.”

Asked what he plans to call their farm, Swalm didn’t hesitate: “Five Mile Place.” Of course. 🐔





MAKING INTRODUCTIONS

A Strong Step in Securing the Future of Your Farm

THIRD IN A FOUR-PART SERIES – *By Julie Strauss Bettinger*

A farmer and his grown son walked into the Farm Service Agency's Moultrie office one day. FSA loan officer Mike Gibbs knew the man and his family, as he'd been making loans to them going back 25 years. The farmer introduced his son, said he'd graduated from college and wanted to go into the farming business. "I told him a good place to start is here," the man said. He told Gibbs he didn't want to influence the conversation, so would wait outside, then turned and walked out.

What the farmer did in that simple act had the potential to secure the future of that family's farm: He was setting up the next generation for success.

"There's not a farmer around who's been farming more than five minutes who doesn't know about the Farm Service Agency," Gibbs said. But what farmers may not have thought about is introducing their potential successors to FSA programs.

"At the USDA, one of our missions is to try to get that next generation to come to the farm," Gibbs said. "I tell them, 'We need you to feed us.'" And yet Gibbs said he understands the many hurdles standing in the way, not the least of which is making the numbers work.

FSA has many programs that can help, but it can be overwhelming to wade through them all, said Southwest Georgia Farm Credit Relationship Manager Dean Daniels. The best thing the current generation can do is introduce their family members to the advisors who have helped them keep the operation going over the years. Their successor will get a free education and be encouraged to dream a little. Once connected, they're more likely to be committed to the idea and follow through.

Brant Harrell, Relationship Manager, Southwest Georgia Farm Credit (L); with Mike Gibbs, Farm Loan Manager with the Farm Service Agency (R), at Kyle Brown's (C) pecan farm.

Money and more

"Don't underestimate the help you can get from the Farm Service Agency programs and those they can refer you to," said Lori Hargrove, Southwest Georgia Farm Credit Client Relations Specialist. She used to work for the FSA and knows their value in getting that next generation up to speed. "These offices not only provide programs for farmers, but for general landowners as well."



Lori Hargrove
Client Relations Specialist

For example, through the Natural Resources Conservation Service (NRCS), you can get technical assistance and qualify for grant programs or cost share related to a conservation practice on the farm.

Because FSA has a service center concept—one stop shopping—a new farmer can learn about the numerous programs that provide subsidy payments, free money, all in one place. "If you look at it from my loan officer eye," Gibbs said, "any free money my farmer can get, in theory, can help my farmer meet their obligations."

Meet you halfway

Getting that loan in the first place can be challenging as equity and a good credit track record take time to build. But FSA can help there, too. One solution is the 50/50 program. Gibbs explained: "They can borrow 50% of the purchase price of the farm from us at an extremely low interest rate." The balance would come from another lender, like Southwest Georgia Farm Credit.

The blended interest rate can be very advantageous to a new farmer. It's a partnership that works for everyone. "FSA would allow Farm Credit to have a first lien on the property," he said. "We would have a junior lien."

Gibbs pulled one example from a stack to illustrate. An applicant had first introduced his grandson to Farm Credit Relationship Manager Brant Harrell. After asking a few questions, Harrell knew the grandson was going to need some help qualifying. He checked with Gibbs to see if he was willing to work with him on a 50/50 loan. The grandson met with Gibbs and soon they were pulling the deal together.

Small steps lead to bigger ones

Gibbs described what he has seen work. The son or daughter graduates from a university, or leaves another line of work, and returns to the farm to get started. The current generation carves out part of the operation for the adult child to manage on their own, using the 50/50 program. "They create some equity on the balance sheet, then graduate to the next level and go to a lender and get an FSA guaranteed loan," he said. "It's a natural

progression." If the operation is successful, they'll need more capital.

"Our mission is to try to get that person to move to the next step," Gibbs said. "We want to help them succeed."

And they'll have loads of help along the way. For example, with the FSA guaranteed loan, Southwest Georgia Farm Credit handles all of the paperwork. Its seamless between the two lenders and requires no extra work for the borrower.

"Using your influence and making introductions is a free gift you can give that next generation of farmers."

Wise to have an exit plan

Dean Daniels said he and other Relationship Managers have these types of discussions with their farming customers as often as possible, to get them thinking about their options so they're ready when the timing is right. It's the idea of having an exit plan, which makes good business sense.

"What we're telling them is the more involved the younger person is in the operation, the better," Daniels said. And if that's their plan for five years from now, they should involve them in the financial aspects now. "Give them a small piece of the pie, so they don't look like a deer in the headlights when the time comes."



Dean Daniels
Relationship Manager

Using your influence and making introductions is a free gift you can give that next generation of farmers, said

Daniels. It's really no different than when a young man walks into a bank and wants a loan to buy a car. "Maybe he can scrape up a down payment, but he just got out of college and is working his first job. But Mom has banked at the bank forever, and she's standing behind him."

The next generation farmer needs to start somewhere and today's farmer has the means to help. "That connection is the way to make it happen," he said. 📧

TRANSITION PLANNING: Where to begin

Farm Credit University has developed an excellent workbook—a tool designed to help guide you through the process. If you'd like to receive a free copy, email us at LandFinancing@SWGAFarmCredit.com.

Discover the benefits of **leasing**.

TAX ADVANTAGES

Typically 100% deductible.

IMPROVE CASH FLOW

Gain the storage you need, while keeping other credit sources available.

OWNERSHIP TRANSITION

Leasing can help you transition ownership to the next generation at the end of the lease, which could help with estate tax matters.

Attractive Fixed Rates

Fixed rates with lower payments, which in most cases, are tax deductible.

Convenient Options

Conserve cash with low or no down payment, up to 100% financing and no stock purchase.

Flexible Terms

Flexible lease structures, payment schedules, end-of-lease options and maturity dates.

Let us help you customize a lease structure to meet your harvest cycle, cash flow, and tax requirements.



FARM CREDIT LEASING

Ragan Fretwell
Farm Credit Leasing Relationship Manager

RFretwell@SWGAFarmCredit.com
229.254.6391

**Metal Buildings
& Shelters**

Grain Bins

**Processing & Packaging
Equipment**

Fleet Vehicles

Farm Equipment

RURAL RESILIENCE: Farm Stress Training

AS PART OF OUR MISSION TO SUPPORT RURAL COMMUNITIES AND AGRICULTURE DURING THIS DIFFICULT TIME, FARM CREDIT DEVELOPED SOME TOOLS TO HELP MANAGE STRESS.



WHAT IS FARM STRESS AND HOW CAN YOU HELP?

In this course, you will learn to recognize the signs and symptoms of stress and suicide, ways to effectively communicate with people under stress, and how to reduce stigma related to mental health concerns. What you learn in this course can help your friends, family, neighbors and community during stressful times.

Recognizing the high levels of stress affecting America's farmers and ranchers, USDA's Cooperative Extension System, Farm Credit, American Farm Bureau Federation and National Farmers Union have worked together to bring this course online for the public.

The content in this course was created by Extension professionals at Michigan State University, University of Illinois, University of Wisconsin, Montana State University and South Dakota State University. Development for the course was financially supported by the national partners. The course brings together the knowledge of agriculture and evidence-based approaches in behavioral health to help people recognize the signs of stress. The course better equips farmers, their families, and the agricultural community with tools and resources to help in time of need.

The course is self-paced and FREE!

>> FOR MORE INFORMATION OR TO SIGN UP:

farmcredit.com/rural-resilience

ASSOCIATION NEWS



Fresh from the Farm mini-grants awarded to 5 area markets

There's no doubt that people want to know the origins of their food and that includes looking for locally grown produce in their communities. That's why Southwest Georgia Farm Credit began the Fresh from the Farm Mini-Grant program eight years ago.

"Helping beginning and small-scale farmers in our area is something we take to heart," said Billy Billings, Relationship Manager in our Camilla office. "These farmers play a vital role in helping us all have access to locally grown fruits and vegetables."

The Fresh from the Farm program provides cash for grant recipients to enhance their marketing and promotions, like buying ads or developing a website and social media presence.

This year there were five recipients selected and each received a \$500 mini-grant. Grant recipients include: 4C Gardens of 4C Academy, Albany; Lenny's Market, Americus; Thorn's Patch, Pelham; Ricky Powe Farms, Cairo and Graca Farm, Americus.

Farm Credit helps borrowers with SBA Paycheck Protection Program Loans

It was a challenging start due to bureaucratic hurdles, but Farm Credit lenders across the U.S. worked non-stop to support their customers through the Paycheck Protection Program (PPP).

Locally, Southwest Georgia Farm Credit's team helped local farmers and farm businesses with the loan process, which offered payroll relief during the COVID-19 shutdown.

Farm Credit continues to advocate for additional funding for agriculture while educating Congress about the

challenges America's farmers and ranchers face across the country.

The recently launched series, From the Farm Gate [farmcredit.com], has brought the voices and opinions of farmers and ranchers directly to Congressional offices and the media. Farm Credit helps their borrowers tell legislators how COVID-19 has impacted their industry and business, and how they might consider additional funding and relief for agriculture.



LEFT TO RIGHT: Rhianna Belcher, Lee County High School; Spence Butler, Grace Christian Academy; James Winston Cornish, Thomasville High School

Southwest Georgia Farm Credit announces scholarship winners

Southwest Georgia Farm Credit is proud to announce the recipients of its 2020 Scholarship Program. The program is designed to help students in rural communities with the costs associated with attending college. The hope is that these students remember their rural roots after receiving their degree, and help guide the future of our small towns and farming communities throughout southwest Georgia.

“There’s no doubt that so many of our local students excel in academics, extracurricular activities, and community service,” said Paxton Poitevint, CEO, Southwest Georgia Farm Credit. “That so many of our applicants came so highly recommended, speaks to the success of our local schools, their mentors, and their families.”

Recipients of the 2020 Southwest Georgia Farm Credit scholarships include James Winston Cornish, Thomasville High School, Scholars Academy; Spence Butler, Grace Christian Academy; Rhiannon Belcher, Lee County High School.

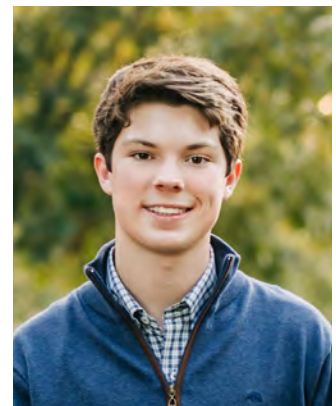
Cohen awarded Southwest Georgia Farm Credit’s inaugural Duane Watson Scholarship for Exceptional Character in Agriculture

In its inaugural year, Southwest Georgia Farm Credit is honored to award the Duane Watson Scholarship for Exceptional Character in Agriculture to Brookwood School’s Bradley Cohen. Cohen, who grew up in a farm family, exemplifies the characteristics of the Association’s late Relationship Manager, Mr. Duane Watson, who so many remember as a hard-working, kind and generous man, who put faith, family, and farming, foremost in his life.

“We are so grateful for the opportunity to celebrate Duane’s memory with this scholarship,” said Southwest Georgia Farm Credit’s CEO, Paxton Poitevint. “Duane was a friend, a colleague, and an advocate for agriculture. We miss his presence and his guidance, and hope that this scholarship furthers the qualities in others that we so respected in him.”

Cohen, the son of Molly and Eric Cohen of Whigham, will pursue a degree in biological sciences.

“Knowing that Bradley has grown up and worked on a family farm, and values a strong work ethic and understanding of the importance of agriculture in our area, furthered our decision,” Poitevint said. “But foremost, Bradley exemplifies the kind of character Duane displayed every day—respect, honesty and integrity.”



Bradley Cohen, Brookwood School

MARKET TRENDS

APRIL - JUNE, 2020 LAND SALES

For Sales Greater than 50 Acres

COUNTY	ACRES	SALES PRICE	\$/ACRE	COUNTY	ACRES	SALES PRICE	\$/ACRE
Baker	135.18	\$ 228,000	\$1,687	Mitchell	64.11	\$ 184,000	\$2,870
Calhoun	207.08	\$ 451,000	\$2,178		122.00	\$ 520,000	\$4,262
Decatur	109.02	\$ 600,000	\$5,504		90.00	\$ 262,000	\$2,911
	50.00	\$ 210,000	\$4,200		99.71	\$ 702,000	\$7,040
	211.00	\$ 638,000	\$3,024		72.24	\$ 200,000	\$2,769
	181.00	\$ 778,000	\$4,298		157.86	\$ 227,000	\$1,438
	70.97	\$ 90,000	\$1,268		57.81	\$ 127,000	\$2,197
Early	171.90	\$ 887,000	\$5,160		113.70	\$ 526,000	\$4,626
	221.00	\$ 550,000	\$2,489		73.41	\$ 425,000	\$5,789
	50.00	\$ 105,000	\$2,100		59.63	\$ 196,000	\$3,287
	330.00	\$ 1,100,000	\$3,333		108.13	\$ 237,000	\$2,192
	54.00	\$ 247,000	\$4,574		94.98	\$ 247,000	\$2,601
	236.64	\$ 437,000	\$1,847		50.00	\$ 250,000	\$5,000
	212.57	\$ 315,000	\$1,482		52.64	\$ 118,000	\$2,242
Grady	123.91	\$ 480,000	\$3,874	Schley	290.74	\$ 654,000	\$2,249
	54.59	\$ 191,000	\$3,499		133.43	\$ 390,000	\$2,923
	134.47	\$ 679,000	\$5,049	Seminole	240.82	\$ 1,355,000	\$5,627
	296.50	\$ 1,639,000	\$5,528		530.00	\$ 1,490,000	\$2,811
	59.91	\$ 102,000	\$1,703	Suwannee	61.45	\$ 110,000	\$1,790
	106.74	\$ 260,000	\$2,436		67.07	\$ 114,000	\$1,700
	94.57	\$ 331,000	\$3,500		180.39	\$ 333,000	\$1,846
	58.01	\$ 420,000	\$7,240		71.76	\$ 170,000	\$2,369
	93.56	\$ 425,000	\$4,543		92.90	\$ 209,000	\$2,250
	78.00	\$ 258,000	\$3,308		64.49	\$ 130,000	\$2,016
	109.92	\$ 300,000	\$2,729	Thomas	50.00	\$ 240,000	\$4,800
	110.28	\$ 330,000	\$2,992		285.69	\$ 1,950,000	\$6,826
Lee	134.35	\$ 380,000	\$2,829	Webster	90.00	\$ 90,000	\$1,000
Marion	87.98	\$ 124,000	\$1,409		261.41	\$ 1,325,000	\$5,069
	58.82	\$ 76,000	\$1,292		102.94	\$ 205,000	\$1,991
					243.83	\$ 457,000	\$1,874
					131.55	\$ 200,000	\$1,520

Information for MARKET TRENDS is compiled from publicly available online data. This data shows all transactions recorded by county for the time and period April 1 - June 30, 2020, for sales of 50 acres or greater that were available through a public records search. Commercially-zoned land/properties, as well as transactions deemed not to be arms-length, are not included in this summary.

A Collection
of the Area's Best

PROPERTY LISTINGS



ATKINSON CO - GA

236 +/- acres

\$4,000,000



PEARSON, GA / ATKINSON COUNTY

This is a highly productive blueberry orchard. Drip irrigation on the entire orchard, freeze protection irrigation on highbush orchard. It has a modern packing shed and office, 16-inch well, two 12-inch wells and two 4-inch wells. Don't miss this great income producing opportunity!

BARFIELD AUCTIONS INC
barfielddauctions.com

VINCE BARFIELD
229-679-2223/vince@barfielddauctions.com

BAKER CO - GA

232 +/- acres

\$511,500



WILLOW NOOK ROAD
ARLINGTON, GA / BAKER COUNTY

This amazing property has a little bit of everything to grow and sustain a healthy deer herd. The property is comprised of pine and oak flats with numerous large oak trees throughout. Large agricultural fields surround the perimeter to provide multiple food sources!

WHITETAIL PROPERTIES REAL ESTATE, LLC
whitetailproperties.com

DANIEL FOWLER
217-285-9000/daniel.fowler@whitetailproperties.com

BERRIEN CO - GA

136 +/- acres

\$667,000



382 RAMLINWOOD ROAD
RAY CITY, GA / BERRIEN COUNTY

Hunting, fishing and farming! With +/- 63 acres of tillable ground, this tract could provide great possibilities for income while also boasting a great homesite surrounded by pecan trees. With the property expanding out into Ray's Mill Pond, this property provides great fishing and duck hunting.

WHITETAIL PROPERTIES REAL ESTATE, LLC
whitetailproperties.com

DANIEL FOWLER
229-561-5097/daniel.fowler@whitetailproperties.com

BLECKLEY CO - GA

66 +/- acres

\$228,597



RED DOG FARM ROAD
COCHRAN, GA / BLECKLEY COUNTY

Pasture land with paved and dirt road frontage down one side. Great location for one or more homes, recreation, or farming. Located on the north side of Bleckley County makes it a short drive to Warner Robins, Macon, or Cochran.

COLDWELL BANKER ROBBINS & FREE REALTY
robbinsfree.com

JOE MEADOWS
478-218-2600/joemeadowsjr@robbinsfree.com

BROOKS CO - GA

7 +/- acres

\$30,000



GROOVERVILLE ROAD
QUITMAN, GA / BROOKS COUNTY

Whether you want to have your very own private hunting location to take your camper or if you want to build, having power and a septic tank already onsite broadens your possibilities. If you hunt deer, turkey, or both, this property is perfect for you.

KEYSOUTH REAL ESTATE GROUP, INC
keysouth.com

ANGIE VINSON
229-226-3911/angie@31792.com

75 +/- acres

\$279,000



HOWARD ROAD
BARWICK, GA / BROOKS COUNTY

Very unique acreage just outside Barwick. Geologically interesting where "Devil's Hopper" awaits the spelunker. Great hunting. Plenty of space for building a secluded hide-a-way.

ROSE CITY REALTY, INC.
roserealty.com

AMY PARKER
229-225-9225/ahpkr@hotmail.com

CALHOUN CO - GA

1,444 +/- acres

\$2,671,400



ALBANY, GA / CALHOUN COUNTY

Keel Creek Plantation is a high quality recreational property located in the famed Albany Plantation Belt. Excellent deer, turkey and wild quail. 1.25 +/- miles on Keel Creek plus a 28 +/- acre and 8 +/- acre waterfowl ponds. Food plots, new fencing, good timber, red clay soils and more.

JON KOHLER AND ASSOCIATES
jonkohler.com

JON KOHLER
850-508-2999/jon@jonkohler.com

CLAY CO - GA

1,031 +/- acres

\$1,391,850



HWY 266
FORT GAINES, GA / CLAY COUNTY

This contiguous acreage in a top timber and wildlife producing area of the state is a once-in-a-generation opportunity. Approximately 850 acres in young pine plantation means that for years and generations to come, the tract will provide income and wildlife habitat like no other.

3 RIVERS REALTY
3riversrealty.com

MILLS L. BROCK
229-416-6136/admin@3riversrealty.com

1,618 +/- acres

\$3,195,550



MILL POND ROAD
FORT GAINES, GA / CLAY COUNTY

The farm offers a diverse combination of income producing agricultural farmland, extensively managed merchantable pine plantations, habitat diversity and recreational opportunities.

AMERICAN FOREST MANAGEMENT, INC
americanforestmanagment.com

NATHAN GREER, BROKER
478-232-9241/Nathan.Greer@afmforest.com

276 +/- acres

\$469,200



HWY 39
FORT GAINES, GA / CLAY COUNTY

The property has 147 acres of Prime-Statewide Important soils that could produce crops or be easily converted to high yield pecan/pine plantation. Natural pine/hardwood hills and 5 ponds that provide great fishing, duck hunting and water for wildlife.

3 RIVERS REALTY
3riversrealty.com

MILLS L. BROCK
229-416-6136/admin@3riversrealty.com

89 +/- acres

\$159,000



MILL POND ROAD
COLEMAN, GA / CLAY COUNTY

This tract contains an ideal mix of open farmland and woodlands. Farm rental income potential with a good size, wooden barn, which could also serve as a hunt camp. Utilities are available and the hunting is excellent.

SOUTH GEORGIA LAND AND TIMBER
landandtimber.net

JULIAN MORGAN
229-768-3232/julian@landandtimber.net

270 +/- acres

\$2,500 per acre



COTTONHILL ROAD
FORT GAINES, GA / CLAY COUNTY

Very well maintained firebreaks and roads with water bars and cut-outs. Timber is old growth pines and hardwoods, pine plantation that needs thinning to enhance the property to provide immediate income; has abundant wildlife of trophy only hunted deer, turkey and feral hogs. Lots of amenities.

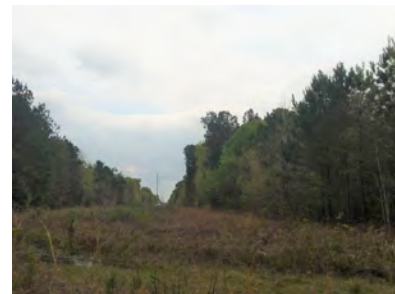
SOUTH GEORGIA LAND AND TIMBER
landandtimber.net

PAM MONFORT
229-768-3232/pam@landandtimber.net

COLQUITT CO - GA

11 +/- acres

\$49,900



VETERANS PARKWAY SOUTH
MOULTRIE, GA / COLQUITT COUNTY

An undeveloped tract along the Okapilco Creek in Moultrie with recreational activities possible.

ALDERMAN CLASSIC REALTY, LLC
aldermanclassicrealty.com/

TED L. GLOVER
229-854-5422/tglover562@gmail.com

240 +/- acres

\$718,800



TARA ROAD
MOULTRIE, GA / COLQUITT COUNTY

Mature pine and hardwood timber with long frontage along Ochlockonee River. The property has 2 ponds, approximately 31 acres in 2 cultivated fields, and located in an area known for enormous trophy bucks as well as a plentiful turkey population and good duck hunting. Excellent location.

ALLIED LAND & TIMBER COMPANY, INC.
alliedlandga.com

THOMAS TAYLOR
229-759-1023/thomas@alliedlandga.com

CRAWFORD CO - GA

2,116 +/- acres

\$3,808,800



MACON, GA / CRAWFORD COUNTY

Flint Plantation is a great recreational property with a cattle component. It has exceptional deer, turkey and some wild quail. Small pond, a modest cabin, live oaks, hardwood creek bottoms, rolling topography, planted longleaf and slash, and it has been managed with fire.

JON KOHLER AND ASSOCIATES
jonkohler.com

JON KOHLER
850-508-2999/jon@jonkohler.com

DECATUR CO - GA

38 +/- acres

\$152,000



ALDAY ROAD
BAINBRIDGE, GA / DECATUR COUNTY

Wooded with mature pine and hardwood, level ground, little to no storm damage. Great building site with room for privacy and seclusion. 4 miles to Bainbridge High School, 4 miles to Bainbridge and 9 miles to Hwy 275.

3 RIVERS REALTY
3riversrealty.com

MILLS L. BROCK
229-416-6136/admin@3riversrealty.com

182 +/- acres

\$546,900



LAKE DOUGLAS ROAD
BAINBRIDGE, GA / DECATUR COUNTY

This is a great tract of land that is priced to sell! This tract, located on Whittaker Road, would be a perfect homesite, hunting retreat, development for homes or cleared for farmland. For more details or to schedule a tour, contact Gina today!

COLDWELL BANKER BROCK REALTY
cbbrockrealty.com

GINA MCKENZIE
229-246-5127/gmckenzie@cbbrockrealty.com

110 +/- acres

\$449,500



BETTSTOWN ROAD
FACEVILLE, GA / DECATUR COUNTY

This is the perfect weekend retreat for the family to escape and enjoy the outdoors. Cabin home and a modern metal barn. Year round flowing creek. Excellent hunting tract.

CHARLES ROZIER AND ASSOCIATES REALTY
rozierrealty.com

PERRY CLEMENTS, III
229-246-4509/pclements@rozierandassociates.com

28 +/- acres

\$106,400



HORSESHOE BEND ROAD
BAINBRIDGE, GA / DECATUR COUNTY

Good looking tract suitable for residential use. Possible commercial use off of Hwy 97. (Check with Decatur County for use approval) Possible to live and work on the same tract. Convenient to Bainbridge...but more importantly...convenient to the boat ramp down the street! Walking trails on property.

CROCKER REALTY, INC.
landcroc.com

DANIEL E CROCKER
229-228-0552/landcroc6535@gmail.com

8 +/- acres

\$599,000



3103 THOMASVILLE ROAD
BAINBRIDGE, GA / DECATUR COUNTY

This farm was certified organic and specialized in cucumbers, vegetable sales and retail farmer's market. Includes 2 (60x90) automated hydroponic computerized greenhouses(2014) along with irrigated 3-acre field and Tyson Steel building with walk-in cooler. This farm is first-rate and ready to grow!

ERA SIMPSON REALTY
marlaames.com

MARLA AMES
229-243-9200/marlasames@gmail.com

86 +/- acres

\$225,004



HARRELL MILL ROAD
CLIMAX, GA / DECATUR COUNTY

This is fun tract to look at...bring your boots or a mule. A lot of mature loblolly, longleaf, and wiregrass. Lots of deer and turkey sign. Good looking hilltop overlooking beaver pond. Strong mix of hardwoods including white oaks. Lots of trails. Good looking private home sites. Farming area.

CROCKER REALTY, INC.
landcroc.com

DANIEL E CROCKER
229-228-0552/landcroc6535@gmail.com

29 +/- acres

Inquire for price



HORSESHOE BEND ROAD
BAINBRIDGE, GA / DECATUR COUNTY

Located south of Bainbridge, this tract has lots of pines and some hardwood. Loaded with deer and turkey. Hunting, fishing, trail riding and a short drive to Bainbridge Country Club. Just over a mile to a public boat ramp. Beautiful combination of woods, cleared areas, trails and more.

KETCHAM REALTY GROUP
ketchamrealty.com

TOM HENDERSON
850-681-0600/tom@ketchamrealty.com

DECATUR CO - GA

310 +/- acres

\$434,000



465 PALMER ROAD
BAINBRIDGE, GA / DECATUR COUNTY

This property is well suited for recreation with hunting and fishing or raising livestock. Also great for horse back riding and off road vehicles.

PREMIER GROUP REALTY
premiergrouprealty.com

SONNY DARLEY
229-221-3136/sonnyd@premeirgrouprealty.com

60 +/- acres

\$192,000



MILLWHITE ROAD
ATTAPULGUS, GA / DECATUR COUNTY

High canopy hardwood homesites between Millwhite Road and the creek. Wonderful elevation drops and changes overlooking clean forest floor, down to creek. Timber has not been harvested on south side of creek. Good wildlife/homesite tract. Great roll from hillside. Just south of Southwind property.

CROCKER REALTY, INC.
landcroc.com

DANIEL E CROCKER
229-228-0552/landcroc6535@gmail.com

5 +/- acres

\$67,000



LOT #8 TURPENTINE DRIVE
CLIMAX, GA / DECATUR COUNTY

This lot features 5.11 acres with a beautiful stand of mature timber. On a cul-de-sac and perfect for your dream home.

PREMIER GROUP REALTY
premiergrouprealty.com

ROLLINS MILLER
229-246-9837/rollinsm@premiergrouprealty.com

117 +/- acres

\$257,400



MCMILLIAN ROAD
FACEVILLE, GA / DECATUR COUNTY

The tract is divided into 2 parcels. 97 +/- ac in Georgia, and 20 +/- ac in Florida. Full of deer and turkey. 30 minutes from Tallahassee. North Mosquito Creek flows through the tract. Great hunting and timber investment property.

SOUTHERN FORESTRY REALTY
southernforestryrealty.com

TED KNIGHT
850-997-7238/carol@southernforestryrealty.com

50 +/- acres

\$115,000



VADA ROAD
BAINBRIDGE, GA / DECATUR COUNTY

This is a nice rectangular piece of land that offers a multitude of land usage. Whether you are wanting a personal hunting retreat, horse farm, cow pasture or farmland, this could be it and priced just right. Would also make a beautiful homesite with a great location!

ERA SIMPSON REALTY
marlaames.com

MARLA AMES
229-243-9200/marlasames@gmail.com

69 +/- acres

\$175,000



2048 PELHAM ROAD
CLIMAX, GA / DECATUR COUNTY

Secluded recreational property. Perfect for hunting, ATV riding, and fishing.

PREMIER GROUP REALTY
premiergrouprealty.com

SONNY DARLEY
229-221-3136/sonnyd@premiergrouprealty.com

DOUGHERTY CO - GA

359 +/- acres

\$1,950,000



OAK HAVEN DRIVE
ALBANY, GA / DOUGHERTY COUNTY

Includes 3 wells, 2 barns, pond, and tenant home. Three-phase power. Nice grove with good varieties and room to expand. There has been additional ground cleared for future planting or new trees. There is approximately 210 +/- acres in production.

BENNETT REAL ESTATE COMPANY
brealthomasville.com

MATT BENNETT
229-233-5043/matt@brealthomasville.com

EARLY CO - GA

121 +/- acres

\$302,500



PROSPECT ROAD
BLAKELY, GA / EARLY COUNTY

Planted pines and natural timber. This tract has 45 acres of 10-year-old loblolly pine trees, 27 acres of 10-year-old CRP longleaf pine trees, and the balance of the acreage is in 26-year-old loblolly pine trees and mature hardwood mix. Timber cruise available.

AGRI LAND REALTY
aglandsales.com

BRAD WALLER
229-221-3339/bradwaller@windstream.net

41 +/- acres

\$59,900



HIGHTOWER AVENUE
DAMASCUS, GA / EARLY COUNTY

There is an abundance of deer, a low lying area with a small wet weather pond great for ducks. This is especially beautiful for homesite with all the amenities of country living. Contact Teresa or Tyler for more info.

COLDWELL BANKER BROCK REALTY
cbbrockrealty.com

TERESA HEARD
229-246-5127/thheard@cbbrockrealty.com

113 +/- acres

\$2,395 per acre



3061 BIG PINE ROAD
BLAKELY, GA / EARLY COUNTY

This beautiful property has approximately 83 +/- acres of open pasture land with the balance in wooded land with good merchantable timber. Good fencing, long county road frontage. Great for horse or cattle farm in good location just south of Blakely.

ALLIED LAND & TIMBER COMPANY, INC.
alliedlandga.com

THOMAS TAYLOR
229-759-1023/thomas@alliedlandga.com

1,810 +/- acres

\$4,253,500



GRIMSLEY MILL ROAD
BLAKELY, GA / EARLY COUNTY

1,810 contiguous acres. Whitetail haven! Spring fed creeks. See video tour at aglandsales.com. Timber cruise available.

AGRI LAND REALTY
aglandsales.com

BRAD WALLER
229-221-3339/bradwaller@windstream.net

4,525 +/- acres

\$13,500,000



FAIRFIELD ROAD
BLAKELY, GA / EARLY COUNTY

Singletray Farms consists of +/- 4525 contiguous acres located in Early and Calhoun Counties in the rich farm belt of southwest Georgia. This property has been intensively managed by the same family for over 5 generations and is being offered for sale for the first time ever.

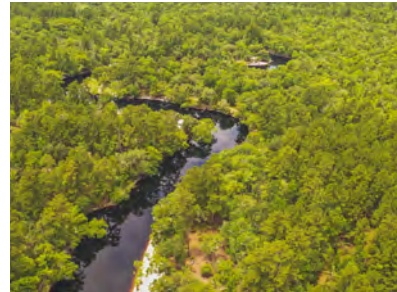
THE WRIGHT GROUP
wrightbroker.com

ERIC MCCOLLUM
229-200-4457/eric@wrightbroker.com

ECHOLS CO - GA

1,490 +/- acres

\$3,799,831



HWY 441
FARGO, GA / ECHOLS COUNTY

Boasting 2+/- miles on the Suwannee River, Suwannee River Camp is an ideal blend between aesthetics, recreation, timber, and river frontage. It is a combination between highly productive, intensively managed pine stands and untouched river front hardwoods.

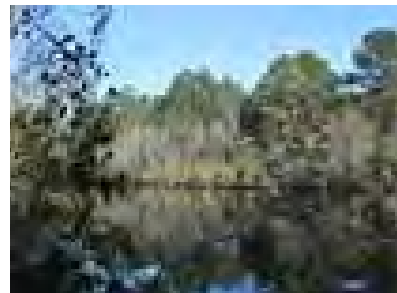
JON KOHLER AND ASSOCIATES
jonkohler.com

JON KOHLER
850-508-2999/jon@jonkohler.com

GRADY CO - GA

232 +/- acres

\$950,000



FAIRCLOTH ROAD
CALVARY, GA / GRADY COUNTY

Private showings only. This is one of the finest quail, deer, wood duck, turkey tracts in the south. It has electricity to the property as well as a 4-inch well. Approx. 50 acres of hardwood and pine mix, 160 acres of appx 80% long leaf pines and 20% slash/loblolly pines.

ARMOR REALTY
armorrealty.com

RICHARD GARDNER
850-893-2525/hrchbogey@comcast.net

236 +/- acres

\$1,300,000



2955 LOWER HAWTHORNE TRAIL
CAIRO, GA / GRADY COUNTY

Pine Hill Farm is abundant with doves, deer, turkeys, and ducks and located in southern Grady County. 65 acres of income-producing crop land, 3-acre duck pond, and established food plots. Mature pines and hardwoods. Cabin sites with electricity. Deep water well, multiple barns, two grain bins.

BENNETT REAL ESTATE COMPANY
brealthomasville.com

CHASE STRICKLAND
229-233-5043/chase@brealthomasville.com

**FINANCING FOR
FARMS, LAND & HOMES**

GRADY CO - GA

5 +/- acres

\$26,000



#2 OAK BEND SUBDIVISION
CAIRO, GA / GRADY COUNTY

Nice subdivision within minutes of Cairo city limits. Restricted for single family dwellings.

THE REAL ESTATE SHOP
realestatedshopcairoga.com

DAWN RACKLEY
229-377-7777/realestatedshop@windstream.net

94 +/- acres

\$3,950 per acre



HORSE CREEK ROAD
CAIRO, GA / GRADY COUNTY

Beautiful timber/hunting/recreational property located approximately 30 minutes north of the Tallahassee area. The property is loaded with high dollar merchantable pine timber and also has a good amount of natural hardwood along creek branch area. Good hunting with small pond.

ALLIED LAND & TIMBER COMPANY, INC.
alliedlandga.com

THOMAS TAYLOR
229-759-1023/thomas@alliedlandga.com

56 +/- acres

\$166,000



SPENCE ROAD
OCHLOCKNEE, GA / GRADY COUNTY

All but about 10 acres of this tract is field. This would be a great tract to continue farming or turn it into a recreational tract or homesite. New survey has just been completed.

KEYSOUTH REAL ESTATE GROUP, INC
keysouth.com

RUSS TAYLOR
229-226-3911/russtaylor@rose.net

185 +/- acres

\$750,000



STATE PARK ROAD
CAIRO, GA / GRADY COUNTY

Beautiful rolling land! This property is perfectly set up for quail, turkey and deer with approximately 97 acres of planted pines in CRP program. The 3+/- acre pond needs some work but has a lot of potential. The dirt road is scheduled for paving within the next 2 years.

REALTY MART, INC.

CHARLES RENAUD
229-377-8007/charles@realtymartga.com

132 +/- acres

\$384,432



2577 HWY 111
CAIRO, GA / GRADY COUNTY

This property is located just outside Cairo. It has plenty of wild deer and turkey. Plenty of road frontage, and a creek running through it. Has about \$75,000 in planted pines.

THE REAL ESTATE SHOP
realestatedshopcairoga.com

BOBBY MILLER
229-377-7777/realestatedshop@windstream.net

263 +/- acres

\$2,186 per acre



SINGLETARY ROAD
CAIRO, GA / GRADY COUNTY

Transitional property converted into 114 +/- acres of cultivatable land. Over 1 mile of CSX rail frontage with active rail transfer switch on property. Can be easily replanted in pines or pecans. Creek system winds through the middle of the property.

CBC SAUNDERS REAL ESTATE
saundersrealestate.com

BRYANT PEACE
863-588-7578/Bryant@sireland.com

HOUSTON CO - GA

679 +/- acres

\$2,376,850



OCMULGEE RIVER
KATHLEEN, GA / HOUSTON COUNTY

2.5 miles fronting Ocmulgee River in the heart of 20,000 acre Oaky Woods. All weather roads, ATV horse trails with riverbank recreational area and maintained campsite. 15 food plots ready to plant. Perfect for hunting and fishing. Zoned for agricultural, timber, or single family - \$3,500 per acre.

COLDWELL BANKER ROBBINS & FREE REALTY
robbinsfree.com

SCOTT FREE
478-218-2600/scottfree@robbinsfree.com

101 +/- acres

\$1,364,040



HWY 41 N/DUNBAR ROAD
CENTERVILLE, GA / HOUSTON COUNTY

Development tract at the corner of Hwy 41 and Dunbar Road. Access from 2 paved roads and almost 100% usable property. City sewer and water available. \$13,500 per acre.

COLDWELL BANKER ROBBINS & FREE REALTY
robbinsfree.com

JOE MEADOWS
478-218-2600/joemeadowsjr@robbinsfree.com

167 +/- acres

\$2,052,360



180 SADDLE CREEK ROAD
PERRY, GA / HOUSTON COUNTY

Total acreage consists of 3 parcels:
76.32 acres, 57.97 acres, 33.53
acres. County Water. 10-year Land
Conservation Agreement.

COLDWELL BANKER ROBBINS & FREE REALTY
robbinsfree.com

SCOTT FREE
478-218-2600/scottfree@robbinsfree.com

600 +/- acres

\$1,835 per acre



HIGHWAY 247
PERRY, GA / HOUSTON COUNTY

Outstanding timber investment with
terrific deer, turkey, hog, duck hunting.
Major creek watershed complements
20-year-old pines thinned once
and a balance of older hardwood
regeneration, much with clean
understory, showing explosive growth
on this fertile site. Food plots and
power line, etc.

SOUTHEASTERN HUNTING SERVICES, INC.
afieldandfarm.com

CRAIG BROWN
229-432-1010/cbrown@afieldandfarm.com

LEE CO - GA

1,265 +/- acres

\$2,850 per acre



710 PINWOOD ROAD
LEESBURG, GA / LEE COUNTY

River frontage and a private beach on
the Kinchafoonie Creek. Has good soils,
an established road system, and great
location.

BENNETT REAL ESTATE COMPANY
brealthomasville.com

MATT BENNETT
229-233-5043/matt@brealthomasville.com

820 +/- acres

\$2,750,000



281 RICHARDSON ROAD
SMITHVILLE, GA / LEE COUNTY

Income producing farm on
Muckaloochee Creek just south of
Smithville. Incredible deer and turkey
population with over (3) miles of
intermittent streams. Well established
longleaf pine stands, huge hardwood
stands, upland and bottom land along
the creek. 12" well, 2 pivots. >\$50k inc.

WEBB PROPERTIES
webbproperties.com

WILLIAM HANCOCK
229-883-6502/wahancock@webbproperties.com

MACON CO - GA

1,080 +/- acres

\$5,100,000



COOGLE ROAD
OGLETHORPE, GA / MACON COUNTY

Located just outside of Oglethorpe,
Georgia. Farm features income
producing irrigated and non-irrigated
agricultural crop land, irrigated pecan
orchard, peach orchard, 40+/- acre
lake, planted pines, and mature
hardwoods. Abundant wildlife, deer,
turkeys, doves, and ducks.

BENNETT REAL ESTATE COMPANY
brealthomasville.com

MATT BENNETT
229-233-5043/matt@brealthomasville.com

26 +/- acres

\$81,000



STATE ROUTE 90
IDEAL, GA / MACON COUNTY

Mostly woods with a big creek on the
back side of the property. Food plots
and all types of wildlife. Mineral rights
stay with St. Regis Paper Company.
Beautiful piece of property with trophy
buck.

COLDWELL BANKER ROBBINS & FREE REALTY
cbfreerealty.com

JULIE EVANS
478-808-2751/julieevans@cbfreerealty.com

MADISON CO - GA

384 +/- acres

\$720,000



HWY 90
MADISON, GA / MADISON COUNTY

This is one of the best modern-day
examples of what untouched natural
timber looks like that hasn't been
thinned in a generation with 100+
year old pines. Amazing habitat, high
timber income potential, and great
Social Storm attributes. This property
has it all! Located just 10 minutes from
Madison.

JON KOHLER AND ASSOCIATES
jonkohler.com

JON KOHLER
850-508-2999/jon@jonkohler.com

MARION CO - GA

180 +/- acres

\$1,550 per acre



HARBUCK POND ROAD
BUENA VISTA, GA / MARION COUNTY

This is a beautiful tract with planted
longleaf pines and newly sprigged
hayfield. Great hunting tract with creek
frontage and hardwood bottom and
pine mix timber. Beautiful country
homesites that would make a great
weekend retreat.

BARFIELD AUCTIONS INC
barfielddauctions.com

VINCE BARFIELD
229-679-2223/vince@barfielddauctions.com

MARION CO - GA

107 +/- acres

\$265,815



MOUNT ZION ROAD
BUENA VISTA, GA / MARION COUNTY

Approximately half of property is being used for agricultural purposes including farming and hay fields; other half is in hardwood. Ideal tract to build your home on. Marion County has an excellent school system and this property is located in a wonderful community with public water.

FRONTIER LAND CO

AL ROBERTSON

229-321-0733/allenjrobertson@hotmail.com

MERIWETHER CO - GA

3,742 +/- acres

\$13,250,000



MERIWETHER
ATLANTA, GA / MERIWETHER COUNTY

Nestled in Central Georgia's Pine Mountain Range, Millarden, arguably the finest recreational mountain property in the Southeast. This breathtaking property has a thriving wildlife, diverse habitat, ponds, springs, rolling pastures, and boasts over 600 ft of elevation change!

JON KOHLER AND ASSOCIATES
jonkohler.com

JON KOHLER

850-508-2999/jon@jonkohler.com

MITCHELL CO - GA

170 +/- acres

\$850,000



LAKE PLEASANT CHURCH ROAD
CAMILLA, GA / MITCHELL COUNTY

Income producing farm. Tract has 90+ acres under irrigation with 2 pivots and 12" electric well. 48 acres of timber ready to be thinned.

BENNETT REAL ESTATE COMPANY
brealthomasville.com

MATT BENNETT

229-233-5043/matt@brealthomasville.com

FINANCING FOR
FARMS, LAND & HOMES

61 +/- acres

\$287,828



EVERGREEN ROAD
CAMILLA, GA / MITCHELL COUNTY

Beautiful mix of oak and pines makes for an amazing homesite or weekend getaway. Front +/- 25 acres are in thinned planted pines with manicured ground cover transitioning into an open oak flat toward the back of the property. Sets up great for a quail hunting course or for deer and turkey hunting.

WHITETAIL PROPERTIES REAL ESTATE, LLC
whitetailproperties.com

DANIEL FOWLER
217-285-9000/daniel.fowler@whitetailproperties.com

60 +/- acres

\$155,200



WADE ROAD
PELHAM, GA / MITCHELL COUNTY

This property consists of two tracts, both having mature woodlands and some cultivated land. One parcel has a homesite with power and connection to a well. Gently rolling land.

HALSTEAD FORESTRY & REALTY, INC.
halstead-realty.com

RONALD B. HALSTEAD
229-336-7681/ronhalstead@camillaga.net

67 +/- acres

\$210,000



KIERCE ROAD
PELHAM, GA / MITCHELL COUNTY

Vacant rural land located in Pelham. This property, surrounded by beautiful farmland, would be an excellent homesite or great for recreational use. Centrally located to Albany, Tifton, Bainbridge and Thomasville. Wooded property with mature pine timber. 5-acre pond, paved road.

NAI TALCOR COMMERCIAL
naitalcor.com

BRIAN PROCTOR
850-599-5963/brian@talcor.com

74 +/- acres

\$217,152



HURSTTATE ROAD
MEIGS, GA / MITCHELL COUNTY

Abundant wildlife with excellent deer and turkey hunting. Great duck hunting potential with small pond. 40 acres of CRP pines with the balance of the property in mature upland and bottomland hardwoods. Under CRP Program until 2021. Cabin sites throughout the property. Good interior road system.

BENNETT REAL ESTATE COMPANY
brealthomasville.com

ED LOUGHLIN
229-233-5043/ed@brealthomasville.com

177 +/- acres

\$391,358



FORTY NINER ROAD
PELHAM, GA / MITCHELL COUNTY

This secluded tract has been a deer haven for several years. Very little hunting pressure in this area and the property is surrounded by large tracts. Good water source from a spring fed pond. Excellent road system. Fire breaks are already in place. New survey has been completed.

MOSSY OAK PROPERTIES
SunbeltLandBrokers.com

TIM CARROLL
229-985-0014/timC@mossyoakproperties.com

87 +/- acres

\$429,500



MOULTRIE RD / HWY 37
CAMILLA, GA / MITCHELL COUNTY

This tract is conveniently located to Camilla with roughly 1/3 of its landmass being inside the city limits. Just over 36 acres has been committed to row crop with Norfolk Loamy Sand soils. The timber on this property has been cut but plans are in place to clean up and replant.

WHITETAIL PROPERTIES REAL ESTATE, LLC
whitetailproperties.com

DANIEL FOWLER
217-285-9000/daniel.fowler@whitetailproperties.com

168 +/- acres

\$384,000



BLACKBERRY ROAD
BACONTON, GA / MITCHELL COUNTY

Don't miss this prime hunting land that has turkey, deer, and birds. Racoon Creek runs through it. Two fields for agriculture or animals; i.e., hogs, chickens, horses. Tall pines can be harvested. Longleaf, approx. 15 yrs. old. Well and septic. Old farm structure. Mobile home allowed. Subdivide.

GREENWAY BUILDERS & REALTY, LLC

WINONA GREENWAY
229-347-0968/winonagreenway@att.net

RANDOLPH CO - GA

292 +/- acres

\$2,300 per acre



US HWY 27
CUTHBERT, GA / RANDOLPH COUNTY

This is a beautiful tract with planted pines, hardwood bottoms and many gorgeous home sites. It has a stunning pond and is loaded with wildlife. This is a must see property for the avid sportsman.

BARFIELD AUCTIONS INC
barfielddauctions.com

VINCE BARFIELD
229-679-2223/vince@barfielddauctions.com

88 +/- acres

\$159,000



MILL POND ROAD
COLEMAN, GA / RANDOLPH COUNTY

Contains an ideal mix of open farmland and woodlands on Mill Pond Road in Coleman. Farm rental income potential with a good-sized wooden barn which could serve as a hunt camp. Utilities are available and the hunting is excellent.

SOUTH GEORGIA LAND AND TIMBER
landandtimber.net

PAM MONFORT
229-768-3232/pam@landandtimber.net

SCHLEY CO - GA

141 +/- acres

\$425,000



2121 RAYBON ROAD
ELLAVILLE, GA / SCHLEY COUNTY

Take a look at this working cattle farm with pond. This unique farm has so much to offer. Cross fencing for cattle, newer Zimmatic 4-tower pivot with pumping permit for Buck Creek.

CENTURY21 AMERICUS REALTY, INC.
americusareamls.com

SUSAN LASHLEY
229-924-2903/susanlashley33@gmail.com

SEMINOLE CO - GA

507 +/- acres

\$2,028,000



HWY 253
DONALSONVILLE, GA / SEMINOLE COUNTY

364 acres of farm land, 300 of which is irrigated, 64 acres are dry land. Includes irrigation systems and two 12" wells and one 4" well. 50 acres in ponds. Remainder of land could be put into sod, pecans, blueberries or pines.

3 RIVERS REALTY
3riversrealty.com

KEVIN MANLEY
229-220-1226/Kevin@3riversrealty.com

6 +/- acres

\$27,000



BOOSTER CLUB ROAD
BAINBRIDGE, GA / SEMINOLE COUNTY

6.12 acres on Booster Club Road.

PREMIER GROUP REALTY
premiergrouprealty.com

LARRY LENNARD
229-246-9837/larryl@premiergrouprealty.com

SEMINOLE CO - GA

12 +/- acres

\$39,500



SPRING CREEK ROAD
DONALSONVILLE, GA / SEMINOLE COUNTY

Restricted residential lot located along Highway 253. Beautiful pine trees provide country living in a rural setting. Great neighborhood. Located only a stone's throw from Spring Creek and Lake Seminole. Plenty of boat landings in the area.

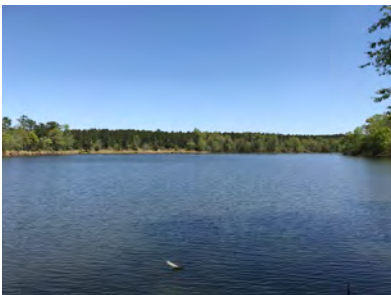
CHARLES ROZIER AND ASSOCIATES REALTY
rozierrealty.com

PERRY CLEMENTS, III
229-246-4509/pclements@rozierandassociates.com

STEWART CO - GA

339 +/- acres

\$998,885



US HWY 27
LUMPKIN, GA / STEWART COUNTY

Bennett Hill is a must see from its rolling topography, mature hardwoods and pine plantation to the 29-acre lake. All of this packed into a 339.18-acre tract that is located approximately 40 minutes from Eufaula, AL or 35 minutes from Columbus, GA.

AMERICAN FOREST MANAGEMENT, INC
americanforestmanagement.com

DAVID WILLIAMSON
850-526-5110/david.williamson@afmforest.com

53 +/- acres

\$160,000



US HWY 27 AND STATE 27
LUMPKIN, GA / STEWART COUNTY

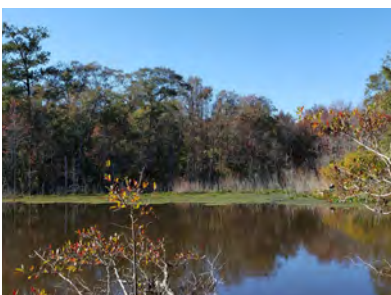
Lays well and is currently in timber. Fronts both U.S. 27 and State 27 and would work well for a motel and/or other commercial interests. Would also work well for continued timber growth, a pretty tract to build on or for recreation.

FRONTIER LAND CO

AL ROBERTSON
229-321-0733/allenrobertson@hotmail.com

1,408 +/- acres

\$2,459,900



VALLEY ROAD
LUMPKIN, GA / STEWART COUNTY

Great and aesthetic timber and excellent hunting property on the Hodchodkee Creek. Mature pine and hardwood timber and two age classes of CRP longleaf. Fenced pasture, horse stables, 50' x 100' steel frame shelter building and pond.

MATRE FORESTRY CONSULTING, INC.
matreforestry.com

MICHAEL MATRE
229-639-4973/mike@matreforestry.com

SUMTER CO - GA

272 +/- acres

\$3,000 per acre



HWY 49
ANDERSONVILLE, GA / SUMTER COUNTY

The property is very private, yet is very convenient to Americus and Perry and has easy access to I-75. The property boasts a large lake with sparkling clear water along with a small unfinished cabin with a beautiful setting that overlooks the lake. Huge Camp Creek frontage and food plots.

ALLIED LAND & TIMBER COMPANY, INC.
alliedlandga.com

THOMAS TAYLOR
229-759-1023/thomas@alliedlandga.com

7 +/- acres

\$48,000



SOUTH GEORGIA TECH PARKWAY
AMERICUS, GA / SUMTER COUNTY

This site is ready for you to build that dream home on. Conveniently located just minutes from Americus, yet all the privacy and country living you desire! Beautiful stream runs through the back of the property. The kids will have a blast on hot, summer days.

JOHNSTON REALTY GROUP, INC.
JohnstonRealtyGroup.com

CHARLIE K. JOHNSTON
229-928-8293/johnstonrealtygroup@gmail.com

100 +/- acres

\$2,153 per acre



VIENNA HWY
AMERICUS, GA / SUMTER COUNTY

Great hunting for huge trophy bucks and turkey. Property offers large, established food plots, perfect for tower stand placement and feeders. The interior roads traverse most of the property which allows most of the tract to be accessible with ATV or vehicle. Timber and nice creek.

ALLIED LAND & TIMBER COMPANY, INC.
alliedlandga.com

THOMAS TAYLOR
229-759-1023/thomas@alliedlandga.com

45 +/- acres

\$150,000



PLAINS, GA / SUMTER COUNTY

Fenced and cross-fenced pasture land. Contains 4" deep-well and electricity on property. 5 miles from historic Plains. Beautiful homesites and pond site. Perfect for hunting with naturally occurring fruit and pecan trees. Property joins large hunting preserve and home to a wide variety of wildlife.

OWNER

RICKY WHITTLE
gwhittle2562@gmail.com

249 +/- acres

\$498,400



OSCAR WILLIAMS ROAD
PLAINS, GA / SUMTER COUNTY

If you're looking for a hunting, investment, and recreation property in the middle of nowhere, look no further! This property is located in one of the best big buck areas of the state of Georgia. This investment property was planted 5 years ago with loblolly pines and is loaded with deer and hogs.

WHITETAIL PROPERTIES REAL ESTATE, LLC DALE BURLEY
whitetailproperties.com 770-598-1768/dale.burley@whitetailproperties.com

TAYLOR CO - GA

173 +/- acres

\$1,975 per acre



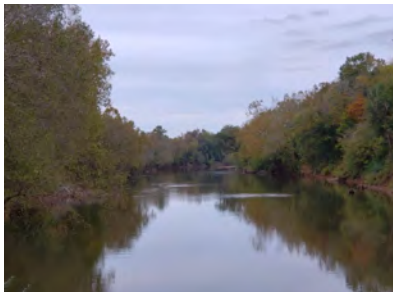
HWY 90
MAUK, GA / TAYLOR COUNTY

This beautiful hay farm is just a few miles south of Butler and east of Columbus. Features gently rolling hay fields mixed with nice hardwood ridges and offers good paved road frontage on Hwy. 90 and Hayes Road. Would also make a beautiful homesite.

ALLIED LAND & TIMBER COMPANY, INC. THOMAS TAYLOR
alliedlandga.com 229-759-1023/thomas@alliedlandga.com

439 +/- acres

\$1,290,000



US 80
BUTLER, GA / TAYLOR COUNTY

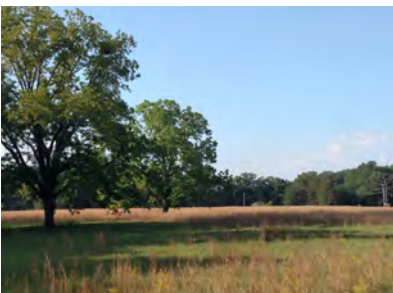
Gorgeous Flint River property with irrigated row crops and gorgeous pine and hardwood timber. This once in a lifetime property has been in the same family for generations. Additional acreage is available.

MATRE FORESTRY CONSULTING, INC. MICHAEL MATRE
matreforestry.com 229-639-4973/mike@matreforestry.com

TERRELL CO - GA

50 +/- acres

\$3,195 per acre



3461 ROCK STOREY ROAD
SASSER, GA / TERRELL COUNTY

This beautiful property is located just minutes from Hwy. 520 and Albany in the heart of plantation country. The property would be excellent hunting for trophy whitetail or turkey and would be great for horses or building your country home. Natural hardwood and pine timber throughout and field.

ALLIED LAND & TIMBER COMPANY, INC. THOMAS TAYLOR
alliedlandga.com 229-759-1023/thomas@alliedlandga.com

160 +/- acres

\$376,900



JONES MILL ROAD
DAWSON, GA / TERRELL COUNTY

This tract of land is set up for quail as well as deer, turkey and hogs. Southwest side of property is bordered by Chenubee Creek which offers duck hunting. Originally part of a plantation set up for quail hunting.

CENTURY 21 TOWN & COUNTRY REALTY JEFFERY TUCKER
albanyc21.com 229-436-8091/craig.tuckerrealtor@gmail.com

206 +/- acres

\$1,650,000



DOVEREL HWY
DAWSON, GA / TERRELL COUNTY

Dawson Grove Pecans has excellent production history. Consisting of Desirable and Sumner's around 35 yrs old. The grove is completely irrigated with new microjet heads supplied by a 10" and 8" well. Equipment can be included in sale for additional price. Production history available upon request.

WEBB PROPERTIES BO BIRD
webbproperties.com 229-883-6502/fbird@webbproperties.com

200 +/- acres

\$4,150 per acre



GANDER ROAD
ALBANY, GA / TERRELL COUNTY

Beautiful turn-key hunting/recreational tract. Timber and woods groomed with plantation look and feel. Property is completely fenced. Established food plots. Deer, turkey and quail.

GOODYEAR AND GOODYEAR REGGIE HARTIN
Goodyearandgoodyear.com 229-888-2418/rhartin@bellsouth.net

11 +/- acres

\$49,900



HWY 32
DAWSON, GA / TERRELL COUNTY

Located just east of Dawson, this tract has 675 ft. of frontage on Hwy 32 and approximately 735 ft. on the Chickasawhatchee Creek.

CENTURY 21 TOWN & COUNTRY REALTY BILL BUTLER
albanyc21.com 229-435-6204/billbutler25@gmail.com

163 +/- acres

\$535,000



1084 ROCKY FORD ROAD
COOLIDGE, GA / THOMAS COUNTY

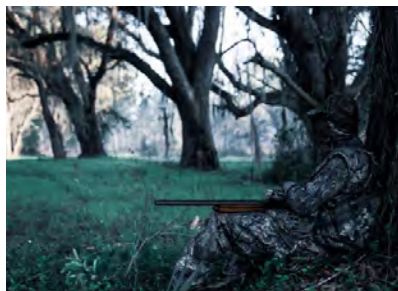
Stocked pond with excellent fishing and the occasional wood duck. Underground power, well, equipment shed, outhouse, and lakeside viewing platform. Property has been professionally managed for trophy deer with food plots in place and good timber. Great location!

BENNETT REAL ESTATE COMPANY
brealthomasville.com

MATT BENNETT
229-233-5043/matt@brealthomasville.com

4,850 +/- acres

\$6,710,605



2290 STEWART ROAD
THOMASVILLE, GA / THOMAS COUNTY

The perfect opportunity for the sportsman that wants to do it all. Located on the Ochlocknee River, 10 minutes from Thomasville, property consists of mature upland pine timber, multiple age classes of planted pines, beautiful oak hammocks, well-established food plots, and gorgeous hardwood bottoms.

THE WRIGHT GROUP
wrightbroker.com

ERIC MCCOLLUM
229-200-4457/eric@wrightbroker.com

90 +/- acres

\$339,000



JUTOLA LANE
THOMASVILLE, GA / THOMAS COUNTY

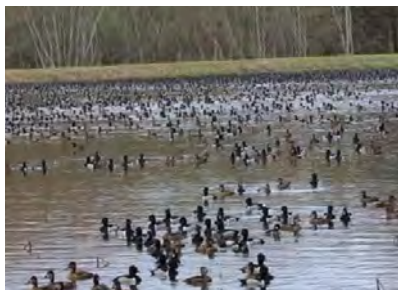
Good looking homestead tract with 29 +/- acres in cultivation, balance in pine and hardwood creek bottom. Some planted pine. Small pond on prop line. Come ready to explore. Excellent curb appeal. Good feeling property!

CROCKER REALTY, INC.
landcroc.com

DANIEL E CROCKER
229-228-0552/landcroc6535@gmail.com

194 +/- acres

\$1,000,000



G POND / REHBERG ROAD
BOSTON, GA / THOMAS COUNTY

Includes duck pond, dove field, quail, and turkey and deer hunting is phenomenal! The duck pond is complete with four 2-man duck blinds. It also includes good timber for future timber income. Owner/Broker License #308020

BENNETT REAL ESTATE COMPANY
brealthomasville.com

MATT BENNETT
229-233-5043/matt@brealthomasville.com

148 +/- acres

\$395,000



HWY 319 / JUTOLA LANE
COOLIDGE, GA / THOMAS COUNTY

Good looking farm/recreation/home site tract. 50 +/- acres of cultivation, 48 generic base acres, big woods all along Big Creek. Turkey and deer powerhouse tract. Very private. 11.6 miles from Thomasville. Good looking pond sites. Good dog training tract. Very unique property.

CROCKER REALTY, INC.
landcroc.com

DANIEL E. CROCKER
229-228-0552/landcroc6535@gmail.com

718 +/- acres

\$2,750,000



HWY 111 AND DAVID ROAD
MEIGS, GA / THOMAS COUNTY

Griffin-Pilcher Farm is an excellent recreational property and investment opportunity. It provides a solid income stream as approximately 345 +/- acres are in cultivation. There are two large ponds and a third smaller one, perfect for fishing and creating a great wildlife habitat.

FIRST THOMASVILLE REALTY
ftrealty.com

BOBBY BROWN
229-221-3016/brown@ftrealty.com

18 +/- acres

\$489,000



134 CHATHAM DRIVE
THOMASVILLE, GA / THOMAS COUNTY

This rare lot is ready to be developed, a new subdivision in a very desirable and fast selling residential neighborhood. Nothing left like it and surrounded by residences and new subdivisions. Perfect for a developer to build.

KEYSOUTH REAL ESTATE GROUP, INC
keysouth.com

AJ TAHERI
229-226-3911/ajtaheri@gmail.com

37 +/- acres

\$359,000



HWY 319
COOLIDGE, GA / THOMAS COUNTY

Irrigated pecan orchard. Desirable variety (22" +/- diameter trees) 4" well on timer. 1,100' + road frontage on US Hwy 319. 6 +/- acre lake. Property line to center. Strong development value in that it can be divided, waterfront, and can take advantage of a strong residential market.

CROCKER REALTY, INC.
landcroc.com

DANIEL E. CROCKER
229-228-0552/landcroc6535@gmail.com

55 +/- acres

\$325,000



US HWY 319 N
THOMASVILLE, GA / THOMAS COUNTY

Diverse, desirable tract that is minutes from downtown Thomasville! The property has good timber and great wildlife habitat, 14 +/- acres are in cultivation, and lots of road frontage on US Hwy 319 N. Could be a great opportunity as homesite with land to hunt and roam!

FIRST THOMASVILLE REALTY
ftrealty.com

MILLS HERNDON
229-226-6515/herndon@ftrealty.com

799 +/- acres

\$5,109,605



METCALF ROAD
THOMASVILLE, GA / THOMAS COUNTY

In the heart of the Red Hills plantation belt. Fully established and well maintained premier quail habitat. Beautiful blend of multiple age class pines, native grasses and brood fields. Surrounded on all sides by historic hunting plantations.

THE WRIGHT GROUP
wrightbroker.com

BEN MCCOLLUM
229-226-2564/mccollum@wrightbroker.com

43 +/- acres

\$149,900



3701 PONDER ROAD
THOMASVILLE, GA / THOMAS COUNTY

About 11 acres of open farming area and the other 32 acres are woodlands. Area surrounded by farming.

KEYSOUTH REAL ESTATE GROUP, INC
keysouth.com

EUGENE WITHERSPOON
229-226-3911/eugenejwjr@hotmail.com

88 +/- acres

\$350,000



2421 LONE ROAD
PAVO, GA / THOMAS COUNTY

Enter the property into an open area that sets up beautifully for a homesite. 30x30 Tyson Steel barn with porch is already on the property with a fenced-in area for pets. Roughly 60 acres of woodlands with oak flats and pine tree stands throughout the property. 10 +/- acre food plot.

WHITETAIL PROPERTIES REAL ESTATE, LLC
whitetailproperties.com

DANIEL FOWLER
229-561-5097/daniel.fowler@whitetailproperties.com

FINANCING FOR FARMS, LAND & HOMES

UPSON CO - GA

25 +/- acres

\$119,900



APPLE ROAD
MEANSVILLE, GA / UPSON COUNTY

Located 45 minutes southwest of Atlanta with over 900 ft. on Five Mile Creek. Mostly wooded. Well with missing pump and septic tank on property. Old homesite would make a perfect campsite. MLS# LV139614A.

CENTURY 21 TOWN & COUNTRY REALTY
albanyc21.com

ALANE M. RAYBURN
229-435-6204/alanerayburn@gmail.com

WARE CO - GA

29 +/- acres

\$44,959



US HWY 84
WAYCROSS, GA / WARE COUNTY

Butts up to a larger timber tract. Can be used for hunting or a homesite. Small pond on the property. No restrictions.

AFG TRI STATE REALTY, INC
afgtristaterealty.com

TINA DONALDSON
386-623-1232/tina@afgtristaterealty.com

WEBSTER CO - GA

159 +/- acres

\$320,000



SEMINOLE ROAD
PRESTON, GA / WEBSTER COUNTY

A diverse property with white oak and hickory. Pond fed by two big springs and approximately 70 acres in 20 yr. old planted pine. Seven food plots. Area has several neighbors with large properties that practice Q.D.M. and supplemental feeding. Large bucks harvested in area.

FRONTIER LAND CO

AL ROBERTSON
229-321-0733/allenrobertson@hotmail.com

WEBSTER CO - GA

330 +/- acres

\$2,273 per acre



351 SEARS FARM LANE
PRESTON, GA / WEBSTER COUNTY

A must see tract on the Kinchafoonee Creek! Mature pine and hardwood timber, loaded with deer, turkey, small game and great fishing on a stocked pond. New cabin, equipment shed with enclosed shop. Also has agricultural fields for food plots or rental income.

BARFIELD AUCTIONS INC
barfielddauctions.com

VINCE BARFIELD
229-679-2223/vince@barfielddauctions.com

WILCOX CO - GA

503 +/- acres

\$1,206,190



GA HWY 159
PITTS, GA / WILCOX COUNTY

273 +/- acres of 13-14-year-old recently thinned slash pine trees cover the majority of this tract. Along the east border stands 101 +/- acres of 6-7-year-old longleaf pine stands in a CRP program. Hardwood bottoms along the railroad tracks that make up the western border.

WHITETAIL PROPERTIES REAL ESTATE, LLC
whitetailproperties.com

DANIEL FOWLER
217-285-9000/daniel.fowler@whitetailproperties.com

WORTH CO - GA

135 +/- acres

\$351,000



ANDERSON ROAD
SYLVESTER, GA / WORTH COUNTY

In one of Georgia's premier deer hunting counties! Established road system. Food plots. Major creek system throughout property. Surrounded by agriculture properties. Hardwoods and pine mixed. 135 acres of hardwoods and creek bottoms ideal for whitetail turkey. Premier deer hunting.

NAI TALCOR COMMERCIAL
naitalcor.com

BRIAN PROCTOR
850-224-2300/brian@talcor.com

FINANCING FOR
FARMS, LAND & HOMES

2,684 +/- acres

\$9,925,000



3821 HWY 82
SYLVESTER, GA / WORTH COUNTY

Well drained, fertile soils provide ground cover and native wiregrass. Well stocked with multiple age classes of pines managed to provide staggered income streams. Due to intensive habitat management, wild quail population has steadily expanded in conjunction with Albany Quail Project.

THE WRIGHT GROUP
wrightbroker.com

BEN MCCOLLUM
229-221-6680/ben@wrightbroker.com

HOUSTON CO - AL

6 +/- acres

\$47,000



2001 COOT ADAMS ROAD
ASHFORD, AL / HOUSTON COUNTY

Paved road frontage. US Highway 84 East to Ashford then right on CR 55 for 4.5 miles then left on Coot Adams Road for 7 miles. Property is on the right. APN#: 38-15-08-28-0-000-003.003

NAI TALCOR COMMERCIAL
naitalcor.com

JOHN TAYLOR
334-797-9010/jtaylor@talcor.com

96 +/- acres

\$240,000



S. SPRINGHILL CHURCH ROAD
GORDON, AL / HOUSTON COUNTY

With a highly coveted location just 20 minutes east of Dothan, the Springhill Tract provides the perfect recreational getaway for the naturalist or hunter. At the same time, it offers an investor a means to acquire a valuable and tangible income-producing asset.

VERDURA REALTY, LLC
verduraproperties.com

ARNIE ROGERS
850-491-3288/arogers@verduraproperties.com

FRANKLIN CO - FL

40 +/- acres

\$649,000



DOG ISLAND
CARRABELLE, FL / FRANKLIN COUNTY

The last significant acreage left on historic Dog Island. Grass landing strip and deep water harbor for access. Surrounded by sandy beaches and the Jeff Lewis Nature Preserve.

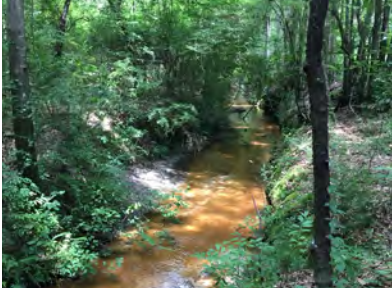
SVN SAUNDERS REAL ESTATE
saundersrealestate.com

BRYANT PEACE
863-588-7578/Bryant@sreland.com

GADSDEN CO - FL

45 +/- acres

\$155,250



COUNTY ROAD 157A
HAVANA, FL / GADSDEN COUNTY

Whether you're looking for an excellent hunting tract or picturesque homesite, the Shaw Creek Property may be the place for you. Rolling acres with 14 acres of planted loblolly pines, mature hardwood, creek bottoms and wetlands. Deer, turkey and duck hunting on a single parcel!

SOUTHERN FORESTRY REALTY
southernforestryrealty.com

TED KNIGHT
850-997-7238/carol@southernforestryrealty.com

620 +/- acres

\$2,169,380



1040 BEAR CREEK ROAD
QUINCY, FL / GADSDEN COUNTY

A very unique property because of the north and south boundaries. High ridge with quail woods, food plots, 120' elevation change, 4.7-acre stocked pond, beautiful hardwood bottoms. Call us to take a look.

SOUTHERN LAND REALTY
SouthernLandRealty.com

ROB LANGFORD
850-385-3000/RobertsonLangford@gmail.com

GILCHRIST CO - FL

118 +/- acres

\$383,500



NW CR 138
BRANFORD, FL / GILCHRIST COUNTY

Terrific farming or development opportunity. MOL with 70+/- acres currently in cultivation and 18+/- acres previously cleared and farmed (but have since grown up in scrub). Majority of the property boundary is fenced and fronts paved CR-238 and government maintained graded road.

DANIEL CRAPPS AGENCY, INC.
BuyLandFL.com

TUCKER SMITH
386-755-5110/tsmith@danielcrapps.com

HAMILTON CO - FL

896 +/- acres

\$3,595,000



JASPER, FL / HAMILTON COUNTY

Superior Pine Farm has 480+/- acres of highly productive farmland and 416+/- acres of planted pines and natural mature hardwood mix timber. It has 8 irrigation systems and 6 all electric irrigation wells. This is a great investment opportunity!

BARFIELD AUCTIONS INC
barfieldauctions.com

VINCE BARFIELD
229-679-2223/vince@barfieldauctions.com

2,070 +/- acres

\$9,936,000



10124 SE 164TH AVENUE
WHITE SPRINGS, FL / HAMILTON COUNTY

This year-round plantation is arguably the finest bass fishing property in the country. It boasts 464 acres of freshwater lakes designed for world-class trophy bass habitat, quality hunting and proximity to major metropolitan population centers.

LIVE WATER PROPERTIES
livewaterproperties.com

HUNTER BRANT
307-734-6100/hunter@livewaterproperties.com

HOLMES CO - FL

85 +/- acres

\$100,000



JOHN MARSH ROAD
BONIFAY, FL / HOLMES COUNTY

Very reasonably priced tract. Good hunting land with frontage on three dirt roads. According to the USDA soil mapping, 73% of the property is high and dry. From 177A turn west on John Marsh Rd., go .9 mile. Property is on the south side of John Marsh Rd.

NAI TALCOR COMMERCIAL
naitalcor.com

JOHN TAYLOR
334-797-9010/jtaylor@talcor.com

JEFFERSON CO - FL

144 +/- acres

\$360,360



WILD TURKEY RUN ROAD
LLOYD, FL / JEFFERSON COUNTY

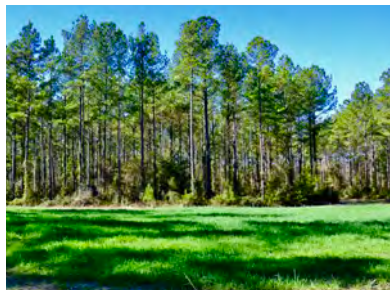
Wild Turkey Run. The name says it all. Gobblers galore, mature planted pines, creek and hardwoods. This has it all and is in a fabulous location.

SOUTHERN LAND REALTY
SouthernLandRealty.com

ROB LANGFORD
850-385-3000/Rob@SouthernLandRealty.com

252 +/- acres

\$782,750



OLD LLOYD ROAD
LLOYD, FL / JEFFERSON COUNTY

Over \$200,000 timber value over 150 acres of planted pines, established food plots, extensive road system and unbelievably convenient location. Beautiful Lloyd Creek bisects the northwest corner providing habitat for the large number of turkeys living there.

SOUTHERN LAND REALTY
SouthernLandRealty.com

ROB LANGFORD
850-385-3000/RobertsonLangford@gmail.com

LEVY CO - FL

100 +/- acres

\$3,600,000



3250 NE 140TH AVENUE
WILLISTON, FL / LEVY COUNTY

This farm is a family owned and operated, one of a kind blueberry farm near Williston, Fla. The farm has highly productive varieties that is irrigated with freeze protection. It is complete with a modern packing house, equipment, and everything needed to operate the farm.

BARFIELD AUCTIONS INC
barfieldauctions.com

VINCE BARFIELD
229-679-2223/vince@barfieldauctions.com

LIBERTY CO - FL

60 +/- acres

\$180,000



HWY 20
HOSFORD, FL / LIBERTY COUNTY

This timber tract is located just 2 miles east of Hosford, FL along Hwy 20. It features 1,425 feet of paved road frontage making for easy accessibility and estate development potential. You can also enjoy fine hunting.

SVN SAUNDERS REAL ESTATE
saundersrealestate.com

BRYANT PEACE
863-588-7578/Bryant@sreland.com

MADISON CO - FL

270 +/- acres

\$540,266



MORRIS STEEN ROAD
GREENVILLE, FL / MADISON COUNTY

Loaded with deer, turkey and hogs! Big bucks in Madison County. 35 x 60 metal awning to park campers and ATV's. Large timber over 20 years old and big hardwoods. Large pond and gated entrance. 4 parcels make up the 270 acres. Electric at the road.

AFG TRI STATE REALTY, INC
afgtristaterealty.com

TINA DONALDSON
386-623-1232/tina@afgtristaterealty.com

WAKULA CO - FL

477 +/- acres

\$1,995,000



COASTAL US HWY 98
CRAWFORDVILLE, FL / WAKULLA COUNTY

This unique tract has over 300 acres of mature longleaf quail woods, a beautiful cypress slough full of wood ducks and development potential in the fast growing Wakulla County. And it's only 4 miles to the Gulf of Mexico. The tract has water and sewer run to it and excellent schools. Come look now!

SOUTHERN LAND REALTY
SouthernLandRealty.com

ROB LANGFORD
850-385-3000/RobertsonLangford@gmail.com

WALTON CO - FL

2,435 +/- acres

\$7,292,825



HWY 181
DEFUNIACK SPRINGS, FL / WALTON COUNTY

Beautiful natural longleaf and slash pines are traversed by 3 miles of Natural Bridge Creek. Listed on Florida Forever's priority list and nominated to receive a first appraisal for the State of Alabama's Forever Wild program. Excellent soils and a high percentage of usable land.

VERDURA REALTY, LLC
verduraproperties.com

ARNIE ROGERS
850-491-3288/arogers@verduraproperties.com

131 +/- acres

\$326,845



COSSON ROAD
DEFUNIACK SPRINGS, FL / WALTON COUNTY

Located south of Defuniack Springs, the Cosson Road tract doubles as a recreational property and home site. There's a mix of mature upland pines, younger longleaf pines, hardwoods, and crystal clear Sconiers Mill Creek. Emerald Coast beaches are a short 30 miles away.

VERDURA REALTY, LLC
verduraproperties.com

ARNIE ROGERS
850-491-3288/arogers@verduraproperties.com

Slow down and smell the marshmallows.

HOME IS WHEREVER YOU MAKE IT.

LOANS for LAND & LIVING
229.493.0921

 **Farm Credit**
SOUTHWEST GEORGIA



NMLS
691477



305 Colquitt Highway
Bainbridge, GA 39817

PRSR STD
US POSTAGE
PAID
RAPID PRESS
PERMIT 904

FARMS

Farm Credit has been around longer than a pine tree is tall.

LAND

In fact, we're the timber industry's trusted lender.

TIMBERLAND

We like to say we're strong and reliable, just like a stand of pines.

EQUIPMENT

So, when you find the perfect timber tract, or want some advice you can rely on,

OPERATING LOANS

count on the lender who stands with forestry.

LEASING

