

SPRING 2020

Wiregrass

a magazine for people who value land

LAND & LIVING



IT'S SHOWTIME!
Coveys, quail, and the
dogs who find and point

**PLANNING FOR TOMORROW'S
FAMILY FARM**

The area's best collection
of property listings for sale

 **Farm Credit**
SOUTHWEST GEORGIA

Around TOWN

MAR

14



River Town Days BAINBRIDGE

Enjoy a day featuring Southern talent, folklore, artistry and originality at the Earle May Boat Basin, a beautiful outdoor event venue with lush lawns and shady oaks that meet up to the Flint River. River Town Days features children's rides and activities, free stage entertainment, and a marketplace featuring multiple types of vendors.

For more information: 229.246.4774

APR

23-25



Thomasville Rose Show & Festival THOMASVILLE

It's time to stop and smell the roses! Thomasville invites you to the Annual Rose Show and Festival. Parades, firework shows and boogieing in the streets of Downtown Thomasville. Festival food, handcrafted goods, and artwork fill Paradise Park to the brim for your enjoyment. Taking place through the duration of the festival, the actual Rose Show itself boasts thousands of the finest roses brought in by rosarians from all over the southeast.

IF YOU GO... Visit *Farmer's Daughter Tasting Room*, 106 N. Broad Street in downtown Thomasville. StompedInGeorgia.com

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 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.

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2019 Continental Championships

CHAMPION SPORTSMAN SAM HOUSTON
OWNER, LARRY & LYNN GOTTSMAN - TRAINING, LARRY GOTTSMAN



“...the sport of quail shooting has reached its highest development on the great quail plantations of the Thomasville-Albany, Georgia and Tallahassee, Florida sections. These plantations . . . are among the oldest and most highly developed shooting places in the deep Southeast. While some of these properties have splendid wild-turkey shooting, the interest of the owners has always been primarily in the quail, the grandest game bird of all.”

THE GEORGIA FLORIDA FIELD TRIAL CLUB 1916-1948 BOOK



THE GLORY OF A FIELD TRIAL DOG

By Julie Strauss Bettinger

There is a certain awe in Larron Copeland’s voice when he talks about the day his orange and white English Pointer, Showtime Sam Houston, earned the esteem of his namesake.

It was a chilly and overcast day in January 2019. The Continental Field Trial Club’s All-Age Championship event was in its second week at the historic Dixie Plantation, a 7,500-acre authentic wild quail habitat, where the competition has been held for about 80 of its 125 years.

For those unfamiliar with the sport, Dixie’s website offers a bit of background: “Field Trialing is a competition to display a bird dog’s ability to successfully find and point coveys of quail. While riding on horseback, dog handlers, judges, officials and a gallery of spectators follow the dogs that run along designated courses. The sport began in 1874, near Memphis, Tennessee, with a group of nine men competing to settle the claims of who had the best bird dog.”

The odds were against Copeland going into the Continental that day: He was an amateur field trialer in an event stacked with pros, and he was an owner/handler who trained dogs and competed while running his own farming operation. Most of the other dogs at this level were handled by full-time trainers or retirees.

And on this particular day, Copeland wasn’t feeling so great.

But he had worked Sam that morning and it felt way different from the previous year when the dog just didn’t have the pop and Copeland pulled him out. “I knew how capable he was, and it had to be the right course,” he said. When he received the call back for finals at last year’s event, though, Copeland sensed this was going to be it.

Dog and handler stood knee deep in a patch of wiregrass. Sam’s qualifying event had been a one-hour heat, but in the finals he

faced one hour and fifty minutes; this would be a true test of the dog’s stamina. As Copeland’s hand gripped the fluorescent orange collar, he could see Sam’s lean body quivering in anticipation of finding birds. “I said a prayer and turned him loose,” Copeland said.

For nearly two hours, Sam gave it his best: He was quick and accurate in locating coveys, he pointed, and held his position. He and Copeland worked together like seasoned dance partners and—most important—the judges didn’t miss the show.

CALLED BY COMPETITION

Larron Copeland was hooked on the sport of field trialing from an early age. He’s hunted quail since he was a boy, had his first pointing dog when he was 12, and started competing around the age of 20. He traveled outside of the state to observe the pros and get better. “I picked up on the things I thought would work,” he said.

One of the things he learned was that dog and handler need to have a relationship. “I didn’t know that to start with,” he said. “I thought you just make them mechanical. But that’s totally wrong. You’ve got to bond with them, get to know each other, and they need to know what you expect.”

One of the earliest field trials Copeland competed in was the Lee County Field Trial Club of Dixie Trace, part of the Amateur Field Trial Clubs of America. It was held in the same location for 50 years, until the property owner died. The club was going to lose access to the site, so Copeland offered his Showtime Plantation, in Bronwood, Ga. This past December was Showtime’s 10th year hosting. Copeland also hosts a Youth Field Trial, usually held the following weekend.

—continued on next page



LEFT: Dean Daniels, Relationship Manager, Southwest Georgia Farm Credit and Larron Copeland, owner, Showtime Farm

SOWN INTO THE SOIL

Copeland has deep roots at Showtime; he was born on the property almost 60 years ago. His grandfather started with 30 acres in 1949. Copeland bought the original acreage from his father, and started acquiring tracts around it. He now has 2,000 acres that touch, most of it planted fields and timber land. For the annual field trial competition, he arranged to use adjoining properties, so courses can cover up to 5,000 acres.

Early one Saturday last December, a parade of trucks hauling fifth wheel horse trailers crept through Showtime headed for the horse barn. The 2019 trial had been delayed due to two days of solid rain.

Clouds like fresh-picked cotton blocked the sun, but otherwise it was clear and about 51 degrees. The club ran heats that morning and around noon, Copeland, wearing blue jeans, tan leather chaps, brown vest, and his trademark black cowboy hat, rounded everyone up for a prayer before lunch.

Breaking bread together is a field trial tradition. Copeland and his wife, Laura, have a cottage by the barn they call “The Field Trial House,” where a group of about 25 enjoyed a farm-to-table style lunch. Someone was setting up a stage on the grounds next door for the live music planned for later that evening.

BEYOND FOUR PAWS

As much as field trialing sounds like competition to pick the best dog, it’s not just about the canines. Because the events take place over a matter of days, participants forge strong friendships. The hosting community offers hospitality by providing horse paddocks, pasture, and overnight parking for campers. In addition to the camaraderie, there’s a little horse trading going on and lots of trade secrets shared.

The sport attracts both men and women competitors, young and old, and for many it’s a family sport, even if only one member competes, as in Copeland’s case. Competitors as well as spectators for the day had come from Tennessee, Louisiana, Central Florida and Alabama. Teams were also expected from the Midwest, and up and down the east coast.

Field trials can include any number of pointing dogs—English Setters, German Shorthaired, Weimaraners or Brittanys. But the lion’s share are English Pointers, Copeland said. The names that owners give their dogs incite curiosity: Shadow’s Bee Sting, Touch’s Blue Knight, Rester’s Cowboy Bill, and Southern Bear Necessity, among them.


WOODS AND RIDER

Being a dog handler requires skill beyond dog training, too. “You have to be a good horseman and a good woodsman,” Copeland said. Imagine traipsing across unknown territory on a horse, winding your way through thick brush, dodging rattle snakes and gopher holes, inadvertently flushing quail or other wildlife, and hoping your horse doesn’t bolt. Then perhaps focusing so much on your dog’s performance that you suddenly have no idea how to get back to the barn.

Even if you’re not a competitor, field trialing is an easy sport to love. There’s something magical about observing the agility and natural instincts of a pointer like Sam, as he slices through wiregrass, bounds over logs, and suddenly freezes, then creeps and freezes again, tail erect—statue perfect—his body sinewy and taut, and muscles in his legs slightly quivering, anticipating the flush of the covey and gunshot.

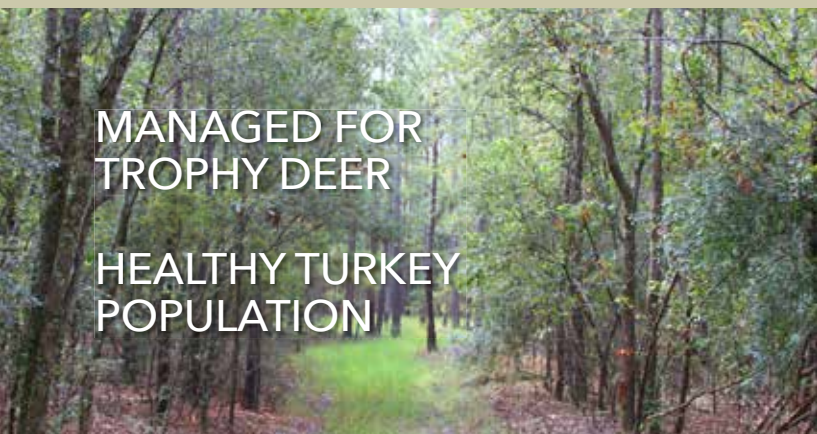
The last heat of the field trial at Showtime that Saturday took the teams and gallery past the Copeland’s cabin, which doubles as a trophy room. Inside, numerous plaques line the walls and there are several original oil paintings of canines from Copeland’s past. After telling a little about each one, he said, “You usually have one good dog in a lifetime. The could-go-in-anywhere type of dog. I’ve had four ‘once in a lifetime’ dogs. I’ve been blessed.”

In one framed photograph, Showtime Sam Houston is standing statue still again, tail erect, this time supported by a handler in the classic field trial photo pose. Copeland and his wife Laura are standing behind him, surrounded by some of the sport’s finest at the 2019 Continental event.

Also in the photograph is a giant silver bowl—the Emmy Award equivalent in their world—that would soon be engraved with Sam’s name. It’s that connection to history that is so special to Copeland. “I look at that trophy and see the winners over the last 125 years and my dog is one of them,” he said. The awe has returned to his voice. “He will be there from now on.” 



A hunters paradise!



MANAGED FOR
TROPHY DEER

HEALTHY TURKEY
POPULATION



232.5 +/- ACRES BAKER COUNTY

This amazing property has a little bit of everything— all designed to grow and sustain a healthy deer population. The property is comprised of pine and oak flats with numerous large oak trees throughout, and has been managed for trophy deer. It also boasts a healthy turkey population. Large agricultural fields surround the perimeter to provide multiple food sources. A wet weather creek runs from north and south through the east side of the property.

For more details contact:

WHITETAIL PROPERTIES REAL ESTATE, LLC

Daniel Fowler

229.561.5097 or Daniel.Fowler@WhitetailProperties.com



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PLAN NOW FOR TOMORROW'S FAMILY FARM

Getting Professional Advice Worth Every Penny

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

Author and time management expert Alan Lakein famously said; "Planning is bringing the future into the present so that you can do something about it now."

And when it comes to family farms, having a viable farm transition plan could be the solution to "keep it in the family."

Tommy Dollar knows well the value of having a transition plan and sharing it with trusted advisors. Before going in for emergency open heart surgery, February of last year, the CEO

of Dollar Farm Products and Dollar Family Farms in Bainbridge called one of his trusted advisors. Dollar asked him to make sure the plan they had put together for succession of his business was carried out, no matter what happened in the operating room.

The assurance of knowing he had done everything possible to provide a smooth transition for his survivors—his wife, adult children and the 38 employees whose livelihood depended on the business—gave Dollar greater peace of mind.

LEFT: Tommy Dollar, CEO, Dollar Farm Products and Dollar Family Farms with Tarrell Bennett, Chief Lending Officer, Southwest Georgia Farm Credit

Where's the plan?

Transition and estate planning is low on the priority list, as farming families stay busy with the day-to-day activities of managing a farming operation, said Tarrell Bennett, Southwest Georgia Farm Credit's Chief Lending Officer. Some farmers are also hesitant to spend money on professional advisors, like estate attorneys or tax planners, because of all of the other pressing financial demands.

But there's another way of looking at it, said Dollar. "People will cost you money to get advice from, but as yet, I've never lost a return on my investment." He said typically he sees 25 to 30 times a return after he's applied their advice in his varied farm and ag-related ventures. "If you don't spend any money to get good advice, you're not doing yourself justice."

The truth is, when someone dies, the family will need to bring in professionals to help sort things out. How much better to have advisors who are familiar with your assets, and who have heard your desires, so they can assist in preserving your estate.

Tools of transition

Dollar was only a boy of seven when he first heard his father talking to an advisor about what he wanted to happen to his estate when he died. His dad was only 38 at the time and in perfect health.

One of the lessons Dollar learned from his father's advance planning was the idea of having a life insurance policy in place to help offset any taxes that might be due when the estate is transferred at death. Advisors say those taxes can be a shock to your heirs, as they can run as high as 40% for anything above the threshold on the value of your estate. And those monies are due within six months, which often sends beneficiaries of an estate scrambling to raise cash to pay Uncle Sam.

Insurance proceeds are not taxable and they have been a lifesaver for many farming families who have used them. "It's an investment," Dollar said. "You may spend \$30,000 (in premiums over the life of the policy), but at your death, the estate gets a million."

Bennett offered an example of how a policy might work: Say your estate, including real estate and business equity, is valued at \$6 million and \$4 million is sheltered. That means there's \$2 million in taxable estate assets your heirs will have to pay taxes on. "That's when you need an insurance policy," he said. If you don't have liquid assets—proceeds from a life insurance policy or cash—then you must borrow the money and pay the debt service. Or,

sell off acreage to pay the taxes. "That's the scenario that scares you," he said.

Presently, there is approximately in excess of an \$11 million exemption; however, Congress can change the exemption amount at any time. At the time of a change, especially if the change is to a lesser amount, individuals may not have sufficient time to alter their plans for their estate.

Still, many people resent the idea of paying for an insurance policy that won't benefit them in their lifetime. "I've had people tell me they saved a pile of money (in premiums)" said Dollar, "and I say, 'Well, show me the savings.'" But they have nothing to show for it, he said. "What they have done is create an estate that will take on debt to pay the taxes—and their survivors will be servicing debt for the next 10 to 15 years to hold onto (the family farm)."


Preserving producers

Another value of working with advisors is they can help you plan for business succession; preparing the next generation of producers. Dollar said he's seen it time and again—farming families with no estate or transition plan in place when someone dies, putting the entire operation in jeopardy.

He also makes a point to ask young farmers he meets about balance sheets and often times, he hears that that side of the business—the business of farming—isn't something they know about. They may be working in the family business, but know nothing about how to keep it afloat, if the matriarch or patriarch dies.

In Dollar's opinion, not only are families not bringing in the professionals, they are not preparing the next generation by educating them on the business management aspects, because they don't want to give up control.

"Doing nothing is not the answer," Dollar said. "That's not the way to have an estate plan."

The way he looks at a transition and estate plan is that it ensures continuance of your legacy, your life's work, for future generations. Most important, he said, "You're giving the gift of reassurance, the gift of security to your family." 

TRANSITION PLANNING: Where to begin

Need some more information on how to start your farm transition plan?

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.



Singletary Farms is five generations strong.

Thanks to the stewardship of four generations, Singletary Farms is a premier property; 4525 +/- contiguous acres in Early and Calhoun counties. In this rich farm belt, Singletary Farms, and its fifth generation owners, are offering the entire property for sale. Its size, farmland, timber volumes, wildlife diversity and mining opportunities make it unique. Its water resources make it distinguished.

Today, all of the cropland, irrigated and dry, is leased and being farmed. A substantial portion of the property is in timber. Hunting is abundant.

Singletary Farms is a one-of-a-kind offering in the southeastern United States—a must see to understand its history, and legacy.

THE DETAILS

INCOME SOURCES:

- highly productive irrigated farmland
- multiple large wells and significant water resources
- dry farmland with ability to expand irrigation
- intensively managed multiple age and class, pine timber stands
- established fenced pastureland
- permitted active limestone quarry with known mineral reserves
- multiple leases providing substantial annual income

NATURAL ASSETS:

- outstanding hunting and fishing
- extensive frontage on Spring Creek
- natural bottomland hardwoods
- 175 acres of lakes

ACCESS:

- exceptional access with miles of paved and unpaved county roads
- railroad access with rail spur



SINGLETARY FARMS

4,525 acres — Calhoun and Early County

Exclusively offered by:

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229.200.4457 or Eric@WrightBroker.com

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Financing available:

SOUTHWEST GEORGIA FARM CREDIT

Allen Corbin

229.220.1291 or ACorbin@SWGAFarmCredit.com

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ASSOCIATION NEWS

Southwest Georgia Farm Credit announces the Duane Watson Scholarship for Exceptional Character in Agriculture

For several years, Southwest Georgia Farm Credit has offered scholarships to deserving high school seniors pursuing college degrees that will enhance our rural communities when they return home after college. This year, the Association will offer three \$1,000 scholarships, and is pleased to announce an additional \$2,000 scholarship to honor the memory of a former colleague, Duane Watson. Mr. Watson served the Association, and its customers, as a Relationship Manager for 14 years. His experience in farming, his desire to serve the needs of his customers and to promote agriculture, earned him a special place in the hearts of all he came in contact with. The Duane Watson Scholarship for Exceptional Character in Agriculture will be presented to a student who embodies the characteristics Duane most represented—honesty, love of family and agriculture, and above all else, integrity.

“There is no doubt that Duane had a lasting impact on our agricultural community,” said Paxton Poitevint, Chief Executive Officer. “Having farmed for many years, he shared his knowledge freely and was admired by our staff and his customers. This scholarship is a way to keep his memory alive, and support a student who embodies similar characteristics. Duane was a friend, a colleague, and a trusted resource to many of us at Farm Credit.”

“We wanted to put together something in Duane’s honor,” said Tarrell Bennett, Chief Lending Officer. “What seemed right to us was to continue his legacy. Duane believed in



education; he believed in strong relationships with his co-workers and customers, and above all else, he loved and cherished his family. Those kind of characteristics are worth investing in for the next generation.”

High school seniors are encouraged to note the deadline for the scholarship program—whether applying for a \$1,000 scholarship or the Duane Watson \$2,000 scholarship, which is 5 p.m. on April 1, 2020. Students are encouraged to visit the Learn Tab at SWGAFarmCredit.com for an application and additional information, or visit their high school guidance office. High school seniors pursuing either a two- or four-year degree may apply.



Helping educate our young farmers through TEPAP

In January, Southwest Georgia Farm Credit had the opportunity to sponsor Chuck and Kate Von Glahn in their second year of The Executive Program for Agriculture Producers.

The TEPAP program is designed to help better prepare agribusiness leaders when facing complex management issues, and challenging economic conditions within their farm operations. Southwest Georgia Farm Credit is proud to support our local farm families.

Southwest Georgia Farm Credit is pleased to announce our newest team members

Nicole Hays has joined the team as a Credit Analyst. Ms. Hays is a graduate of the University of Nebraska at Lincoln with a Bachelor's degree in Agribusiness. She will work in the Association's Bainbridge office.



Nicole Hays

Melanie Posey has joined Southwest Georgia Farm Credit as a Loan Administrator in our Bainbridge Office. Mrs. Posey will be responsible for maintaining adequate oversight of all loan closing activities from the initial preparation and gathering of closing documentation, to the final stages of uploading the data into the Association's loan system.



Melanie Posey



Lillian Voyles

Lillian Voyles joins the staff as a Client Relations Specialist. Mrs. Voyles is a graduate of Bainbridge College with an Associate of Arts Degree in Secretarial Science. She will work in the Association's Thomasville office.

Jennifer Mizell has joined the Association as a Credit Analyst. Ms. Mizell recently graduated from Abraham Baldwin Agricultural College with a Bachelor of Science in Agribusiness degree.



Jennifer Mizell



Michaela Rowe

Michaela Rowe will serve the Association as a Credit Analyst. Ms. Row graduated from Abraham Baldwin Agricultural College with a Bachelor of Science in Agribusiness degree.

Supporting locally grown products

Southwest Georgia Farm Credit is now accepting applications for its Fresh from the Farm Program. This program provides a partnership with local Farmers Markets by promoting and supporting farmers who own/operate produce stands that sell locally grown products.

Southwest Georgia Farm Credit began the Fresh from the Farm Mini-Grant program eight years ago as a way to provide cash for marketing and promotions to road side u-picks and farmers' markets. Through an application process, the Association picks 10 qualifying producers each year and donates \$500 to each, mostly for marketing and promotional purposes.

» APPLICATION: SWGAFarmCredit.com > Learn Tab > Conferences/Grants

SUBMIT COMPLETED APPLICATIONS BY APRIL 13, 2020

MAIL Southwest Georgia Farm Credit
Attention: Fresh from the Farm
305 Colquitt Highway, Bainbridge, GA 39817

EMAIL JGilbert@SWGAFarmCredit.com



Kick-start and energize your planning process!

WHAT IS AG BIZ BASICS?

- A flexible program for new, expanding or transitioning agricultural businesses.
- An online tool to help you balance the passion of farming with the economic and financial side to help you work with your lender and be successful in your business.
- A hands-on program that helps you to establish written goals and get your financial business documentation, cash flow statements, balance sheets and cash income statements, in order.



Ag Biz Basics features four eLearning modules:



Module 1:
Side by Side with your Lender
Planning, Goal Setting & Financial Documentation



Module 2:
Do you Cash Flow?
The Business Side of Production Planning



Module 3:
What are You Worth Financially?
Business and Personal Balance Sheets



Module 4:
Did You Make a Profit?
Income Statement

Includes:

- 4 mobile-friendly eLearning modules with multiple choice quizzes
- Workbook with financial spreadsheet templates

Time Commitment:

- Content can be completed in approximately 2 hours
- Additional time spent on workbook applications, including goal setting and financial statement construction, will vary.

High speed internet access is strongly recommended.



Find out more and enroll today at
FCUniversity.com

Developed by Dr. Dave Kohl, Virginia Tech Academic Hall of Famer, and reviewed by practitioners in the field.

Upon completion, Southwest Georgia Farm Credit will reimburse the \$200 tuition fee. For more information, or to register for this course, please contact Southwest Georgia Farm Credit.

MARKET TRENDS

NOV - DEC 2019 LAND SALES
For Sales Greater than 50 Acres

COUNTY	ACRES	SALES PRICE	\$/ACRE
Baker	563.00	\$ 1,505,000	\$ 2,673
	494.52	\$ 1,116,000	\$ 2,257
Calhoun	128.00	\$ 300,000	\$ 2,344
Clay	125.00	\$ 213,000	\$ 1,704
	345.00	\$ 515,000	\$ 1,493
Decatur	80.71	\$ 225,000	\$ 2,788
Early	271.21	\$ 620,000	\$ 2,286
	280.00	\$ 411,000	\$ 1,468
	294.00	\$ 618,000	\$ 2,102
Grady	58.60	\$ 250,000	\$ 4,266
	64.21	\$ 155,000	\$ 2,414
	86.96	\$ 234,000	\$ 2,691
Lee	434.00	\$ 1,382,000	\$ 3,184
	351.00	\$ 1,117,000	\$ 3,182
	66.75	\$ 433,000	\$ 6,487
Marion	63.96	\$ 180,000	\$ 2,814
Miller	225.40	\$ 615,000	\$ 2,729
Mitchell	91.50	\$ 272,000	\$ 2,973
	99.89	\$ 276,000	\$ 2,763
	165.00	\$ 320,000	\$ 1,939
	50.00	\$ 150,000	\$ 3,000
Schley	155.00	\$ 344,000	\$ 2,219
	1106.00	\$ 2,213,000	\$ 2,001
Sumter	136.00	\$ 300,000	\$ 2,206
	202.00	\$ 405,000	\$ 2,005
	174.00	\$ 279,000	\$ 1,603
	233.00	\$ 572,000	\$ 2,455
Thomas	164.71	\$ 637,000	\$ 3,867
	171.26	\$ 662,000	\$ 3,865
	235.29	\$ 1,294,000	\$ 5,500
	151.22	\$ 550,000	\$ 3,637

Information for MARKET TRENDS is compiled from publicly available online data. This data shows all transactions recorded by county, for the time and period November 1, 2019 through December 31, 2019, 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



Farm Credit
SOUTHWEST GEORGIA

ATKINSON CO - GA

236 +/- acres

\$4,000,000



PEARSON, GA / ATKINSON CO.

Highly productive blueberry orchard. Drip irrigation on the entire orchard, freeze protection irrigation on highbush orchard. 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

212 +/- acres

\$571,340



ELMODEL HWY
ELMODEL, GA / BAKER CO.

Mature pine and hardwood, fire maintained gem in the heart of quail country. First time available since 1968. South neighbor is Elmodel WMA, an archery only. WMA also offering dove hunts, bird dog training, and miles and miles of Ichawaynochaway and Chickasawhatchee frontage.

MATRE FORESTRY CONSULTING, INC.
matreforestry.com

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

232 +/- acres

\$511,500



WILLOW NOOK ROAD
ARLINGTON, GA / BAKER CO.

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

BLECKLEY CO - GA

66 +/- acres

\$228,597



RED DOG FARM ROAD
COCHRAN, GA / BLECKLEY CO.

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.

KEYSOUTH REAL ESTATE GROUP, INC
keysouth.com

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

BROOKS CO - GA

7 +/- acres

\$30,000



GROOVERVILLE ROAD
QUITMAN, GA / BROOKS CO.

4 BR / 2.5 BA / 3,179 SQ FT

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

115 +/- acres

\$1,290,000



STEWART ROAD
QUITMAN, GA / BROOKS CO.

4 BR

Classic southern architecture in the heart of Dixie, Georgia. Exceptional attention to detail found throughout this plantation style home. Property includes gated entry, mature pines, creek and established dove field. Located in the Red Hills, minutes from downtown Thomasville.

THE WRIGHT GROUP
wrightbroker.com

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

BROOKS CO - GA

1,686 +/- acres

\$9,600,000



5287 HAMLIN ROAD
QUITMAN, GA / BROOKS CO.
5 BR / BA / 7,836 SQ FT

Aptly named after the Indian words for land and beautiful, Terra Chula is an exquisite hunting plantation with classic bobwhite quail habitat alongside deer, turkey, dove and more. A newly constructed residence and lodge are both beautiful, with exceptional attention to detail.

THE WRIGHT GROUP
wrightbroker.com

BEN MCCOLLUM
229-226-2564 / ben@wrightbroker.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.
rosecityrealty.com

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

40 +/- acres

\$499,000



9626 HODGES ROAD
PAVO, GA / BROOKS CO.
4 BR / 2.5 BA / 3,179 SQ FT

Traditional plantation style home nestled on 40 quiet acres offers plenty of space for a growing family. Main level has 3 BR / 2.5 BA, den with built-ins and wet bar, sunroom, large eat-in kitchen, formal dining room and oversized bonus room. Enjoy peaceful, wooded views.

KEYSOUTH REAL ESTATE GROUP, INC
keysouth.com

THE CLOSERS
229-226-3911 / info@theclosersteam.com

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ONLINE
IN MINUTES

SWGAFarmCredit.com

CALHOUN CO - GA

1,444 +/- acres

\$2,852,000



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

97 +/- acres

\$3,000 per acre



US HWY 37
MORGAN, GA / CALHOUN CO.

Near the community of Dickey, with highway frontage and offers excellent hunting with hardwoods and planted long-leaf pines. The well-managed trails will lead you to several food plots and two small ponds.

SOUTH GEORGIA LAND AND TIMBER
landandtimber.net

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

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

23 +/- acres

\$2,990 per acre



SANDY BRANCH ROAD
FORT GAINES, GA / CLAY CO.

A little over 8-acre pond where the ducks just love to flock into year after year. It has county water and electricity already there and perfect for a camper or cabin.

SOUTH GEORGIA LAND AND TIMBER
landandtimber.net

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

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

\$168,500



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

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

34 +/- acres

\$270,000



142 BLUFFTON ROAD
FORT GAINES, GA / CLAY CO.
2 BR / 1 BA / 1,200 SQ FT

Only minutes from Lake Eufaula, the Clay County Lodge is a magnificent Barndominium. The property consists of planted loblolly pine and mature pecan trees, which provide an income stream for future owners. The woods are loaded with game.

SVN SAUNDERS REAL ESTATE
saundersrealestate.com

BRYANT PEACE
863-588-7578 / bryant.peace@svn.com

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

240 +/- acres

\$718,800



TARA ROAD
MOULTRIE, GA / COLQUITT CO.

Mature pine and hardwood timber with long frontage along Ochlockonee River. The property has two 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

1,459 +/- acres

\$4,655,000



905 JR. SUBER ROAD
NORMAN PARK, GA / COLQUITT CO.
3 BR / 2 BA

Peacock Plantation boasts a classic quail woods aesthetic, with established mature stands of longleaf pine and native grasses. Warrior Creek flows for over 2.5 miles and provides superior whitetail genetics, while established hardwoods create an excellent wildlife habitat.

THE WRIGHT GROUP
wrightbroker.com

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

CRAWFORD CO - GA

79 +/- acres

\$174,724



HIGHWAY 42
BYRON, GA / CRAWFORD CO.

Located only 15 minutes from I-75 in Byron and 10 minutes from Roberta. Great for deer hunting and turkey hunting. Younger planted pines on property. (The area has been known for good wet weather logging)

COLDWELL BANKER ROBBINS & FREE REALTY
robbinsfree.com

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

CRAWFORD CO - GA

2,116 +/- acres

\$3,808,800



MACON, GA / CRAWFORD CO.

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 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

110 +/- acres

\$449,500



BETTSTOWN ROAD
FACEVILLE, GA / DECATUR CO.

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

61 +/- acres

\$185,900



WHITAKER ROAD
BAINBRIDGE, GA / DECATUR CO.

This tract located behind the Lake Douglas Pines Subdivision would be a perfect homesite, hunting retreat or development for homes.

COLDWELL BANKER BROCK REALTY
cbbrockrealty.com

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

11 +/- acres

\$269,900



5931 OLD 179 N
WHIGHAM, GA / DECATUR CO.
4 BR / 2 BA

Beautiful flooring, granite countertops, large family room complete with fireplace. Nice screen porch perfect for sipping coffee and sunsets. Contact Teresa.

COLDWELL BANKER BROCK REALTY
cbbrockrealty.com

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

9 +/- acres

\$245,000



595 BRINSON COLQUITT ROAD
BRINSON, GA / DECATUR CO.
4 BR / 2 BA / 2,078 SQ FT

Here you will find your own peaceful paradise, fenced acreage for your horses, space to build a barn or workshop, plenty of yard for entertaining or play for kids big or small! Located just north of the home is a location for additional home/mobile home for expanding family members or income!

ERA SIMPSON REALTY
marlaames.com

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

29 +/- acres

\$316,000



BAINBRIDGE, GA / DECATUR CO.
3 BR / 2 BA / 2,108 SQ FT

You will love the unobstructed views from the 620 sq ft front porch or enjoy your morning coffee on the huge back porch. The home is a showcase of design and craftsmanship, with cathedral ceilings, fireplace, huge closets, large laundry room with sink.

COLDWELL BANKER BROCK REALTY
cbbrockrealty.com

TYLER INLOW
229-726-9680 / tinlow@cbbrockrealty.com

170 +/- acres

\$475,720



4540 FACEVILLE HWY
BAINBRIDGE, GA / DECATUR CO.
3 BR / 2 BA / 1,248 SQ FT

155.73 acres of wooded land and 14.17 acres of open land, perfect for food plots. You will have the perfect location to hang your hat after a full day of hunting deer and turkey as this listing includes a nice 2008 Fleetwood mobile home. Also features a private well, and wired garage.

PREMIER GROUP REALTY
premiergrouprealty.com

RUTH MARTIN
229-246-9837 / ruthm@premiergrouprealty.com

86 +/- acres

\$249,900



HARRELL MILL ROAD
CLIMAX, GA / DECATUR CO.

Lot of mature loblolly, longleaf, and wiregrass...super soil map. Some pine regeneration already going on. 3 +/- acres of field area. Level to rolling topography. Lots of deer and turkey sign. Good looking hilltop overlooking beaver pond. Flowing high bank creek. Property with a lot of options.

CROCKER REALTY, INC.
landcroc.com

DANIELE 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

69 +/- acres

\$175,000



2048 PELHAM ROAD
CLIMAX, GA / DECATUR CO.

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

PREMIER GROUP REALTY
premiergrouprealty.com

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

COLDWELL BANKER BROCK REALTY
cbbrockrealty.com

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

32 +/- acres

\$439,000



202 SYKES MILL ROAD
CLIMAX, GA / DECATUR CO.
4 BR / 2.5 BA / 2,500 SQ FT

Enjoy wildlife from the gazebo or porch! Colonial style home with new roof. Two natural springs and a man made pond with entertainment barn for family or community events. Private well and many hard woods. Call for private showing.

KELLER WILLIAMS TOWN & COUNTRY
kellerwilliamstownandcountry.com

CARLA STEPHENS
850-201-4663 / carlastephens64@gmail.com

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

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

DECATUR CO - GA

47 +/- acres

\$216,900



326 BARBER SHOP ROAD
CLIMAX, GA / DECATUR CO.
3 BR / 2 BA / 1,450 SQ FT

Containing scattered mature pines. This property is great for residential or recreational. Would be great for dream home or perfect place for a weekend retreat. Property includes a 2002 mobile home. Septic and well on site.

COLDWELL BANKER BROCK REALTY
cbbrockrealty.com

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

310 +/- acres

\$434,000



465 PALMER 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
premiergrouprealty.com

SONNY DARLEY
229-221-3136 / sonnyd@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

DODGE CO - GA

20 +/- acres

\$92,900



JAMES TROUP ROAD
MCRAE, GA / DODGE CO.

Tract includes well, holding tank, two sheds, FordR® tractor, two deer stands and a john boat and trailer. Pond on property that is 14 ft deep and fully stocked with bass and bream. This property would make a great recreational and hunting property or future homesite.

COLDWELL BANKER ROBBINS & FREE REALTY
robbinsfree.com

TOM TUGGLE
478-218-2600 / tomtuggle@robbinsfree.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

10 +/- acres

\$269,900



709 MORGAN
ALBANY, GA / DOUGHERTY CO.
3 BR / 2 BA / 2,700 SQ FT

House includes granite counter tops, built-in microwave, smooth-top stove, recessed lighting, custom wood cabinets, crown molding, plantation blinds and beautiful fireplace in family room. There is a barn set up with 4 stalls for horses. The rest of the property is in pine and hardwoods.

COLDWELL BANKER WALDEN AND KIRKLAND, INC.
waldenandkirkland.com

WOODY WATSON
229-436-8811 / woody@waldenandkirkland.com

7 +/- acres

\$274,500



1022 TALLAHASSEE ROAD
ALBANY, GA / DOUGHERTY CO.
3 BR / 2.5 BA / 2,526 SQ FT

Peace and quiet and close to town! This all brick home features 3 BR plus bonus or 4th BR and 2,526 square feet on 6.93 acres in northwest Albany!

HUGHEY & NEUMAN, INC.
albanyhousehunting.com

CALLIE WALKER
229-344-5261 / callie.hughey@gmail.com

122 +/- acres

\$475,000

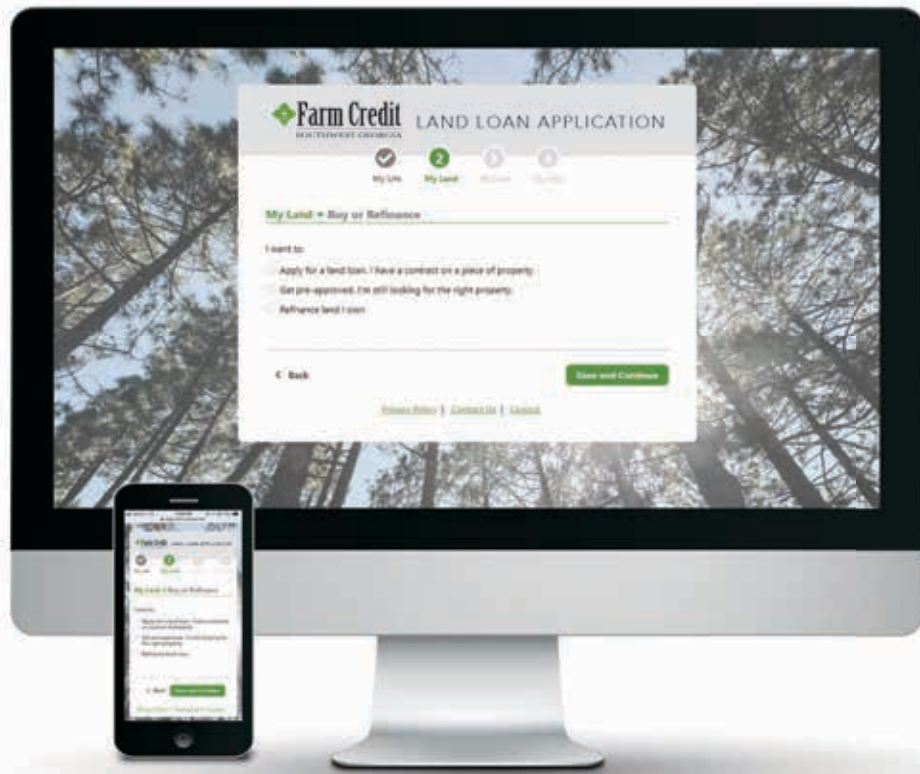


815 JAMES CROSS AVENUE
ALBANY, GA / DOUGHERTY CO.
1 BR / 1 BA / 875 SQ FT

Flint River lovers, check it out. Beautiful upland and river bottom timber with excellent road network, house, and private paved boat ramp. One of the last remaining private tracts available. Most other parcels are government owned, river corridor green space. Located above Nonami Plantation.

MATRE FORESTRY CONSULTING, INC.
matreforestry.com

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



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 **Farm Credit**
SOUTHWEST GEORGIA

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

35 +/- acres

\$489,000



BELLE CHASSE
BLAKELY, GA / EARLY CO.
4 BR / 3 BA / 4,300 SQ FT

Secluded acreage surrounded by thousands of acres of woodlands and farm land. Lake stocked with bass, catfish, bluegill and sunfish. Deer, quail and turkey hunting. Under QDM for 20 years. Lake house includes full kitchen and covered picnic area. Over 100 additional acres available.

TAYLOR REALTY ASSOCIATES

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

146 +/- acres

\$595,000



794 GOOD HOPE LANE
CEDAR SPRINGS, GA / EARLY CO.
3 BR / 3 BA / 4,500 SQ FT

This property is located in a picturesque, private setting with a beautiful main house. It has established pasture/hayfields, hardwood and pine timber mix and is loaded with deer, turkey, and small game. There is also a guest house, eleven-stall horse/ implement shed, and kennels.

BARFIELD AUCTIONS INC
barfieldauctions.com

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

41 +/- acres

\$59,900



HIGHTOWER AVENUE
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.

COLDWELL BANKER BROCK REALTY
cbbrockrealty.com

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

8 +/- acres

\$299,000



7532 US HWY 27
BLAKELY, GA / EARLY CO.
3 BR / 3 BA / 3,343 SQ FT

Well maintained 2 BR, 2 BA home with large dining room and office. Mother-in-law suite adds additional kitchen, bedroom and bath. Large rooms, wood floors in all living areas, ceramic tile in baths, carpet in bedrooms. 2-car carport, back porch, workshop behind home. Home is back off from road.

GEORGIA INLAND REALTY, INC.
georgiainlandrealty.com

RALPH MARK CREWS
863-634-3257 / mark@georgiainlandrealty.com

103 +/- acres

\$389,000



1893 LOWER RIVER ROAD
COLUMBIA, GA / EARLY CO.
3 BR / 2 BA / 1,400 SQ FT

Mobile home and pole barn, deep pond for irrigation or irrigate directly from the Chattahoochee River. Borders army corps land to north, that does not allow recreation. Large deer and turkeys.

INGRAM LAND AND REALTY LLC
ingramland.com

MATT CARDEN
334-585-9001 / mcarden21@gmail.com

500 +/- acres

\$825,000



NICKLESVILLE ROAD
ARLINGTON, GA / EARLY CO.
6 BR / 2 BA / 2,000 SQ FT

Great area genetics and surrounding agriculture make this property an elite destination for growing quality whitetails. This tract features 500 acres of pristine habitat located on Nicklesville Road, just east of Blakely, Georgia. With a mixture of hardwoods, upland pine, and cypress wetlands.

SVN SAUNDERS REAL ESTATE
saundersrealestate.com

BRYANT PEACE
229-792-8559 / bryant@sreland.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

18 +/- acres

\$185,000



BLAKELY, GA / EARLY CO.
3 BR / 2.5 BA / 1,900 SQ FT

Built by and for the current owners, this home has all the conveniences. The floor plan is very open and the living, dining and bedrooms are surprisingly large. Great hunting area and close to fishing at Lake Seminole and Lake Walter F. George / Eufaula. Secluded and very quiet.

TAYLOR REALTY ASSOCIATES

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

GRADY CO - GA

94 +/- acres

\$3,950 per acre



HORSE CREEK ROAD
CAIRO, GA / GRADY CO.

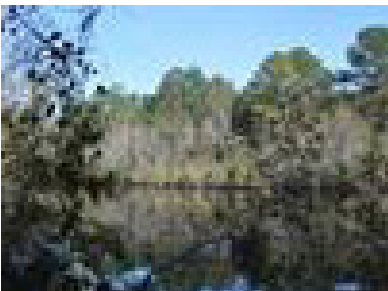
Beautiful timber/hunting/recreational property located approximately 30 minutes north of the Tallahassee area. The property is loaded with high dollar merchantable pine timber and also has a good amount of natural hardwood along creek branch area. Good hunting with small pond.

ALLIED LAND & TIMBER COMPANY, INC.
alliedlandga.com

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

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 / hrcbogey@comcast.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

89 +/- acres

\$465,000



831 DICKEY FERRY ROAD
CAIRO, GA / GRADY CO.
2 BR / 1 BA / 1,073 SQ FT

Pristine setting for this waterfront cabin on the Ochlocknee River in Southwest Georgia. Hunting, trail riding or walking, or fishing from the riverbank not far from your front door. A large front deck for grilling and chilling after a fun day in the woods.

CAIRO REALTY COMPANY
cairorealty.com

KERRY COLEMAN
229-377-4253 / kerry_coleman@gmail.com

72 +/- acres

\$279,000



SHERMAN ROAD
CAIRO, GA / GRADY CO.

Located in the middle of Tallahassee and Thomasville, this property has 2 ponds, Sofkee Creek frontage and 10-12 year-old planted slash pines. One pond is over 2 acres, stocked with bass and blue gills. There is a rustic 1-room cabin and great wildlife habitat - deer, turkeys and more!

FIRST THOMASVILLE REALTY
thomasvillegarealestate.com

JASON COPPS
229-226-6515 / jcopps@ftrealty.com

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.com

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

11 +/- acres**\$210,000**

2104 LOWER HAWTHORNE TRAIL
CAIRO, GA / GRADY CO.
3 BR / 2 BA / 1,564 SQ FT

This is it! Bring your horses, bring your kids! Settle in and enjoy your home on the range. Lovely ranch styled home, 6-stalled horse barn with tack room and wash rack, riding arena, pastures and more!

ERA SIMPSON REALTY
marlaames.com

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

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.

KEYSOUTH REAL ESTATE GROUP, INC
keysouth.com

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

CBC SAUNDERS REAL ESTATE
saundersrealestate.com

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

6 +/- acres**\$379,900**

1756 LOWER HAWTHORNE TRAIL
CAIRO, GA / GRADY CO.
4 BR / 3 BA / 2,934 SQ FT

Immaculate family home in Cairo with plenty of room to roam! This home has lovely family rooms and a great kitchen, with a guest room on the main floor. A large master and bedrooms upstairs. Outside, there is a patio perfect for entertaining and a large custom shed.

FIRST THOMASVILLE REALTY
ftrealty.com

DEBORAH PHILLIPS
229-226-6515 / debphillips@ftrealty.com

60 +/- acres**\$449,500**

1810 BOLD SPRINGS ROAD
OCHLOCKNEE, GA / GRADY CO.
4 BR / 3 BA / 2,625 SQ FT

This family home has a beautiful view of spring fed, well-stocked lake! Excellent hunting land, planted pines and beautiful hardwoods that border Barnetts Creek. Gated entrance, guest cottage across the lake, 2-car detached garage, horse barn with pasture land, and more.

FIRST THOMASVILLE REALTY
thomasvillegarealestate.com

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

20 +/- acres**\$399,900**

1589 OLD THOMASVILLE ROAD
CAIRO, GA / GRADY CO.
3 BR / 2.5 BA / 2,838 SQ FT

Beautifully restored Craftsman style home with 11' rocking chair front porch with swing. Gas fireplace in main floor master suite. Kitchen is renovated with black granite countertops, commercial stove and beautiful cabinetry.

KEYSOUTH REAL ESTATE GROUP, INC
keysouth.com

TERI GAINEY
229-226-3911 / terigainey@bellsouth.net

200 +/- acres**\$995,000**

773 MAGNOLIA ROAD
WHIGHAM, GA / GRADY CO.

The Bishop Farm is located approximately 5 miles south of Whigham, Georgia, and would make a nice home place. Features of the tract include 103 +/- acres of irrigated land, 45 +/- acres in Tift Bermuda grass, 22 +/- acres of non-irrigated pecan groves, 10 +/- acres of woodlands, 16 +/- acres of ponds.

SOUTHERN FORESTRY REALTY
southernforestryrealty.com

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

10 +/- acres

\$749,000



HIGHWAY 112
CAIRO, GA / GRADY CO.
3 BR / 3.5 BA / 5,422 SQ FT

Tired Creek is a gorgeous home that exemplifies quality country living. Meticulously designed and sits on 10 acres with beautiful landscaping. Interior of the home has countless details and upgrades, including a chef's kitchen and large master suite. There is a pond and pond house, too.

THE WRIGHT GROUP
wrightbroker.com

SONJA CLARK
229-226-2564 / sonja@wrightbroker.com

80 +/- acres

\$850,000



LOWER HAWTHORNE TRAIL
CAIRO, GA / GRADY CO.

10-acre, spring-fed lake. Beautiful rolling topography. Mature pines. Irrigated food plots. Home to turkey, deer and quail. Established vineyard. Full kitchen house for entertaining. Premiere homesite overlooking lake.

THE WRIGHT GROUP
wrightbroker.com

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

HOUSTON CO - GA

101 +/- acres

\$1,364,040



HWY 41 N/DUNBAR ROAD
CENTERVILLE, GA / HOUSTON CO.

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

10 +/- acres

\$617,500



2920 ELKO ROAD
ELKO, GA / HOUSTON CO.
4 BR / 3.5 BA / 4,172 SQ FT

This gorgeous estate home sits on 10.88 acres. Renovation completed in 2008-2009. Kitchen renovation in 2017. Heart pine and cork flooring. Sub-zero refrigerator / freezer. Landscaped and irrigated yard with granite pool. Custom fixtures throughout.

COLDWELL BANKER ROBBINS & FREE REALTY
robbinsfree.com

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

679 +/- acres

\$2,376,850



OCMULGEE RIVER
KATHLEEN, GA / HOUSTON CO.

2.5 miles fronting Ocmulgee River in the heart of 20,000 acre Oak 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

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

23 +/- acres

\$345,000



310 STONEGATE TRAIL
PERRY, GA / HOUSTON CO.

Excellent development tract in Phase 2 of Stonebridge Subdivision.

COLDWELL BANKER ROBBINS & FREE REALTY
robbinsfree.com

JULIANA HORSTING
478-218-2600 / julianahorsting@hotmail.com

EXPLORE RESOURCES
SEARCH LISTINGS
GET PRE-APPROVED

SWGAFarmCredit.com

LEE CO - GA

1,265 +/- acres

\$2,850 per acre



710 PINewood ROAD
LEESBURG, GA / LEE CO.

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

2,286 +/- acres

\$9,032,149



ALBANY, GA / LEE CO.
4 BR / 4.5 BA

Fox Creek Plantation's reputation as one of area's finest quail hunting properties goes back over 100 years and continues so today. Fox Creek is also home to some of the best turkey, dove and, most notably, deer hunting in the South and sports big lakes with world-class bass fishing potential.

JON KOHLER AND ASSOCIATES
jonkohler.com

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

27 +/- acres

\$895,000



150 PARTRIDGE DRIVE
LEESBURG, GA / LEE CO.
4 BR / 3.5 BA / 4,040 SQ FT

Spectacular home. A picturesque setting provides a country feel yet minutes from area shopping and medical facilities. Impeccable quality. Substantial molding, heart pine floors, Pecky cypress beams, gourmet kitchen, gorgeous master suite. So much to love about this home!

RE/MAX OF ALBANY
remaxofalbany.com

CINDY G. MARTINS
229-434-1600 / cindygriffinmartins@gmail.com

820 +/- acres

\$2,750,000



281 RICHARDSON ROAD
SMITHVILLE, GA / LEE CO.

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 CO.

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

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

22 +/- acres

\$345,000



612 CURRINGTON ROAD
BUENA VISTA, GA / MARION CO.
2 BR / 2.5 BA / 1,512 SQ FT

The brick home has attractive bamboo flooring and a red tin roof. Kitchen and baths are updated and spacious. Well-designed, 24x124 horse barn has 6 stalls, 12x12 tack room, 12x36 work room with bath and double wash area. Mechanic and wood working shop is 30x48. Hay barn is 24x48.

COLDWELL BANKER
kpdd.com

HOWARD JEFFERSON
706-256-1000 / howard.jefferson@coldwellbanker.com

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

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

MERIWETHER CO - GA

3,742 +/- acres

\$13,250,000



MERIWETHER
ATLANTA, GA / MERIWETHER CO.

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

MILLER CO - GA

18 +/- acres

\$499,000



199 TWILIGHT CHURCH ROAD
COLQUITT, GA / MILLER CO.
4 BR / 6 BA / 3,783 SQ FT

This private oasis boasts natural wildlife and scenery at your fingertips with a unique architectural experience. The home features a beautiful kitchen with granite counter tops and stainless steel appliances.

COLDWELL BANKER BROCK REALTY
cbbrockrealty.com

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

83 +/- acres

\$375,000



220 BUD JUSTICE ROAD
BLAKELY, GA / MILLER CO.
3 BR / 2 BA / 1,386 SQ FT

Very close to Blakely, Donalsonville, or Mayhaw, this property is a turn-key cattle farm. Flat with plenty of water, it has been fenced for responsible grazing. The home was built in 2014, and is in terrific condition. This is a must see!

INGRAM LAND AND REALTY LLC
ingramland.com

MATT CARDEN
334-585-9001 / mcarden21@gmail.com

24 +/- acres

\$66,960



GRIGGS LUCILLE ROAD
COLQUITT, GA / MILLER CO.

Country setting perfect for that country dream house with room to hunt! Nice mix of mature thinned planted pines and mature hardwood/pine mix. Susian Ford Creek originates on the property. Additional acreage available.

MATRE FORESTRY CONSULTING, INC.
matreforestry.com

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

5 +/- acres

\$239,900



66 PEACE VALLEY
COLQUITT, GA / MILLER CO.
5 BR / 3 BA / 2,604 SQ FT

Beautiful country home is perfect for the family that wants to take a step back. The home is located on over 5 acres of land surrounded by woods and a creek. Spacious bedrooms and baths. Master is large enough to have your own private retreat with sitting area.

PREMIER GROUP REALTY
premiergrouprealty.com

MARCIE MILLER
229-246-9837 / marciem@premiergrouprealty.com

100 +/- acres

\$675,000



375 ADAMS-POWELL ROAD
COLQUITT, GA / MILLER CO.
3 BR / 2 BA / 2,700 SQ FT

Secluded location with home that resembles a large old-fashioned farm house. Four-inch well and 1,500-gallon septic tank. Over 70 acres of 8 year-old longleaf pines with the balance in pasture, home and outbuildings. Hunt deer and other game on your own property. Home and 20 acres for \$429,000.

TAYLOR REALTY ASSOCIATES

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

86 +/- acres

\$625,000



574 ROCK ROAD
COLQUITT, GA / MILLER CO.
3 BR / 3 BA / 2,438 SQ FT

Unique property with very nice home over looking 3-acre spring fed pond. Wooded tract with hardwood and merchantable planted pines, 3 large food plots. 40' x 40' metal barn with concrete floor, wired with two separate RV hookups. 40 KW back-up Cummins diesel generator.

TAYLOR REALTY ASSOCIATES
taylorrealtyassociates.com

GERRY GRIMSLEY
229-758-8889 / gerrygrimsley@bellsouth.net

MITCHELL CO - GA

26 +/- acres

\$219,500



6224 RESEARCH ROAD
CAMILLA, GA / MITCHELL CO.
2 BR / 1 BA / 1,600 SQ FT

Farm house with separate barn and 26 acres of fenced pasture. Ideal small farm for those that want a few cows or horses. Just a few miles south of Camilla on Hwy 112 and Research Road.

3 RIVERS REALTY
3riversrealty.com

KELL BOYETT
229-254-0285 / kell@3riversrealty.com

177 +/- acres

\$435,830



OLD THOMASVILLE 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 / tim@mossyoakproperties.com

74 +/- acres

\$217,152



HURST TATE 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

87 +/- acres

\$429,500



MOULTRIE RD / HWY 37
CAMILLA, GA / MITCHELL CO.

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

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

9 +/- acres

\$249,900



1774 JOHN COLLINS ROAD
PELHAM, GA / MITCHELL CO.
4 BR / 3.5 BA / 3,278 SQ FT

The main floor has been updated to include hardwood flooring, solid surface counter tops and tile in the kitchen. New windows installed upstairs and down. Two new HVAC systems. Remodeled master bath with large tiled shower. Two wood burning fireplaces, home office, separate den. Stucco exterior.

ROSE CITY REALTY, INC.
rosecityrealty.com

SUSAN BURFORD
229-225-9225 / susanburford@rosecityrealty.com

168 +/- acres

\$384,000



BLACKBERRY ROAD
BACONTON, GA / MITCHELL CO.

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

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

13 +/- acres

\$75,000



CHASON ROAD
PELHAM, GA / MITCHELL CO.

Build that home you have been dreaming of forever! We'll look no more! This tract has rolling hills, a stocked pond and community water available. The property can be divided into two smaller tracts of land and additional land may be available if needed. Contact Gina McKenzie.

COLDWELL BANKER BROCK REALTY
cbbrockrealty.com

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

13 +/- acres

\$65,000



GEORGIA HWY 262
PELHAM, GA / MITCHELL CO.

This tract of land would make a great homestead. The property has a well and electricity. It is priced to sell and won't last long.

COLDWELL BANKER BROCK REALTY
cbrockreality.com

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

PEACH CO - GA

139 +/- acres

\$350,000



3244 CARVER DRIVE
FORT VALLEY, GA / PEACH CO.

The property is currently used as a beef cattle farm with over 100 acres fenced in and multiple cross fences. The property has a well, septic tank, barn, and livable trailer, along with several other storage buildings. Creek runs through middle of property.

COLDWELL BANKER ROBBINS & FREE REALTY
robbsfree.com

TOM TUGGLE
478-218-2600 / tomtuggl@robbsfree.com

170 +/- acres

\$850,000



LAKE PLEASANT CHURCH ROAD
CAMILLA, GA / MITCHELL CO.

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

20 +/- acres

\$245,000



1120 BARTON LANE
MEIGS, GA / MITCHELL CO.
4 BR / 2 BA / 3,115 SQ FT

Country home with guest home on 19.98 acres. The 3,100 sq ft main home has a large kitchen with beautiful oak cabinets and an oversized island. Guest home is a 28x68 Homes of Merit. Equipment shelter. Metal barn. Back line of property runs to the creek.

ROSE CITY REALTY, INC.
rosecityrealy.com

SUSAN BURFORD
229-225-9225 / susanburford@rosecityrealy.com

61 +/- acres

\$336,820



EVERGREEN ROAD
CAMILLA, GA / MITCHELL CO.

Beautiful mix of oak and pines makes for an amazing homestead 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

RANDOLPH CO - GA

1,329 +/- acres

\$2,659,520



1110 HOUSEBARN ROAD
CUTHBERT, GA / RANDOLPH CO.

This property includes income producing, irrigated cropland, dry farm land and planted pines. Remaining acreage in mature hardwood bottoms with lots of game! Perfect for hunters and farmers alike!

HUGHEY & NEUMAN, INC.
hugheyandneuman.com

CALLIE WALKER
229-436-0212 / callie.hughey@gmail.com

33 +/- acres

\$279,000



COUNTY ROAD 70
CUTHBERT, GA / RANDOLPH CO.
2 BR / 2 BA / 1,050 SQ FT

Beautiful wooded tract is the complete package with a small field, pond, and power right-of-way. Move in ready home/cabin that is fabulous! Open concept, kitchen, den, laundry room, a wrap around porch, and much, more!

SOUTH GEORGIA LAND AND TIMBER
landandtimber.net

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

445 +/- acres

\$1,109,776



SUPERTREE ROAD
SHELLMAN, GA / RANDOLPH CO.
3 BR / 2 BA / 1,300 SQ FT

The Wheely Lake tract is located just minutes to downtown Shellman, GA. Wheely Lake has a mixture of merchantable and pie-merchantable pine plantation, bottom-land, small home and 40+/- acre lake with dock house and another 5+/- acre pond. The tract has a good interior road system.

AMERICAN FOREST MANAGEMENT
americanforestmanagement.com

DAVID WILLIAMSON
850-545-8635 / david.williamson@afmforest.com

Farms, Land & Homes

FINANCING SOUTHWEST GEORGIA



SWGAFarmCredit.com

RANDOLPH CO - GA

292 +/- acres

\$2300 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

1,469 +/- acres

\$4,398,786



HWY 41
SHELLMAN, GA / RANDOLPH CO.
3 BR / 2 BA / 1,200 SQ FT

The Shooting Preserve is located just minutes to downtown Shellman, GA, with a mixture of merchantable, pre-merchantable pine plantation and bottomland. Small home and 40-acre lake with a dock house. Good interior road system allows you to get around easily.

AMERICAN FOREST MANAGEMENT
americanforestmanagement.com

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

10 +/- acres

\$198,900



50980 US HWY 27
CUTHBERT, GA / RANDOLPH CO.
4 BR / 2.5 BA / 3,024 SQ FT

Located just minutes from downtown Cuthbert, Georgia you will find this timeless Colonial home perched high above Highway 27 situated on two tracts.

HUGHEY & NEUMAN, INC.
hugheyandneuman.com

CALLIE WALKER
229-436-0212 / callie.hughey@gmail.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

338 +/- acres

Ask for price



66 GILL SCOTT ROAD
SHELLMAN, GA / RANDOLPH CO.
3 BR / 2 BA / 5,500 SQ FT

Former Girl Scout camp. 20,000 sq ft facilities. Remodeled 2017. Sleeps 100+. Dining hall with commercial kitchen. 30 x 60 pool. 16-acre stocked, spring-fed lake. Wired pasture with stables. Majority of timber is 60+ yr hardwoods.

TRINITY INVESTMENT COMPANY

SAM SHUGART
229-432-7899 / samshugart@yahoo.com

SCHLEY CO - GA

15 +/- acres

\$285,000



2306 BUMPHEAD ROAD
ELLAVILLE, GA / SCHLEY CO.
3 BR / 2 BA / 2,727 SQ FT

Take a look at this extremely fine quality constructed log home. Vaulted pine ceilings, wood floors, an office loft area, and two large living areas.

CENTURY21 AMERICUS REALTY, INC.
americusrealtyinc.c21.com

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

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.
americusrealtyinc.c21.com

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

EXPLORE RESOURCES
SEARCH LISTINGS
GET PRE-APPROVED

SWGAFarmCredit.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

12 +/- acres

\$39,500



SPRING CREEK ROAD
DONALSONVILLE, GA / SEMINOLE CO.

Restricted residential lot located in Seminole County, GA 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

11 +/- acres

\$115,000



2519 BUDDY ADAMS PARKWAY
DONALSONVILLE, GA / SEMINOLE CO.
3 BR / 3 BA / 2,432 SQ FT

Features a doublewide with metal roof, wrap-around porches. Living room, den, and office off of master. Warehouse/shop with 3-phase electric power and drive-thru capability with huge roll-up doors on the ends. 27' shed roof runs the entire 60' of one side of the warehouse/shop.

PREMIER GROUP REALTY
premiergrouprealty.com

KEN HORN
229-246-9837 / kenh@premiergrouprealty.com

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

60 +/- acres

\$650,000



7791 VALLEY ROAD
RICHLAND, GA / STEWART CO.
3 BR / 2.5 BA / 3,517 SQ FT

This property is known as The Raju Airport, (05GA) with a 2,200' runway, 3 hangars, caretaker's house and much more. 59.68 acres of beautiful magnolias, crepe myrtle, oaks and pines, tennis court, irrigation system, etc. There are several other buildings on the property including a rental house.

FRONTIER LAND CO

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

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

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

141 +/- acres

\$750,000



662 RED HILL ROAD
RICHLAND, GA / STEWART CO.
3 BR / 2.5 BA / 2,276 SQ FT

This is the perfect Gentleman's Farm! It has a horse arena, horse barns, hay fields, income producing pecan orchard, several barns, fence and cross fencing and a beautiful home located a short drive from Columbus, Atlanta, and South Georgia. Don't let this one get away.

BARFIELD AUCTIONS INC
barfieldauctions.com

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

339 +/- acres

\$998,885



US HWY 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

188 +/- acres

\$399,950



1276 COUNTY LINE ROAD
LUMPKIN, GA / STEWART CO.
3 BR / 2 BA / 1,200 SQ FT

Beautiful farm and timberland with small creek, buildings and 24x50 mobile home (3/2) in clean area of SW Stewart Co. Double frontage on County Line Road 146. 65 acres of open fields currently in hay production. Rest of property covered in oak, hickory, gum and pine trees. Hardwoods 35 yrs+ in age.

FRONTIER LAND CO

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

442 +/- acres

\$863,395



2687 VALLEY ROAD
LUMPKIN, GA / STEWART CO.
3 BR / 1 BA / 2,000 SQ FT

Great hunting/farm tract of rolling woodlands and 66 acres of agriculture land. Two homes with pole barn. Great road system throughout.

CENTURY 21 AMERICUS REALTY, INC.
americusrealtyinc.c21.com

RONNIE GREER
229-924-2903 / mrgreer@bellsouth.net

SUMTER CO - GA

7 +/- acres

\$199,500



374 MIDDLE RIVER ROAD
AMERICUS, GA / SUMTER CO.
3 BR / 2 BA / 1,516 SQ FT

This property includes an adorable remodeled home. Enjoy spending time on the large back deck overlooking the new above ground pool and well maintained pastures and horse arena. Nice 8-stall barn.

CENTURY21 AMERICUS REALTY, INC.
americusrealtyinc.c21.com

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

272 +/- acres

\$3,000 per acre



HWY 49
ANDERSONVILLE, GA / SUMTER CO.

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

11 +/- acres

\$274,000



MCMATH MILL ROAD
AMERICUS, GA / SUMTER CO.
2 BR / 2 BA / 2,524 SQ FT

Beautiful custom home built in 2017, with wraparound front porch and a scenic pecan orchard setting. The house is in excellent condition. Plenty of acreage with large cultivated field also on property.

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 CO.

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 CO.

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

7 +/- acres

\$349,000



457 NEIL HODGES ROAD
AMERICUS, GA / SUMTER CO.
4 BR / 3.5 BA / 3,590 SQ FT

Custom-built home offers heart pine and brick flooring, heart pine built-in book cases, window seat and ceilings. Spacious family room with updated kitchen, offering bar, built-in desk, and pantry. Shop and pool!!

CENTURY 21 AMERICUS REALTY, INC.
americusrealtyinc.c21.com

MARY KATHRYN DAVIS
229-924-2903 / marykathryndavis@yahoo.com

SUMTER CO - GA

7 +/- acres

\$239,000



263 MURPHY MILL ROAD
AMERICUS, GA / SUMTER CO.
4 BR

This home is situated on #5 tee box, offering 7.5 acres of privacy and lake frontage. Ample closet space, pantry, fireplace, office, bonus room, screen porch and deck!

CENTURY 21 AMERICUS REALTY, INC.
americusrealtyinc.c21.com

MARY KATHRYN DAVIS
229-924-2903 / marykathryndavis@yahoo.com

116 +/- acres

\$469,759



HWY 27 EAST
AMERICUS, GA / SUMTER CO.
4 BR / 2.5 BA / 2,392 SQ FT

Beautiful home overlooks a nice pond with option to purchase 13-116 acres. The property is west of Americus, and convenient to I-75. Immaculately landscaped, deer, turkey and geese are abundant, and can often be seen feeding from the back porch area of the house. Great hunting!

ALLIED LAND & TIMBER COMPANY, INC.
alliedlandga.com

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

43 +/- acres

\$96,527



LOWER FORKS ROAD
LESLIE, GA / SUMTER CO.

Open row crop land, pecan trees, great home sites, and some of the best hunting around. Don't miss out on this great opportunity to own your own hunting tract or a place to build your dream home and raise your family in the country. Convenient to Leslie, Americus, Leesburg, and Albany.

JOHNSTON REALTY GROUP, INC.
johnstonrealtygroup.com

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

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

GET PRE-APPROVED
ONLINE
IN MINUTES

SWGAFarmCredit.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

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

69 +/- acres

\$619,900



CROSSROADS SCHOOL ROAD
BUTLER, GA / TAYLOR CO.
5 BR / 5.5 BA / 3,950 SQ FT

Perfectly situated on the property, this house was designed so the owners could spend the majority of their time on the main level. Hunt plentiful white-tail deer only a short walking distance from the house. Agent owned.

MICHELLE WESTBROOK
478-214-3595 / michelle.westbrook1@gmail.com

50 +/- acres



\$3,195 per acre
3461 ROCK STOREY ROAD
SASSER, GA / TERRELL CO.

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.
alliedlandga.com

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

252 +/- acres



\$749,700
1024 TALLAHASSEE ROAD
ALBANY, GA / TERRELL CO.

Gorgeous well managed timber and hunting property with frontage on both sides of Kiokee Creek, only minutes from northwest Albany. Huge deer, plus resident wild quail. Great homesites, plus development potential. Would make an excellent large acreage estate close to town.

MATRE FORESTRY CONSULTING, INC.
matreforestry.com

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

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.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

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

100 +/- acres



\$495,000
3326 ROCK STOREY
DAWSON, GA / TERRELL CO.
3 BR / 3 BA / 3,700 SQ FT

Ideally set up for horses, multiple fenced pastures and 3,700 sq ft, large brick home has a huge downstairs family room with masonry fireplace and stacked stone surrounding. Bordered on west side by Abigail Plantation. Excellent deer and turkey hunting!

RE/MAX OF ALBANY
remaxofalbany.com

DEBBIE FULFORD
229-434-1600 / debbiefulford@gmail.com

320 +/- acres



\$1,900,000
3271 SASSER HEROD ROAD
DAWSON, GA / TERRELL CO.
5 BR / 4,800 SQ FT

Beautiful farm with horse barn turned wedding/event barn. Hardwoods and mature pines, home with gunite pool, stone decking. 2 ponds, horse stables, riding rink, storage building Man Cave, hunting land, nature walk, groundskeeper house, and much more!

MARTIN AND MARTIN REAL ESTATE SALES
facebook.com/pages/Bateman-Barn-At-Spytown-Farms

WILLIAM MARTIN
229-881-1624 / wjmartin3@yahoo.com

43 +/- acres



\$107,500
WILBUR GAMBLE ROAD
PARROTT, GA / TERRELL CO.

Tired of leasing hunting land? Purchase this affordable hunting and timber property, with Chenubee Creek frontage! Located in big deer country between Dawson and Parrott. Seller is motivated, and with hunting season fast approaching, you better hurry on this one.

MATRE FORESTRY CONSULTING, INC.
matreforestry.com

MICHAEL MATRE
229-639-4973 / mike@matreforestry.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
229-226-6515 / brown@ftrealty.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

29 +/- acres

\$425,000



4660 STEWART ROAD
OCHLOCKNEE, GA / THOMAS CO.
3 BR / 2 BA / 2,271 SQ FT

This home is not without details. Granite countertops, ceramic tile flooring, and luxury master bath shower. Property includes a stocked pond, two wired gazebos, a Fleetwood mobile home, wired workshop, separate office and half bath. A must see!

ROSE CITY REALTY, INC.
rosecityrealty.com

BOBBIE JAMES-BORENER
229-225-9225 / bobbiesrealestate@gmail.com

318 +/- acres

\$1,176,600



OLD CASSIDY ROAD
THOMASVILLE, GA / THOMAS CO.

This property has a good soil map, even the soil in the woods. About 176 acres in cultivation with the balance in pond and timber areas. Huge swamp chestnut oaks, incredible pond sites, and an old duck pond that needs some dam work. A crazy turkey and deer tract. Property is zoned Ag.

CROCKER REALTY, INC.
landcroc.com

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

40 +/- acres

\$925,000



146 OLD US HWY 84
BOSTON, GA / THOMAS CO.
4 BR / 3.5 BA / 6,804 SQ FT

Impressive architecturally designed home in Thomas County. Features include a fitness room, gun room, laundry/mud room and enclosed saltwater pool. Professionally managed timber and well-kept grounds. Also, a 3-acre stocked lake with its own well.

BENNETT REAL ESTATE COMPANY
brealthomasville.com

LESLIE BENNETT
229-233-5043 / leslie@brealthomasville.com

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

8 +/- acres

\$275,000



5557 GA HWY 202
THOMASVILLE, GA / THOMAS CO.
3 BR / 2 BA / 1,852 SQ FT

Brick home on property that can easily support a mini-farm or horses. The front yard and area off the back of the house are completely fenced. Property includes 4 additional storage buildings.

KEYSOUTH REAL ESTATE GROUP, INC
keysouth.com

PAULA BARRETT
229-226-3911 / barrettppaula1@gmail.com

5 +/- acres

\$995,000



7827 METCALF ROAD
THOMASVILLE, GA / THOMAS CO.
6 BR / 3.5 BA / 4,948 SQ FT

A 2-story home with classic architecture. High ceilings, wood-burning fireplace, built-in shelves and French doors that open onto a brick patio overlooking the saltwater pool. Lower wing of the house was built for an easy conversion into mother-in-law suite with kitchenette and private bath.

CHUBB REALTY
chubbrealty.com

HARRIS STRICKLAND
229-226-7916 / harrison1325@gmail.com

43 +/- acres**\$660,000**14695 GA HWY 122
PAVO, GA / THOMAS CO.

Winston Way Farms is a horse farm located just 9 miles outside of Thomasville, Georgia. This impressive turnkey horse training facility and barn has capacity to board and train 45-60 horses at a time. Includes an immaculate 2,000 sq ft house, 600 sq ft. apartment, and 3-acre pond.

JON KOHLER AND ASSOCIATES
jonkohler.comLORI BEMBRY WELDON
229-977-6065 / lori@jonkohler.com**86 +/- acres****\$768,000**1689 WATKINS ROAD
BOSTON, GA / THOMAS CO.
3 BR / 2 BA

This property includes 2 homes and is perfect for livestock, hunting, or a lab tract. Main house is a 3 BR / 2 BA home with a wrap around porch. The guest house is 4 BR / 2 BA. Property features include a pond, live oaks, improved pastures for grazing, and fruit trees.

BENNETT REAL ESTATE COMPANY
brealthomasville.comMATT BENNETT
229-233-5043 / matt@brealthomasville.com**80 +/- acres****\$500,000**3981 HWY 33
BOSTON, GA / THOMAS CO.

The variety of trees and bushes will amaze you. The home was built, then later remodeled. Several large living areas, with two kitchens, and two fireplaces. Metal roof, vinyl siding and CHA. Multiple outbuildings for shop, kennel, green house, barn or storage.

CROCKER REALTY, INC.
landcroc.comDANIELE CROCKER
229-228-0552 / landcroc6535@gmail.com**55 +/- acres****\$379,362**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.comMILLS HERNDON
229-226-6515 / herndon@ftrealty.com**148 +/- acres****\$410,000**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 along Big Creek. Turkey and deer powerhouse tract. Good looking pond sites. Nice feature trees of big oaks and pine. Good dog training tract. Property has a railroad cross over. Very unique.

CROCKER REALTY, INC.
landcroc.comDANIEL E CROCKER
229-228-0552 / landcroc6535@gmail.com**197 +/- acres****\$1,600,000**US HWY 19 NORTH
THOMASVILLE, GA / THOMAS CO.

Beautiful property that is a great opportunity for development! 2,800 +/- feet frontage on Hwy 19 and 300 +/- feet frontage on Hwy 84, 319 Bypass. Adjoins Thomas County School System property.

FIRST THOMASVILLE REALTY
thomasvillegarealestate.comBOBBY BROWN
229-226-6515 / brown@ftrealty.com**12 +/- acres****\$2,475,000**10456 US HWY 19 S
THOMASVILLE, GA / THOMAS CO.
6 BR / 4 BA / 6,946 SQ FT

Built in 1890 using heart pine milled from the plantation. Renovated by the firm of Frank McCall in the 1970s, the home features 14' ceilings, heart pine cabinets, 5 fireplaces and modern kitchen. Grounds are completely fenced to include guest house, horse barn and 7 +/- acres of horse pasture.

CHUBB REALTY
chubbrealty.comREBECCA CHUBB STRICKLAND
229-226-7916 / rebeccachubb61@gmail.com**18 +/- acres****\$649,000**499 FRIENDSHIP CHURCH ROAD
THOMASVILLE, GA / THOMAS CO.
3 BR / 2.5 BA / 2,170 SQ FT

Gated and fenced. Features hardwood flooring and new tile in upstairs bath. Kitchen features granite countertops, custom built-in cabinets. Master suite on lower level. Property includes pool, pond, movie theater, 3-bay garage and kennel.

KEYSOUTH REAL ESTATE GROUP, INC
keysouth.comPAM EDWARDS
229-226-3911 / pamelaedwardsrealtor@gmail.com

EXPLORE RESOURCES • SEARCH LISTINGS • GET PRE-APPROVED

SWGAFarmCredit.com

43 +/- acres

\$149,900



3701 PONDER ROAD
THOMASVILLE, GA / THOMAS CO.

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 / eugenewjr@hotmail.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

98 +/- acres

\$595,000



BALDWIN ROAD
THOMASVILLE, GA / THOMAS CO.
3 BR / 3 BA / 2,500 SQ FT

Fenced pastures, a quarter mile of river frontage, timber, ducks, deer and turkeys galore. Pastures have been used for raising cattle, horses and hay. Quiet location with a magnificent view of the Ochlocknee River bottom. This property has a good feel to it. Only 10 miles from downtown Thomasville.

CHUBB REALTY
chubbrealty.com

HARRIS STRICKLAND
229-226-7916 / harrison1325@gmail.com

10 +/- acres

\$345,000



3470 EGG AND BUTTER ROAD
OCHLOCKNEE, GA / THOMAS CO.
4 BR / 2 BA / 2,854 SQ FT

Plenty of room for riding. Pasture and large 6-stall barn. Country living at it's best with large home and pool. Call today to schedule an appointment to see this property before it is gone.

KEYSOUTH REAL ESTATE GROUP, INC
keysouth.com

SAM BRYAN
229-226-3911 / sambryan@rose.net

15 +/- acres

\$319,000



1250 CARLTON ROAD
COOLIDGE, GA / THOMAS CO.
3 BR / 2.5 BA / 1,764 SQ FT

Surrounded by gorgeous live oaks and off the beaten path. This property features a farmhouse, improved pasture that's fenced and cross fenced, 5 paddocks, and two barns with 6 horse stalls and plenty of room for tack and other supplies. Cozy two-story farmhouse.

BENNETT REAL ESTATE COMPANY
brealthomasville.com

LESLIE BENNETT
229-233-5043 / leslie@brealthomasville.com

12 +/- acres

\$209,000



212 FLOYD
THOMASVILLE, GA / THOMAS CO.
3 BR / 2 BA / 1,790 SQ FT

This is a must-see 12.8-acre, fenced property with home flanked by a 3-acre pond fully-stocked with fish. Located only 3.3 miles from downtown Thomasville, this rare find has plenty of room for an additional house, barn, outbuildings, fruit trees and a garden.

CHUBB REALTY
chubbrealty.com

EMILY ECKELS
229-226-7916 / emilyeckels72@gmail.com

5 +/- acres

\$279,900



4858 GA HWY 188
OCHLOCKNEE, GA / THOMAS CO.
4 BR / 3 BA / 2,360 SQ FT

Custom-built home. Spacious master suite, master bath offers his and her walk-in closets and double vanities. Two additional bedrooms and one bath downstairs, second story includes a bedroom, bath, bonus room and 300 sq ft of unfinished space. Front and back porches.

KEYSOUTH REAL ESTATE GROUP, INC
keysouth.com

DONNA JENKINS
229-226-3911 / donnajenkins3@gmail.com

285 +/- acres

\$2,550,000



GEORGIA HWY 188
THOMASVILLE, GA / THOMAS CO.
4 BR / 4.5 BA / 4,600 SQ FT

Live Oak Pond is truly a unique offering within minutes of the historic town of Thomasville, Georgia. A 70-acre, spring-fed lake is the heart of this property and has been managed for trophy bass along with bluegill, shell crackers, and crappie.

THE WRIGHT GROUP
wrightbroker.com

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

136 +/- acres

\$799,000



GEORGIA HWY 188
THOMASVILLE, GA / THOMAS CO.
2 BR / 2 BA

Classic gentleman's horse or cattle farm. 6 fully fenced and cross-fenced pastures for livestock. Charming farm house. Wood-frame barn complete with upstairs living quarters. Utility barn for equipment storage with shop. 4-acre, fully stocked fish pond along with duck pond.

THE WRIGHT GROUP
wrightbroker.com

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

18 +/- acres

\$489,000



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

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

TURNER CO - GA

9 +/- acres

\$325,000



24 SMITH LANE
ASHBURN, GA / TURNER CO.
5 BR / 3.5 BA / 3,100 SQ FT

Stunning farmhouse situated on a beautiful corner lot in rural Turner County. Privacy with peaceful and quiet living. Home includes crown molding, plantation shutter blinds, recessed lighting and ceiling fans throughout.

CENTURY 21 TOWN & COUNTRY REALTY
albanyc21.com

RUDY ALDERMAN
229-435-6204 / rudyalderman@outlook.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

1,660 +/- acres

\$2,999,990



5520 LAMAR BENNETT TRAIL
NICHOLLS, GA / WARE CO.
6 BR / 3.5 BA / 7,844 SQ FT

The land has planted pines and has been used as a deer hunting lodge in the past. It has large deer with food plots and deer stands already in place. A lot of privacy.

AFG TRI STATE REALTY, INC
afgtristaterealty.com

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

182 +/- acres

\$383,649



MILLER HAYES ROAD
WAYCROSS, GA / WARE CO.

Over 115 pecan trees. 3 ponds and creek on the west boundary. Over 40 acres of slash pines 20+ years old. 50 acres of 8-year-old planted pines. Metal building 3 years old. Can be purchased as whole parcel or in 2 different parcels of 122.96 acres or 60 acres.

AFG TRI STATE REALTY, INC
afgtristaterealty.com

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

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

20 +/- acres

\$48,000



S. CLOUGHS BAY ROAD
WAYCROSS, GA / WARE CO.

Do some hunting and camping. Build a home or put a mobile home on the land. No restrictions, 1/2 acre man-made pond, planted pines and large hardwoods. Electric at the road. Campers are allowed.

AFG TRI STATE REALTY, INC
afgtristaterealty.com

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

WEBSTER CO - GA

498 +/- acres

\$1,600,000



US HIGHWAY 280
PRESTON, GA / WEBSTER CO.
4 BR / 4 BA / 7,948 SQ FT

Must see property with unique amenities. Beautiful furnished log home. Huge creek frontage, 50' x 80' metal building and many other outbuildings. Large food plots with shooting houses and feeders. Interior roads and mature hardwood. Great deer, turkey and duck hunting and excellent fishing.

ALLIED LAND & TIMBER COMPANY, INC.
alliedlandga.com

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

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

340 +/- acres

\$765,000



CARTER FARM ROAD
PRESTON, GA / WEBSTER CO.
3 BR / 2 BA

Planted pine ridges dropping into hardwood bottoms make this property a perfect timber and recreational investment. Located just west of Plains, Ga, this tract is largely covered in planted pine of diverse age classes. It features a mobile home, 2-acre pond and flowing creek.

CBC SAUNDERS REAL ESTATE
saundersrealestate.com

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

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

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

152 +/- acres

\$595,000



6965 EAST CENTERPOINT ROAD
PARROTT, GA / WEBSTER CO.
2 BR / 1.5 BA / 1,600 SQ FT

The perfect hunting getaway! This 152 +/- acre tract is a hunter's paradise with 138 +/- acres of planted pines, a 3 +/- acre stocked pond, 2 spacious metal buildings, man cave, and a newly renovated 2 BD/1.5 BA farmhouse cabin.

WEEKS AUCTION GROUP
weeksauctiongroup.com

TORI FULLER
229-890-2437 / tori@bidweeks.com

WILCOX CO - GA

53 +/- acres

\$430,000



217 JETT ROAD
PITTS, GA / WILCOX CO.
5 BR / 2 BA / 2,565 SQ FT

This property is a beautiful well maintained country estate with a beautiful view of a spring-fed pond from the den or porch area. It has slash planted pines, hardwood timber, stocked pond, unique windmill and abundant wildlife. Truly a must see property!

BARFIELD AUCTIONS INC
barfieldauctions.com

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

503 +/- acres

\$1,357,283



GA HWY 159
PITTS, GA / WILCOX CO.

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

25 +/- acres

\$299,900



111 MCDONALD RD
SYLVESTER, GA / WORTH CO.
2 BR / 2 BA / 1,454 SQ FT

Quality built brick home. Fully furnished. Fully functional. Eat-in kitchen with recessed lighting, counter space, backsplash and custom cabinets. Appliances with barn-door refrigerator and freezer drawer stay with home. Surround sound, plantation blinds. 18 acres under conservation 5-1.

COLDWELL BANKER WALDEN & KIRKLAND
coldwellbanker.com

ALICE JOLLEY
229-436-8811 / alice.jolley01@gmail.com

9 +/- acres

\$175,900



1224 DOE HILL ROAD
POULAN, GA / WORTH CO.
3 BR / 2 BA / 1,792 SQ FT

Manufactured home features a living room, kitchen, dining room, fireplace and nice screened back porch. All appliances remain. Awesome 3,150 sq ft galvanized metal shop built in 2007 with small kitchen and bath, 2 work areas, offices and covered shed on back. Roll-up doors. 3-bay implement shed.

COLDWELL BANKER WALDEN AND KIRKLAND
waldenandkirkland.com

JANICE WESTER
229-436-8811 / janicewester@gmail.com

135 +/- acres

\$351,000



ANDERSON ROAD
SYLVESTER, GA / WORTH CO.

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@talcorm.com

759 +/- acres

\$2,850,000



719 GUNSMOKE ROAD
ASHBURN, GA / WORTH CO.
4 BR / 4.5 BA / 3,100 SQ FT

Smoking Gun Plantation is a fully developed groomed commercial quail hunting plantation. Perfect for the next owner to run their own quail hunting business, or manage as a private plantation offering the best in quail, deer, turkey and bass. Includes equipment, furnishings, supplies and bird dogs!

MATRE FORESTRY CONSULTING, INC.
matreforestry.com

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

EXPLORE RESOURCES
SEARCH LISTINGS
GET PRE-APPROVED

SWGAFarmCredit.com

10 +/- acres

\$699,000



944 OLD STATE RTE 33
SYLVESTER, GA / WORTH CO.
5 BR / 4 BA / 5,155 SQ FT

Property features long paved driveway with beautifully manicured lawn and garden throughout the property. Enjoy the great country scenery while enjoying the marvelous pool and patio. Fantastic outbuilding on the property allows room to store all your toys and tools!

WEEKS AUCTION GROUP
weeksauctiongroup.com

TORI FULLER
229-890-2437 / tori@bidweeks.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

852 +/- acres

\$1,699,740



S. SPRINGHILL CHURCH ROAD
GORDON, AL / HOUSTON CO.
2 BR / 1 BA / 500 SQ FT

Seahoss Farm, a short 17 miles east of Dothan. Features a cabin, pole barn, three ponds, and sixteen food plots. Approximately 68% of the tract is plantable with loblolly, longleaf, and slash pines valued at over \$640k. Can be subdivided to 760 and 92 acres.

VERDURA REALTY, LLC
verduraproperties.com

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

MACON CO - AL

97 +/- acres

\$685,000



8215 CR 79
CREEK STAND, AL / MACON CO.
4 BR / 4 BA / 5,467 SQ FT

Built with the region's finest heart pine. You'll appreciate the attention to detail in the 8 hand-carved mantels and hand hewed floor. Solid brass accessories include rim-locks, hinges and floor registers. Large modern kitchen. Come see if it's time for you to own a chapter in its history!

COLDWELL BANKER
kpdd.com

HOWARD JEFFERSON
706-256-1000 / howard.jefferson@coldwellbanker.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
863-588-7578 / bryant@sreland.com

GADSDEN CO - FL

620 +/- acres

\$2,169,380



1040 BEAR CREEK ROAD
QUINCY, FL / GADSDEN CO.

Bear Creek Farm. 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.

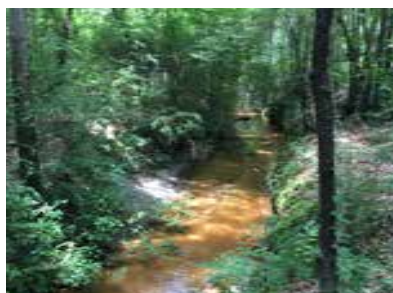
SOUTHERN LAND REALTY
SouthernLandRealty.com

ROB LANGFORD
850-385-3000 / rob@southernlandrealty.com

FINANCING FOR YOUR
FARM, LAND & HOME

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

113 +/- acres

\$316,400



DOLAN ROAD
CHATTAHOOCHEE, FL / GADSDEN CO.

This North Florida Mountain property has elevation, timber and game like you wouldn't believe. Check it out.

SOUTHERN LAND REALTY
SouthernLandRealty.com

ROB LANGFORD
850-385-3000 / rob@southernlandrealty.com

298 +/- acres

\$745,000



POTTER WOODBERRY ROAD
HAVANA, FL / GADSDEN CO.

Woodberry Farm offers a beautiful and varied landscape of pines, hardwoods, creeks, ponds, ravines, pastures, and fields scattered among its rolling hills. Located just 30 minutes north of Tallahassee. These features complement each other to create a special retreat.

VERDURA REALTY, LLC
verduraproperties.com

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

443 +/- acres

\$2,399,000



TALLAHASSEE, FL / GADSDEN CO.
3 BR / 2.5 BA / 2,352 SQ FT

Elkhart Ranch is a high-fenced recreational property with all the amenities, ready to enjoy and entertain. Over 200 free-ranging indigenous and exotic animals. Elk, Blackbuck antelope, Scimitar oryx, Gemsbok antelope, Nilgai and Pere David, Axis and Fallow deer, and ~100 DNA-verified white tails.

JON KOHLER AND ASSOCIATES
jonkohler.com

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

GET PRE-APPROVED ONLINE
IN MINUTES

SWGAFarmCredit.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

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

173 +/- acres

\$325,000



LAWRENCE ROAD
MARIANNA, FL / JACKSON CO.

Lawrence Road tract represents an outstanding timberland / recreational investment. The 18 year-old loblolly pines can provide immediate cash flows and an exceedingly high 94% of the property is plantable. This ratio plays a large part in an investor being able to generate solid economic returns.

VERDURA REALTY, LLC
verduraproperties.com

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

JEFFERSON CO - FL

406 +/- acres

\$872,900



DRIFTON-AUCILLA
TALLAHASSEE, FL / JEFFERSON CO.

Thompson Valley recreational property includes approximately half mile frontage on Buggs Creek, nice live oaks and hardwoods, food plots, and good roads throughout. Good deer, turkey and duck habitat. The property has an equipment shed/pole barn and camper/RV hookups.

JON KOHLER AND ASSOCIATES
jonkohler.com

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

96 +/- acres

\$2,290,000



4741 ASHVILLE HWY
MONTICELLO, FL / JEFFERSON CO.
9,000 SQ FT

Straightaway Farms is a recreational and equestrian estate located on the picturesque Ashville Highway. Acre for acre, this is one of the most beautiful equestrian estates in all of Florida. The property has a 9,000 sq.ft. custom home on a beautiful, pastoral setting.

JON KOHLER AND ASSOCIATES
jonkohler.com

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

310 +/- acres

\$776,600



485 SALT ROAD
MONTICELLO, FL / JEFFERSON CO.
3 BR / 2 BA

Great multi-use recreational, hunting, and fishing tract, as well as an attractive timber investment. Comfortable house with screened-in porch, outbuildings, food plot clearings, upland pines, cypress and hardwood bottoms.

SOUTHERN FORESTRY REALTY
southernforestryrealty.com

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

JEFFERSON CO - FL

144 +/- acres

\$360,360



WILD TURKEY RUN ROAD
LLOYD, FL / JEFFERSON CO.

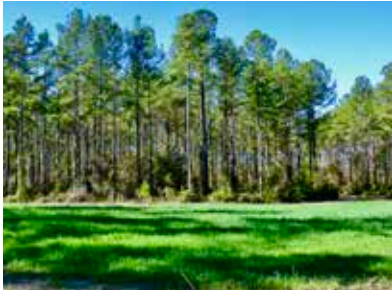
Wild Turkey Run. The name says it all. Gobblers galore, mature planted pines, creek and hardwoods. This has it all and is in a fabulous location.

SOUTHERN LAND REALTY
southernlandrealty.com

ROB LANGFORD
850-385-3000 / rob@southernlandrealty.com

252 +/- acres

\$782,750



OLD LLOYD ROAD
LLOYD, FL / JEFFERSON CO.

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 north-west corner providing habitat for the large number of turkeys living there.

SOUTHERN LAND REALTY
southernlandrealty.com

ROB LANGFORD
850-385-3000 / rob@southernlandrealty.com

LAFAYETTE CO - FL

211 +/- acres

\$1,795,000



4162 NORTHWEST DESTIN ROAD
MAYO, FL / LAFAYETTE CO.
3 BR / 2 BA

Packing house is 11,800 sq ft under roof, 6,250 enclosed, Artic Rain hydro cooler, 3,000 sq ft cold box with 45-ton cooling capacity, cucumber packing line, 207-acre farmland divided into 3 parcels, not contiguous, close by. All have good water supply by wells, diesel power units and pivots.

FLORIDA INLAND REALTY, INC.
floridainlandrealty.com

RALPH MARK CREWS
863-634-3257 / mark@floridainlandrealty.com

EXPLORE RESOURCES
SEARCH LISTINGS
GET PRE-APPROVED

SWGAFarmCredit.com

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

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
863-588-7578 / bryant@sreland.com

MADISON CO - FL

22 +/- acres

\$349,000



LANTANA STREET
LEE, FL / MADISON CO.
2 BR / 1 BA / 1,080 SQ FT

This property is not only the perfect place for cows or horses but it has rental income of over \$4,000 a month. Several buildings on the land with long time tenants. A natural spring on the back side. It has several pole barns and a mechanic's shop. All the tools are staying! Large oak trees!

AFG TRI STATE REALTY, INC
afgtristaterealty.com

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

27 +/- acres

\$160,000



2245 SE ROLLER COASTER HILL ROAD
MADISON, FL / MADISON CO.
2 BR / 1 BA / 1,120 SQ FT

Pasture land and woods. There are deer, turkey and hogs in the immediate area. Paved road frontage. The home needs renovations or you can build your own. Only minutes from Valdosta, Georgia and Wild Adventures!

AFG TRI STATE REALTY, INC
afgtristaterealty.com

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

270 +/- acres

\$595,782



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

440 +/- acres

\$1,870,000



MADISON COUNTY
TALLAHASSEE, FL / MADISON CO.
3 BR / 1 BA

Jemia Two is a recreational and timber property with 64 +/- acres of pasture, multiple wood duck holes, established food plots, beautiful live oaks, and great hardwood bottoms. Significant pine straw Income. Additional 155 acres with 7,000 sq. ft. house located 10 mins away is also available.

JON KOHLER AND ASSOCIATES
jonkohler.com

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

105 +/- acres

\$939,000



339 NE RUE DRIVE
PINETTA, FL / MADISON CO.
3 BR / 2 BA / 2,860 SQ FT

This turn-key farm boasts meticulously maintained irrigated hay pastures, a stocked fishing pond and cook-out house. The ranch enjoys a private setting on rolling hills with vistas of surrounding farms. A canopied driveway leads to a brick home with pool surrounded by majestic southern live oaks.

LIVE WATER PROPERTIES
livewaterproperties.com

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

SUWANNEE CO - FL

28 +/- acres

\$215,000



11997 CR 252
MCALPIN, FL / SUWANNEE CO.
3 BR / 2 BA / 1,104 SQ FT

Several out-buildings including a center isle barn with 4 stalls, 3 metal awnings and a large storage shed. Home has new metal roof and large deck on the back for relaxing. Several pastures for your animals. Quiet area, only minutes from town.

AFG TRI STATE REALTY, INC
afgtristaterealty.com

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

140 +/- acres

\$1,295,000



11771 COUNTY ROAD 132
LIVE OAK, FL / SUWANNEE CO.
5 BR / 4 BA / 4,400 SQ FT

Situated among beautiful oak trees with great views of rolling pastures, this ranch includes a brick home, gated entrance and is completely cross-fenced for horses or cattle. Improvements include horse stables, cow-pens, metal barn and animal shade buildings.

LIVE WATER PROPERTIES
livewaterproperties.com

TOBY ANASTASIO
307-734-6100 / tanastasio@livewaterproperties.com

TAYLOR CO - FL

38 +/- acres

\$43,953



MAX ROAD
PERRY, FL / TAYLOR CO.

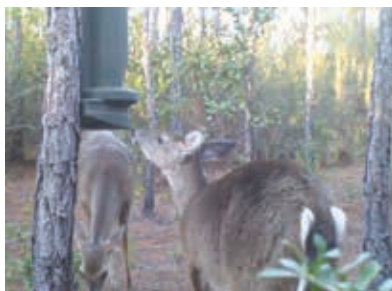
In the middle of 450,000 acres of timber lands and private land owners. Loaded with deer, turkey and hogs.

AFG TRI STATE REALTY, INC
afgtristaterealty.com

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

50 +/- acres

\$65,000



RICK AND ROCK ISLAND ROAD
PERRY, FL / TAYLOR CO.

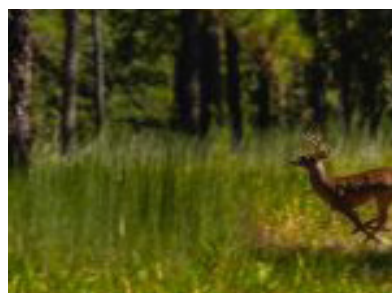
50 acres in the middle of 400,000 acres offers seclusion and all the deer, turkey and hogs you can ask for!

AFG TRI STATE REALTY, INC
afgtristaterealty.com

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

471 +/- acres

\$1,650,000



TALLAHASSEE, FL / TAYLOR CO.

T&T Ranch is a beautiful high fenced property with a very nice enclosed barn, with a section converted to a barndominium living space. Tons of deer with great genetics, including whitetail deer, axis and black buck. This property is the site of the historic Buckeye nursery operation.

JON KOHLER AND ASSOCIATES
jonkohler.com

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

WAKULLA CO - FL

477 +/- acres

\$1,995,000



COASTAL US HWY 98
CRAWFORDVILLE, FL / WAKULLA CO.

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 / rob@southernlandrealty.com

WALTON CO - FL

2,435 +/- acres

\$7,292,825



HIGHWAY 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

843 +/- acres

\$2,318,250



HIGHWAY 3331
DEFUNIAK SPRINGS, FL / WALTON CO.
3 BR / 2 BA / 1,200 SQ FT

Walton Preserve features a rolling and diverse landscape. There are 1.5 miles of creekfront, beautiful hardwoods, 400+ acres of young and mature planted pines, 3 ponds, a shared 3/4 mile boundary with Eglin Air Force Base, and a 3 BR / 2 BA manufactured home. Over 200 acres have HBU land use.

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

WASHINGTON CO - FL

1,165 +/- acres

\$3,489,175



HAMMACK ROAD
VERNON, FL / WASHINGTON CO.

Holmes Creek Plantation features recreational opportunities, valuable timber, high level of management and water access. Hunting rights to 695 WMA acres, fishing / boating in Holmes Creek, designated canoe trail. Less than 30 miles to I-10, airport and St. Joe's 75k-acre West Bay development.

VERDURA REALTY, LLC
verduraproperties.com

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



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about legislation
affecting
Georgia farmers.

Grassroots advocacy is important for farmers, agribusinesses, and our rural communities. Be informed and let your legislators know you stand with ag!

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you're part of something **bigger**

This year, we're returning \$5.32 million in cash to our members as part of our Patronage Program. Patronage is just one of the advantages of doing business with Southwest Georgia Farm Credit. Our cooperative structure helps us put your needs first—competitively priced credit and a safe and sound organization. We know the \$5.32 million we return will help grow our small towns and communities right here in southwest Georgia.

From coast to coast, the Farm Credit System puts farmers and land owners first. We're glad you're one of about a half million borrowers who choose Farm Credit as their rural lender.

Learn more at SWGAFarmCredit.com/patronage



* Normal credit and underwriting requirements apply. New customers incur cost of one time stock purchase. Patronage distributions are at the discretion of the Board of Directors.