

Wiregrass

WINTER 2020/2021

a magazine for people who value land

LAND & LIVING

Big city life in the rearview mirror, rural living ahead!

A NEW LOOK:
Equipment leasing for farms in transition

ALL IN THE FAMILY:
Parker Heard keeps winning tradition alive!

Around TOWN

[And off the beaten path...]



Providence Canyon is one of Georgia's natural wonders

If all you want to do is look, that's ok, too, but an avid hiker can enjoy Georgia's "Little Grand Canyon" and trek around one of the state's most beautiful works of nature. Overnight backpackers can stay along the backcountry trail, which winds through a mixed forest. More at gastateparks.org/ProvidenceCanyon.



The Taste of Thomasville Food Tours continue

Yes, Atlanta reigns as the capital of cuisine in the state, but Thomasville gives the ATL a run for its money. You can sample Thomasville's delightful southern cuisine via the Taste of Thomasville Food Tour. The three-hour progressive lunch weaves its way through downtown for about a 1.2 mile trek. Book your food tour now at tasteofthomasvillefoodtour.com.



So, you're going to plant a garden!

Have you visited gardentutor.com? Take this 2-hour virtual, award-winning crash course in gardening basics. You'll learn everything from the elements of garden style to how to prepare your plant site.

Wiregrass

LAND & LIVING

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

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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 landfinancing@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.



ON THE COVER: Relationship Manager Billy Billings and his fiancé, Katherine Koran, share why they love small town living.

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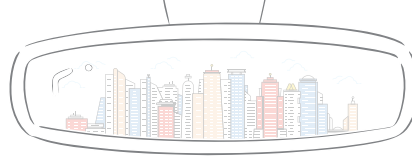
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Big city life in the rearview mirror, rural living ahead

By Julie Strauss Bettinger

There's nothing like a lockdown to make us appreciate open spaces.

And while initial reports indicate urbanites are fleeing to less populated locales short term, with the re-arrangement of the economy, many permanent moves are expected. It's still too early to gauge how southwest Georgia communities fit into the picture, but if people do head for greener pastures in these parts, they'll find it easy to put down some roots.

Farm Credit Relationship Manager Brian Wilson said the early part of the pandemic brought a lot of calls for 50 to 100-acre tracts, and many callers were from metro areas. "Two things they were looking for: freedom and security," he said. And while not all were seeking self-sustainable/refuge properties, they were definitely seeking a safe haven. "There's something about knowing you have the property and can go there anytime."

Once callers started hearing more about the lifestyle that rural communities offer, Wilson could tell it increased their interest. "It's getting back to the roots as caretaker, Mother Nature's caretaker."

"So it became more about quality of life with my family than short term hustle."

—Mills Brock

IT'S WHY HE NEVER LEFT

Employment opportunities have traditionally kept people city-bound, but since the pandemic fast-tracked teleworking arrangements, and more people are working from home, entire families are re-assessing.

Mills Brock recalls almost trading in the country life for the city in his early forties. He grew up in Southwest Georgia, moved away for college and early career opportunities, then returned when he

was ready to put his forestry degree to work. "This was home turf for forestry," he said.

When midlife hit and an opportunity to make "really good money" came up, he and his wife talked about relocating to Atlanta. He would have been on the road a lot and thought perhaps he could do it 7 or 8 years, then have more options. But in the end, they stayed in southwest Georgia. "Our kids were at a very impressionable age and it was important to have Mom and Dad around," he said. "So it became more about quality of life with my family than short term hustle."

Now the owner/broker of 3 Rivers Realty in Bainbridge, Brock knows it was the right decision. "It boils down to quality of life, a slower pace. Not slower pace to be lazy, but slower pace because it's healthier for you, better for you, and more satisfying. It's having a life to live vs. living a life to have."

WHERE YOU FIND COMMUNITY

As a native of the Red Hills Region, avid hunter and wildlife photographer, Brian Proctor knows there's no better place for enjoying open spaces than right here in South Georgia and North Florida.

Proctor, a real estate broker with NAI Talcor, said it is not always easy to find acreage that fits the city dweller looking for a starter tract of 25 to 50 or even 1,000 acres. Best of all, buying property doesn't always require a lot of maintenance if you're not using as one's permanent residence. One option would be to lease part of it to a local farming operation where they will do most of the mowing of your roadways and around your out buildings. The hardwood areas will somewhat take care of themselves; and, timberlands might need to be part of a burning program every other year or so depending on the vegetation and the planned use of the woodlands.

There are a lot of property types to choose from, Proctor said. "You've got recreational lands, properties with lakes or ponds; properties with excellent hunting opportunities; land for

TOP LEFT: Mills Brock at the gazebo on the square in downtown Bainbridge.

BOTTOM RIGHT: Relationship Manager Billy Billings and fiancée, Katherine Koran share a little treat with their chickens.

Rural Connectedness

With the acceleration of work from home, virtual school, and everything Zoom caused by the pandemic, communities all over the country have been scrambling to beef up their broadband access. Fortunately, the state of Georgia was ahead of the curve through a bold plan launched in January of 2020.

The best news: rural communities are part of the focus.

Through the Partnership For Inclusive Innovation, the State is positioning itself to be “The Technology Capital of the East Coast.” The Partnership proposes having 90 percent of Georgians connected by 2025.

“Inclusivity and connectivity are at the core of the Partnership,” said Debra Lam, executive director. And that effort “includes focusing on the rural areas of the state—places that often are overlooked as hubs of innovation.”

Innovation can be a driver for socio-economic advancement, she said, which is much needed in less populated sections of the state. The Partnership’s plan is to start with pilot projects to incubate programs, services and technologies, which should bode well for Southwest Georgia. As city dwellers consider the rural life, it’s one more reason to make the move.

agricultural purposes, timber operations and investment. You can even plant your own garden and do things you enjoy doing in the outdoors. It’s a great retreat and a great escape.” Land ownership in this part of the U.S. also comes with perks that midwesterners and northerners especially value, he said: mild winters and “phenomenal” spring times.

And for those who don’t use their tract year-round, they quickly learn the value of Southern hospitality. “People still look out after each other’s property,” Proctor said. “One property owner shared with me that I leave my gate open, because my neighbors watch my property. If they see a strange vehicle, they’ll call and tell me.” Proctor said the sense of community comes across in how people are willing to lend a hand, too. “The help is always there.”

MILLENNIAL ATTRACTION

One migration trend worth watching is the millennials on the move. Farm Credit Relationship Manager Billy Billings said his generation has been slow to embrace homeownership, but with more emphasis on telework, many of his peers in other parts of the country are seeking lower cost “work from home” arrangements. And they’re looking outside of metro areas.

His 28-year-old fiancé, Katherine Koran, is a good example. When she became a teleworker in September of 2019, she moved from Atlanta to Thomasville. She was able to buy a three-bedroom, two-bath house on an acre of land for the same amount she was spending on an apartment rental in the city. “She has elevated garden boxes and is canning okra and pickles,” Billings said. “She has seven chickens that lay an egg a day and I built the coop.”

Katherine is saving close to two hours a day not having to commute, Billings said. “She has more energy after work and can go out and do things she enjoys.”

Billings suggests that Southwest Georgia is a good choice for the younger generation because of proximity. “We may not have 100 restaurants in a mile, but you can get to metro areas in about an hour’s drive. There’s Tallahassee or Dothan or Valdosta—those cities have everything except a pro sports team.”

SAFETY AND OPEN SPACES

Matt Bennett was born and raised in Alabama, but has been in the Red Hills Region 21 years. “It’s a pretty special place,” he said. Bennett traveled a lot early in his career while playing professional baseball and has also hunted all over the world. “You don’t know how good you’ve got it until you come back.”

Bennett grew up in a plantation managing family and has also managed a bobwhite quail preserve. He’s now owner/broker of Bennett Real Estate Company, which gives him an even greater appreciation for southwest Georgia. “With our soils, our climate, and water—that’s what makes this region such a special place. Because of our dirt, we’re able to grow lush pine forest and have highly productive crop land. We’ve got so much useful ground.” In other regions of the country you don’t have that, he said, “And their habitat isn’t as good.”

Bennett credits large landowners for helping to preserve much of the beauty of the region. “It’s generations of making the right decision and managing the property,” he said. He owns a farm in Boston that’s surrounded by plantations. “I feel like I won the lottery, having a couple hundred acres in the middle of quail woods.”

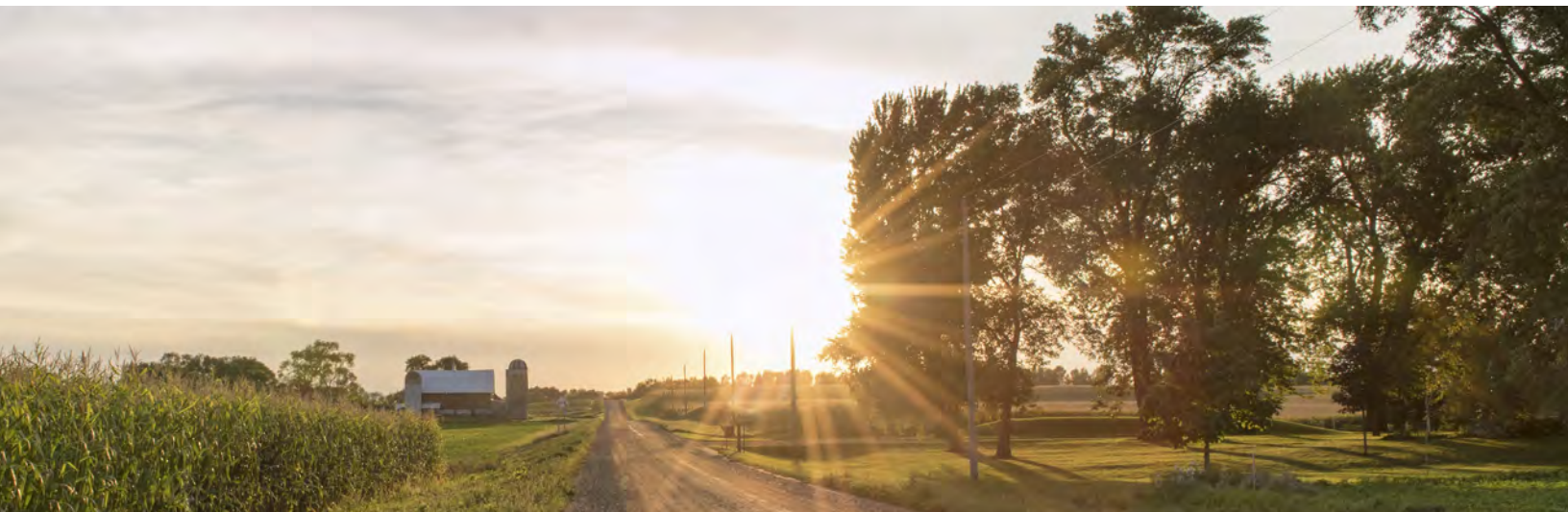
There’s also the safety factor. Bennett and his family live about 15 minutes outside of Thomasville. “Not everything is perfect here, but I do feel safe going to a Friday night football game, going downtown to eat with my family.”

“You don’t know how good you’ve got it until you come back.”

—Matt Bennett

He thinks it’s a reflection on the leadership and community-mindedness. “We have good leaders, the mindset here is I might not agree with you but we’ll agree to disagree and move on.”

People always talk about wanting to move to a really good neighborhood, Bennett said. “South Georgia is a good neighborhood—it’s a big scale, good neighborhood.”



BY THE NUMBERS: The Great American Migration

So how important is rural America now? Some demographers aren't sure if "The Great American Migration of 2020" is temporary or if there will be a permanent shift in where Americans choose to live. The reality? Any place less dense than where they currently live are where Americans are moving—partly due to the pandemic; some for safety; others for work.

Think about it this way—if the small town you're eyeing has a relatively decent coffee shop, a restaurant or two, access to good health care and is within traveling distance of a major metropolitan area, why not consider it?

And, that's not to say that urban life won't return. Consider what happened after the 1918 flu pandemic. The Roaring '20s exploded with a rebuilding of our great American cities.

For now, though, people want their space. They want land and some solitude. They want things to be, well, simpler. As long as they can stay connected.

Need help finding your new place in southwest Georgia? Our team is ready to assist you. Or, you can apply online for a land or home loan in minutes at SWGAFarmCredit.com.

Really, we're just a phone call, text or click away!



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A NEW LOOK Equipment Leasing for Farms in Transition

FINAL IN A FOUR-PART SERIES — *By Julie Strauss Bettinger*

It used to be that leasing was something you did when you couldn't afford to buy equipment outright. But today's ag producer recognizes leasing as a tool that offers distinct advantages for keeping operations flowing smoothly.

Some of the key benefits of leasing are particularly advantageous in farm transitions, said Southwest Georgia Farm Credit Relationship Manager Ragan Fretwell. As farms often take years to transition from one generation to the next, both parties should consider how leases might fit into their plans.

For example, leasing is less costly than borrowing, Fretwell said. "The payments are cheaper on a lease than a loan." So the current producer can benefit from a fixed rate and reduced overhead—advantages that can be passed along to the successor generation. Additionally, if equipment must be acquired during the transition period, the owner can consider leases to allow more options for the buyer.

What to lease and why

The field of what can be leased has grown, which provides even greater opportunities for both current and future generation producers. Some examples of what can be leased:

- Equipment (hay bailers, planters, sprayers, tractor)
- Processing and packaging equipment
- Metal buildings and shelters
- Grain bins
- Fleet Vehicles

Flexibility is what makes leases most attractive to ag producers, Fretwell said, and there are many types of payment options. "They can be structured to match harvest cycles, cash flows, and tax requirements," she said. Plus, payment schedules can be monthly, quarterly, semi-annually or annually.

Leases also come with certain tax advantages, she added. Borrowers can benefit by reducing their taxable income by running payments through their income statement, which can give farmers a greater benefit than taking a standard depreciation and interest with a loan, or depreciation only with a cash purchase.

Helping successor succeed

At the end of the lease, the next generation farmer will have the same options outlined in the lease terms, Fretwell said. For example, if the lease is for a piece of equipment, they can purchase the item or turn it in, or decide to purchase new equipment with a new lease agreement.

All of these benefits add up to better cash flow for the buyer, so they can spend it in other areas.

If the farm is in transition, leases can be a tool to help that next generation as they build equity on their own and prepare to buy the farming business. Some families offer part of the farm to the next generation for that purpose—to learn all aspects of an ag operation. “Leased equipment does not encumber real estate,” Fretwell said, “so a lease customer can put equipment or a building on family land easily.”

So how do you arrange a lease for your equipment, structure or vehicles? In most cases, farmers go direct to the dealer (the seller); they choose the equipment and discuss leasing options at that point. But as a 17-year veteran of Southwest Georgia Farm Credit, now overseeing leasing, Fretwell can help. She frequently discusses options with current and next generation producers.



Ragan Fretwell
Relationship Manager

“They (leases) can be structured to match harvest cycles, cash flows, and tax requirements...”

Fretwell encourages anyone considering a lease to consult with their tax advisor to discuss their specific circumstances and cash flow requirements, especially in relation to a pending farm transition.

For further details, contact Ragan Fretwell via email: RFretwell@SWGAFarmCredit.com or phone: 229.254.6391. 

KEY ADVANTAGES

Some of the key advantages for leasing equipment in farm transitions:

- **Preserving cash flow.** Leasing is less costly than borrowing. And keeping it off of the balance sheet will preserve your working capital for the operation while growing your business.
- **Latest technology.** Leases save producers from obsolete equipment. You can acquire newer technology when the lease expires.
- **Flexibility.** Numerous payment options and schedules can help new farmers.
- **Tax advantages.** Lease payments reduce gross income and are typically 100% tax deductible.

Read the complete four-part series on our website - [SWGAFarmCredit.com/news/farm-transition-series](https://www.swgafarmcredit.com/news/farm-transition-series)



PROFESSIONAL ADVICE
WORTH EVERY PENNY

PART 1



IT ALL STARTS
WITH A QUESTION

PART 2



MAKING
INTRODUCTIONS

PART 3



A NEW LOOK AT
EQUIPMENT LEASING

PART 4

TRANSITION PLANNING: It starts here

We hope you've enjoyed our four-part series on Transition Planning. As you can see, there are numerous professionals in our area with the knowledge and tools to support you and your family as you design your own plan.

We invite you to take the next step by requesting Farm Credit University's FREE 54-page "Farm Business Transition Workbook." It's a comprehensive collection of checklists and helpful tips to guide you through the process. Request your free copy via email: 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

ALL IN THE FAMILY: Parker Heard keeps winning tradition alive!

He farms more than 700 acres of peanuts, and in 2019, he yielded 6,292 pounds per acre, making Parker Heard the latest farmer in the Heard family to earn honors as the District II UGA Peanut Achievement Club Award winner.

His father, Glenn has captured the award three times; his grandfather, Mr. R.G. Heard, twice. Now, at 29, and with a lifetime of farming in front of him, Parker Heard is likely to win the award again. And again.

“Parker spends a lot of time in the field,” Brant Harrell, Relationship Manager at Southwest Georgia Farm Credit, said. “He does a lot of the work himself. And he’s as open minded a person as I’ve worked with—open to a good conversation and doesn’t mind asking questions. He’s always seeking to improve his business and his farming techniques.”

Standing in his peanut field on a chilly October afternoon, Parker had yet to harvest the entirety of his peanut crop. He wasn’t as optimistic about the 2020 crop as he was in 2019. With the wet summer, peanuts were running a little behind usual. And his expectations on yield were conservative, at best.

“There have been some challenges this year, no doubt,” Parker said.

Once the dust settles on the 2020 yield, and Parker takes a much-earned break in between harvesting and planting, he’s going to look down the road and evaluate what comes next.

“I want to get better at doing what we’re already doing—trying to maximize what we’ve already got,” he said. “I like to listen to what other farmers are doing—learn from them. I think it’s important for any young farmer to take advice from people who have been doing this a long time.”

No doubt, Parker’s gotten advice from some of the best in the business. It runs in the family.

Parker Heard, pictured with his dog Ginny and Relationship Manager, Brant Harrell, works to build his own winning legacy.



ASSOCIATION NEWS

Bush appointed to Board of Directors

The Association welcomed Lee Bush to its Board of Directors in September. Mrs. Bush was appointed as an Outside Director for a three-year term.



Lee Bush

Bush, a Certified Public Accountant with the firm Thomas, Howell, Ferguson, has significant experience working with farmers, agribusinesses, and landowners. Bush is a graduate of the University of Alabama, Tuscaloosa, with a bachelor's degree in Science, Commerce and Business Administration. She and her husband, Lane, reside in Bainbridge and have three daughters.



Annual Meeting set for June

The Association's Annual Meeting typically takes place each February, but like so many things COVID-19 has impacted, our Board of Directors has determined we might be able to have an in-person meeting in June. So, mark your calendars for June 8, 2021, and watch for more details coming soon.



It was a great day to celebrate our farmers!

Again this year, Southwest Georgia Farm Credit was proud to support the Bainbridge-Decatur County Chamber's Annual Ag Luncheon. A farmer parade formed to grab lunch and our team couldn't have been more proud to help.

Association adds HBCU scholarship opportunity in 2021

Southwest Georgia Farm Credit will continue its tradition of supporting students from our local communities who are pursuing college degrees. This year, the Association is offering an additional scholarship for students planning to attend a two- or four-year HBCU College or University on a full-time basis. Applicants must be a high school senior who has received an official letter of acceptance to an HBCU or a current dual enrollment student of an HBCU.

Other scholarships being offered in 2021:

- o **The Duane Watson Scholarship for Exceptional Character in Agriculture**—This \$2,000 scholarship honors a student who displays the character traits the late Duane Watson shared with his family, friends, and co-workers every day. Duane was a beloved Relationship Manager at Southwest Georgia Farm Credit, who valued family, faith and friendship.
- o **Southwest Georgia Farm Credit's Annual Scholarship**—Awarded to three deserving students who show a record of scholastic achievement and who, through their extracurricular activities, exemplify community spirit.

Please note that all students applying for a scholarship should live within the Association's 21-county territory.

» **MORE INFO & APPLICATION:** SWGAFarmCredit.com/scholarships



Farm Credit supports first-ever Tinsel Trail!

A spirited group of Southwest Georgia Farm Credit staff added their creative flare to the Tinsel Tree Trail—a first-time community event in Bainbridge. Businesses and organizations contributed to the event by decorating Christmas trees. In addition, to decorating a beautiful tree, Southwest Georgia Farm Credit gave away a pergola swing built by a local craftsman to a lucky winner who had shared their photo.

MARKET TRENDS

JULY - SEPTEMBER, 2020 LAND SALES
For Sales Greater than 50 Acres

COUNTY	ACRES	SALES PRICE	\$/ACRE
Baker	134.44	\$ 414,000	\$ 3,079
	241.92	\$ 1,050,000	\$ 4,340
	71.08	\$ 250,000	\$ 3,517
Calhoun	140.00	\$ 270,000	\$ 1,929
	93.50	\$ 145,000	\$ 1,551
Decatur	149.33	\$ 171,000	\$ 1,145
	121.77	\$ 270,000	\$ 2,217
	99.48	\$ 218,000	\$ 2,191
	59.25	\$ 250,000	\$ 4,219
Grady	64.51	\$ 94,000	\$ 1,457
	140.15	\$ 434,000	\$ 3,097
	52.06	\$ 260,000	\$ 4,994
Marion	568.20	\$ 1,000,000	\$ 1,760
	91.85	\$ 121,000	\$ 1,317
	131.70	\$ 200,000	\$ 1,519

COUNTY	ACRES	SALES PRICE	\$/ACRE
Miller	199.10	\$ 1,050,000	\$ 5,274
	55.80	\$ 115,000	\$ 2,061
Mitchell	97.48	\$ 300,000	\$ 3,078
	361.43	\$ 1,200,000	\$ 3,320
	480.67	\$ 1,500,000	\$ 3,121
Schley	208.76	\$ 448,000	\$ 2,146
Seminole	136.78	\$ 793,000	\$ 5,798
	304.15	\$ 709,000	\$ 2,331
Sumter	103.74	\$ 207,000	\$ 1,995
	211.90	\$ 414,000	\$ 1,954
Thomas	88.20	\$ 320,000	\$ 3,628
Webster	152.18	\$ 485,000	\$ 3,187
	67.82	\$ 142,000	\$ 2,094
	109.09	\$ 229,000	\$ 2,099

Information for MARKET TRENDS is compiled from publicly available online data. This data shows all transactions recorded by county, for the time and period July 1 - September 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.

Stay connected.
We can help you finance that special property you can share for generations.

 **FARM CREDIT**
SOUTHWEST GEORGIA

NMLS 691477 

A Collection
of the Area's Best

PROPERTY LISTINGS



FARM CREDIT
SOUTHWEST GEORGIA

ATKINSON CO - GA

236 +/- acres

\$4,000,000



PEARSON, GA / ATKINSON CO.

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
barfieldauctions.com

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

BERRIEN CO - GA

136 +/- acres

\$612,000



382 RAMLINWOOD ROAD
RAY CITY, GA / BERRIEN CO.

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

BROOKS CO - GA

104 +/- acres

\$366,065



EMPRESS RD AND BADEN ROAD
QUITMAN, GA / BROOKS CO.

Located south of Quitman, this great hunting tract fronts Empress Road (paved) and Baden Road (dirt). The property is located next to a large timber tract. There is a small seasonal creek on the property. This area is known for BIG deer! Call Steve today for appointment to show.

Burton Realty and Auction, Inc
auctionsofthesouth.com

STEPHEN BURTON
229-263-2680/ucauctionman1@gmail.com

BROOKS CO - GA

7 +/- acres

\$30,000



GROOVERVILLE ROAD
QUITMAN, GA / BROOKS CO.

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, with over 7 acres.

KeySouth Real Estate Group, Inc
keysouth.com

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

75 +/- acres

\$279,000



HOWARD ROAD
BARWICK, GA / BROOKS CO.

Very unique acreage just outside Barwick, GA. 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 CO.

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 CO.

This much contiguous acreage in a top timber and wild-life 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

276 +/- acres

\$469,200



HWY 39
FORT GAINES, GA / CLAY CO.

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

1,618 +/- acres

\$3,195,550



MILL POND ROAD
FORT GAINES, GA / CLAY CO.

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
americanforestmanagement.com

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

89 +/- acres

\$159,000



MILL POND ROAD
COLEMAN, GA / CLAY CO.

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

CLAY CO - GA

270 +/- acres

\$2,500 per acre



COTTONHILL ROAD
FORT GAINES, GA / CLAY CO.

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.

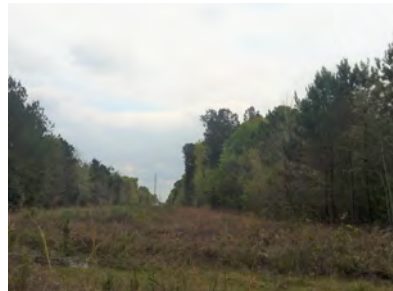
South Georgia Land and Timber
landandtimber.net

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

COLQUITT CO - GA

11 +/- acres

\$49,900



VETERANS PARKWAY SOUTH
MOULTRIE, GA / COLQUITT CO.

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

CRISP CO - GA

186 +/- acres

\$465,000



COWN ROAD
CORDELE, GA / CRISP CO.

Gum Creek Tract is located less than a mile off Interstate I-75 and only minutes away from downtown Cordele. Gum Creek flows through the tract of land with different stands of hardwood and pine timber, mature white oak trees scattered through property provide plenty of food for wildlife.

Coldwell Banker Free Realty
cbfreerealty.com

TOM TUGGLE
478-218-2600/tomtuggle@cbfreerealty.com

GET PRE-APPROVED
ONLINE
SWGAFarmCredit.com

DECATUR CO - GA

36+/- acres

\$160,000



PELHAM ROAD
CLIMAX, GA / DECATUR CO.

Excellent small acreage timber investment! 30+/- acres of 8-9-year-old planted pines growing toward their first thinning. 3.5+/- acres of hardwoods alongside Pelham Road could hold the potential of a great homesite. Located between Climax and Vada. Call today to take a look at this tract!

Whitetail Properties Real Estate, LLC
whitetailproperties.com

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

28 +/- acres

\$106,400



HORSESHOE BEND ROAD
BAINBRIDGE, GA / DECATUR CO.

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

38 +/- acres

\$152,000



ALDAY ROAD
BAINBRIDGE, GA / DECATUR CO.

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 27S.

3 Rivers Realty
3riversrealty.com

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

182 +/- acres

\$546,900



LAKE DOUGLAS ROAD
BAINBRIDGE, GA / DECATUR CO.

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
brealthomasville.com

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

DECATUR CO - GA

86 +/- acres

\$225,000



HARRELL MILL ROAD
CLIMAX, GA / DECATUR CO.

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

50 +/- acres

\$115,000



VADA ROAD
BAINBRIDGE, GA / DECATUR CO.

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

60 +/- acres

\$192,000



MILLWHITE ROAD
ATTAPULGUS, GA / DECATUR CO.

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

8 +/- acres

\$599,000



3103 THOMASVILLE ROAD
BAINBRIDGE, GA / DECATUR CO.

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

DECATUR CO - GA

29 +/- acres

Inquire for price



HORSESHOE BEND ROAD
BAINBRIDGE, GA / DECATUR CO.

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

5 +/- acres

\$67,000



LOT #8 TURPENTINE DRIVE
CLIMAX, GA / DECATUR CO.

This lot features 5.11 acres with a beautiful stand of mature timber. This lot is on the cul-de-sac and is 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 CO.

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

310 +/- acres

\$434,000



1009 PELHAM ROAD
BAINBRIDGE, GA / DECATUR CO.

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

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

DODGE CO - GA

61 +/- acres

\$167,750



HWY 126
COCHRAN, GA / DODGE CO.

This prime land tract would make a great homesite, recreational tract or farmland investment. Approximately 2/3 is cropland and 1/3 is timberland.

Coldwell Banker Free Realty
cbfreerealty.com

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

DOUGHERTY CO - GA

359 +/- acres

\$1,950,000



OAK HAVEN DRIVE
ALBANY, GA / DOUGHERTY CO.

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

4,525 +/- acres

\$13,500,000



FAIRFIELD ROAD
BLAKELY, GA / EARLY CO.

Singletary 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

121 +/- Acres

\$302,500



PROSPECT ROAD
BLAKELY, GA / EARLY CO.

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

EARLY CO - GA

41 +/- acres

\$59,900



HIGHTOWER AVE
DAMASCUS, GA / EARLY CO.

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
brealthomasville.com

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

113 +/- acres

\$2,395 per acre



3061 BIG PINE ROAD
BLAKELY, GA / EARLY CO.

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 and old house on property. 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 CO.

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

12 +/- acres

\$42,000



SPOONER QUARTER ROAD
JAKIN, GA / EARLY CO.

Beautiful wooded lot where the trees create a shady sense of privacy and peacefulness with Howards Mill Creek running on both sides of the property. Contact Tyler Inlow or Teresa Heard.

Coldwell Banker Brock Realty
brealthomasville.com

TYLER INLOW
226-246-5127/tinlow@cbbrockrealty.com

ECHOLS CO - GA

1,490 +/- acres

\$3,799,831



HWY 441
FARGO, GA / ECHOLS CO.

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

127 +/- acres

\$446,565



HWY 112
CAIRO, GA / GRADY CO.

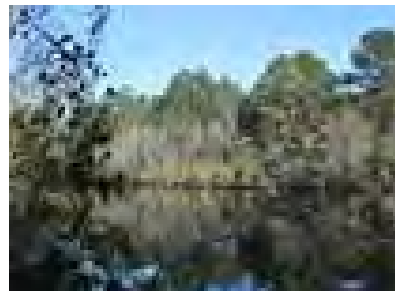
Outstanding hunting tract that includes 15-acre stocked pond full of bass. Great for duck hunting, deer and turkey. Multiple food plots already planted for this year's deer season. Camp house with full bath, power and a screened room for outside meals.

Century 21 Town & Country Realty
albanyc21@aol.com

JEFFERY TUCKER
229-436-8091/craig.tuckerrealtor@gmail.com

232 +/- acres

\$950,000



FAIRCLOTH ROAD
CALVARY, GA / GRADY CO.

Private showings only. This is one of 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

263 +/- acres

\$2,186 per acre



SINGLETARY ROAD
CAIRO, GA / GRADY CO.

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.

SVN Saunders Real Estate
saundersrealestate.com

BRYANT PEACE
863-648-1528/Bryant@sreland.com

GRADY CO - GA

22 +/- acres

\$145,900



JOYNER ROAD
CAIRO, GA / GRADY CO.

Great potential homesite or investment property! There is a well-built pond on the south side of the property and plenty of mature pines and hardwoods throughout the grounds. Good highway frontage as well, and is close to downtown Cairo and local schools!

First Thomasville Realty
thomasvillegarealestate.com

BOBBY BROWN
229-226-6515/brown@ftrealty.com

65 +/- acres

\$276,000



MAGNOLIA ROAD
WHIGHAM, GA / GRADY CO.

Looking for a fantastic retreat in the woods? Look no further! This property is located just south of Whigham and convenient to Bainbridge and Cairo. Drive through the gated entrance through the 4-5-year-old planted pines to arrive at a beautiful homesite overlooking the freshly built 1-acre pond.

Whitetail Properties Real Estate, LLC
whitetailproperties.com

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

132 +/- acres

\$384,432



2577 HWY 111
CAIRO, GA / GRADY CO.

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
realestateshopcairoga.com

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

236 +/- acres

\$1,300,000



2955 LOWER HAWTHORNE TRAIL
CAIRO, GA / GRADY CO.

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

GRADY CO - GA

250 +/- acres

\$947,500



344 TERRELL LANE
WHIGHAM, GA / GRADY CO.

Old Homeplace with plantings of Persimmon, Redbud and Mulberry trees. Two beautiful ponds, 18 acre pecan grove, mature planted pines and natural pine and hardwoods. Only 20 miles northwest of Thomasville.

Forest Resource Consultants, Inc.
frc.us.com

DAN ROCK
478-745-4910/drock@frcemail.com

185 +/- acres

\$750,000



STATE PARK ROAD
CAIRO, GA / GRADY CO.

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

30 +/- acres

\$150,000



BOLD SPRINGS ROAD & BAY POND LANE
OCHLOCKNEE, GA / GRADY CO.

Great 30 acre tract in Grady County with the possibility of purchasing an adjacent tract for more land, a pond and home. Gently rolling terrain with timber and good hunting! Conveniently located near Cairo and Thomasville, in addition to Ochlocknee. Call Bobby Brown for more information!

First Thomasville Realty
thomasvillegarealestate.com

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

31 +/- acres

\$57,000



GA HWY 188 N
CAIRO, GA / GRADY CO.

Great hunting tract has a large creek and a small creek with plenty of deer and turkey. Over 2,500 feet of road frontage.

The Real Estate Shop
realestateshopcairoga.com

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

GRADY CO - GA

5 +/- acres

\$26,000



#2 OAK BEND SUBDIVISION
CAIRO, GA / GRADY CO.

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

The Real Estate Shop
realestateshopcairoga.com

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

56 +/- acres

\$166,000



SPENCE ROAD
OCHLOCKNEE, GA / GRADY CO.

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. Contact Russ Taylor.

KeySouth Real Estate Group, Inc
keysouth.com

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

HOUSTON CO - GA

134 +/- acres

\$1,650,000



180 SADDLE CREEK ROAD
PERRY, GA / HOUSTON CO.

Land tract on the corner of Saddle Creek and Arena Road. Two parcels 76 acres and 58 acres with county water. 10-year land conservation agreement.

Coldwell Banker Free Realty
cbfreerealty.com

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

600 +/- acres

\$1,835 per acre



HWY 247
PERRY, GA / HOUSTON CO.

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

HOUSTON CO - GA

679 +/- acres

\$2,376,850



OCMULGEE RIVER
KATHLEEN, GA / HOUSTON CO.

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 Free Realty
cbfreerealty.com

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

471 +/- acres

\$6,000,000



VALLEY DRIVE
PERRY, GA / HOUSTON CO.

Peach County acreage is 228.86 acres. Houston County acreage is 242.59. 146 acres is mature irrigated pecans and 160 acres is young irrigated pecans. Property has an equipment barn, fenced area, pond, and two irrigation wells

Coldwell Banker Free Realty
cbfreerealty.com

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

IRWIN CO - GA

204 +/- acres

\$663,000



REAGAN ROAD
REBECCA, GA / IRWIN CO.

FOR SALE AT AUCTION: From productive cropland to 3 beautiful ponds for fishing, duck hunting, or irrigation; this is a farm anyone would be proud to own. It's setup for irrigation with risers located throughout and has an excellent stand of planted pine timber. Price is for placement purposes only.

Weeks Auction Group
bidweeks.com

MARK MANLEY
229-890-2437/mark@bidweeks.com

MARION CO - GA

107 +/- acres

\$265,815



MOUNT ZION ROAD
BUENA VISTA, GA / MARION CO.

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
Coming Soon

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

MARION CO - GA

180 +/- acres

\$1,550 per acre



HARBUCK POND ROAD
BUENA VISTA, GA / MARION CO.

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
barfieldauctions.com

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

MILLER CO - GA

5 +/- acres

\$17,500



BABCOCK ROAD
COLQUITT, GA / MILLER CO.

This tract is located near the intersection of Babcock Road and Whites Bridge Road.

Taylor Realty Associates

TERRY TAYLOR
229-758-8432/terry@ttaylor.com

MITCHELL CO - GA

60 +/- acres

\$155,200



WADE ROAD
PELHAM, GA / MITCHELL CO.

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

30 +/- acres

\$79,250



WADE ROAD
PELHAM, GA / MITCHELL CO.

This tract is mostly cultivated land with some mature timber. Suitable for homes, cattle, farming.

Halstead Forestry & Realty, Inc.
halstead-realty.com

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

MITCHELL CO - GA

177 +/- acres

\$391,358



FORTY NINER ROAD
PELHAM, GA / MITCHELL CO.

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

74 +/- acres

\$209,589



HURSTTATE ROAD
MEIGS, GA / MITCHELL CO.

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

63 +/- acres

\$192,000



PLEASANT HILL ROAD
CAMILLA, GA / MITCHELL CO.

A hardwood drain separates the front 24-acre +/- pasture with the 16 +/- acre back pasture. The 4.75-acre +/- hayfield can be used to supplement your feeding program or used for excess grazing ground. The back 15 acres have been left to grow up into early successional habitat and provide great hunting.

Whitetail Properties Real Estate, LLC
whitetailproperties.com

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

67 +/- acres

\$210,000



KIERCE ROAD
PELHAM, GA / MITCHELL CO.

Vacant rural land located in Pelham, GA. 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

MITCHELL CO - GA

67 +/- acres

\$241,560



GREENWOOD ROAD
CAMILLA, GA / MITCHELL CO.

+/- 25 acres of 31-year-old slash pines could be thinned right away to give the property a nice plantation feel, while allowing the remaining trees to continue growing. +/- 35 acres of tillable ground provides opportunities for a gentleman farmer or lease providing yearly income.

Whitetail Properties Real Estate, LLC
whitetailproperties.com

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

168 +/- acres

\$384,000



BLACKBERRY ROAD
BACONTON, GA / MITCHELL CO.

Don't miss this prime hunting land that has turkey, deer, and birds. Raccoon 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

PULASKI CO - GA

100 +/- acres

\$250,000



62 HORNET ROAD
HAWKINSVILLE, GA / PULASKI CO.

Property has 51 acres of longleaf pines planted in January of 2020 through the NRCS Equip program. Longleaf pines were planted in old field and should provide income from raking pine straw and timber harvesting in future year. ~48 acres of the property is in upland hardwoods.

Coldwell Banker Free Realty
cbfreerealty.com

TOM TUGGLE
478-218-2600/tomtuggle@cbfreerealty.com

RANDOLPH CO - GA

297 +/- acres

\$1,425 per acre



LUNSFORD ROAD
CUTHBERT, GA / RANDOLPH CO.

Surveyed acres in Randolph County, GA planted in young, longleaf pine. Tract has a stream, frontage on two county maintained roads, utilities and excellent hunting. Owner will divide (232 & 65 acre tracts). Call Julian Morgan for more information.

South Georgia Land and Timber
landandtimber.net

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

RANDOLPH CO - GA

292 +/- acres

\$2,300 per acre



US HWY 27
CUTHBERT, GA / RANDOLPH CO.

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 CO.

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 CO.

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 CO.

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

SEMINOLE CO - GA

6 +/- acres

\$27,000



BOOSTER CLUB ROAD
BAINBRIDGE, GA / SEMINOLE CO.

Premier Group Realty
premiergrouprealty.com

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

STEWART CO - GA

53 +/- acres

\$160,000



US HWY 27 AND STATE 27
LUMPKIN, GA / STEWART CO.

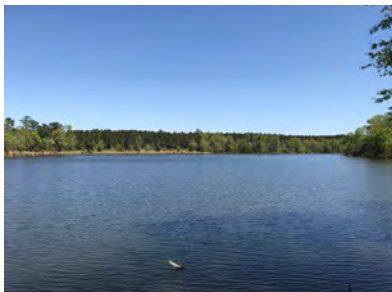
Lays well and is currently in timber. Fronts both U.S. 27 and State 27 and would work well for a motel and/or other commercial interests. Would also work well for continued timber growth, a pretty tract to build on or for recreation.

Frontier Land Co
Coming Soon

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

339 +/- acres

\$998,885



US HIGHWAY 27
LUMPKIN, GA / STEWART CO.

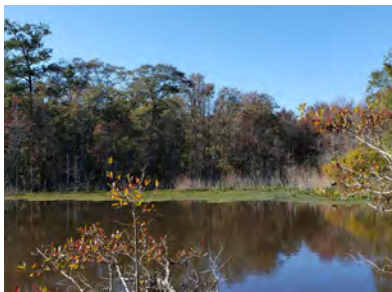
Bennett Hill is a must see from its rolling topography, mature hardwoods and pine plantation to the 29-acre lake. All of this packed into a 339.18-acre tract that is located approximately 40 minutes from Eufaula, AL or 35 minutes from Columbus, GA.

American Forest Management
americanforestmanagement.com

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

1,408 +/- acres

\$2,459,900



VALLEY ROAD
LUMPKIN, GA / STEWART CO.

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

249 +/- acres

\$498,400



OSCAR WILLIAMS ROAD
PLAINS, GA / SUMTER CO.

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
whitetailproperties.com

DALE BURLEY
770-598-1768/dale.burley@whitetailproperties.com

45 +/- acres

\$150,000



PLAINS, GA / SUMTER CO.

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.

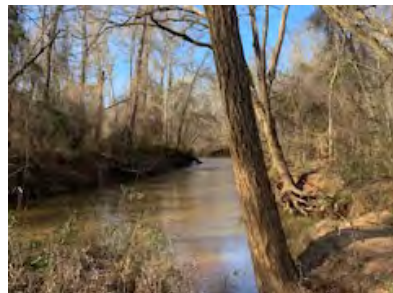
Owner

RICKY WHITTLE
gwhittle2562@gmail.com

TALBOT CO - GA

117 +/- acres

\$350,000



3915 GIBSON ROAD
TALBATTON, GA / TALBOT CO.

Big Lazer Creek running directly thru the property. Hogs, ducks, turkey and deer are plentiful. 50-AMP hookup for RVs is ready-to-go, close to the Flint River, beautiful homesite, big timber, hunting, 45-min from Columbus.

Henley Land Brokerage, LLC
henleyland.com

ADAM HENLEY
478-960-5346/adam@henleyland.com

TAYLOR CO - GA

173 +/- acres

\$1,975 per acre



HWY 90
MAUK, GA / TAYLOR CO.

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.
alliedlandga.com

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

TAYLOR CO - GA

439 +/- acres

\$1,290,000



US 80
BUTLER, GA / TAYLOR CO.

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.
matreforestry.com

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

TERRELL CO - GA

160 +/- acres

\$376,900



JONES MILL ROAD
DAWSON, GA / TERRELL CO.

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
albanyc21@aol.com

JEFFERY TUCKER
229-436-8091/craig.tuckerrealtor@gmail.com

200 +/- acres

\$4,150 per acre



GANDER ROAD
ALBANY, GA / TERRELL CO.

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
Goodyearandgoodyear.com

REGGIE HARTIN
229-888-2418/rhartin@bellsouth.net

206 +/- acres

\$1,650,000



DOVEREL HWY
DAWSON, GA / TERRELL CO.

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
webbproperties.com

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

TERRELL CO - GA

11 +/- acres

\$49,900



HWY 32
DAWSON, GA / TERRELL CO.

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
albanyc21.com

BILL BUTLER
229-435-6204/billbutler25@gmail.com

THOMAS CO - GA

799 +/- acres

\$5,109,605



METCALF ROAD
THOMASVILLE, GA / THOMAS CO.

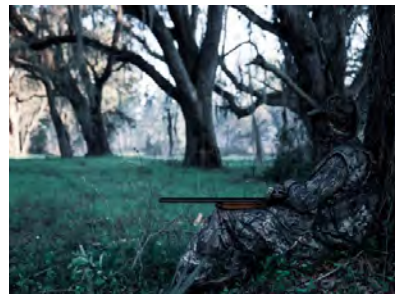
In the heart of the Red Hills plantation belt. Fully established and well maintained premier quail habitat. Beautiful blend of multiple age class pines, native grasses and brood fields. Surrounded on all sides by historic hunting plantations.

The Wright Group
wrightbroker.com

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

4,850 +/- acres

\$6,710,605



2290 STEWART ROAD
THOMASVILLE, GA / THOMAS CO.

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

163 +/- acres

\$535,000



1084 ROCKY FORD ROAD
COOLIDGE, GA / THOMAS CO.

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

THOMAS CO - GA

127 +/- acres

\$750,000



1787 PALMER ROAD
THOMASVILLE, GA / THOMAS CO.

A great opportunity to purchase a producing pecan grove in a highly-desired area of Thomas County. This is an income-producing pecan farm currently with exceptional income production as the young irrigated Cape Fear grove comes into production. Two approx. 4-acre lakes to locate a cabin or homesite.

Jon Kohler and Associates
jonkohler.com

WALTER HATCHETT
850-508-4564/walter@jonkohler.com

55 +/- acres

\$325,000



US HWY 319 N
THOMASVILLE, GA / THOMAS CO.

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

148 +/- acres

\$395,000



HWY 319 / JUTOLA LANE
COOLIDGE, GA / THOMAS CO.

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 CO.

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

THOMAS CO - GA

655 +/- acres

\$1,932,250



GA HWY 188
OCHLOCKNEE, GA / THOMAS CO.

Vacant land for sale on Hwy 202. Beautiful pine timber growth and hardwoods, Ochlocknee River frontage, whitetail woods.

NAI TALCOR Commercial
naitalcor.com

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

90 +/- acres

\$339,000



JUTOLA LANE
THOMASVILLE, GA / THOMAS CO.

Good looking homestead tract with 29 +/- AC in cultivation, balance in pine and hardwood creek bottom. Some planted pine. Small pond on prop line. Come ready to explore. The home needs some work but is very functional. 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 CO.

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

37 +/- acres

\$359,000



HWY 319
COOLIDGE, GA / THOMAS CO.

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

THOMAS CO - GA

18 +/- acres

\$400,000



134 CHATHAM DRIVE
THOMASVILLE, GA / THOMAS CO.

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

JULIE BRYAN
229-226-3911/julie@31792.com

UPSON CO - GA

25 +/- acres

\$119,900



APPLE ROAD
MEANSVILLE, GA / UPSON CO.

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 CO.

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 CO.

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

Frontier Land Co
Coming Soon

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

WEBSTER CO - GA

330 +/- acres

\$2,273 per acre



351 SEARS FARM LANE
PRESTON, GA / WEBSTER CO.

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
barfieldauctions.com

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

WORTH CO - GA

2,684 +/- acres

\$9,925,000



3821 HWY 82
SYLVESTER, GA / WORTH CO.

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

350 +/- acres

\$1,487,500



ALBANY, GA / WORTH CO.

Deerfield Farms is a recreation property managed for trophy whitetail deer and turkey. It borders large plantation owners with 1,250 feet of frontage on Jones Creek. Year-round feeding program for deer, food plots and condo stands in place. The property has excellent soil and future timber revenue.

Jon Kohler and Associates
jonkohler.com

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

GET PRE-APPROVED
ONLINE
SWGAFarmCredit.com

HOUSTON CO - AL

6 +/- acres

\$47,000



2001 COOT ADAMS ROAD
ASHFORD, AL / HOUSTON CO.

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@talcorm.com

96 +/- acres

\$240,000



S. SPRINGHILL CHURCH ROAD
GORDON, AL / HOUSTON CO.

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

DIXIE CO - FL

543 +/- acres

\$922,777



STEINHATCHEE, FL / DIXIE CO.

Cabbage Hammocks is a recreational property and exceptional example of North Florida Gulf Coast hunting hammocks. Pond, beautiful cabbage hammocks, hardwoods, oak hammocks, pines, and great turkey and deer habitat.

Jon Kohler and Associates
Jonkohler.com

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

FRANKLIN CO - FL

40 +/- acres

\$649,000



DOG ISLAND
CARRABELLE, FL / FRANKLIN CO.

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
863-648-1528/Bryant@sreland.com

GADSDEN CO - FL

37 +/- acres

\$135,000



RICH BAY ROAD
TALLAHASSEE, FL / GADSDEN CO.

Located between Tallahassee and Havana, FL Beautiful flowing creek Great for deer and turkey hunting Non-exclusive, perpetual easement for ingress and egress Food plots Adjacent 40 acres available

TLG Real Estate Services
tlgproperty.com

MELVIN BLANK
850-385-6363/mblank16@comcast.net

620 +/- acres

\$2,169,380



1040 BEAR CREEK ROAD
QUINCY, FL / GADSDEN CO.

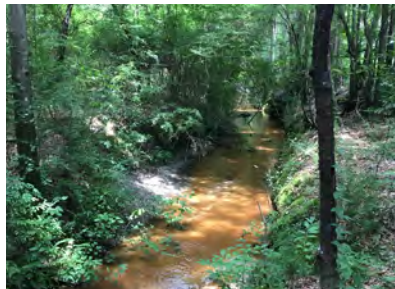
A very unique property because of the north and south boundaries. High ridge with quail woods, food plots, 120' elevation change, 4.7-acre stocked pond, beautiful hardwood bottoms. An old house with separate kitchen/dining area make this property totally unique. Call us to take a look.

Southern Land Realty
SouthernLandRealty.com

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

45 +/- acres

\$155,250



COUNTY ROAD 157A
HAVANA, FL / GADSDEN CO.

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

GILCHRIST CO - FL

118 +/- acres

\$383,500



NW CR 138
BRANFORD, FL / GILCHRIST CO.

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

2,070 +/- acres

\$9,936,000



10124 SE 164TH AVENUE
WHITE SPRINGS, FL / HAMILTON CO.

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

896 +/- acres

\$3,595,000



JASPER, FL / HAMILTON CO.

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

HOLMES CO - FL

85 +/- acres

\$100,000



JOHN MARSH ROAD
BONIFAY, FL / HOLMES CO.

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

JACKSON CO - FL

1,034 +/- acres

\$2,579,830



BASCOM, FL / JACKSON CO.

With productive soils and a plantable area of 89%, Oak Grove is an investor-grade property. Hunting is great and the Chattahoochee River and Lake Seminole are nearby.

Verdura Realty, LLC
verduraproperties.com

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

JEFFERSON CO - FL

144 +/- acres

\$360,360



WILD TURKEY RUN ROAD
LLOYD, FL / JEFFERSON CO.

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

LEON CO - FL

20 +/- acres

\$200,000



ST. JOE ROAD NORTH
TALLAHASSEE, FL / LEON CO.

A nice piece of natural woodland and natural growth timber on the tract. Most of the property is elevated except for a wet weather pond (could be spring fed) toward the North and front boundary of the tract.

TLG Real Estate Services
tlgproperty.com

MELVIN BLANK
850-385-6363/mblank16@comcast.net

LEVY CO - FL

100 +/- acres

\$3,600,000



3250 NE 140TH AVENUE
WILLISTON, FL / LEVY CO.

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

2,966 +/- acres

\$3,559,200



LEVY COUNTY
CHIEFLAND, FL / LEVY CO.

The Mill Owner's Tract is a strategically designed timber tract that is heads above a typical timer tract. The owner of this tract is one of the most sophisticated and successful mill owners of this generation and backed by a NY Private Equity Firm, Blue Wolf Capital.

Jon Kohler and Associates
jonkohler.com

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

LIBERTY CO - FL

60 +/- acres

\$180,000



HWY 20
HOSFORD, FL / LIBERTY CO.

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
863-648-1528/Bryant@sreland.com

MADISON CO - FL

270 +/- acres

\$540,266



MORRIS STEEN ROAD
GREENVILLE, FL / MADISON CO.

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

WAKULLA CO - FL

65 +/- acres

\$423,475



COASTAL HWY AND HWY 363
TALLAHASSEE, FL / WAKULLA CO.

This property is vacant land R-1 and R-2 land use with central water. Located at the northeast intersection of Highway 98 (Coastal Highway) and Highway 363 (Woodville Hwy).

TLG Real Estate Services
tlgproperty.com

MELVIN BLANK
850-385-6363/mblank16@comcast.net

15 +/- acres

\$239,000



HWY 267 AT LONNIE RAKER LANE
CRAWFORDVILLE, FL / WAKULLA CO.

Located on Highway 267 (Bloxxham Cutoff) in Crawfordville.

TLG Real Estate Services
tlgproperty.com

MELVIN BLANK
850-385-6363/mblank16@comcast.net

WAKULLA CO - FL

477 +/- acres

\$1,995,000



COASTAL US HWY 98
CRAWFORDVILLE, FL / WAKULLA CO.

This unique tract has over 300 ac 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
DEFUNIAK SPRINGS, FL / WALTON CO.

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
DEFUNIAK SPRINGS, FL / WALTON CO.

Located south of Defuniak 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

Gates & Gilbert

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Mortgage Originator NMLS 1555387

Thomasville, Georgia

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Jordan Gilbert

Mortgage Originator NMLS 2031607

Bainbridge, Georgia

229.493.0141





FARM CREDIT
SOUTHWEST GEORGIA

305 Colquitt Highway
Bainbridge, GA 39817

PRSR STD
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RAPID PRESS
PERMIT 904

A photograph of a pine forest with sunlight filtering through the trees, creating a warm, golden glow. The trees are tall and thin, with a path leading through them.

“You are never too old
to set another goal
or to dream a new dream.”

— C.S. Lewis