

wiregrass

LAND & *Living*

Eco-Tourism

We're Searching for Destinations
with Nature and Social Distancing
Built Into the Experience

Delights of the Vine

How Two Land Surveyors
in Americus Created a Vine
to Table Experience

All Hands On Dirt

Meet Michelle Burke &
Learn How Slow Living
Suits this Garden Loving
Mother of Two

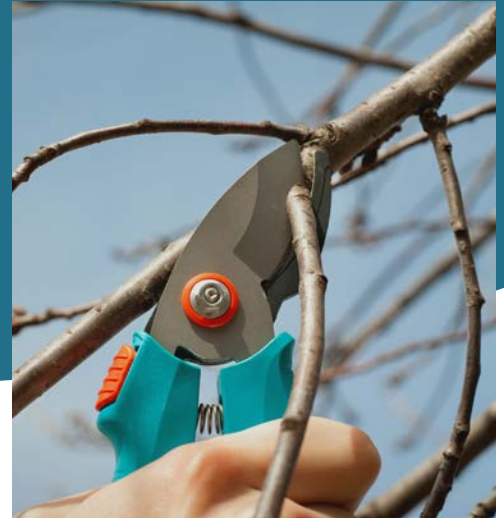
Growing Community

Finding Farmer Fredo:
A "Food Connector" Bringing
Community and Sustainable
Gardening Together



FARM CREDIT
SOUTHWEST GEORGIA

Around *these* Parts



Thomasville Rose Show and Festival

Held in historic downtown Thomasville April 22-24 has been a Southwest Georgia tradition since the 1920s. Flower shows, entertainment, an artisan market, antique car show, and much more the whole family!



It's Strawberry Season

Visit Long Farms U-Pick Operation for sweet strawberries beginning in April! 2822 Old Whigham Rd in Bainbridge.
www.longfarmsnatural.com



Advice from "The Georgia Gardener"

Walter Reeves – Tips on Spring Gardening and Landscaping for Georgia residents.
www.walterreeves.com



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LAND & Living

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directors and friends of Southwest Georgia Farm Credit.

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Address changes, questions or comments should be directed to Southwest Georgia Farm Credit by writing 305 Colquitt Highway, Bainbridge, GA 39817, calling 229.246.0384, or emailing landfinancing@swgafarmcredit.com. Copies of the Association's Annual and Quarterly reports are available upon request free of charge by calling 1.866.304.3276 or writing Ryan Burtt, 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. Annually the Association publishes its Annual Report on its website when it sends the Annual Report to the Farm Credit Administration. 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 #6914



Not on our mailing list? Email us at LandFinancing@SWGAFarmCredit.com



ON the COVER / Michelle Burke's personality is as vibrant as the plants she chooses for her home and garden.



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All Hands ON DIRT

By Julie Strauss Bettinger

A woman with her hair in a bun and a yellow patterned headscarf, wearing a light blue button-down shirt, is smiling and looking down at a planter box filled with dark soil. Two children, a boy in a light blue striped polo shirt and a girl in a yellow and white striped shirt with white bows in her hair, are also looking at the soil. The boy is looking up at the woman with a happy expression. They are in a greenhouse with various plants and hanging baskets in the background.

Michelle encourages participation from her children in the garden. On this day, Mason and Zoey accompanied their mom to local plant nursery to fit in an education lesson and select seeds for their Spring garden.

There's something enchanting about the way Michelle Burke introduces herself on social media.

[MichelleB](#) #LandscapeDesigner #Homesteader #Herbalist #Horticulturist #Homeschooler #PlantLover #Mother #SlowLiving

The descriptors tug on something deep inside of you, twisting what you view as something old back into something new, beckoning you to remember a past time, awakening your grass roots spirit and calling it to create again. Or, at the very least, become one of her loyal followers. Spoiler alert: a visit to @burke_meadows on Instagram will make you want to plunge your hands in the dirt or bake something oozing with buttery sweetness.

Still, once you spend time in Burke's company, you quickly realize, her life is much more than a series of hashtags. Michelle has an infectious pace to life, making the absolute most of everything, and leaving one to wonder more what it is that she cannot do, versus what she can.

Putting city life in the rearview mirror

Burke and her husband, Danny, took a big step toward more intentional living in early 2019 when they and their two children relocated to southwest Georgia from Orlando. Danny was born and raised in Bainbridge and Michelle is from Peach County.

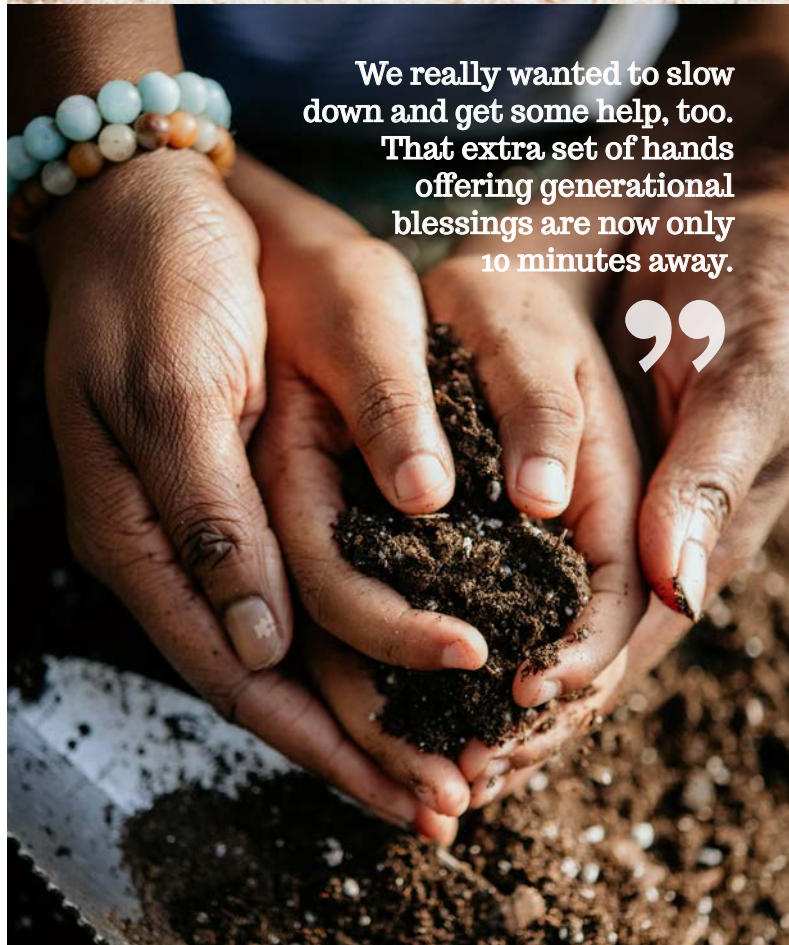
The two met as members of the nationally acclaimed FAMU Marching 100, that high-energy, high-stepping college band. He was on bass drum; she was on trumpet. After pursuing an education in landscape design and greenhouse management, Michele married Danny in 2010 and the two spent the next several years big city living in Orlando. As for putting that city life in the rearview mirror, Michelle said "We really wanted to slow down and get some help, too." That extra set of hands offering generational blessings are now only 10 minutes away.

In Central Florida, Burke had a garden shop called Mack and Flora, specializing in "the art of interior gardening." Danny was in property management, an easily transferable skill. Their daughter was two and son was in preschool when the idea of moving came to light. Michelle was already offering interactive gardening classes and DIY workshops—building forest-like terrariums for tables and succulent dish gardens for countertops—so she decided homeschooling and homesteading was a natural transition.

Searching for soil

After the family settled in to their new South Georgia digs, Burke took an inventory of their in-town quarter acre lot to find the section best suited for a home garden. The Burkes have a huge live oak in their backyard that the kids named Captain Green Beard. "He's massive, he shadows everything," she says. "The kids love him." She discovered one spot outside of the canopy that gets full sun, a space the size of a large walk-in closet. It now serves as their food plot, homeschool laboratory and source for nature therapy.

Burke also loves raised garden beds. She has created a raised garden area specifically for potatoes. "I skipped the whole digging in the ground part," she says. She just piled garden soil on cardboard and raised sweet potatoes.



We really wanted to slow down and get some help, too. That extra set of hands offering generational blessings are now only 10 minutes away.

”



Little hands that assist

Her growing projects also involve the kids. “Gardening is what we do, it’s what I do. So I get them involved.” She admits that younger children aren’t very productive, but they can punch their finger in the dirt and drop a seed in. They have their own gloves and can pull weeds, with guided instruction. To help her in the trying moments—like repeatedly being asked, “Is this a weed?”—she acknowledges, “You’ve got to have some grace going in.”

It takes patience on the kids’ part as well. “They have no real concept of time, so every day they ask, ‘Is it grown? Can we eat it?’” It’s a learning experience seeing the process, growing from a seed to a plant, then fruit, then turning different colors.

Whether it’s the gardening process, the cooking of their bounty or canning, Burke says, “Kids make a mess. But if you have the time, they are learning and it’s worth it.”

Making a success of it

Burke’s spring garden is a mix of vegetables, flowers and herbs. “We do our own composting and we only plant things that we eat ourselves or can use,” she says. She recalls feeling pressured in the early days to have more of a variety, but it boiled down to the practical. “With small kids, their palates are not diverse. I’m just trying to make a success of those three or four vegetable choices.”

She also looks for items that are easy to grow and her kids will enjoy picking and eating. “For example, a tomato. So, they’ll know what that looks like.” Watermelon is another favorite. “They got as big as a volleyball, they’re really juicy things.”

Burke is an herbalist, which is using plants for medicine. For example, she makes her own elderberry syrup to build their immune systems. And the process of tending gardens has its own therapeutic effect, if you keep it in perspective. “Some people are out there three times a day, but I think the smaller the better for vegetable gardening.”

Life in transition

Burke admits that country living has taken some getting used to, including planning well in advance for household purchases. But not having big chain stores on every street corner helps money management-wise, she says. “Shopping is intentional now.”

And an unexpected blessing came with the friendships she’s formed. “You can get community faster in a small town,” she says. “If you go into a health food store or a Mom-and-Pop business, you’ll see the same people. They know your name. In a big city, you aren’t going to see that cashier again.”

She’ll also see those same people at other happenings in the community, like her son’s recreational game or daughter’s ballet. “In a small town, it’s not so separated, it overlaps. The coach might be the coffee shop owner. I don’t intentionally seek to get to know people, but here it just happens. Community happens.”

Readying for summer

Since relocating to southwest Georgia, Burke’s life is marked more by the seasons. At the beginning of the year, she was cleaning up her garden space and monitoring the weather. “We’ll have days that feel like spring, the Japanese magnolias will open up. Everybody’s tricked,” she says. It’s the whole yo-yo between hot and cold.

If she was planning to grow tomatoes from seed, she’d start early in the year. “It’s cheaper to buy the seed, but you spend months trying to keep that seed safe,” protecting it from the cold. Instead, she buys a six pack of tomato vines in the spring.

That’s when she also starts thinking about the summer harvest: sweet corn, watermelon and bell peppers for those fresh omelets and stir fries. “Kids love peppers. They love watching them. We don’t have apple trees, but they feel like an apple when they grab them. They’re a good size, big and round. It’s like picking apples.”

She also plants okra, “even though I’m the only one who eats it. It’s so easy and loves the heat. Not many bugs like it and it can withstand neglect. You can eat it fried or throw it in a stew. It gets so big and is an easy summer harvest.”

Burke also insists on flowers—for beauty and sustainability. Zinnias are one of the most self-reliant summer annuals, she says. They re-seed before they die out at the end of a season and come back each year more abundantly. As she points out in one post, “In the middle of a scorching summer, when all of your other plants are thirsty and exhausted and you can’t seem to either keep up with water or control pests, Zinnias are there thriving with their smiling, sun worshipping faces.”

Besides, she ends, “who wouldn’t want fresh cut flowers on your table all season long?”





Making the Season's HARVEST LAST

If things go right in her garden, Michelle Burke has an abundance of vegetables and fruit at harvest time. And since fresh only lasts so long, she resurrected a skill she learned from her grandmother as a child. With the help of YouTube videos, she taught herself to can fruits and vegetables. Burke doesn't use a pressure canner; she prefers the old-fashioned way—a water bath. "Because I had all the materials: a big pot, cans and water."

1

Selection Process:

"We like to can what we can grow at home in addition to buying bulk produce from roadside stands, farmer's markets and local u-pick operations. Our go-to selections tend to be peaches, apples, green beans, and pickles. I am careful to choose fully ripe produce and will often cut out blemishes before canning."

2

Prepping:

"I sanitize my mason jars and lids by first boiling them in a large pot. I remove the clean jars and lids carefully and place them gently on a countertop tea towel to slowly cool."

3

Canning:

"I cut larger produce into smaller slices, sometimes removing the skin, and place it in the jars. I fill my jars with water, adding a bit of sugar for fruits, and leave a small head at the top before twisting on my lid. I let the filled jars boil for 15 minutes on medium heat before carefully removing and placing them gently on a tea towel for slow cooling. As the jars cool—the lids will make a popping noise—letting you know you have a good seal."

4

Storage:

"Canned fruits and veggies do have a shelf life so it is important to date them. Although canned goods can last 2-3 years, my family typically consumes ours within a year."

Delights of the Vine

WOLF CREEK PLANTATION



Spring is winemaker Matt Johnson's favorite time of year. He walks through the well-manicured Wolf Creek Plantation vineyard and studies the vines. He's looking for new leaves sprouting and the prize: little flowers. "That means we're going to have some grapes."

The now 25-acres of mature vines in Americus grew out of a former golf course that closed during the Great Recession. Johnson and his cousin, co-owner Jerry English, are professional land surveyors. They had fond memories of hunting and fishing on the property when it was owned by their grandfather, Paw-Paw Howard Johnson. In those days, the tract was made up of woods and rows of peanuts, cotton and soybeans, plus 100 acres of lakes and ponds carved out of Wolf Creek. Matt Johnson's uncle created the golf course, but it left the family in early 2000s and they wanted to reclaim the land.

Johnson and English looked at best uses and realized there wasn't a vineyard or winery within 90 miles. It seemed like a nice fit, too, for the housing development next door, as residents were used to overlooking manicured greens.

They decided early on to make Wolf Creek Plantation a "farm to glass" business, to include ag tourism, retail and wholesale. "Everything we grow here we turn into a product and that product is sold."

The men have grown the business slowly. They planted the first vines in 2013 and they now have more than 3,000. Each year they add on or make an improvement. Last October was a milestone with the addition of an off-site tasting room at the historic 1890s Windsor Hotel in downtown Americus. It's popular with locals. Out-of-town visitors—many of them on winery tours—still flock to Wolf Creek and enjoy the on-site tasting room with a back porch that overlooks the vineyard.

I never thought of myself as a farmer, but I've discovered the joy of caring for the plants all day long and making products we're really proud of.



Along with their wines, Wolf Creek's tasting rooms feature local delicacies such as cheese straws, chocolate covered pecans and beef sticks made from a breed of cattle native to Georgia.

"We really try to source things locally as much as we can," Johnson says.

Wolf Creek hosts festivals and events all year long and is also a popular wedding venue, so they are adding a chapel-like structure and even sleeping quarters, expected to be ready by spring of 2022.

Themes are weaved throughout the business: The label of Mapmaker's Red is in the shape of Georgia and art includes an early map of the state—a nod to their land surveying business. The Number 9 Red and Number 9 White labels feature a golfer in full swing.

Wolf Creek is also closely rooted in family. Johnson's daughter, Hannah Cannon, runs the business and retail operations. His nephew Thomas Young is the vineyard manager.

It's been a blessing to provide employment for family, a rich tradition in farming businesses, he says.

"I never thought of myself as a farmer, but I've discovered the joy of caring for the plants all day long and making products we're really proud of."

A TASTE OF *the South*

A local resolution and an a-ha moment in the vineyard helped save Wolf Creek during the shutdowns last year. Restaurants were allowed to serve drinks to go and Matt Johnson had the idea of bottling up their popular slushies. They put the word out on Facebook and sold 100 one-liter containers “in like five minutes.” They bottled up another 300 and they went just as rapidly.

“Here we were, just trying to survive and they were a tremendous boom for us,” he says. They eventually created a Chik-fil-a like drive through at the vineyard and cars stretched out to the main road.

That sparked another idea: an in-town Tasting Room in the rotunda of the Windsor Hotel, the centerpiece of downtown Americus, which opened in October. Stop by either location to have a sip and enjoy some home-grown flavor.

Windsor Hotel Tasting Room

133 W. Lamar Street
Americus, GA 31709
Monday-Saturday, 11 AM - 6 PM

Wolf Creek Vineyard Tasting Room

207 Wolf Creek Drive
Americus, GA 31719
Monday-Friday 11 AM - 5 PM
Saturday 11 AM - 6 PM

WolfCreekPlantation.com

Wine-Osa

— THE NEW —
Southern Staple

Wolf Creek Plantation Sweet Southern Peach Wine-Osa

*Because mimosas never go out of style
in the South*

Start with chilled ingredients and a tall champagne flute.

- 3 oz. Sweet Southern Peach wine
- 2 oz. Ocean Spray Sparkling Cranberry
- 1 oz. Orange Juice

Stir and enjoy!



**Flint River Fresh
leaves a “food print”
across SWGA**

The People Grower

—By Julie Strauss Bettinger

“Hey, hey, hey. What’s happening in the garden today? Fredando Jackson here, aka, Farmer Fredo. And we’re here to talk about...”

It’s a familiar and inviting greeting and if you’ve stumbled upon the Flint River Fresh YouTube channel, you know once you’ve clicked “play,” you’re going to learn something. In a refreshing four minutes or less.

Just as his videos show, Fredando Jackson is a man constantly in motion. On the day we’re talking to him, he’s smoothing out bins full of soil with one hand, gripping his phone with the other and simultaneously giving directions to the Wednesday Weed Eater group—volunteers who are weeding the 5th Avenue Community Garden in downtown Albany.

Calling within a calling

As Jackson’s deep-rooted passion for gardening evolved into plans to educate and feed underserved communities, Flint River Soil and Water Conservation District took notice. The Flint River Soil and Water Conservation District received a grant to develop urban



agriculture and discussed the opportunity with Jackson to form a 501(c)(3) nonprofit organization to implement a variety of projects, including school-to-garden-to-cafeterias, local farmer produce box partnerships, and assistance with community farms, gardens, and orchards in three counties.

Now, the Executive Director of Flint River Fresh, Inc., Jackson admits that this venture feels like a calling and with that, he gratefully accepts the responsibilities that come with running a non-profit. “I was a guy who wanted to grow food. And I’m still that guy.”

Strong roots

Jackson moved around a lot as a child, but the lessons he learned visiting his grandparents in Plains, Georgia, stayed with him. They had about a quarter of an acre of land and grew seasonal food. “We’d drive to their home and pick watermelon right out of the field and plums off the trees.”

He had a career with Sony Music, moving up the ladder of the corporate world, until digital platforms downsized the industry.



“I was just a guy who wanted to grow food. And I’m still that guy.”

“I dipped and dabbled doing a couple of things in Atlanta,” he says, “and eventually kind of turned back to the land.” He heard about Koinonia Farm, an intentional Christian Community, in Americus. “It was the birthplace of Habitat for Humanity,” he says. That’s where he learned about partnership farming. “I stayed there and lived out my faith, learned how to grow food and we fed people every day.”

The community was made up of individuals from a variety of backgrounds, culture and socio-economic status. “I said, ‘Oh, I could do this the rest of my life.’ It became my mission.” He’s now living that mission as the face of Flint River Fresh, mostly making urban farming look easy through what he calls “super simple techniques.”

Growing community

It’s a little difficult to capture all that Flint River Fresh does, but “food connector” comes close. Jackson establishes food sources—community gardens or food plots—keeps them growing, and networks with organizations to get the harvest distributed to those who can use it, especially vulnerable populations.

And there’s a strong thread of education and building community weaved throughout his efforts. As Jackson says, “We all have to eat. I use that as a common ground to unite people.”

Community gardens are an important part of his work, but Jackson insists they’re not all about food provision. “It’s a concept you can connect to anything you do in life,” he says. The truth is, they really grow people.

He recalls one shy fifth grader helping to plant carrots and after the harvest, Jackson convinced the boy to explain what he did and how he did it to a woman receiving his bounty. The young man did so, confidently.

“Kids take ownership,” Jackson says. “It’s their space.”

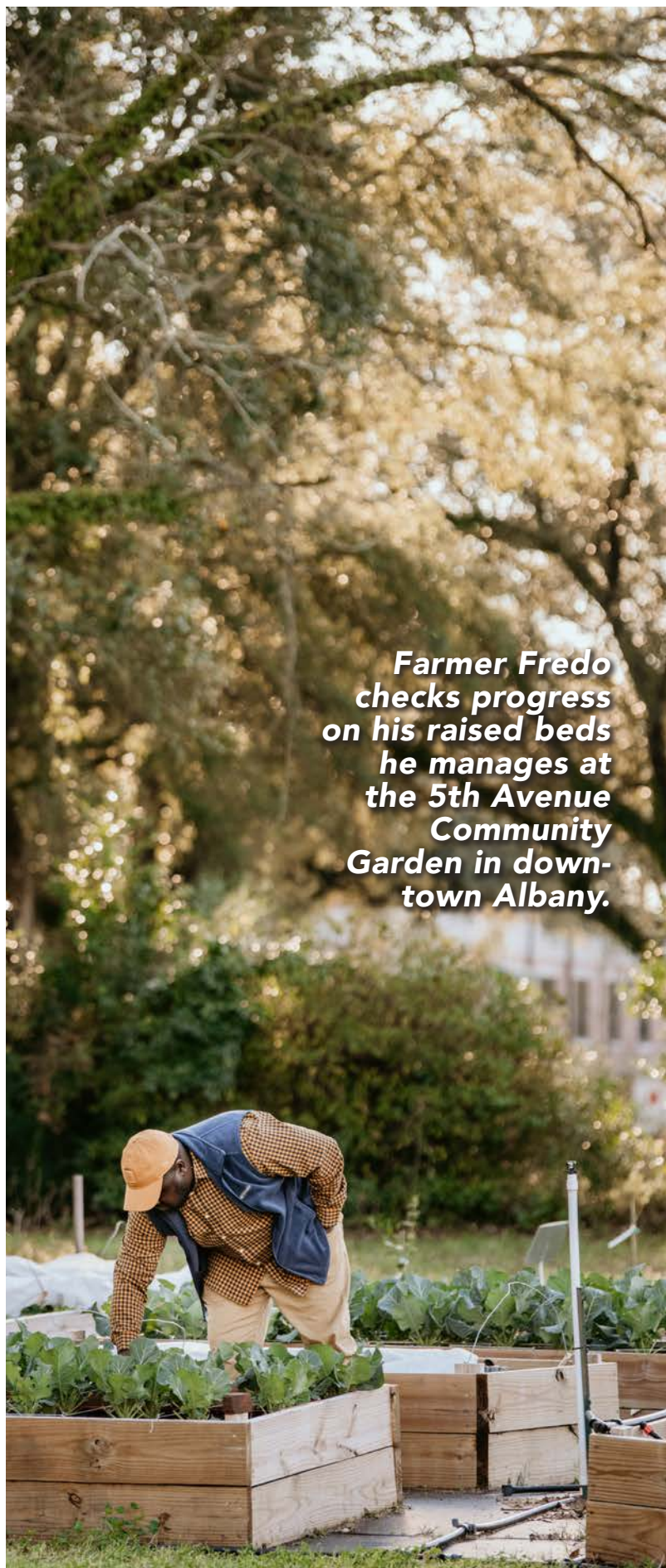
Where’s your plot?

So, what does Farmer Fredo recommend for the novice gardeners ready to make their own foodscape?

His answer comes quickly. “Think about what you eat in the summer. The fourth of July, what you want to show off to friends and family? Grow your own tomatoes for those burgers. Or grow cherry tomatoes in the ground for salads. Cucumbers-squash-zucchini. How about a good slice of watermelon, cantaloupe or honey dew? And maybe some sweet corn-green beans-cream peas-southern field peas-pinkeys.”

If you start in April, he says, “It will be pretty much ready to go in June or July.”

Learn more about Farmer Fredo at www.flintriverfresh.org



Farmer Fredo checks progress on his raised beds he manages at the 5th Avenue Community Garden in downtown Albany.

Association News

Meet Our New Team Members



Abby Beaty
Loan Administrator



Kristi Giddens
Client Relations
Specialist



Michael Harris
Relationship Manager



Anna Kinchen
Marketing Manager



Britney Lewis
Quality Assurance
Specialist



Bonnie McLendon
Associate Accountant



Wendi Newberry
Client Relations
Specialist



Viviana Recendez
Associate Accountant

Message from Our President

We believe our employees are our most valuable asset," said Paxton Poitevint, President of Southwest Georgia Farm Credit. "Our investment in our employees and our desire to see them grow professionally and personally in their positions is an integral part of our organizational health. We want to recruit, employ and retain the most qualified employees. We work with a diverse group of people with a broad range of capabilities and experiences. Together, we are stronger and our work towards a common purpose continues—to support agriculture and secure a future for the rural communities in which we serve.

Farm Credit Continues to Assist Borrowers with SBA Paycheck Protection Loans

Created in the spring of 2020 by the CARES Act, PPP provides loans to small businesses so they can stay afloat—and keep their employees on the job. In 2021, Southwest Georgia Farm Credit continues to work with borrowers in need of financial assistance.

Farm Credit helps local farmers and farm businesses with the loan process and continues to advocate for additional funding and relief for agriculture while educating Congress about the challenges America's rural communities face across the county.

Southwest Georgia Farm Credit Recognized as Large Business of the Year

Southwest Georgia Farm Credit was nominated and selected as the **winner of the 2020 Large Business of the Year category for Decatur County!** Bainbridge-Decatur County Annual Awards is an opportunity for the Chamber of Commerce to acknowledge the business champions in our community. To be nominated for the Large Business of the Year category, a business must employ 50 people and have been in business 3 years. Along with offering innovative products and services, the business must also exemplify quality within its business dealings and reputation being above reproach. Nominees for this category must also demonstrate business stability and community stewardship through contributions of their resources to the citizens within Decatur County and beyond.



Pictured L-R: Tarrell Bennett, Liz Nogowski, Patrick Deen, Allison Godwin, Paxton Poitevint.

Association Continues to Support Produce Stands through Fresh From the Farm Program

Southwest Georgia Farm Credit began the Fresh from the Farm Mini-Grant program several years ago with the goal of recognizing our regional producers and their contributions to our healthier lifestyles. This grant is just another way for Southwest Georgia Farm Credit to partner with, promote and support local farmers.

The Fresh from the Farm initiative gives 10 grants each year to farmers who own qualifying produce stands. The program provides cash for grant recipients to enhance their marketing and promotions, like buying ads or developing a website and social media presence.

Fresh from the Farm applications can be downloaded from our website: Applications are due by April 13th.

www.swgafarmcredit.com



FARM LIFE: Start 'em young!

This time of year reminds us how closely family is related to farming. Tarrell Bennett, Farm Credit Relationship Manager and a farmer himself, takes this to heart. He loves spending time with his twin grandsons who are already learning about farming traditions: hard work, good old fashioned family time and gathering around the table to enjoy the harvest.



Annual Meeting

The Association's Annual Meeting typically takes place each February, but like so many things COVID-19 has impacted, our Board of Directors has determined we might be able to have an in-person meeting later in the year. Please watch for more details coming soon.



You're part of something **BIGGER.**

WE SHARE OUR PROFITS. HELPING FAMILIES, FARMS, & COMMUNITIES.



Southwest Georgia Farm Credit plans to distribute \$7.2 million of its 2020 profits in cash to its member-owners. Over the last 20 years, the Association has returned more than \$93.7 million in patronage distributions.

"We are pleased that we have the ability as a cooperative with a 105-year legacy to support and strengthen the position of agricultural businesses and farmers that are essential to our everyday life," said Paxton Poitevint, Chief Executive Officer of Southwest Georgia Farm Credit. "Our unique structure allows us to put our customers first and thank them for the loyalty they demonstrate to us by returning a portion of our profits."

In addition to competitive interest rates upfront, Farm Credit's cash dividends effectively reduce the cost of borrowing and is one of the distinct financial benefits of doing business with Farm Credit. The Association's 2020 patronage distribution effectively lowers a borrower's interest rate, on average, by a percentage point.

"Delivering such strong levels of patronage is a reinforcement of the value our cooperative delivers to agriculture and the rural communities we serve," said Poitevint. "Farm Credit understands that what we distribute to area farmers and landowners has a lasting impact on the economies that support the ag industry. Considering the ongoing challenges we face in agriculture and in rural communities, we're hopeful this distribution will help our neighbors get through these difficult times."

Patronage distributions are made when the Board of Directors of Southwest Georgia Farm Credit deem that the Association's financial performance is such that a distribution is warranted.



You'll be harvesting before you know it.

Are you ready?

Farm Credit EXPRESS is an equipment financing program, offering both loans and leases on-site to farmers and land owners. Ask your dealer about Farm Credit EXPRESS today!

With Farm Credit Express financing, you can:

- Purchase new and used equipment.
- Lock your rate for 60 days.
- Your approval is good for one year—so close your loan when you're ready.
- Benefit from our Patronage Program. We share our profits - reducing your cost to borrow.

Need more information?

Ragan Fretwell
229.254.6391



FARM CREDIT
EXPRESS



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

Eco-Tourism

Found: Space to Breathe

It appears that what put southwest Georgia on the map more than a century ago, health benefits of the area's pine forests, is trending again. There's a growing interest in "forest bathing," a Japanese concept of immersing yourself in nature in a mindful way.

By Julie Strauss Bettinger

and what better place to do it than old growth piney woods, with one of the most biologically diverse ecosystems in North America? We know that these days, your plans to travel include researching outdoor destinations where nature and social distancing is built in to the experience. You want to space to roam. You want space to breathe.

There's one dilemma: gaining access to one of the well-managed tracts in our region is a bit challenging, unless you're in the market to hunt bobwhite quail. It's something forest

pro and lodge owner Woodie Warr wants to change. With encouragement from his adult children, he launched Walking Eco-Tours at Brentwood Plantation.

Encompassing 1,600 acres near Bainbridge, the Brentwood Plantation tours can include shorter walks around the 60-acre pond or much longer ones, if you're up for it. With 31 miles of dirt roads, he says, "you could actually get tired of walking."

And that's OK, because they also offer horseback riding or quail buggies as alternatives to enjoy the forests.





You may spy an endangered red-cockaded woodpecker, a giant fox squirrel or experience the heart pounding thrill of startling a covey of bobwhite quail.

What you'll see

This part of the South has a unique ecosystem, he says. "You'll see the old growth pine forests that are different from the planted pine ecosystems." And wildlife abounds. You may spy an endangered red-cockaded woodpecker, a giant fox squirrel or experience the heart pounding thrill of startling a covey of bobwhite quail.

The terrain is varied enough to keep all ages engaged, too. "The pond is absolutely gorgeous in the spring," he says. The yellow flowers are clustered so close "you feel like you could walk across them."

Warr encourages Eco-Tour visitors to bring binoculars, as the guide will provide wildlife and forestry lessons along the way.

Pricing for the walking tours vary, as Warr prefers to tailor the package for the group. He can do a few hours at a time or a day trip to include lunch in the field. "You can bring your friends, ask the kids to tag along and we can get on the wagons and drive" he says. Or you could stay for a weekend at the authentic, rustic-looking lodge (sleeps up to 13) and do a combination of some out-and-backs on your own and with a guided tour.

Eco-tours offer a way to enjoy a historical pastime with a new health trend twist. "It's part of that South Georgia mystique," he says.

PICTURED / Woodie Warr, owner of Brentwood Plantation and hiking enthusiasts, Ashley Long and Lauren Harrell.

Market Trends

OCTOBER - DECEMBER, 2020 LAND SALES

For Sales Greater than 50 Acres

COUNTY	ACRES	SALES PRICE	\$/ACRE
Calhoun	512	\$ 2,394,000	\$ 4,676
	183.67	\$ 973,000	\$ 5,298
	241.6	\$ 775,000	\$ 3,208
	139.48	\$ 275,000	\$ 1,972
	144	\$ 284,000	\$ 1,972
	192.856	\$ 424,000	\$ 2,199
Clay	565	\$ 1,131,000	\$ 2,002
	100	\$ 160,000	\$ 1,600
Decatur	55.163	\$ 102,000	\$ 1,849
	250	\$ 365,000	\$ 1,460
	62.5	\$ 135,000	\$ 2,160
	69.27	\$ 160,000	\$ 2,310
Early	151.08	\$ 220,000	\$ 1,456
Grady	64.19	\$ 225,000	\$ 3,505
	110.28	\$ 365,000	\$ 3,310
	56.01	\$ 250,000	\$ 4,463
	263.51	\$ 500,000	\$ 1,897
	52.4	\$ 355,000	\$ 6,775
	317.93	\$ 1,152,000	\$ 3,623
	54.99	\$ 166,000	\$ 3,019
	82.83	\$ 277,000	\$ 3,344
	140.15	\$ 147,000	\$ 1,049
Lee	51.295	\$ 318,000	\$ 6,199
	640.053	\$ 1,865,000	\$ 2,914
	59.479	\$ 154,000	\$ 2,589
	454.553	\$ 1,310,000	\$ 2,882
	103.508	\$ 155,000	\$ 1,497
Marion	240	\$ 245,000	\$ 1,021
	203	\$ 324,000	\$ 1,596
	179.651	\$ 241,000	\$ 1,341
	172.526	\$ 242,000	\$ 1,403
	386.647	\$ 600,000	\$ 1,552
	126	\$ 201,000	\$ 1,595
	109	\$ 395,000	\$ 3,624
	244.293	\$ 300,000	\$ 1,228
	483.915	\$ 675,000	\$ 1,395
	96.9	\$ 224,000	\$ 2,312
	59.479	\$ 99,000	\$ 1,664

COUNTY	ACRES	SALES PRICE	\$/ACRE
Miller	91.85	\$ 96,000	\$ 1,045
	65.833	\$ 144,000	\$ 2,187
	83.893	\$ 175,000	\$ 2,086
Mitchell	177.89	\$ 348,000	\$ 1,956
	50.24	\$ 144,000	\$ 2,866
	68.64	\$ 227,000	\$ 3,307
	78.42	\$ 257,000	\$ 3,277
	253.56	\$ 1,359,000	\$ 5,360
	284.03	\$ 575,000	\$ 2,024
Schley	99	\$ 275,000	\$ 2,778
	69.592	\$ 114,000	\$ 1,638
Seminole	138.639	\$ 550,000	\$ 3,967
	95	\$ 145,000	\$ 1,526
Sumter	157.5	\$ 215,000	\$ 1,365
	52	\$ 450,000	\$ 8,654
	77.123	\$ 200,000	\$ 2,593
	62.364	\$ 139,000	\$ 2,229
	226.123	\$ 310,000	\$ 1,371
	292.065	\$ 640,000	\$ 2,191
	50	\$ 170,000	\$ 3,400
	177.97	\$ 1,214,000	\$ 6,821
	64.968	\$ 153,000	\$ 2,355
	57.003	\$ 138,000	\$ 2,421
	190.156	\$ 1,050,000	\$ 5,522
	138.964	\$ 200,000	\$ 1,439
Thomas	359.581	\$ 1,300,000	\$ 3,615
	83.98	\$ 545,000	\$ 6,490
	114.7	\$ 310,000	\$ 2,703
Webster	61.9	\$ 85,000	\$ 1,373
	392.973	\$ 579,000	\$ 1,473
	53.397	\$ 120,000	\$ 2,247
	102.94	\$ 254,000	\$ 2,467

Information for MARKET TRENDS is compiled from publicly available online data. This data shows all transactions recorded by county, for the time and period October 1 - December 31, 2020, for sales of 50 acres or greater that were available through a public records search. Commercially-zoned land/properties, as well as transactions deemed not to be arms-length, are not included in this summary.



LAND LISTINGS

A COLLECTION of the
REGION'S BEST PROPERTIES

ATKINSON CO - GA

236 acres

\$4,000,000



PEARSON, GEORGIA / ATKINSON CO.

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

Barfield Auctions Inc
www.barfieldauctions.com

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

BERRIEN CO - GA

136 acres

\$612,000



382 RAMLINWOOD ROAD
RAY CITY, GEORGIA / BERRIEN CO.

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

Whitetail Properties Real Estate, LLC
www.whitetailproperties.com

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

BROOKS CO - GA

24 acres

\$149,000



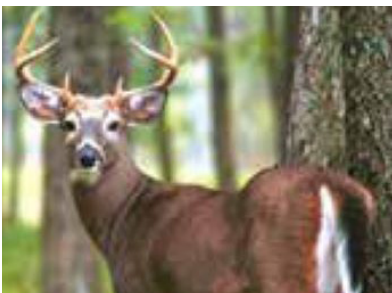
6893 LIVINGSTON ROAD
QUITMAN, GEORGIA / BROOKS CO.

Great for hunting, recreational, farming, livestock or a home site. The property has pine trees, oak trees and a fishing pond. Plenty of wildlife. Mobile home, 3 wells, 3 septic tanks, 5 power poles and dirt road frontage.

BENNETT REAL ESTATE COMPANY
229-233-5043/mary@brealthomasville.com

104 acres

\$366,065



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

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

Burton Realty and Auction, Inc
www.auctionofthesouth.com

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

BROOKS CO - GA

7 acres

\$30,000



GROOVERVILLE ROAD
QUITMAN, GEORGIA / 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
www.keysouth.com

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

75 acres

\$279,000



HOWARD ROAD
BARWICK, GEORGIA / 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-away.

Rose City Realty, Inc.
www.rosecityrealty.com

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

CALHOUN CO - GA

9 acres

\$39,000



FOUNTAIN BRIDGE ROAD
MORGAN, GEORGIA / CALHOUN CO.

This is a nice, wooded 9.7 acre Calhoun County, GA lot. Located on the corner of the Dickey Bypass and Fountain Bridge Road. Ideal building lot(s) and is only 25 minutes west of Albany. Listed for only \$39,000. Contact Julian Morgan.

SOUTH GEORGIA LAND AND TIMBER
877-768-3232/julian@landandtimber.net

CLAY CO - GA

1031 acres

\$1,391,850



HWY 266
FORT GAINES, GEORGIA / CLAY CO.

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

3 Rivers Realty
www.3riversrealty.com

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

CLAY CO - GA

270 acres

\$2,500 per acre



COTTONHILL ROAD
FORT GAINES, GEORGIA / CLAY CO.

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

South Georgia Land and Timber
www.landandtimber.net

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

1618 acres

\$3,195,550



MILL POND RD.
FORT GAINES, GEORGIA / 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
www.americanforestmanagement.com

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

266 acres

\$969,000



42 MOUNT CALVARY ROAD
FORT GAINES, GEORGIA / CLAY CO.

Paved road frontage on 2 sides. 116 irrigated acres under 8 tower Valley pivots, farm leases, CRP and airstrip lease provide \$26,000 income. Metal barn. Balance in natural woods and planted pines. 4-acre spring fed lake for fishing and irrigation. Abundant deer and turkey.

GEORGIA INLAND REALTY, INC
404-355-6700/mark@georgiainlandrealty.com

276 acres

\$469,200



HWY 39
FORT GAINES, GEORGIA / CLAY CO.

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

3 Rivers Realty
www.3riversrealty.com

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

COLQUITT CO - GA

11 acres

\$49,900



VETERANS PARKWAY SOUTH
MOULTRIE, GEORGIA / COLQUITT CO.

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

Alderman Classic Realty, LLC
www.aldermanclassicrealty.com

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

DECATUR CO - GA

8 acres

\$599,000



3103 THOMASVILLE ROAD
BAINBRIDGE, GEORGIA / DECATUR CO.

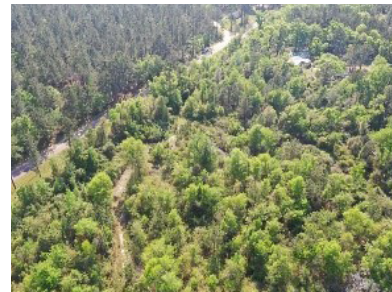
This farm was certified organic and specialized in cucumbers, vegetable sales and retail farmer's market. Includes 2 (60x90) automated hydroponic computerized greenhouses(2014) along with irrigated 3-acre field and Tyson Steel building with walk-in cooler. This farm is first-rate and ready to grow!

ERA Simpson Realty
marlaames.com

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

28 acres

\$106,400



HORSESHOE BEND ROAD
BAINBRIDGE, GEORGIA / DECATUR CO.

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

Crocker Realty, Inc.
www.landcroc.com

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

117 acres

\$257,400



MCMILLIAN ROAD
FACEVILLE, GEORGIA / DECATUR CO.

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

Southern Forestry Realty
www.southernforestryrealty.com

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

29 acres



**HORSESHOE BEND ROAD
BAINBRIDGE, GEORGIA / 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
www.ketchamrealty.com

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

182 acres



**LAKE DOUGLAS ROAD
BAINBRIDGE, GEORGIA / 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
www.cbbrockrealty.com

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

60 acres



**MILLWHITE ROAD
ATTAPULGUS, GEORGIA / DECATUR CO.**

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

Crocker Realty, Inc.
lwww.landcroc.com

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

170 acres



**4540 FACEVILLE HIGHWAY
BAINBRIDGE, GEORGIA / DECATUR CO.**

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
www.premiergrouprealty.com

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

50 acres



**VADA ROAD
BAINBRIDGE, GEORGIA / 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

38 acres



**ALDAY ROAD
BAINBRIDGE, GEORGIA / DECATUR CO.**

Wooded with mature pine and hardwood, level ground, little to no storm damage. Great building site with room for privacy and seclusion. 4 miles to Bainbridge High School, 4 miles to Bainbridge and 9 miles to Hwy 27S.

3 Rivers Realty
www.3riversrealty.com

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

69 acres



**2048 PELHAM ROAD
CLIMAX, GEORGIA / 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

36 acres



**PELHAM ROAD
CLIMAX, GEORGIA / DECATUR CO.**

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

Whitetail Properties Real Estate, LLC
www.whitetailproperties.com

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

DECATUR CO - GA

86 acres

\$225,004



HARRELL MILL ROAD
CLIMAX, GEORGIA / DECATUR CO.

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

Crocker Realty, Inc.
www.landcroc.com

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

5 acres

\$67,000



LOT #8 TURPENTINE DRIVE
CLIMAX, GEORGIA / 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
www.premiergrouprealty.com

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

DOUGHERTY CO - GA

122 acres

\$430,000



815 JAMES CROSS AVE
ALBANY, GEORGIA / DOUGHERTY CO.

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.
www.matreforestry.com

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

359 acres

\$1,950,000



OAK HAVEN DR.
ALBANY, GEORGIA / 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
www.brealthomasville.com

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

EARLY CO - GA

12 acres

\$42,000



SPOONER QUARTER ROAD
JAKIN, GEORGIA / EARLY CO.

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

Coldwell Banker Brock Realty
www.cbbrockrealty.com

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

121 acres

\$302,500



PROSPECT ROAD
BLAKELY, GEORGIA / 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
www.aglandsales.com

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

1810 acres

\$4,253,500



GRIMSLEY MILL ROAD
BLAKELY, GEORGIA / EARLY CO.

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

Agri Land Realty
www.aglandsales.com

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

103 acres

\$389,000



1893 LOWER RIVER RD
COLUMBIA, GEORGIA / EARLY CO.

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

Ingram Land and Realty LLC
ingramland.com

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

EARLY CO - GA

41 acres

\$59,900



HIGHTOWER AVE
DAMASCUS, GEORGIA / 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
www.cbbrockrealty.com

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

113 acres

\$2,395 per acre



3061 BIG PINE ROAD
BLAKELY, GEORGIA / EARLY CO.

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

Allied Land & Timber Company, Inc.
www.alliedlandga.com

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

4525 acres

\$13,500,000



FAIRFIELD ROAD
BLAKELY, GEORGIA / EARLY CO.

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

The Wright Group
www.wrightbroker.com

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

ECHOLS CO - GA

1490 acres

\$3,799,831



HWY 441
FARGO, GEORGIA / ECHOLS CO.

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

Jon Kohler and Associates
www.jonkohler.com

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

GRADY CO - GA

236 acres

\$1,300,000



2955 LOWER HAWTHORNE TRAIL
CAIRO, GEORGIA / GRADY CO.

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

Bennett Real Estate Company
www.brealthomasville.com

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

31 acres

\$57,000



GA HWY 188 N
CAIRO, GEORGIA / GRADY CO.

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

The Real Estate Shop
www.realestateshopcairoga.com

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

56 acres

\$166,000



SPENCE ROAD
OCHLOCKNEE, GEORGIA / 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
www.keysouth.com

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

263 acres

\$2,186 per acre



SINGLETARY ROAD
CAIRO, GEORGIA / GRADY CO.

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

SVN Saunders Real Estate
www.saundersrealestate.com

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

232 acres**\$950,000**

FAIRCLOTH ROAD
CALVARY, GEORGIA / GRADY CO.

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

Armor Realty
armorrealty.com

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

65 acres**\$276,000**

MAGNOLIA ROAD
WHIGHAM, GEORGIA / GRADY CO.

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

Whitetail Properties Real Estate, LLC
www.whitetailproperties.com

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

5 acres**Inquire about price.**

OAK BEND SUBDIVISION
CAIRO, GEORGIA / GRADY CO.

Several lots available in this nice subdivision or available in its entirety of 33 +/- acres. Restricted for single family dwellings with various sized lots available.

The Real Estate Shop
www.realestateshopcairoga.com

THE REAL ESTATE SHOP
229-377-7777/dawn_rackley@windstream.net

17 acres**\$62,500**

HOMER ROAD LOT 30
OCHLOCKNEE, GEORGIA / GRADY CO.

Here is 17.84 acres that is convenient to Thomasville and Cairo. About 4 acres of the property is cleared with the balance in woods. It is hard to find a smaller place like this with open land, woods and water at this price. Access to the tract is an easement off of Homer Road. Contact Russ Taylor.

KeySouth Real Estate Group, Inc
www.keysouth.com

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

25 acres**\$100,962**

HOMERS ROAD
OCKLOCKNEE, GEORGIA / GRADY CO.

Property is comprised of rolling pasture, gorgeous 4-acre pond and small amount of woods and field. This 25.56 acres has a lot of options. Keep it as a farm, use it for recreation or maybe even build your dream home. Dog trainers and horse lovers should check this place out.

KeySouth Real Estate Group, Inc
www.keysouth.com

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

185 acres**\$750,000**

STATE PARK ROAD
CAIRO, GEORGIA / 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.
None

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

5 acres**\$26,000**

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

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

The Real Estate Shop
www.realestateshopcairoga.com

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

22 acres**\$145,900**

JOYNER ROAD
CAIRO, GEORGIA / GRADY CO.

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

First Thomasville Realty
www.thomasvillegarealestate.com

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

GRADY CO - GA

30 acres

\$150,000



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

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

First Thomasville Realty
www.thomasvillegarealestate.com

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

250 acres

\$947,500



344 TERRELL LANE
WHIGHAM, GEORGIA / GRADY CO.

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

Forest Resource Consultants, Inc.
www.frc.us.com

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

HOUSTON CO - GA

600 acres

\$1,835 per acre



HIGHWAY 247
PERRY, GEORGIA / 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.
www.afiandfarm.com

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

IRWIN CO - GA

204 acres

\$663,000



REAGAN ROAD
REBECCA, GEORGIA / IRWIN CO.

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

Weeks Auction Group
weeksauktiongroup.com

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

MARION CO - GA

107 acres

\$265,815



MOUNT ZION ROAD
BUENA VISTA, GEORGIA / MARION CO.

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

Frontier Land Co
Coming Soon!

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

180 acres

\$1,550 per acre



HARBUCK POND ROAD
BUENA VISTA, GEORGIA / MARION CO.

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

Barfield Auctions Inc
www.barfieldauctions.com

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

MILLER CO - GA

5 acres

\$17,500



BABCOCK ROAD
COLQUITT, GEORGIA / MILLER CO.

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

Taylor Realty Associates
None

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

MITCHELL CO - GA

168 acres

\$384,000



BLACKBERRY ROAD
BACONTON, GEORGIA / MITCHELL CO.

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

Greenway Builders & Realty, LLC
Greenway

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

MITCHELL CO - GA

63 acres

\$192,000



PLEASANT HILL ROAD
CAMILLA, GEORGIA / MITCHELL CO.

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

Whitetail Properties Real Estate, LLC
www.whitetailproperties.com

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

177 acres

\$391,358



FORTY NINER ROAD
PELHAM, GEORGIA / MITCHELL CO.

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

Mossy Oak Properties
SunbeltLandBrokers.com

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

74 acres

\$209,589



HURST TATE ROAD
MEIGS, GEORGIA / MITCHELL CO.

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

Bennett Real Estate Company
www.brealthomasville.com

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

67 acres

\$241,560



GREENWOOD ROAD
CAMILLA, GEORGIA / MITCHELL CO.

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

Whitetail Properties Real Estate, LLC
www.whitetailproperties.com

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

MITCHELL CO - GA

67 acres

\$210,000



KIERCE ROAD
PELHAM, GEORGIA / MITCHELL CO.

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

NAI TALCOR Commercial
naitalcor.com

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

RANDOLPH CO - GA

88 acres

\$159,000



MILL POND ROAD
COLEMAN, GEORGIA / RANDOLPH CO.

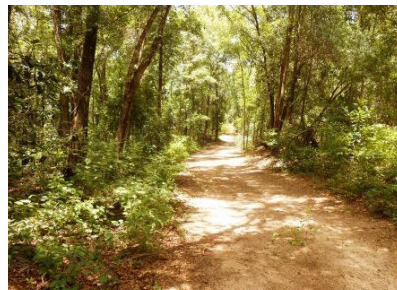
Contains an ideal mix of open farmland and woodlands on Mill Pond Road in Coleman. Farm rental income potential with a good-sized wooden barn which could serve as a hunt camp. Utilities are available and the hunting is excellent.

South Georgia Land and Timber
www.landandtimber.net

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

33 acres

\$279,000



COUNTY ROAD 70
CUTHBERT, GEORGIA / RANDOLPH CO.

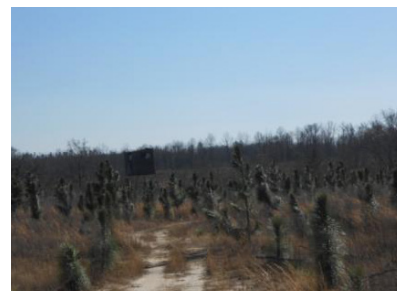
Beautiful wooded tract is the complete package with a small field, pond, and power right-of-way. "Move in ready" home/cabin that is fabulous! Open concept, kitchen, den, laundry room; a wrap around porch, and much, more!

South Georgia Land and Timber
www.landandtimber.net

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

297 acres

\$1,425 per acre



LUNSFORD ROAD
CUTHBERT, GEORGIA / RANDOLPH CO.

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

South Georgia Land and Timber
www.landandtimber.net

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

RANDOLPH CO - GA

292 acres

\$2,300 per acre



US HWY 27
CUTHBERT, GEORGIA / RANDOLPH CO.

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

Barfield Auctions Inc
www.barfieldauctions.com

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

338 acres

Inquire about price.



66 GILL SCOTT ROAD
SHELLMAN, GEORGIA / RANDOLPH CO.

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

Trinity Investment Company
None

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

1469 acres

\$4,398,786



HIGHWAY 41
SHELLMAN, GEORGIA / RANDOLPH CO.

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
www.americanforestmanagement.com

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

SCHLEY CO - GA

141 acres

\$425,000



2121 RAYBON ROAD
ELLAVILLE, GEORGIA / SCHLEY CO.

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

Century21 Americus Realty, Inc.
americusareamls.com

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

SEMINOLE CO - GA

21 acres

\$150,000



STAPLETON DRIVE
DONALSONVILLE, GEORGIA / SEMINOLE CO.

These 11 adjacent lots are encircled by county roads, two of which are paved, Stapleton Drive and Lake Carroll Drive. Only one of these has any flood zone! Huge potential, residential or commercial! Contact Sarah.

THE WHITTAKER AGENCY
229-524-2088/sarah@thewhittakeragency.com

507 acres

\$2,028,000



HWY 253
DONALSONVILLE, GEORGIA / SEMINOLE CO.

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

3 Rivers Realty
www.3riversrealty.com

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

6 acres

\$27,000



BOOSTER CLUB ROAD
BAINBRIDGE, GEORGIA / SEMINOLE CO.

6.12 acres on Booster Club Road.

Premier Group Realty
www.premiergrouprealty.com

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

12 acres

\$39,500



SPRING CREEK ROAD
DONALSONVILLE, GEORGIA / SEMINOLE CO.

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

Charles Rozier and Associates Realty
rozierrealty.com

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

STEWART CO - GA

60 acres

\$650,000



7791 VALLEY ROAD
RICHLAND, GEORGIA / STEWART CO.

This property is known as The Raju Airport, (O5GA) 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
Coming Soon!

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

339 acres

\$998,885



US HIGHWAY 27
LUMPKIN, GEORGIA / STEWART CO.

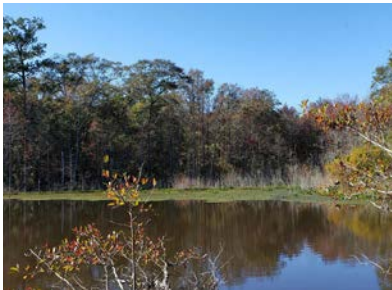
Bennett Hill is a must see from its rolling topography, mature hardwoods and pine plantation to the 29-acre lake. All of this packed into a 339.18-acre tract that is located approximately 40 minutes from Eufaula, AL or 35 minutes from Columbus, GA.

American Forest Management
www.americanforestmanagement.com

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

1408 acres

\$2,459,900



VALLEY ROAD
LUMPKIN, GEORGIA / STEWART CO.

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

Matre Forestry Consulting, Inc.
www.matreforestry.com

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

53 acres

\$160,000



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

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

Frontier Land Co
Coming Soon!

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

SUMTER CO - GA

45 acres

\$150,000



PLAINS, GEORGIA / 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

249 acres

\$498,400



OSCAR WILLIAMS ROAD
PLAINS, GEORGIA / SUMTER CO.

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

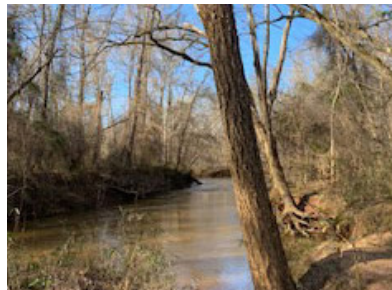
Whitetail Properties Real Estate
www.whitetailproperties.com

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

TALBOT CO - GA

117 acres

\$350,000



3915 GIBSON ROAD
TALBOTTON, GEORGIA / TALBOT CO.

Big Lazer running directly thru the property. Hogs, Ducks, Turkey, and Deer are plentiful. 50-AMP hookup for RVs is ready-to-go, close to The Flint River, beautiful home-site, big timber, hunting, 45-min from Columbus.

Henley Land Brokerage, LLC
henleyland.com

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

TAYLOR CO - GA

173 acres

\$1,975 per acre



HWY 90
MAUK, GEORGIA / 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.
www.alliedlandga.com

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

TAYLOR CO - GA

439 acres

\$1,290,000



US 80
BUTLER, GEORGIA / TAYLOR CO.

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

Matre Forestry Consulting, Inc.
www.matreforestry.com

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

TERRELL CO - GA

160 acres

\$376,900



JONES MILL RD.
DAWSON, GEORGIA / 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

206 acres

\$1,650,000



DOVEREL HWY
DAWSON, GEORGIA / TERRELL CO.

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

Webb Properties
webbproperties.com

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

11 acres

\$49,900



HWY 32
DAWSON, GEORGIA / 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
www.albanyc21.com

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

THOMAS CO - GA

90 acres

\$339,000



JUTOLA LANE
THOMASVILLE, GEORGIA / THOMAS CO.

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

Crocker Realty, Inc.
www.landcroc.com

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

4850 acres

\$6,710,605



2290 STEWART ROAD
THOMASVILLE, GEORGIA / THOMAS CO.

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

The Wright Group
www.wrightbroker.com

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

98 acres

\$595,000



BALDWIN ROAD
THOMASVILLE, GEORGIA / THOMAS CO.

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
www.chubbrealty.com

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

9 acres

\$99,900



LAWHORNE DRIVE LOT 4
THOMASVILLE, GEORGIA / THOMAS CO.

Small tracts of land are hard to find. Great site for a home, mini farm and mobile homes. Good tract of land for some hunting and timber. Only 8 miles to town.

KeySouth Real Estate Group, Inc
www.keysouth.com

KEYSOUTH REAL ESTATE GROUP, INC
229-224-7814/eugenejwjr@hotmail.com

55 acres

\$325,000



US HWY 319 N
THOMASVILLE, GEORGIA / THOMAS CO.

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

First Thomasville Realty
www.ftrealty.com

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

718 acres

\$2,750,000



HWY 111 AND DAVID ROAD
MEIGS, GEORGIA / THOMAS CO.

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

First Thomasville Realty
www.ftrealty.com

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

127 acres

\$750,000



1787 PALMER ROAD
THOMASVILLE, GEORGIA / THOMAS CO.

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

Jon Kohler and Associates
www.jonkohler.com

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

285 acres

\$2,550,000



GEORGIA HWY 188
THOMASVILLE, GEORGIA / THOMAS CO.

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

The Wright Group
www.wrightbroker.com

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

799 acres

\$5,109,605



METCALF ROAD
THOMASVILLE, GEORGIA / THOMAS CO.

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

The Wright Group
www.wrightbroker.com

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

37 acres

\$359,000



HWY 319
COOLIDGE, GEORGIA / THOMAS CO.

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

Crocker Realty, Inc.
www.landcroc.com

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

40 acres

\$925,000



146 OLD US HWY 84
BOSTON, GEORGIA / THOMAS CO.

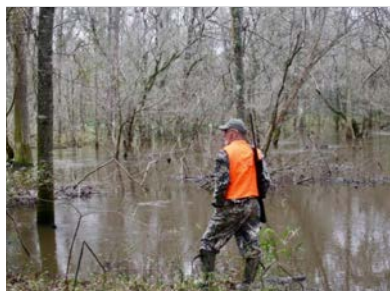
Impressive architecturally designed home in Thomas County. Features include a fitness room, gun room, laundry/mud room and enclosed saltwater pool. Professionally managed timber and well-kept grounds. Also, a 3-acre stocked lake with its own well.

Bennett Real Estate Company
www.brealthomasville.com

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

655 acres

\$1,932,250



GA HWY 188
OCHLOCKNEE, GEORGIA / THOMAS CO.

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

NAI TALCOR Commercial
naitalcor.com

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

THOMAS CO - GA

18 acres

\$400,000



134 CHATHAM DRIVE
THOMASVILLE, GEORGIA / 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
www.keysouth.com

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

194 acres

\$1,000,000



G POND / REHBERG RD
BOSTON, GEORGIA / THOMAS CO.

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

Bennett Real Estate Company
www.brealthomasville.com

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

163 acres

\$535,000



1084 ROCKY FORD RD.
COOLIDGE, GEORGIA / 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
www.brealthomasville.com

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

148 acres

\$395,000



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

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

Crocker Realty, Inc.
www.landcroc.com

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

UPSON CO - GA

25 acres

\$119,900



APPLE ROAD
MEANSVILLE, GEORGIA / 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
www.albanyc21.com

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

WARE CO - GA

29 acres

\$44,959



US HWY 84
WAYCROSS, GEORGIA / WARE CO.

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

AFG Tri State Realty, Inc
www.afgtristaterealty.com

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

WEBSTER CO - GA

330 acres

\$2,273 per acre



351 SEARS FARM LANE
PRESTON, GEORGIA / WEBSTER CO.

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

Barfield Auctions Inc
www.barfieldauctions.com

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

159 acres

\$320,000



SEMINOLE ROAD
PRESTON, GEORGIA / WEBSTER CO.

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

Frontier Land Co
Coming Soon!

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

WORTH CO - GA

350 acres

\$1,487,500



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

Jon Kohler and Associates
www.jonkohler.com

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

2684 acres

\$9,925,000



3821 HWY 82
SYLVESTER, GEORGIA / WORTH CO.
Well drained, fertile soils provide ground cover and native wiregrass. Well stocked with multiple age classes of pines managed to provide staggered income streams. Due to intensive habitat management, wild quail population has steadily expanded in conjunction with Albany Quail Project.

The Wright Group
www.wrightbroker.com

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

HOUSTON CO - AL

18 acres

\$70,000



S. COUNTY ROAD 33
ASHFORD, ALABAMA / HOUSTON CO.
Fronts on County Road 33 and Oak Street near US 84. 18 acres in city limits of Ashford. 84 E to Ashford then left on County Road 33. Property is on the right. APN #: 38-11-08-33-3-004-009.000

NAI TALCOR Commercial
naitalcor.com

JOHN TAYLOR
850-224-2300/jtaylor@talcor.com

6 acres

\$47,000



2001 COOT ADAMS ROAD
ASHFORD, ALABAMA / 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

HOUSTON CO - AL

25 acres

\$417,000



RONEY ROAD
DOTHAN, ALABAMA / HOUSTON CO.
Property is currently zoned A-C. Surrounded by residential areas and churches. The property would be excellent for a residential neighborhood. City sewage is on the property. 25.64 acres located on the north side of Dothan.

NAI TALCOR Commercial
naitalcor.com

JOHN TAYLOR
850-224-2300/jtaylor@talcor.com

96 acres

\$240,000



S. SPRINGHILL CHURCH ROAD
GORDON, ALABAMA / 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
www.verduraproperties.com

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

DIXIE CO - FL

543 acres

\$922,777



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

Jon Kohler and Associates
www.jonkohler.com

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

FRANKLIN CO - FL

40 acres

\$649,000



DOG ISLAND
CARRABELLE, FLORIDA / 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
www.saundersrealestate.com

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

HAMILTON CO - FL

896 acres

\$3,595,000



JASPER, FLORIDA / HAMILTON CO.

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

Barfield Auctions Inc
www.barfieldauctions.com

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

2070 acres

\$9,936,000



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

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

Live Water Properties
www.livewaterproperties.com

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

HOLMES CO - FL

85 acres

\$100,000



JOHN MARSH ROAD
BONIFAY, FLORIDA / HOLMES CO.

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

NAI TALCOR Commercial
naitalcor.com

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

932 acres

\$1,677,600



OLD MT. ZION ROAD
PONCE DE LEON, FLORIDA / HOLMES CO.

This timber tract contains both merchantable and pre-merchantable timber value that will keep producing for the future. The tract has two man-made ponds, 7 and 8 acres plus many natural ponds. The property is conveniently located near Interstate 10 that runs across the northern part of Florida.

NAI TALCOR Commercial
naitalcor.com

JOHN TAYLOR
850-224-2300/jtaylor@talcor.com

JACKSON CO - FL

1034 acres

\$2,579,830



BASCOM, FLORIDA / JACKSON CO.

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

Verdura Realty, LLC
www.verduraproperties.com

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

LEVY CO - FL

2966 acres

\$3,559,200



LEVY COUNTY
CHIEFLAND, FLORIDA / LEVY CO.

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

Jon Kohler and Associates
www.jonkohler.com

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

100 acres

\$3,600,000



3250 NE 140TH AVE
WILLISTON, FLORIDA / LEVY CO.

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

Barfield Auctions Inc
www.barfieldauctions.com

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

LIBERTY CO - FL

60 acres

\$180,000



HWY 20
HOSFORD, FLORIDA / 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
www.saundersrealestate.com

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

MADISON CO - FL

44 acres

Inquire about price.



NW LITTLE CAT ROAD
MADISON, FLORIDA / MADISON CO.

Western sunset views over the hardwood lowlands. Approximately 22 acres of high pasture with balance in wooded lowlands with pond. Build your dream home. Great for farming or horses. Includes a metal barn with power. Close to town on paved road.

KETCHAM REALTY GROUP
850-681-0600/tom@ketchamrealty.com

105 acres

\$939,000



339 NE RUE DRIVE
PINETTA, FLORIDA / MADISON CO.

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

Live Water Properties
www.livewaterproperties.com

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

270 acres

\$540,266



MORRIS STEEN ROAD
GREENVILLE, FLORIDA / MADISON CO.

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

AFG Tri State Realty, Inc
www.afgtristaterealty.com

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

TAYLOR CO - FL

471 acres

\$2,200,000



TAYLOR COUNTY
TALLAHASSEE, FLORIDA / TAYLOR CO.

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

Jon Kohler and Associates
www.jonkohler.com

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

WAKULLA CO - FL

477 acres

\$1,995,000



COASTAL US HWY 98
CRAWFORDVILLE, FLORIDA / WAKULLA CO.

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

Southern Land Realty
www.SouthernLandRealty.com

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

WALTON CO - FL

131 acres

\$326,845



COSSON ROAD
DEFUNIACK SPRINGS, FLORIDA / WALTON CO.

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

Verdura Realty, LLC
www.verduraproperties.com

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

2435 acres

\$7,292,825



HIGHWAY 181
DEFUNIACK SPRINGS, FLORIDA / 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
www.verduraproperties.com

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

LISTING INFORMATION

Listings published on the SWGA Farm Credit website and in the quarterly *WIREGRASS* magazine are managed by the listing agent.

To setup a new account to share your listings or for assistance managing a current account and listings, please visit **SWGAFarmCredit.com/properties-listing** or contact Anna Kinchen, Marketing Manager, at **AKinchen@SWGAFarmCredit.com**.

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We are relationship managers. Our job isn't just to make you a loan, it's to help you grow your business, find and buy the perfect hunting tract, finance or lease your equipment. We help borrowers develop business plans, strategize their long-term success, and find opportunities to enhance their businesses. It's so much more than making a loan—it's a team committed to you.



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MODULE TOPICS

Side by side with your lender
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THE BUSINESS SIDE OF PRODUCTION PLANNING

What are you worth financially?
Business and personal balance sheets
Did you make a profit?
Income statement



Southwest Georgia Farm Credit is pleased to offer this online course through Farm Credit University for individuals who are thinking about, or in the beginning stages of starting a farming operation. This fast-paced online program is designed to help participants develop an understanding of basic financial statements, credit scores, cash flow, and how these things impact their current or future farm. AgBiz Basics also prepares participants to meet with a lender. This program can be taken at any time during the year. This program is mobile friendly.

Time Commitment

The AgBiz Basics content can be completed in approximately three to four hours total. Additional time spent on workbook applications, including goal setting and financial statement construction, will vary.

Who Can Take AgBiz Basics?

AgBiz Basics participants will be young, beginning and small farmers in southwest Georgia. Participants will farm and reside within Southwest Georgia Farm Credit's territory. Participants do not have to be members of Southwest Georgia Farm Credit to take the class. \$200/login. Register on the FCU website: www.FCUUniversity.com.

AgBiz Planner

Designed for individuals who are already farming, AgBiz Planner offers an in-depth six-month, college-level online program focusing on the things farmers need to know to successfully manage their operations. The 10 online modules cover various topics such as strategic business planning, preparing financial statements, and growth and transition management.

Want to learn more?

Contact Anna Kinchen at AKinchen@SWGAFarmCredit.com. Financial assistance is available.

FARM TRANSITION WORKBOOK

Is farm transition planning in your future? This workbook is intended to give you a structure for starting to think about your goals for your family and operation. Hopefully, it can be used as a conversation starter! Email us at Info@SWGAFarmCredit.com for your free copy.

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