

SUMMER 2019

Wiregrass

a magazine for people who value land

LAND & LIVING

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27



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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 jgilbert@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.



COVER: Elaine Mercer, owner, Lost Creek Blueberry Farm, counts the days to harvest.

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PROPERTY LISTINGS



“ We’ve had so many blessings
in the right moment
—at the intersection
of need and desperation.
I’ve found that over and over again.

—*Elaine Mercer, Owner-Lost Creek Blueberry Farm*



Just over the horizon, there’s nothing but blue...berries!

Elaine Mercer’s office is “parked” under a beautiful shade tree on the corner of her 15-acre farm. Her four-wheeled vehicle waits for her to hop in, enjoy a glass of water on what feels like a 100-degree day, and speeds towards the rows and rows of ripening blueberries—a field with four different varieties of Southern High Bush plants. Under the intense summer sun, Elaine counts the days to harvest—it’s close now. Another day or two, and picking the berries will commence and go on for several weeks. From the time they’re picked, the berries land on a grocer’s shelf, not yet washed, but ready to be eaten—the best way, of course, right out of your hand.

Particularly during the harvest season, Elaine Mercer considers her field as a kitchen, with strict adherence to food safety guidelines. She describes her farming operation as both low tech and high tech. And she does it all...the planting, the harvesting, the general maintenance of the field. From her days as an executive at a large commercial bank to her time spent now in her blue overalls, Elaine and her unlikely career path have taught

her one of life’s most important lessons: “I can’t be scared,” she says. “I’ve learned that I have to be tough. If something needs to get done, it comes down to me.”

Elaine says she’s a grateful farmer, if not an intentional one. The farm, which her family purchased in 1967, and which she remembers from the time she was in grade school, grew peanuts and corn, tobacco and cotton. Passed to the next generation, she owns the farm with sister Jean Terry and her mother, Montine Webb, but the daily responsibilities fall to Elaine. Not on her...to her, because that’s the way she wanted it. When the sisters considered the return on investment, they decided to pass on cattle and pecans, but instead looked for a higher return on a smaller amount of acreage—and blueberries was the crop of choice. After pooling their resources, and with encouragement from her husband, Elaine walked away from the comforts of corporate life and into her new office—the one complete with a machete and bug spray.

—*continued*—



“For me to surrender my sense of independence and ability to provide for myself and my family—to walk away from that was a real scary prospect, a real leap of faith,” she said. “I felt like I was on the high dive—someone was pushing me—and there was no one there to catch me. At some point, I just knew I had to take the next step.”

On any given day, Elaine is checking pH levels, calibrating a sprayer, mowing, spraying, or repairing irrigation lines. During late spring freeze events, Elaine spends her night half-asleep, monitoring the temperatures so that she can turn on the sprinkler system to protect the blueberry flowers from spring freezes. Her learning curve has been steep, but not without guidance or support. “I have learned that the brotherhood of the farming community is essential for my survival,” Elaine said.

This year’s crop was bountiful. Already, Elaine has started planning for her next season; what equipment needs updating; how she can improve her process.

“I can’t lie down at night if I know there’s something (else) I could have done to make this farm work,” she said.



ON BECOMING A MEMBER OF SOUTHWEST GEORGIA FARM CREDIT

Elaine’s journey to financing with us was fast and easy. She needed a refrigerated truck to transport her blueberries. Once she found the right vehicle, she found the right financing through Farm Credit Express.

At dealers throughout southwest Georgia, you can apply for Farm Credit Express financing for your trucks, loaders, combines, and more. It’s just another way we make financing with Farm Credit what you want it to be—hassle free, safe, sound credit for your operation.



*Nikki Burch
Relationship Manager*

» LEARN MORE: [SWGAFarmCredit.com/equipment](https://www.SWGAFarmCredit.com/equipment)



LAND HO!

THERE'S TIMBER IN THESE PARTS

EACH STAND OF TIMBER IS UNIQUE...

LAND GROWS ALL KINDS OF THINGS. LAND GROWS MEMORIES, AND MONEY. LAND GROWS WILDLIFE AND HABITAT. LAND GROWS ANNUAL CROPS AND LIVESTOCK. AND, LAND GROWS TIMBER. MOST EVERY LAND PARCEL IN SOUTHWEST GEORGIA, LIKE MOST OF THE SOUTHEASTERN US, HAS A TIMBER COMPONENT. IN FACT, MANY PARCELS ARE ALL TIMBER.

As a reader of *Wiregrass Land & Living*, you probably have some interest in Southwest Georgia (Sowega) land, and that means you probably have some interest in the Sowega timber market. Having a better understanding of your timber market, should help you become a better land steward, and help you make better timber management decisions. With that in mind, following is a general overview of the Sowega timber market.

Let's start by pointing out that each stand of timber is unique, and so is each location and each forest products mill. The varying mills have different product specifications, and their demand for trees fluctuates greatly depending on current and projected demand for their end products, wood yard inventory, and weather conditions. Why weather? Logging capacity increases in dry weather and slows in wet weather, affecting log supply at the mill. Also, weather conditions affect how long they can keep log inventory on the yard until it is processed.

Distance from your property to the mills, and access to your property for log trucks and equipment, is critical. Also, we occasionally have out of the ordinary events that affect the timber markets, such as Hurricane Michael, and the announcement of Georgia Pacific's new sawmill, currently under construction in Albany. Occasionally, we have temporary or permanent mill closures; sometimes mills upgrade or downgrade their production capability.

So, with all of that said, the following information is general market information, and for your unique property, it is advisable that you seek a professional licensed consulting forester to help you with your timber management and timber sale decisions.

The timber market includes a wide array of forest products, and following is an overview of each primary product in chronological order from youngest aged timber to older timber. While the primary mills are mentioned, in most cases, the actual purchaser of your timber will be a timber dealer, who has a supplier dealership with

multiple mills for a variety of products. Mills will purchase timber directly from the landowner, usually when the majority of the trees in the timber sale meet their specifications. Multiple product timber sales often sell to a dealer. Many timber dealers are Master Timber Harvesters.

>> ONLINE RESOURCES:

FORESTRY CONSULTANTS

Associations of Consulting Foresters act-foresters.org
Forestry Commission gfc.state.ga.us

TIMBER DEALERS

Georgia Master Timber Harvesters gamth.org

TIMBER MILLS

Forest Products Locator primary.forestproductslocator.org

PRE-MERCHANTABLE TIMBER

Pre-Merchantable timber usually refers to young planted pines usually too small for pulpwood, but can also refer to natural pine and hardwood regeneration. While pre-merchantable timber is not sold and harvested, it adds value to the property, so we do consider it a "product." Sometimes it is harvested as whole tree chipped "fuelwood," which is discussed below. But back to pre-merchantable timber for now, usually for planted pines the base value in year 1 is at least your reforestation expense, assuming the reforestation was successful. So, in year 1 of a pine plantation, there could be an appraisable timber value of around \$200 to \$300 per acre. Assuming 6 tons per acre per year, at age 10 there could be 60 tons per acre of pre-merchantable timber that could feasibly appraise at +/- \$1000 per acre pre-merchantable timber value for a typical 10

—continued—



year old pine plantation. Actual pre-merchantable value will depend on site index and stand quality. Site Index is soil quality for growing timber expressed in co-dominant and dominant tree height at a given age. For example, planted loblolly pine projected to have 70' tall co-dominant and dominant trees at age 25, has a site index of 70 at base age 25.

FUELWOOD

Fuelwood is whole tree or wood waste chips used to generate energy by burning. Paper mills have been a market for fuelwood for years, and recently Proctor & Gamble in Albany, Georgia constructed a fuelwood power generating plant. Most fuelwood comes from small trees in the understory of forest, older clearcuts that naturally regenerated in poor quality stands, wood waste at logging sites, and failed pine plantations. The fuelwood chips are produced in the woods with a whole tree chipper, or a tub grinder.

Stumpage prices (price paid to the landowner) for fuelwood usually range from less than \$0.00 per ton (landowner pays the producer) to as high as a dollar or two per ton at times, depending on supply and demand. Very few logging operations are equipped to chip fuelwood, and they usually require that you have some pulpwood and sawtimber to go along with the fuelwood.

PULPWOOD

Pulpwood is our first “primary product,” and it is a critical product. First thinnings of planted pine, usually around ages 13 to 17, produce pulpwood. Harvests of any type of older timber also generate pulpwood along with the sawtimber, including pulpwood out of the tops of sawtimber trees.

Sowega pine pulpwood stumpage prices in recent years have generally ranged for +/- \$10 to +/- \$15 per ton in Sowega. Hardwood pulpwood prices fluctuate more than pine and generally range from around \$3 to \$10 per ton. Hardwood pulpwood prices on bottomland sites are usually significantly lower than upland hardwood pulpwood prices. Pulpwood is usually utilized tree length to a 2" or 3" diameter top.

CANTER WOOD, ALSO KNOWN AS STRINGER WOOD, OR SUPER PULPWOOD

Somewhat of a secondary product, but important none the less, canter wood is a product that is better than pulpwood, but not quite chip-n-saw size. Most canter wood starts occurring in planted pine stands around the age of 2nd thinning, usually +/- 20 years old. Stumpage prices are typically between pulpwood and chip-n-saw prices, and they usually run the product to around a 4" top.

CHIP-N-SAW & PALLET WOOD

Our second “primary product,” chip-n-saw, is a pine product that requires a quality tree with minimal defects, typically with a minimum butt diameter of 10" with at least about 32' to a 6" top. Some mills will take a 5" top, and some will accept shorter cut to length logs. Some mills require clean chip-n-saw logs, and some accept a rougher log. Chip-n-saw is what we aim for out of planted pine second thinnings

around age +/-20, along with pulpwood. Pine chip-n-saw prices have hovered around +/- \$20 per ton during recent years. Pallet wood is hardwood's version of pine CNS, and generally brings prices of \$12 to \$20 per ton.

SAWTIMBER

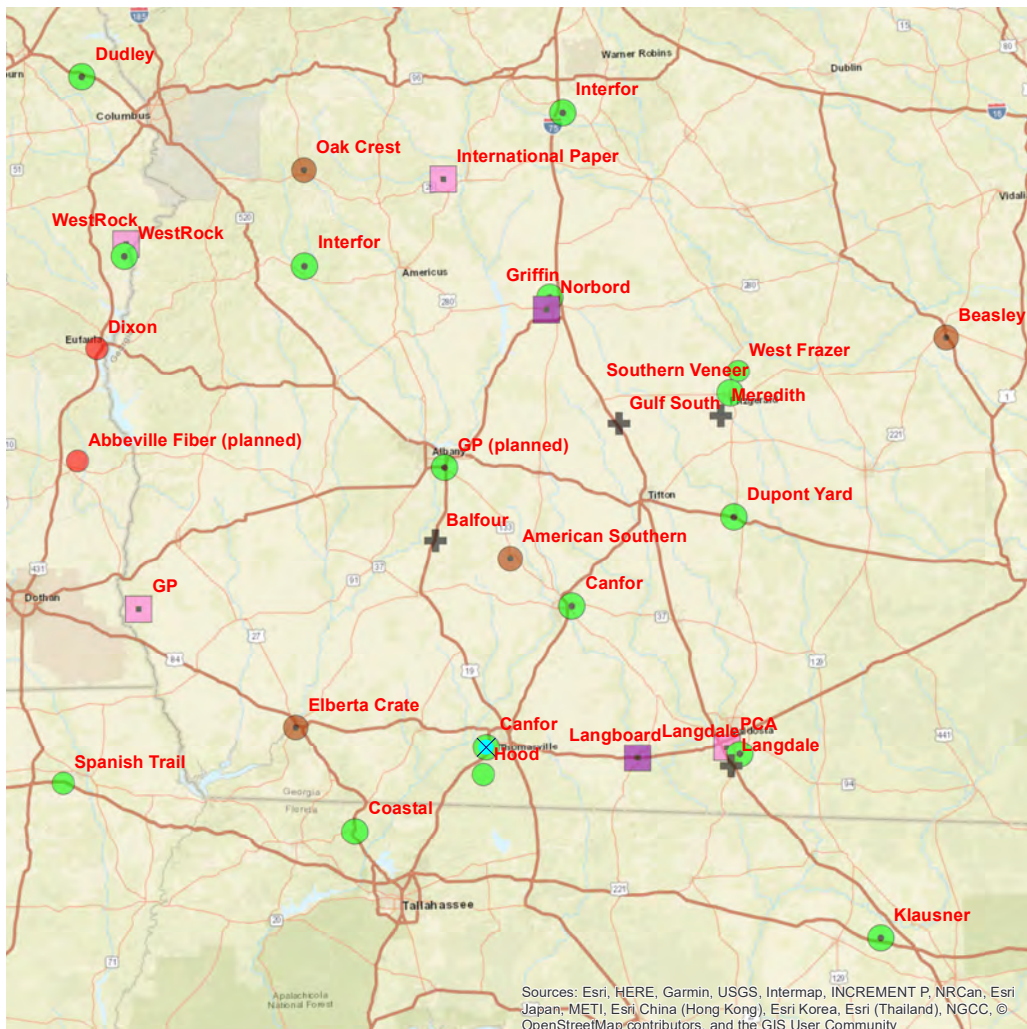
Our third "primary product" is sawtimber. Sawtimber is the primary product in most mature timber harvests. Pine sawtimber are quality trees with minimal defects, usually with a minimum butt size of 12" to 14", and a minimum top end diameter of usually 8" to 10". We usually expect younger pine sawtimber to start occurring in pine plantations around age +/-25, and by age +/-30, we expect to have a significant amount of pine sawtimber. Prices range from about \$25 to \$35 per ton, depending on age, quality, size, location, access, supply, and demand. Some overly mature high quality pine logs bring +/- \$40 per ton or more.

Making Sowega landowners very happy, Georgia Pacific has recently begun construction of their new pine sawmill in Albany, which is expected to utilize +/-1,000,000 tons of pine chip-n-saw and sawtimber. To feed the mill, they expect +/-175 loads of pine logs per day once they get fully up and running.

Hardwood sawtimber is similar to pine sawtimber in size and quality, but is hardwood species such as oak, sweetgum, poplar, cypress, and other miscellaneous hardwood species. While pine sawtimber began decreasing in value prior to the Great Recession which started around +/-2007, and then sharply decreased as the Great Recession started, hardwood sawtimber has actually increased in value. This is simply explained by the law of supply and demand. Much of the south currently has an over supply of pine logs, but a tight supply of hardwood logs. Miscellaneous hardwood logs are currently bringing +/- \$30 or more on the stump, and quality Oak is bringing in the \$40's or more.

—continued—

Major Forest Product Mills serving Southwest Georgia



MILL TYPE

- Pine Pole Mill
- Pine Plywood Mill
- Pine Sawmill
- Pine Chip-N-Saw Mill
- Pine Canter Mill
- Pine OSB Mill
- Paper Mill
- Hardwood Sawmill

MATRE FORESTRY CONSULTING, INC.

5-30-19

Map information is not guaranteed. Some map info is from outside sources.

Sources: Esri, HERE, Garmin, USGS, Intermap, INCREMENT P, NRCan, Esri Japan-METI, Esri China (Hong Kong), Esri Korea, Esri (Thailand), NGCC, © OpenStreetMap contributors, and the GIS User Community

BLENDED CHIP-N-SAW SAWTIMBER

No need for much explanation here, but some pine sales are sold as blended chip-n-saw and sawtimber, where the chip-n-saw and sawtimber are not merchandized separately. A blend deal works well in fairly young stands that are transitioning from chip-n-saw to sawtimber, or third thinnings.

POLES

The climax pine product is pine poles, meaning there is currently no more valuable product that you can grow than pine poles. Keep in mind, in even high quality pine stands, usually only a small percentage are straight enough poles. Small poles about chip-n-saw size usually bring in the \$30's per ton, and large poles about the size of sawtimber bring in the \$50's and \$60's. Oversized poles can bring even in more per ton.

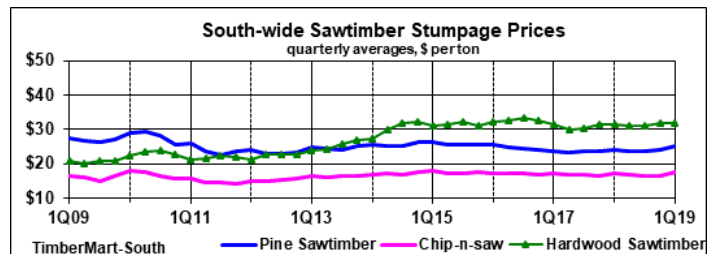
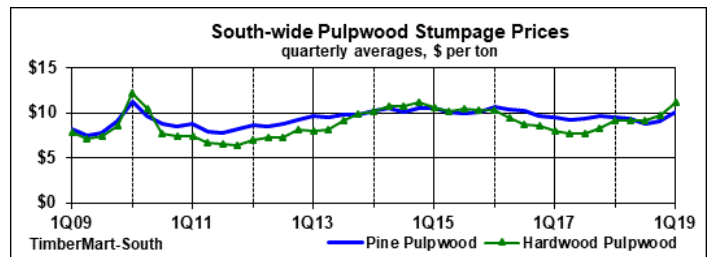
TIMBER SALE METHODS

There are several different methods of selling timber, and as mentioned earlier, it is advisable that you hire a forestry consultant to represent you in the process. First, determine if the sale should be sold by sealed bid, or negotiated. In a bid sale, timber buyers are invited to bid on the timber. In a negotiated sale, one or more buyers are contacted, and prices are negotiated.

You also need to determine if you are selling per ton or lump sum. In a per ton sale you are paid by the ton, and in a lump sum sale you are paid up front for the timber in a lump sum payment. In a per ton sale, an advance up-front payment is usually paid, and is usually anywhere between 10% and 80% of the estimated timber value. First thinnings are almost always sold per ton. Higher valued quality clearcuts are often sold lump sum. Second thinnings are usually sold per ton. Mature select harvest are sometimes sold lump sum, when the harvest trees or leave trees are marked with paint. Undesirable timber sales and sales that must be cut very quickly are usually sold per ton.

Contract length must be decided on. The longer you give the buyer to cut it, the better your timber price will be. Generally, less than 12 months is considered a short contract, and 6 months or less is extremely short. Most sales do not need longer than 24 months, but we have offered 36 month contracts on wet sites.

Word to the wise: When hiring a consultant and when selling timber, remember commissions and timber prices should not be your only concern. Unfortunately, some consultants charge the landowner a small commission but take an undisclosed commission from the buyer, which is illegal. Some consultants go the extra mile for their clients, and some cut corners. Some timber buyers steal wood, and some do not properly merchandize the various products. Some timber buyers do quality work, and some do not. Some have safe and reliable equipment, and some do not. Some have stronger mill relationships than others. So, do your homework and deal with reputable people, and remember that there is more to the equation than the consultant's commission amount and the timber buyers prices.



EXPECTED REVENUES AND YIELD

Without going into too much detail, just a quick mention of expected timber revenues, since that is probably on your mind and is a question we are often asked. The following revenues are typical for managed pine plantations, but keep in mind the range is huge: +/- \$500 per acre for first and second thinnings, +/- \$2,000 per acre for a final harvest at +/- 30 years old. Natural timber sales are all over the map, and can range from \$100's per acre to \$1000's per acre.

Following are typical yields from common planted pine timber sales with a timber management objective:

- First thinning, age +/-14, +/-40 tons of pulpwood per acre
- Second thinning, age +/-22, +/-25 tons per acre of pulpwood and chip-n-saw
- Clearcut, age +/-30, +/-80 tons per acre sawtimber with some pulpwood and chip-n-saw, and hopefully some poles.

CONCLUSION

If you stuck with it, hopefully you learned something about the Sowega timber market. Fortunately, we have good markets in Sowega, and it is currently growing with the addition of the new Georgia Pacific pine sawmill. We can hope that our mills stay profitable and open, and that engineers continue to develop more and more uses for the trees we grow! We need good timber markets across the board for desirable timber revenues, and for proper timber management. A vibrant timber market leads to healthy forests, a strong local economy, and higher land values.

Mike Matre is the President of Matre Forestry Consulting, Inc. Mike is a Georgia and Alabama Registered Forester, a Georgia and Alabama Real Estate Broker, an Accredited Land Consultant and a graduate of the University of Georgia School of Forestry.

>> LEARN MORE: matreforestry.com

In Africa, Peerless helps change lives, one corn crop at a time

When Farm Credit Express Relationship Manager Ragan Fretwell heard that David Britt, a salesman at Peerless Manufacturing in Shellman, Georgia, had traveled to sub Saharan Africa to help farmers there learn how to grow a better corn crop, she wasn't surprised.

"Traveling all that way, to a place that doesn't have the amenities we all enjoy every day, so that people can have a better life, just sounded like something David would do," she said. "I admire him for that."

Britt did, in fact, travel to Nyagatare, Rwanda, to teach farmers to use Peerless dryers for their corn crops. Working hand-in-hand with the One Acre Fund, a non-profit social enterprise that supplies financing and training to help small farmers grow their way out of hunger, David arrived and started teaching. When he got there, the farmers were able to dry about three tons of a corn a day. When he completed the training, they were drying 30 tons a day.

Using tarps that exposed the corn to the elements, drying was hindered when rain came, as they would scramble to get the corn covered up. More dry corn means more seed to plant and more food for their families.

According to the One Acre fund, there are about a half-million starving farmers in sub Saharan African and a continuous cycle of hunger. By providing education and financing, farmers are able to grow more food—the idea being that when a farmer prospers, a community prospers.

» LEARN MORE: OneAcreFund.org



ASSOCIATION NEWS

If you're a beginning farmer, this seminar is for you!

RISK MANAGEMENT TOOLS FOR AGRICULTURAL PRODUCERS

FRIDAY, JULY 19 | 9 A.M. TO 3:30 P.M.
HILTON GARDEN INN, ALBANY

This course is designed for producers who want to learn more about:

- o Financial Management
 - o Crop Insurance
 - o Marketing Contracts
 - o Human Resources
 - o Farm Financial Benchmarking
 - o Whole Farm Revenue Protection
 - o Other Emerging Risk Management Tools
- Learn how to identify and respond to risk in:
- o Production
 - o Financial
 - o Human Resources
 - o Marketing
 - o Legal

KEYNOTE SPEAKER: Van McCall, Ag Educator

TO REGISTER: Email Patricia McGill, Ph.D.
pbwmcgill@theccedunited.org

INFORMATION: 850.294.4994

This is a program of The Corporation for Community and Economic Development United, Inc. Sponsored by Southwest Georgia Farm Credit.

Tom Griffin joins Southwest Georgia Farm Credit

Tom Griffin has joined our team as a Commercial Credit Analyst in the Bainbridge office. In his new role, Tom will work closely with the Association's Relationship Managers to understand clients' needs and underwrite their loans. Tom joins us with several years of experience in the Farm Credit System, having worked at AgGeorgia Farm Credit and Farm Credit of Northwest Florida.

Now, Tom will be working where he was born and raised. In fact, he's a graduate of Bainbridge High School. He earned a BS in Agriculture from the University of Georgia. He and his wife, Nancy, are the proud parents of twins, Katie and Anna.

Tom's family attends First Presbyterian Church in Bainbridge, where he serves as an elder.

"We're excited to have Tom join our team. His experience growing up on a farm, and understanding the unique needs of farmers in our area, will be an asset to our members," said Paxton Poitevint, Chief Executive Officer.



Tom Griffin



Fresh from the Farm offers support to area's smaller farmers

There's nothing like fresh peas or green beans, some delicious red-ripe tomatoes, or even locally produced jam and jellies—all of which you can find this time of year at area roadside stands and farmers' markets. That's why Southwest Georgia Farm Credit offers the Fresh From the Farm mini-grant program, to support area producers with \$500 mini-grants to help promote their small farms.

"We have access to some of the most delicious, locally-grown foods in the country, thanks to local growers who sell their products at farmers' markets and at their farms," said Brandon Vann, Southwest Georgia Farm Credit Relationship Manager in the Association's Americus office. "What's not to love about locally grown blueberries and squash, cucumbers and watermelons?" he said.

This year's grant recipients include: Pete's Produce, Albany; Sister Produce & More, Bronwood; Wilburn Farms, Albany; Leeway Garden, Sumner; Hagerson Farm Fresh Produce, Plains; Two Nutty Chicks & Co., Pelham; Mark's Melon Patch, Dawson; Johnson Produce, Donalsonville; Green Family Farm, Sylvester; Huckabuck Farm, Sylvester.

"As part of the local ag community, we're committed to helping farmers of all sizes succeed," said Paxton Poitevint, CEO, Southwest Georgia Farm Credit. "These mini-grants help local farmers spread the word that they have terrific products for sale, and hopefully encourage area residents to take a minute and stop by for something healthy and tasty for their families."

Five scholarships awarded to area high school seniors

Southwest Georgia Farm Credit is proud to announce the recipients of its 2019 Scholarship Program. This year, the association received 30 applications representing 14 counties in its 21-county territory. In fact, because of the overwhelming response, Southwest Georgia Farm Credit will sponsor five scholarships instead of four, simply because the students were so deserving of the honor.

"We could have given a scholarship to each person who applied," said Paxton Poitevint, Chief Executive Officer. "These students were highly accomplished, contributing to their schools and helping in their communities," he said. "We were amazed at what these students have accomplished, and we hope that they have the opportunity to return to their hometowns to help our rural communities continue to grow."

Recipients of the 2019 Southwest Georgia Farm Credit Scholarships include Taylor Barber, Bainbridge High School; McKynleigh Grace Harrell, Bainbridge High School; Loulie Hattaway, Southwest Georgia Academy; Tyrell Smith, Randolph Clay High School; John Winkler, Early County High School.

"Each of these students is accomplished in the classroom and in their community," Poitevint said. "We're excited that we are able to help them with the next step in their academic careers."

>> LEARN MORE: 2020 Scholarship information is available in the fall at SWGAFarmCredit.com.

CONGRATULATIONS!

PHOTOS TOP TO BOTTOM:

Taylor Barber, Bainbridge High School and Billy Billings, Relationship Manager
McKynleigh Grace Harrell of Bainbridge High School and Keri Reynolds, Retail
Credit Services Manager

Loulie Hattaway, Southwest Georgia Academy and Duane Watson, Relationship
Manager

Tyrell Smith, Randolph Clay High School and Jordan Gilbert, Senior Marketing
Coordinator

John Winkler, Early County High School and Billy Billings, Relationship Manager





Voted "Best Mortgage Broker" Thomasville Times-Enterprise 2019 Reader's Choice

Congratulations to our Thomasville team, Allen Corbin and Amanda Gates on being named "Best Mortgage Broker" in the 2019 *Times-Enterprise* Best of Thomasville Reader's Choice!

What does this mean for you?
Experience, an easy process, and great communication every step of the way!

Get your home loan started today!

» ONLINE:
SWGAFarmCredit.com

» EMAIL AMANDA:
AGates@SWGAFarmCredit.com

» EMAIL ALLEN:
ACorbin@SWGAFarmCredit.com



MARKET TRENDS

FIRST QUARTER 2019 LAND SALES
For Sales Greater than 50 Acres

COUNTY	ACRES	SALES PRICE	\$/ACRE
Baker	124.00	\$ 625,000	\$ 5,040
	95.00	\$ 420,000	\$ 4,421
Calhoun	866.64	\$1,898,000	\$ 2,190
	152.50	\$ 297,000	\$ 1,948
Chattahoochee	226.74	\$ 650,000	\$ 2,867
Clay	226.35	\$ 396,000	\$ 1,750
Decatur	63.00	\$ 225,000	\$ 3,571
	150.47	\$ 328,000	\$ 2,180
	413.84	\$ 807,000	\$ 1,950
Dougherty	234.17	\$ 700,290	\$ 2,991
	329.00	\$ 893,920	\$ 2,717
Early	193.52	\$ 272,000	\$ 1,406
	193.52	\$ 272,000	\$ 1,406
	549.15	\$ 556,000	\$ 1,012
	136.01	\$ 800,000	\$ 5,882
	70.49	\$ 134,000	\$ 1,901
	244.50	\$ 995,000	\$ 4,070
Grady	125.20	\$ 187,000	\$ 1,494
	145.00	\$ 292,000	\$ 2,014
Lee	60.00	\$ 177,000	\$ 2,950
	251.04	\$ 990,000	\$ 3,944
Marion	236.67	\$ 674,000	\$ 2,848
	445.65	\$1,125,000	\$ 2,524
	61.37	\$ 100,000	\$ 1,630
Mitchell	72.49	\$ 86,000	\$ 1,186
	55.60	\$ 121,000	\$ 2,176
	72.70	\$ 145,000	\$ 1,994
Schley	663.35	\$1,925,000	\$ 2,902
	274.20	\$3,276,000	\$11,947
	219.10	\$1,000,000	\$ 4,564
Stewart	177.25	\$ 333,000	\$ 1,879
	54.72	\$ 109,000	\$ 1,992
Sumter	50.27	\$ 100,000	\$ 1,989
	135.00	\$ 230,000	\$ 1,704
Terrell	92.00	\$ 111,000	\$ 1,207
	88.68	\$ 212,000	\$ 2,391
Thomas	99.02	\$ 326,000	\$ 3,292
	344.96	\$1,080,000	\$ 3,131
Webster	100.00	\$ 150,000	\$ 1,500
	167.37	\$ 200,000	\$ 1,195

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

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

BLECKLEY CO - GA

484 +/- acres

\$1,750 per acre



JOHN BENSON ROAD
COCHRAN, GA / BLECKLEY CO.

Road frontage on 3 paved roads. Great area for hunting deer, turkey and duck. Property also offers productive cropland, woodland, cypress swamp, pond, and 10-year natural regeneration.

COLDWELL BANKER ROBBINS & FREE REALTY
robbinsfree.com

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

66 +/- acres

\$248,475



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.

COLDWELL BANKER ROBBINS & FREE REALTY
robbinsfree.com

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

Explore more of the area's best property listings online:

SEARCH BY **TYPE** & **SIZE** & **COUNTY**

SWGAFarmCredit.com

BROOKS CO - GA

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

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

420 +/- acres

\$1,500,000



BADEN ROAD
QUITMAN, GA / BROOKS CO.

4 BR / 2 BA / 3,500 SQ FT

Believed to be one of the earliest homes in Brooks County, the fully restored plantation house is the centerpiece of this beautiful south GA farm.

SOUTHERN LAND REALTY
southernlandrealty.com

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

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

BROOKS CO - GA

234 +/- acres

\$649,900



MOULTRIE HWY
QUITMAN, GA / BROOKS CO.

Looking for one of those special places that only comes along once in a lifetime? Look no further! This property has it all. Abundant with huge whitetail deer, turkey, wild hogs, waterfowl, and small game. All along the famous Opilaco Creek and 20 minutes from I-75.

WHITETAIL PROPERTIES REAL ESTATE
whitetailproperties.com

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

7 +/- acres

\$30,000



GROOVERVILLE ROAD
QUITMAN, GA / BROOKS CO.

Whether you want to have your very own private hunting location to take your camper or if you want to build, having power and a septic tank already onsite broadens your possibilities. If you hunt deer, turkey, or both, this property is perfect for you, with over 7 acres.

KEYSOUTH REAL ESTATE GROUP, INC
keysouth.com

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

CALHOUN CO - GA

955 +/- acres

\$3,200,000



BLUFFTON HWY
BLAKELY, GA / CALHOUN CO.

Income producing farm in Calhoun and Clay counties. Farm has a strong history of yields along with good soils. Improvements include 12 pivots, 2 wells. Please call today for showing.

BENNETT REAL ESTATE COMPANY
brealthomasville.com

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

CLAY CO - GA

276 +/- acres

\$469,200



HWY 39 N
FORT GAINES, GA / CLAY CO.

Prime soils and prime hunting should place this property on every long term investor's list of must see properties. 147 acres of prime statewide important soils that could produce crops or be easily converted to high yield pine plantation. 5 ponds, one mile from the boat landing and golf course.

3 RIVERS REALTY
3riversrealty.com

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

1,618 +/- acres

\$3,195,550



MILL POND ROAD
FORT GAINES, GA / CLAY CO.

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

AMERICAN FOREST MANAGEMENT, INC
americanforestmanagement.com

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

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

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

CRISP CO - GA

26 +/- acres

\$449,000



145 VALHALLA ROAD
CORDELE, GA / CRISP CO.
5 BR / 3.5 BA / 4,040 SQ FT

Updated master bath with copper soaking tub, oversized tile shower, brick flooring and custom barn wood double vanity. Family room with stain glass, built-ins and stone fireplace. Updated kitchen, salt water pool, fountain, pergola, deck and hot tub. Includes horse facilities. MLS# R903209A.

CENTURY 21 AMERICUS REALTY, INC.
century21.com/real-estate/amicus-ga

MARY KATHRYN DAVIS
229-924-2903 / marykathryndavis@yahoo.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. For more details or to schedule a tour, contact Gina.

COLDWELL BANKER BROCK REALTY
cbbrockrealty.com

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

189 +/- acres

\$538,650



JACKSONTOWN ROAD
BAINBRIDGE, GA / DECATUR CO.

Centrally located between Bainbridge and Tallahassee, this farm has untwined planted pines, Willacoochee Creek running through it and magnificent hardwoods.

SOUTHERN LAND REALTY
southernlandrealty.com

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

101 +/- acres

\$325,000



OAK ROAD AND STATE HWY 97
CHATTAHOOCHEE, GA / DECATUR CO.

Property has been managed in the past as a timber investment. Mature timber. Good population of game. Southwest Decatur County near the Florida border. Two small creeks with good pond site. Large landowners are neighboring. There is not another tract in this market area with this much timber.

CHARLES ROZIER AND ASSOCIATES REALTY
rozierrealty.com

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

36 +/- acres

\$329,000



2100 FACEVILLE ATTAPULGUS ROAD
BAINBRIDGE, GA / DECATUR CO.

3 BR / 2 BA

Picturesque wooded 35 acres of planted pines. This home is very energy efficient, constructed with ICF block wall and features solar panels. Formal living room, dining room, family room with free standing wood-burning stove, breakfast area, sunroom, double garage, storage building and so much more.

PREMIER GROUP REALTY
premiergrouprealty.com

GAIL LONG
229-246-9837 / gaill@premiergrouprealty.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

110 +/- acres

\$695,000



WAUTAUGA ROAD
ATTAPULGUS, GA / DECATUR CO.

2,400 SQ FT

The Bryant Tract consists of 110 +/- acres with a home and out-buildings. The tract features gently rolling topography with planted pines, hardwoods, a pond, and the well-defined Attapulugus Creek. The surrounding forestland ownerships contribute to a great habitat landscape for the abundant deer.

SOUTHERN FORESTRY REALTY
southernforestryrealty.com

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

6 +/- acres

\$315,000



270 STRICKLAND ROAD
ATTAPULGUS, GA / DECATUR CO.

3 BR / 2 BA / 2,176 SQ FT

Waterfront home is located 7 miles north of the Florida line. From the entrance you will see the stunning views of Crystal Lake. Beautiful hardwood floors are in the foyer and main living area. Featuring a split floor plan and sun porch. The master includes his and hers walk-in closets.

PREMIER GROUP REALTY
premiergrouprealty.com

MARCIE MILLER
229-246-9837 / marciem@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

EXPLORE RESOURCES • SEARCH LISTINGS • GET PRE-APPROVED
SWGAFarmCredit.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

9 +/- acres

\$330,000



163 BACK OF THE MOON
BRINSON, GA / DECATUR CO.
4 BR / 4 BA / 2,519 SQ FT

Office, garage and detached guest house. A stones throw to multiple boat landings. It's not easy to find quality constructed homes like this custom built home close to miles of trails for horses.

3 RIVERS REALTY
3riversrealty.com

MILLS BROCK
229-416-6136 / mills@3riversrealty.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

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
kellerwilliamstowncountry.com

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

EXPLORE RESOURCES
SEARCH LISTINGS
GET PRE-APPROVED
SWGAFarmCredit.com

14 +/- acres

\$399,900



199 RIVERVIEW ROAD
BAINBRIDGE, GA / DECATUR CO.
5 BR / 3 BA / 3,502 SQ FT

You are greeted with hardwood floors and wide molding, a large formal dining room, convenient to the huge kitchen. Tons of cabinets and granite counter tops. There is a sunny breakfast area where you can look out over tons of nature. Spacious family room, large master bedroom, and so much more.

PREMIER GROUP REALTY
premiergrouprealty.com

MARICE MILLER
229-246-9837 / marciem@premiergrouprealty.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 / marlasames@gmail.com

182 +/- acres

\$546,900



LAKE DOUGLAS ROAD
BAINBRIDGE, GA / DECATUR CO.

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

COLDWELL BANKER BROCK REALTY
cbbrockrealty.com

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

33 +/- acres

\$749,900



2947 LAKE DOUGLAS ROAD
BAINBRIDGE, GA / DECATUR CO.
5 BR / BA / 5,865 SQ FT

Beautiful brick home on 33 acres with a pond, cook house, and boat dock that has a screened area with half bath, plus another cook house with garage and half bath. Covered porch and storage near the pool. Paved drives, alarm system, 3 hot water heaters, 3 H/A/C units, 2 laundry rooms.

PREMIER GROUP REALTY
premiergrouprealty.com

BUNNY BROCK
229-246-9837 / bunnyb@premiergrouprealty.com

11 +/- acres

\$269,900



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

Beautiful flooring, granite counter-tops, 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

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

612 +/- acres

\$1,468,800



HWY 97 SOUTH
BAINBRIDGE, GA / DECATUR CO.

Ideal property for those looking for a tract that will provide hunting, fishing and entertainment year round, for years to come. Heart of the tract is a 13 acre-pond and 1.5 miles of frontage on Mosquito Creek. Wide range of habitat types from natural upland hardwood, pine ridges, and planted pine.

3 RIVERS REALTY
3riversrealty.com

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

435 +/- acres

\$1,283,250



HWY 302
BAINBRIDGE, GA / DECATUR CO.
2 BR / 1 BA

This farm was established in 1947 and has evolved into a superior timber and recreational property with planted pines of various ages, creek and hardwoods. Plus a foldable duck pond.

SOUTHERN LAND REALTY
southernlandrealty.com

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

98 +/- acres

\$306,404



HWY 27 SOUTH
BAINBRIDGE, GA / DECATUR CO.

1100 feet of frontage on four-lane state highway. The property is only 1.5 miles from the city limits and is in the path of progress as development moves south. Priced at recreational land prices, with pine plantation, pond site and great hunting. Don't let a good deal pass by.

3 RIVERS REALTY
3riversrealty.com

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

52 +/- acres

\$550,000



1880 BOOSTER CLUB ROAD
BAINBRIDGE, GA / DECATUR CO.
4 BR / 3 BA / 3,360 SQ FT

Beautiful brick home with gorgeous hardwood floors in every room except baths and kitchen area which are tile. Sits back in the woods for privacy. Includes 50x40 storage barn, 30x30 canopy next to the barn, and a 30x30 fiberglass greenhouse. Entire property is fenced.

PREMIER GROUP REALTY
premiergrouprealty.com

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

DECATUR CO - GA

44 +/- acres

\$107,800



COOTER BOUIE ROAD
BAINBRIDGE, GA / DECATUR CO.

This field is ready to be put to work. Cross hatch it for quail hunting, plow and plant it for dove hunting, or plant it in crops or pines. It's ready.

SOUTHERN LAND REALTY
southernlandrealty.com

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

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

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property listings online:

SEARCH BY **TYPE** & **SIZE** & **COUNTY**

SWGAFarmCredit.com

DOUGHERTY CO - GA

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 AVE
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

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

6 +/- acres

\$398,000



6110 OLD DAWSON ROAD
ALBANY, GA / DOUGHERTY CO.
4 BR / 2.5 BA / 3,183 SQ FT

Have you been looking for a home, close to town with acreage and a pool? Well, then look no further. This home features a main house with bonus room plus a 576 sq ft unfinished pool house!

HUGHEY & NEUMAN, INC.
hugheyandneuman.com

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

715 +/- acres

\$2,995,000



ALBANY, GA / DOUGHERTY CO.
3,800 SQ FT

Beautiful main house with 2,000 sq ft of porches, detached garage / carriage house. 4,000 sq ft equipment barn / manager's office with climate controlled garage. 9 and 3.6 acre-ponds, creek, rich and diverse ground cover quail habitat. Excellent timber. Offered turn-key with equipment.

JON KOHLER AND ASSOCIATES
jonkohler.com

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

8 +/- acres

\$475,000



5112 OLD DAWSON ROAD
ALBANY, GA / DOUGHERTY CO.
4 BR / 4.5 BA / 4,220 SQ FT

Feast your eyes on this stunning home designed by renowned architect, Frank McCall! Located in northwest Dougherty County, this home sits high on 8.331 acres of stunning landscape with a picturesque vista of mature pines.

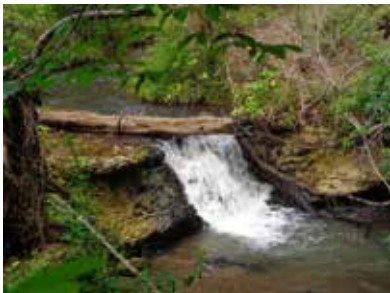
HUGHEY & NEUMAN, INC.
hugheyandneuman.com

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

EARLY CO - GA

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



COUNTRY ESTATE
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

41 +/- acres

\$59,900



HIGHTOWER AVE
DAMASCUS, GA / EARLY CO.

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

COLDWELL BANKER BROCK REALTY
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@GAInlandRealty.com

500 +/- acres

\$990,000



NICKLESVILLE ROAD
ARLINGTON, GA / EARLY CO.
6 BR

Timber covered recreational property features beautiful 6 bedroom home and 500 acres of excellent deer and turkey habitat. As a turnkey operation, this property consists of cypress bottoms, hardwoods, newly planted pine, and merchantable pine. Adjoining 271 +/- acres can be included in sale.

CBC SAUNDERS REAL ESTATE
sreland.com

BRYANT PEACE
229-792-8559 / bryant@SREland.com

83 +/- acres

\$325,000



345 CANNON ROAD
BLAKELY, GA / EARLY CO.
3 BR / 2 BA / 1,800 SQ FT

Very attractive property, road frontage on two sides, large oaks, 26 acres of merchantable planted pines and a few hardwoods for income and hunting. The balance of the property was planted in coastal bermuda last year. Two story home built in 2008. Open metal 40 x 50 barn.

GEORGIA INLAND REALTY, INC.
georgiainlandrealty.com

RALPH MARK CREWS
863-634-3257 / Mark@GAINlandRealty.com

10 +/- acres

\$35,000



SPOONER QUARTER ROAD
JAKIN, GA / EARLY CO.

This lot would be a wonderful home-site. Contact Sarah today!

THE WHITTAKER AGENCY
thewhittakeragency.com

SARAH H. AVERY
229-524-2088 / sarah@thewhittakeragency.com

788 +/- acres

\$1,516,900



HWY 62
BLAKELY, GA / EARLY CO.

This diverse property has cultivated acres, planted pines and hardwoods that provide recreational and farming opportunities unlike most properties on the market today.

SOUTHERN LAND REALTY
SouthernLandRealty.com

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

98 +/- acres

\$375,000



722 NEW HOPE ROAD
BLAKELY, GA / EARLY CO.
3 BR / 2 BA / 1,914 SQ FT

Beautiful acres with paved frontage on two sides. Nice 2-story home. Fenced for cattle, large pond, pasture with scattered hardwoods, woods for hunting.

GEORGIA INLAND REALTY, INC.
georgiainlandrealty.com

RALPH MARK CREWS
863-634-3257 / Mark@GAINlandRealty.com

500 +/- acres

\$895,000



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 white-tails. This tract features 500 acres of pristine habitat located on Nicklesville Road, just east of Blakely, GA. With a mixture of hardwoods, upland pine, and cypress wetlands.

SVN SAUNDERS REAL ESTATE
saundersrealestate.com

BRYANT PEACE
229-792-8559 / Bryant@sreland.com

121 +/- acres

\$302,500



PROSPECT ROAD
BLAKELY, GA / EARLY CO.

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

AGRI LAND REALTY
aglandsales.com

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

635 +/- acres

\$2,975,000



BLAKELY, GA / EARLY CO.

Located in the fertile soils of Early County, GA. Seven pivots, a 7.5-acre irrigation pond, and five wells drilled into the Claiborne aquifer allow this to be a very productive farm property. Additional attributes include 1.5 miles of highway frontage. Net farm lease available or fee simple sale.

WEBB PROPERTIES
webbproperties.com

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

103 +/- acres

\$399,900



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

Farming property adjoining the Chattahoochee River. Seller is working on permits to irrigate from the river. Mobile home on property that is occupied by tenant. Also includes a pole barn and beaver pond.

INGRAM LAND AND REALTY LLC
ingramland.com

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

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

GRADY CO - GA

58 +/- acres

\$415,000



2080 PIERCE CHAPEL ROAD
CAIRO, GA / GRADY CO.
3 BR / 2 BA / 1,805 SQ FT

Property features a cow pen with water, cow pasture, horse pasture, 35-40 acres of crop land, 2 ponds. Pole barn, 2 stalls have concrete floor and water, workshop with power and water, blueberries, perimeter fenced.

CAIRO REALTY COMPANY
cairorealty.com

KERRY COLEMAN
229-377-4253 / kerry_coleman@ymail.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

263 +/- acres

\$650,500



SINGLETERY ROAD
CAIRO, GA / GRADY CO.

This former timber tract has been converted into a row crop operation with over 1 mile of CSX rail frontage and an active transfer switch. The property features natural pine regeneration, hardwoods, and a creek bottom full of deer.

CBC SAUNDERS REAL ESTATE
sreland.com

BRYANT PEACE
229-792-8559 / bryant@SREland.com

55 +/- acres

\$300,000



RIDGE ROAD
CAIRO, GA / GRADY CO.
2 BR / 1 BA / 1,296 SQ FT

Beautiful old wood floors with re-claimed wood from some of Pelham's more notable buildings. Bricks and old doors from old theaters to 100+ year old church. Stories! The home has a large open living area with wood burning insert in fireplace. Quartz counter tops. Charming, warm, cozy, unique.

CROCKER REALTY, INC.
landcroc.com

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

17 +/- acres

\$55,000



PINE PARK ROAD
CAIRO, GA / GRADY CO.

Beautiful area to build your new home. Paved road frontage. Hardwoods and 10 year-old planted pines. MLS # LR6749A

THE REAL ESTATE SHOP
realestateshopcairoga.com

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

200 +/- acres

\$995,000



773 MAGNOLIA ROAD
WHIGHAM, GA / GRADY CO.

The Bishop Farm is located approximately 5 miles south of Whigham, GA, 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



HWY 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

56 +/- acres**\$166,000**

SPENCE ROAD
OCHLOCKNEE, GA / GRADY CO.

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

KEYSOUTH REAL ESTATE GROUP, INC
keysouth.com

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

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

73 +/- acres**\$196,000**

WHEELER ROAD
CAIRO, GA / GRADY CO.

Great hunting. Good pond site edging up between two elevated areas on Wheeler Road. Good looking dirt road. Ag area with a spotting of residential properties up and down both roads. About 7.5 miles from Cairo. Super value if you ever wanted to parcel off a few acres for a homesite in a few years.

CROCKER REALTY, INC.
landcroc.com

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

24 +/- acres**\$89,500**

1387 JOYNER ROAD
CAIRO, GA / GRADY CO.

Beautiful secluded property; great for hunting or possible homesite. Deer and turkey a plenty! Located just outside the city limits of Cairo and convenient to Thomasville, GA.

THE REAL ESTATE SHOP
realestateshopcairoga.com

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

50 +/- acres**\$425,000**

1810 BOLD SPRINGS ROAD
OCHLOCKNEE, GA / GRADY CO.

4 BR / 3 BA / 3,045 SQ FT

Stocked lake with private fishing dock. Home has a wrap around porch and open concept kitchen, dining and living room. Property includes another cottage, horse barn, and separate two-car garage.

FIRST THOMASVILLE REALTY, LTD.
thomasvillegaestatealestate

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

5 +/- acres**\$525,000**

581 OLD THOMASVILLE ROAD
CAIRO, GA / GRADY CO.

5 BR / 3 BA

Custom built home with pool, 24x36 barn, 2-story studio can easily be converted to guest suite. Large den with fireplace, master suite with claw-foot soaking tub, tons of storage, eat-in breakfast room, plenty of room for entertaining and access to shared pond. Additional acreage may be available.

REALTY MART, INC.
realtymartga.com

KAY ADDLETON
229-221-2661 / kay@realtymartga.com

35 +/- acres**Inquire for price**

H.P. COOK ROAD
CALVARY, GA / GRADY CO.

3 BR / 2 BA / 2,250 SQ FT

Acreage features mixed hardwoods and pasture. Home has soaring 20 ft. heart pine ceilings, floors and wainscoting. Split-log staircase leads to a loft above the kitchen. 1,500 ft. of porches. Includes a restored historical 150 year-old GA Dog Trot cabin. Spacious barn with two-bay lean-to.

KETCHAM REALTY GROUP
ketchamrealty.com

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

113 +/- acres**\$749,000**

CAIRO, GA / GRADY CO.

5 BR / 3.5 BA / 3,465 SQ FT

Mihaven is a gentleman's farm located west of Cairo near the Country Club, 20 miles from Thomasville, GA and 37 miles from Tallahassee, FL. Five bedroom main house, camp house, 5-acre lake with dock, pine woods, hardwood creek drains, and excellent wildlife. This is a great all around property.

JON KOHLER AND ASSOCIATES
jonkohler.com

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

21 +/- acres

\$219,500



140 GORDON LANE
WHIGHAM, GA / GRADY CO.
3 BR / 3 BA / 1,700 SQ FT

Beautiful acreage with pasture, pond, fruit trees, pecan trees and planted pines. Home has been recently renovated. Pine floors and carpet. Master bath has large sit-down shower. Kitchen has new cabinets and tile counter tops. Large deck and covered patio. Outbuildings. MLS# RS6598A.

THE REAL ESTATE SHOP
realestateshopcairoga.com

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

127 +/- acres

\$446,565



HWY 112
CAIRO, GA / GRADY CO.

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

CENTURY 21 TOWN & COUNTRY REALTY
albanyc21@aol.com

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

263 +/- acres

\$650,500



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@sireland.com

7 +/- acres

\$57,900



BARNETT
CAIRO, GA / GRADY CO.

Good, level grassed area by the road. Wonderland stand of big woods to explore. Cypress, huge pines, towering oaks! Lake privileges. Lots of wild grapes this year! Good balance of cleared, grassed high ground with about 40' elevation change down to the hardwood bottom. Great homesite.

CROCKER REALTY, INC.
landcroc.com

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

125 +/- acres

\$437,500



ATTAPULGUS-WHIGHAM ROAD
WHIGHAM, GA / GRADY CO.

Clayton Ranch is a combination of improved pasture, hunting and recreational land. Horse stables, ponds, hay barn, out buildings, a well and great riding trails. 65 +/- acres with excellent fencing and cross-fencing. This is a perfect equestrian tract, a horse lover's dream.

SOUTHERN FORESTRY REALTY
southernforestryrealty.com

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

70 +/- acres

\$290,000



STANFILL RD
CAIRO, GA / GRADY CO.

One of the best farms in the area with a high crop yield. Crop land is 49 +/- acres with a stand of trees surrounding. West side of the property is a creek coming around to the south side of property. In the Northwest corner there are about 6 acres prepped for a homesite with well and septic.

CAIRO REALTY COMPANY
cairorealty.com

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

138 +/- acres

\$378,428



STANFILL ROAD
CAIRO, GA / GRADY CO.

137.61 acres located one mile off US Hwy 84. 62 acres of cropland rented this year, ideal to put in pasture for horses or cows or plant pine trees as well as pecan trees. Property has a 2-acre pond, deep well and septic system.

THE REAL ESTATE SHOP
realestateshopcairoga.com

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

28 +/- acres

\$250,000



1114 PINE PARK ROAD
CAIRO, GA / GRADY CO.

This property has already been surveyed and set up in lots. Property has a 30 x 112 building for storage and equipment. If you are looking to start a subdivision or just for acreage, this is your property.

REALTY MART, INC.

DIANE BOWEN
229-378-0104 / joanne@realtymartga.com

GRADY CO - GA

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 counter-tops, commercial stove and beautiful cabinetry. Contact Teri Gainey for more information.

KEYSOUTH REAL ESTATE GROUP, INC
keysouth.com

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

64 +/- acres

\$203,840



5471 HADLEY FERRY ROAD
CAIRO, GA / GRADY CO.
3 BR / 1.5 BA / 924 SQ FT

This 63.7 acre track is great for hunting, has lots of river frontage. Currently has a 14x66 single wide mobile home with a deep well and septic system. There are plenty of deer and turkey for the avid hunter. The mobile home is currently rented at \$500 a month. Tenant will need 90-day moving time.

THE REAL ESTATE SHOP
realestateshopcairoga.com

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

40 +/- acres

\$149,000



PINE LEVEL ROAD
CAIRO, GA / GRADY CO.

The is one of the best looking long-leaf and wiregrass mid-size tracts that I've ever seen! Young planted long-leaf in front and back. Blackwater pond in the middle of the property. Good wood duck pond. Soil map looks good, lots of homesites, impressive deer scrapes on property. Good farm land.

CROCKER REALTY, INC.
landcroc.com

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

60 +/- acres

\$459,000



ATTAPULGUS-WHIGHAM ROAD
WHIGHAM, GA / GRADY CO.
1 BR / 1 BA / 800 SQ FT

Fox Hollow is a quiet, country getaway that has it all! Mature pines provide classic quail habitat and two spring fed lakes are fully stocked with trophy fish. A meticulously kept cabin overlooks the lake, and a magnolia-lined entry provides excellent curb appeal. Great property for dog training.

THE WRIGHT GROUP
wrightbroker.com

BEN MCCOLLUM
229-226-2564 / ben@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

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

679 +/- acres

\$2,376,850



OCMULGEE RIVER
KATHLEEN, GA / HOUSTON CO.

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

COLDWELL BANKER ROBBINS & FREE REALTY
robbinsfree.com

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

LEE CO - GA

51 +/- acres

\$774,900



2413 TARVA
ALBANY, GA / LEE CO.
5 BR / 7 BA / 5,968 SQ FT

Lot features a white front fence, a tree lined entrance drive, 12-acre stocked pond, gunite pool, dog kennel and workshop. Large quality built home with wood and tile floors throughout. Master retreat has fireplace, beautiful heart pine floors and lots of windows.

RE/MAX OF ALBANY
remaxofalbany.com

LINDA TURPIN
229-434-1600 / lindaturpinremax@gmail.com

MARION CO - GA

116 +/- acres

\$1,550 per acre



JOHNSON CEMETERY ROAD
BUENA VISTA, GA / MARION CO.

Don't miss this opportunity to buy a great timber investment tract with hunting / recreational opportunities as well. This tract consists of thinned 1992 pine plantation along with beautiful hardwood along a nice creek. Good location in north Marion County, easy drive to Columbus.

ALLIED LAND & TIMBER COMPANY, INC.
alliedlandga.com

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

15 +/- acres

\$22,000



SANDY CIRCLE
MAUK, GA / MARION CO.

This property in Oakridge Acres has power and water.

COLDWELL BANKER
kpdd.com

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

Explore more of the area's best property listings online:

SEARCH BY TYPE & SIZE & COUNTY

SWGAFarmCredit.com

41 +/- acres

\$375,000



10 JOHNSON CEMETERY ROAD
MAUK, GA / MARION CO.
2 BR / 2 BA / 1,600 SQ FT

Successful, growing business produces approximately 7,000 liters per year. Federal and state licensed. Wholesale service stores and restaurants. Website sales to 30 states. Onsite tasting facility. Beautiful log home. Owners worked for USDA and spent 10 years improving the property.

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
Website coming soon!

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

MILLER CO - GA

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

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

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where you perfected
your cannonball,
just came on the market.



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Amanda Gates
Mortgage Loan Originator NMLS 1555387
AGates@SWGAFarmCredit.com
229.226.2660

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 **Farm Credit**
SOUTHWEST GEORGIA

MILLER CO - GA

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

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

86 +/- acres

\$625,000



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

Unique property with very nice 3 BR, 3 BA 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

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.
rosecityrealty.com

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

15 +/- acres

\$599,000



1637 STATE HWY 97
CAMILLA, GA / MITCHELL CO.
5 BR / 3.5 BA / 6,326 SQ FT

The Country Escape is a quiet retreat on 15 acres, surrounded by a pecan orchard. Highlights include a large open concept floor plan with pine hardwood floors, wonderful kitchen, screened porch, pool with 720 sq. ft pool house and much more!

THE WRIGHT GROUP
wrightbroker.com

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

13 +/- acres

\$75,000



CHASON ROAD
PELHAM, GA / MITCHELL CO.

Build that home you have been dreaming of forever! Well 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.

COLDWELL BANKER BROCK REALTY
cbbrockrealty.com

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

155 +/- acres

\$497,856



GA HWY 93
CAMILLA, GA / MITCHELL CO.

Good high ground. Property has an incredible roll throughout, with steep ridge down to Lost Creek. Lots of trails. Good main road system. Northwest corner of property is across Lost Creek. Excellent pond sites on property. Lots of wildlife sign.

CROCKER REALTY, INC.
landcroc.com

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

EXPLORE RESOURCES • SEARCH LISTINGS • GET PRE-APPROVED
SWGAFarmCredit.com

MITCHELL CO - GA

168 +/- acres

\$384,000



BLACKBERRY ROAD
BACANTON, 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 homestead 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

\$65,000



GA 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. Contact Gina today!

COLDWELL BANKER BROCK REALTY
cbrockreality.com

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

68 +/- acres

\$149,000



9800 GA HWY 112
CAMILLA, GA / MITCHELL CO.

This old lime pit makes a unique property. Be the first to install a southwest GA zip line course and rappelling or skeet range with 100' limestone wall. See a tour at www.RHiland.com

RED HILLS REALTY
rthiland.com

ANDREW VANN
229-228-9800 / Vann9800@gmail.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 homestead 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.
rosecityreality.com

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

6 +/- acres

\$155,000



638 HARMON RD SE
PELHAM, GA / MITCHELL CO.
3 BR / 2 BA / 2,312 SQ FT

This house is perfect for anyone who wants the seclusion of living in the country with the convenience of being close to town. This charming house has been completely remodeled. Also includes outdoor equipment shed, a storage building and a two-stall horse barn.

BENNETT REAL ESTATE COMPANY
brealthomasville.com

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

RANDOLPH CO - GA

324 +/- acres

\$1,565,000



FIVE FORKS ROAD
SHELLMAN, GA / RANDOLPH CO.
5 BR / 3.5 BA / 3,277 SQ FT

Located in area known for legendary quail hunting, huge trophy class white-tail bucks along with abundant turkey, ducks and fishing. This turn-key property has large lodge with a beautiful setting overlooking Wall Lake. Includes many amenities and equipment package. Established food plots and roads.

ALLIED LAND & TIMBER COMPANY, INC.
alliedlandga.com

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

1,469 +/- acres

\$4,398,786



HWY41
 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

60 +/- acres

\$130,000



CUTHBERT, GA / RANDOLPH CO.

Pine and hardwood timber mix. Tremendous hunting property. Excellent homesites.

BARFIELD AUCTIONS INC
 barfielddauctions.com

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

1,329 +/- acres

\$2,659,520



110 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

663 +/- acres

\$1,750,000



407 ORR ROAD
 COLEMAN, GA / RANDOLPH CO.
 4 BR / 1 BA / 1,200 SQ FT

Unbelievable beauty with rolling hills on this property managed for quail. Supports turkey, deer, gopher tortoise, Aiyou name it here! Virgin timber, food plots, 2 streams, lodging facility, 8 dog kennels with septic, 4" well, 4 gated entrances, much more to see.

SOUTH GA LAND AND TIMBER
 landandtimber.net

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

SCHLEY CO - GA

52 +/- acres

\$848,500



1256 SHILOH ROAD
 ELLAVILLE, GA / SCHLEY CO.

Beautifully situated country estate. Home with pool, office or guest house overlooking lake, party/game room with kitchen, landscaping with wrought iron/brick fencing surrounded by paved bike trail. Open front and enclosed metal barns. 19± acres of merchantable planted pine and 33± open land.

LANDVEST, INC.
 landvest.com

ALAN MACKEY
 229-942-2526 / amackey@landvest.com

SEMINOLE CO - GA

135 +/- acres

\$405,000



HARVEL POND ROAD
 DONALSONVILLE, GA / SEMINOLE CO.

128 acres in 10-13-year-old planted slash pine ready to be thinned within the next 2-3 years. Property has a 7-acre spring-fed pond and joins the Lake Seminole State Park (600 acres). Located minutes from multiple boat landings that provide access to Lake Seminole.

3 RIVERS REALTY
 3riversrealty.com

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

5 +/- acres

\$20,000



HWY 374
 DONALSONVILLE, GA / SEMINOLE CO.

This wooded lot is located just south of the Desser crossroads, near Lake Seminole. Contact us today!

THE WHITTAKER AGENCY
 thewhittakeragency.com

SARAH H. AVERY
 229-524-2088 / sarah@thewhittakeragency.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

SEMINOLE CO - GA

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 / ken@premiergrouprealty.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. Lots available nearby, 2-11 acres.

CHARLES ROZIER AND ASSOCIATES REALTY
rozierrealty.com

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

STEWART CO - GA

53 +/- acres

\$160,000



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

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

FRONTIER LAND CO
Website coming soon!

AL ROBERTSON
229-321-0733 / allenjrobertson@hotmail.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
Website coming soon!

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

270 +/- acres

\$324,000



LUMPKIN, GA / STEWART CO.

Ideal weekend retreat. Paved road frontage. Close proximity to Providence Canyon.

BARFIELD AUCTIONS INC
barfieldauctions.com

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

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
Website coming soon!

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

SUMTER CO - GA

73 +/- acres

\$184,200



HIGHWAY 280 EAST
LESLIE, GA / SUMTER CO.

There is a small creek running through this property. It was used for growing crops in the open areas at one time. It has lots of game in the area.

AFG TRI STATE REALTY, INC
afgtristaterealty.com

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

7 +/- acres

\$48,000



SOUTH GATECH 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

5 +/- acres

\$329,900



491 HWY 49 N
AMERICUS, GA / SUMTER CO.

4 BR / 3.5 BA / 3,162 SQ FT

Distinctively appealing brick home offering 9' ceilings, hardwood flooring, crown molding and granite counter tops. Spacious deck, double carport and two storage buildings. Located just minutes from town on 5 acres. Additional 52 acres with pond can be purchased.

CENTURY 21 AMERICUS REALTY INC
americusareams.com

KELLEY KINSLOW
229-938-3643 / kelleykinslow@yahoo.com

117 +/- acres

\$216,000



SMALLPIECE ROAD
PLAINS, GA / SUMTER CO.

Approximately 56 acres of 15-year-old planted pines with remainder being 12-year-old natural growth hardwood and pine. Flowing creek across middle of the tract would make a great location for a pond.

RUTLAND REALTY, LLC
rutlandrealty.com

JB RUTLAND
229-347-2828 / jbrutland@yahoo.com

7 +/- acres

\$27,500



FLOYD ROAD
AMERICUS, GA / SUMTER CO.

Near New Era community. Planted in pine trees that are about five years old. Perfect homesite or hunting camp. Call today for plat.

JOHNSTON REALTY GROUP, INC.
johnstonrealtygroup.com

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

101 +/- acres

\$223,300



BRADY ROAD
LESLIE, GA / SUMTER CO.

This family farm has a little of it all... open row crop land, pecan trees, woods, great homesites, 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.

JOHNSTON REALTY GROUP, INC.
johnstonrealtygroup.com

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

TALBOT CO - GA

638 +/- acres

\$1,550,000



BOOT KELLY ROAD
TALBOTTON, GA / TALBOT CO.

Sporting retreat and timber investment; mature timber ready for harvest-69 tons/acre; new 2019 timber inventory. Improvements and utilities on-site; three stocked bass ponds totaling 9 acres; nearly 30 acres of food plots; under QDMA mgmt. program; blue-ribbon whitetail, turkey and wood duck.

LANDVEST, INC.
landvest.com

ALAN MACKEY
229-942-2526 / amackey@landvest.com

TAYLOR CO - GA

173 +/- acres

\$2,100 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

TERRELL CO - GA

50 +/- acres

\$3,295 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

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! Contact Debbie.

RE/MAX OF ALBANY
remaxofalbany.com

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

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

200 +/- acres

\$4,150 per acre



GANDER ROAD
ALBANY, GA / TERRELL CO.

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

GOODYEAR AND GOODYEAR
goodyearandgoodyear.com

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

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

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

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

THOMAS CO - GA

15 +/- acres

\$325,000



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

44 +/- acres

\$1,000,000



63 PATTERSON STILL ROAD
THOMASVILLE, GA / THOMAS CO.

3 BR / 2 BA / 2,200 SQ FT

A very good-looking tract from the home that sits on the corner to the expanse of pasture to the pond that sits directly in the center of the property. Property is zoned R-1 which offers a good many possibilities.

CROCKER REALTY, INC.
landcroc.com

DANIEL E CROCKER
229-228-0552 / landcrocdan@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.com

PAM EDWARDS
229-226-3911 / pamelaedwardsrealtor@gmail.com

50 +/- acres

\$995,000



146 OLD US HWY
BOSTON, GA / THOMAS CO.

4 BR / 4 BA / 6,408 SQ FT

Unserwald is German for "Our Forest", minutes away from historic Thomasville. The home is newly constructed and lies amongst a forest of trees with a 3-acre lake stocked with trophy fish. The property has great deer and turkey hunting as well.

THE WRIGHT GROUP
wrightbroker.com

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

REBECCA CHUBB STRICKLAND
229-226-7916 / rebeccachubb61@gmail.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. Call Eugene Witherspoon for more information.

KEYSOUTH REAL ESTATE GROUP, INC
keysouth.com

EUGENE WITHERSPOON
229-226-3911 / eugenewjr@hotmail.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, GA. 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.com

LORI BEMBRY WELDON
229-977-6065 / lori@jonkohler.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.

BENNETT REAL ESTATE COMPANY
brealthomasville.com

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

EXPLORE RESOURCES
SEARCH LISTINGS
GET PRE-APPROVED

SWGAFarmCredit.com

66 +/- acres

\$352,821



HANSELL CHASTAIN ROAD
THOMASVILLE, GA / THOMAS CO.

If ever there was a property for a fine home, this would have to be it! I would call this a signature Red Hills property...wiregrass and longleaf pine, rolling red clay hill. Just a good looking property. Amazing tract for deer and turkey.

CROCKER REALTY, INC.
landcroc.com

DANIEL E CROCKER
229-228-0552 / landcrocdan@gmail.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

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 salt-water 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

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

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

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

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

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

EXPLORE RESOURCES • SEARCH LISTINGS • GET PRE-APPROVED
SWGAFarmCredit.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 / barrettcpaula1@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
albany21.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
albany21.com

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

175 +/- acres

\$375,000



FIRETOWER ROAD
THOMASTON, GA / UPSON CO.

Young pine-hardwood forest with quality recreational potential and a spectacular mountain view; 543+/- feet of frontage along Firetower Road; utilities available; good internal roads behind locked gate; multiple potential food plot locations; great hunting potential.

LANDVEST, INC.
landvest.com

ALAN MACKAY
229-942-2526 / amackey@landvest.com

WARE CO - GA

1,660 +/- acres

\$3,150,000



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

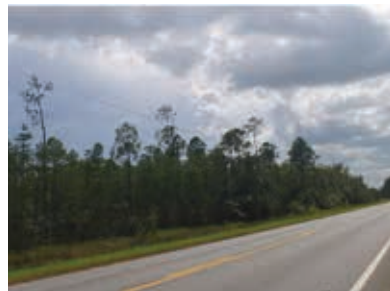
The land has planted pines and has been used as a deer hunting lodge in the past. It has large deer with food plots and deer stands already in place. A lot of privacy.

AFG TRI STATE REALTY, INC
afgtristaterealty.com

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

36 +/- acres

\$50,000



US HWY 84
WAYCROSS, GA / WARE CO.

This parcel has paved road frontage on US Hwy 84. It butts up to a large parcel of land owned by a timber company. It is loaded with deer, turkey and hogs. No deed restrictions. You can have a camper, mobile home or a site-built home or just a tent. The decision is all yours!

AFG TRI STATE REALTY, INC
afgtristaterealty.com

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

50 +/- acres

\$85,000



SOUTH CLOUGHS BAY ROAD
WAYCROSS, GA / WARE CO.

This parcel is 3/4 mile from a county road, it is loaded with deer, turkey and hogs. There is a creek on the property. It has a small metal building that is used as the cabin for hunting. All the stands are staying, trails have already been cut. It's a turn-key hunting camp. Æijust show up!

AFG TRI STATE REALTY, INC
afgtristaterealty.com

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

96 +/- acres

\$110,745



BRIERPATCH LANE
WAYCROSS, GA / WARE CO.

Large parcel of land with paved road frontage on SR 122 (Carswell Ave). Large merchantable pines on half the property.

AFG TRI STATE REALTY, INC
afgtristaterealty.com

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

WEBSTER CO - GA

2,149 +/- acres

\$2,150 per acre



US HWY 280
PLAINS, GA / WEBSTER CO.

3 BR / 2 BA / 2,225 SQ FT

This beautiful hunting plantation is a one-of-a-kind property which boasts frontage on 3 large creeks. Tremendous hunting for deer and turkey. Merchantable pine and virgin hardwood timber, great interior roads and nice house. Owner may divide acreage.

ALLIED LAND & TIMBER COMPANY, INC.
alliedlandga.com

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

152 +/- acres

\$465,000



6965 EAST CENTERPOINT ROAD
PARROTT, GA / WEBSTER CO.

2 BR / 1 BA / 1,024 SQ FT

30x40 metal building with 1/2 bath, RV shed, 50x50 machine shed. Large stocked pond. Bear Creek and Williford Branch frontage. 4' well, road and creek frontage. Growing timber. Excellent deer, turkey and fishing.

BARFIELD AUCTIONS INC
barfielddauctions.com

VINCE BARFIELD
229-679-2223 / vince@barfielddauctions.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
Website coming soon!

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

500 +/- acres

\$1,600,000



PRESTON, GA / WEBSTER CO.

5,000 SQ FT

Log house. Large open porch. Prime hunting and fishing property. 3 beautiful ponds. 2 miles of Kinchafoonee Creek frontage. Lanahassee Creek frontage. Enclosed shop, equipment sheds, out buildings. Mature hardwood and pine timber.

BARFIELD AUCTIONS INC
barfielddauctions.com

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

WILCOX CO - GA

50 +/- acres

\$2,295 per acre



KINGFISHER ROAD
ROCHELLE, GA / WILCOX CO.

Mini-farm is complete with 2 fish ponds, 12-acre cultivated field, and a beautiful 14-acre hay field. The balance of the property is covered in natural timberland, full of merchantable pine and very nice hardwood timber. Great location with easy access to Hwy. 280 and I-75.

ALLIED LAND & TIMBER COMPANY, INC.
alliedlandga.com

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

WORTH CO - GA

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

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

46 +/- acres

\$114,900



ELM STREET
POULAN, GA / WORTH CO.

This property has a lot to offer... quality, whitetail deer, wild hogs, waterfowl, small game, all within a few hundred yards of Warrior Creek. A bow hunter's setup with not one, but two, power lines running through it. Just a 20-minute drive to I-75.

WHITETAIL PROPERTIES REAL ESTATE
whitetailproperties.com

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

25 +/- acres

\$299,900



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

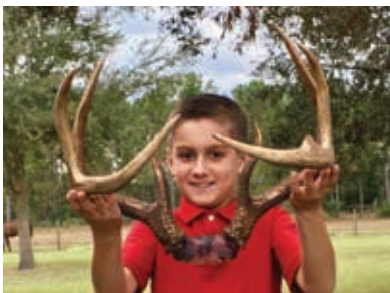
Quality built brick home. Fully furnished. Fully functional. Eat-in kitchen with recessed lighting, counter space, backsplash and custom cabinets. Appliances with barndoor refrigerator and freezer drawer stay with home. Surround sound, plantation blinds. 18 acres under conservation 5-1.

COLDWELL BANKER WALDEN & KIRKLAND
coldwellbanker.com

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

135 +/- acres

\$351,000



ANDERSON ROAD
SYLVESTER, GA / WORTH CO.

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

NAI TALCOR COMMERCIAL
naitalcor.com

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

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

HENRY CO - AL

1,100 +/- acres

\$2,530,000



HWY 95
ABBEVILLE, AL / HENRY CO.

Calynn Plantation is a superb high-fenced preserve made possible by 20 years of selective harvesting, genetic improvement and habitat management. Converting to a commercial operation would be natural transition with addition of 135 acres and 4,300 sq ft "camp". Ten bedrooms sleep up to 20 people.

VERDURA REALTY, LLC
verduraproperties.com

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

EXPLORE RESOURCES • SEARCH LISTINGS • GET PRE-APPROVED
SWGAFarmCredit.com

MACON CO - AL

97 +/- acres

\$685,000



8215 COUNTY ROAD 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

DIXIE CO - FL

863 +/- acres

\$2,018,480



NW 255 AVENUE
OLD TOWN, FL / DIXIE CO.
3 BR / 1 BA / 1,600 SQ FT

Dixie Sportsman Hunting Preserve + Cabbage Hammocks is offered turn-key. Deer and turkey habitat including 360 +/- acres under high-fence. Acre for acre of wildlife, this place is in a class by itself. This property has a long history of income production as a successful game preserve.

JON KOHLER AND ASSOCIATES
jonkohler.com

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

FRANKLIN CO - FL

40 +/- acres

\$649,000



DOG ISLAND
CARRABELLE, FL / FRANKLIN CO.

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

SVN SAUNDERS REAL ESTATE
saundersrealestate.com

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

Explore more of the area's best property listings online:

SEARCH BY TYPE & SIZE & COUNTY

SWGAFarmCredit.com

GADSDEN CO - FL

345 +/- acres

\$2,250,000



HWY 267
QUINCY, FL / GADSDEN CO.
3 BR / 2 BA / SQ FT

There is no property on the market that is like El Consuelo. Go to our website and check it out. You will not be disappointed, I promise.

SOUTHERN LAND REALTY
southernlandrealty.com

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

350 +/- acres

\$2,750 per acre



LONNIE CLARD ROAD
GREENSBORO, FL / GADSDEN CO.

The Spooner Farm is located just 35 minutes from Tallahassee. Irrigated farmland, 7-acre fishing pond, with upland areas around the pond that would make a stunning homesite. Mature pine and natural hardwood. Amazing fishing and hunting opportunities, yet close to town.

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

1,423 +/- acres

\$4,782,020



TALLAHASSEE, FL / GADSDEN CO.

Red Hills Savannah Lake Plantation has recently undergone an intensive habitat re-capitalization following modern management standards. Property includes a 7.5-acre lake with multiple flowing creeks. Bordered by River Ridge Plantation, Longview Farms, Coon Bottom Ranch and Split Pine Plantation.

JON KOHLER AND ASSOCIATES
jonkohler.com

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

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@talcot.com

234 +/- acres

\$573,300



HIGHWAY 2A
WESTVILLE, FL / HOLMES CO.

The Lanum Tract is a great hunting property with a good timber investment for cash flow. It's ideal for recreation and would make a great place for a primary residence.

SOUTHERN FORESTRY REALTY
southernforestryrealty.com

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

JACKSON CO - FL

173 +/- acres

\$299,000



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

144 +/- acres

\$360,360



WILD TURKEY RUN ROAD
LLOYD, FL / JEFFERSON CO.

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

96 +/- acres

\$2,740,000



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, out-buildings, food plot clearings, upland pines, cypress and hardwood bottoms.

SOUTHERN FORESTRY REALTY
southernforestryrealty.com

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

558 +/- acres

\$1,550,000



2489 BASSETT DAIRY ROAD
MONTICELLO, FL / JEFFERSON CO.

Yaun Farms is a mixture of beautiful rolling pasture and cattle land, timber land, and hardwood bottoms. Amazing deer and turkey habitat. Exceptional homesites in great location with proximity to I-10, Monticello, Tallahassee, and Thomasville, GA.

JON KOHLER AND ASSOCIATES
jonkohler.com

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

LIBERTY CO - FL

60 +/- acres

\$240,000



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

1,331 +/- acres

\$1,590,545



TALLAHASSEE, FL / MADISON CO.

Tupelo Hammock is an intensively managed deer and turkey habitat, 125 +/- acres under high-fence with enhanced genetics. Located in the Red Hills of north Florida, in a very private neighborhood surrounded by large landowners and a culture of people who appreciate intense wildlife management.

JON KOHLER AND ASSOCIATES
jonkohler.com

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

22 +/- acres

\$370,000



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

244 +/- acres

\$929,480



SUNDOWN CREEK ROAD
TALLAHASSEE, FL / MADISON CO.

Sundown Creek Place is a combination recreational and ranch property. This is a beautiful North Florida recreational ranch with picturesque rolling fields, outreaching live oaks, ponds, dove field, fertile soils, exceptional ecotones, open hardwoods and great wildlife.

JON KOHLER AND ASSOCIATES
jonkohler.com

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

801 +/- acres

\$2,995 per acre



BELLVILLE ROAD
PINETTA, FL / MADISON CO.

Roseapple Hill has strong diversity with over 460 acres of mixed-age stands of pines. There is a large natural cypress lake and additional ponds throughout for fishing. Incredible hunting with established food plots for trophy whitetail deer and great duck, turkey and quail hunting.

THE WRIGHT GROUP
wrightbroker.com

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

NASSAU CO - FL

1,726 +/- acres

\$7,900,000



14001 CR 121
BRYCEVILLE, FL / NASSAU CO.
7 BR / 7 BA / 4,800 SQ FT

Quail Creek Plantation: One of the largest high-fenced properties in North Florida with a private lake and lodge. Located just 30 minutes from the Jacksonville International Airport. Quail Creek Plantation provides easy access for year long enjoyment.

JON KOHLER AND ASSOCIATES
jonkohler.com

LORI BEMBRY WELDON
229-977-6065 / lori@jonkohler.com

TAYLOR CO - FL

38 +/- acres

\$45,864



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

40 +/- acres

\$64,000



MAX ROAD
PERRY, FL / TAYLOR CO.

Land with seclusion and game. Deer, turkey and hogs are plentiful in this area. 15 miles from a paved road. A hunters paradise! There is a new metal building (22x42) on the property. An acre has been cleared and trails have been established. Bring your gun and go hunting!

AFG TRI STATE REALTY, INC
afgtristaterealty.com

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

45 +/- acres

\$58,916



ROCK ISLAND ROAD
PERRY, FL / TAYLOR CO.

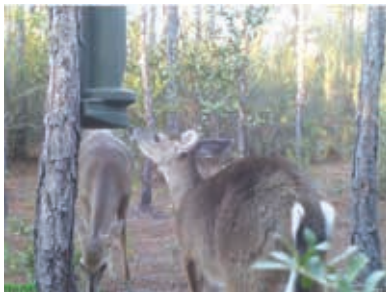
This parcel is in the middle of 400,000 acres. It is nothing but seclusion and privacy. Go hunting or take the family camping, the choice is yours!

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

WALTON CO - FL

2,435 +/- acres

\$7,292,825



HWY 181
DEFUNIAK SPRINGS, FL / WALTON CO.

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

VERDURA REALTY, LLC
verduraproperties.com

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

843 +/- acres

\$2,318,250



HWY 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

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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Bainbridge, GA 39817

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