

WINTER 2019

Wiregrass

a magazine for people who value land LAND & LIVING

GRADY RANCH

For generations,
this Whigham, Georgia farm
has looked to the future.

ONE YEAR AFTER HURRICANE MICHAEL

The area's best collection
of property listings for sale

 **Farm Credit**
SOUTHWEST GEORGIA

Around TOWN

DEC

20



Pancakes and Pajamas with Santa COLQUITT

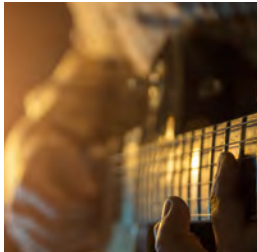
Mrs. Claus and Santa will be there to visit with the kids and for photos. There will be a hot chocolate bar, pancakes, pigs in a blanket, and other various goodies. Kids will also make reindeer food and decorate cookies for Santa.

This will be fun for kids of all ages! Everyone is welcome to come dressed in their pajamas!

For more information: 229.758.2888

JAN

17



Rhythm & Roots Musical Series THOMASVILLE

Enjoy an evening of music, storytelling and song at the Thomasville Center for the Arts landmark theater. Refreshments and libations will be available for purchase. For tickets or information, visit thomasvillearts.org.

For more information: 229.226.0588

JAN

28



Rattlesnake Roundup WHIGHAM

This event features arts and crafts, concessions, snake handling, prizes to hunters, entertainment, and children's rides.

For more information: 229.762.3774

Wiregrass LAND & LIVING

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

PRESIDENT Paxton Poitevint

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

NOT ON OUR MAILING LIST?

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



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THE AREA'S BEST LAND LISTINGS



“All of the cattle are bred, born, and raised here on our farm...”

— BOBBY HOLDEN

BUILDING MORE BEEF BELIEVERS WITH GRASS FED

By Julie Strauss Bettinger

Four men are gathered in the middle of a cow pasture near Whigham, Georgia. It's midmorning on a Tuesday in early June and Tom, a rescue dog, is nearby. He's panting heavily, his broad pink tongue a built-in climate control. In the distance, about 250 head of cattle are cooling themselves under a center pivot irrigation system, too, while periodically grazing lazily in the lush green fields surrounding them.

This is Grady Ranch, a 1,000-acre former dairy farm, one of a growing number of grassfed beef producers in the United States. “All of the cattle are bred, born, and raised here on our farm,” says Bobby Holden, the third of the four generations of cattle men gathered on this day. He's standing next to his son, Ben, who is bringing up the fourth generation in the business. Ben graduated

from the University of Georgia this past spring and will be putting his degree in Agriscience and Environmental Systems to work for the family business.

Grady Ranch is one of about 3,900 “finishing grass fed” producers in the United States. According to a 2017 study by the nonprofit Stone Barns Center for Food & Agriculture, only about 3% of the cattle raised for meat are under the grassfed label; the balance are fed grains. Most grassfed operators are small producers like Grady Ranch, which has about 500 head of cattle. But Grady's operation is also part of an even smaller segment that markets directly to customers under its own brand. They have an established fan base including restaurants, specialty grocers and consumers who frequent farmers' markets. Only



about 19% of grassfed producers in the U.S. attempt such a feat, according to the study. The lion's share prefer to sell through branded grassfed programs to achieve some economies of scale through mass marketing and distribution.

IT STARTED IN THE DAIRY CASE

Grady Ranch's history reaches back to post World War II. After serving in the Army, Glynn West returned to his family property in Mitchell County and established a dairy farm. He added a second farm in Grady County in the 1970s, where his son Bill West and son-in-law Bob Holden oversaw what became Grady Ranch. Holden says in the early days they specialized in exotic

ABOVE: The men of Grady Ranch: Bill West, Bobby Holden, Bob Holden and Ben Holden. They credit Bill's wife, Renee, and Bobby's wife, Catherine, with growing the grass-fed business.

breeds including Brown Swiss, one of the gentlest of dairy animals. In addition to running the dairy, they were also doing artificial insemination and shipping cattle on cargo planes as far away as Venezuela.

In 1994, Holden's son Bobby returned to the farm after graduating from the University of Georgia with a degree in Dairy Science. When the elder Holden retired in 2011, Bobby and "Uncle Bill" decided to turn the ranch into a grassfed beef operation. They took advantage of a 1031 Exchange in the sale of the dairy herd and purchased a Black Angus herd.

—continued—



ABOVE: Photo compliments of Grady Ranch and Grigoryan Food Studio.

MANY HATS

There were some steep learning curves in the transition, most of it having less to do with livestock and more to do with retailing. Bill's wife Renee, a retired elementary school teacher, recalls them visiting friends in Atlanta who sold beef at farmers' markets to better understand how it worked. She is now one of the faces you'll see under Grady Ranch's farmers' market tents. She also works behind the scenes at the ranch, keeping track of inventory, certifications, inspections and all the other required paperwork for a grassfed beef operation.

Bobby's wife, Catherine, a nurse by training, found her niche within the business. She took a course with UGA's Small Business Development Center and a course through Georgia Grown Producer Development on Digital Marketing and now manages Grady Ranch's Facebook page and other social media.

Like all farming family members, Renee and Catherine seem at home with the manual labor, as well. One of their summer projects involved painting the interiors of the former dairy processing plant. Standing amid ladders and drop cloths and gripping an extension pole with a paint roller at the end, Catherine explains that it's part of a beautification effort to ready their farm for agri-tourism events.

GREENER PASTURES

Bill West stands in one of the grazing fields, or paddocks, his hand resting on the tailgate of his white Dodge pickup.

He's dressed in khaki cargos and wearing a wide-brimmed Aussie style hat. West crouches down and runs his hands over some blades of Perennial Peanut grass and talks about how he first experimented with the species by planting a small patch in a corner of his front lawn. His wife Renee noticed their yard suddenly getting greener and they realized it was the Perennial Peanut spreading. The species passed Bill's test.

West works continually with forage experts at the University of Georgia in Tifton and the University of Florida in Marianna to maintain Grady Ranch's grazing system. The family conducted intense taste tests in the early days to determine what grasses led to the best flavor meat. They came up with a proprietary blend that includes Bermuda, Bahia, Rye grass, Tift 85, Clover and Perennial Peanut. And they recently added Red River crab grass.

What started as just seven fields in the earliest days has grown to 30 "paddocks," each ranging from 10 to 20 acres, with a single strand of wire separating them. West explains, "You have to have more grass than you need on any given day."

WHAT THE CUSTOMER WANTS

In addition to the challenges of managing a herd, such as year-round breeding and "doing everything all the time," as West says, there are also the challenges of educating buyers.

Grady Ranch is catering to a consumer who expects a high degree of quality from their products. They offer:



- Non GMO
- 100% grassfed (meaning grass finished)
- No hormones or antibiotics used
- Global Animal Partnership (GAP) Level 4 certified (pasture raised)
- Animal Welfare Approved butcher (cows are treated humanely)
- Individually processed (meat is not commingled)
- Products that are quickly frozen and vacuum sealed

Distinguishing your product in the marketplace is not easy. It's a very confusing landscape for consumers with terms such as "natural" and "organic" on labeling, not to mention the USDA's allowance of partial grassfed claims and a lack of enforcement of production standards for the grassfed label, which can lead to inconsistent quality of meat.

To overcome those challenges, Grady Ranch has capitalized on the "know your grower" trend in food choices. By building relationships with the end-user, Bobby says, "We put a face to the products. It builds their confidence on the quality."

NON FARM DAY

It's a Saturday morning in early fall and a Grady Ranch trailer is parked under a shady spot at a busy farmers' market. There's a loosely organized line of about seven people in front of a popup canopy, where Bobby Holden and Renee West take turns writing orders and fetching packages from the generator-cooled

freezers. They bag the goods, swipe credit cards and collect cash. Occasionally, Renee grabs a blue marker, steps in front of the red-checkered tablecloth, and writes, "Out" on the product listing.

Bill West, on the other side of the tent, has a different persona than the one we met on the farm. The man who was waxing philosophical about grasses in the field is now standing over a hot griddle in t-shirt and shorts, flipping what appear to be bite-size burgers with a plastic gloved hand. He stabs them with a toothpick, piles a few on a red Chinette plate and steps out into the crowds waiter-like to offer his wares.

West bounds out from the tent and approaches a young couple taking turns pushing a double stroller. The young lady looks at the plate, crosses her arms and takes a step back. The man next to her with a close crop beard and baseball cap, leans in closer and gladly accepts a mini burger. West is all hospitality and education. He turns when another woman seems interested in tasting a sample and the baseball cap man nods before they stroll away.

Minutes later, the strolling couple has circled back and they're studying the white board with cuts of meat in front of the Grady Ranch canopy. When it's their turn, the young man asks Bobby, "So, what do you recommend?" Bobby smiles, genuinely. "Well, how do you like to cook?" The man says his wife doesn't eat red meat, but he does. Bobby motions for them to wait and goes to the cooler. He returns with a pound of ground beef and hands it to him. "I tell you what. Give this a try and then come back to see us." The young man



ABOVE TOP: Bill West and Tarrell Bennett, Chief Lending Officer, Southwest Georgia Farm Credit

ABOVE: Bob Holden and Brant Harrell, Relationship Manager, Southwest Georgia Farm Credit

looks at him, then the package, nods and the couple turn and navigate their stroller through the crowds.

"We see divided houses all the time," Bobby says later. "But quality is our hook." He expresses confidence that the young man will be back the following Saturday for more. 🐄

ONE YEAR AFTER HURRICANE MICHAEL, BRIAN AND RHONDA HARRELL

Count their Blessings



Last year about this time, Brian Harrell and his wife, Rhonda, were living in a small RV designed for fabulous weekends away—not their primary residence. But thanks to Hurricane Michael, which tore through southwest Georgia in mid-October, their home, like many in the Donalsonville area, was left uninhabitable.

Brian Harrell is the Sales Manager of SunSouth, the bright, shiny, new equipment store located in the heart of the small community. As the Cat 5 storm barreled down, he sent his team home, ever mindful of the words one of his customers spoke the day before. He said, “Brian, I’m worried about this one.”

“Bad weather never bothered me,” Brian said. “But once we knew this storm was here, me and my family, we pretty much sat in the den looking at each other. There was nothing we could do but pray.”

“It was the sound of the shingles ripping off of the roof that really got me,” Rhonda said. “Then the ceiling started to leak...it was raining inside like it was raining outside.”

Once the eye of the storm passed overhead, Brian waited until it was safe to check on their parents and to understand the damage Hurricane Michael had done to his small town.

“I just knew I had to get to the store,” Brian said. “People were going to need things. Farmers were going to need things—they were going to need chainsaws to dig

themselves out. When I got there we just opened the doors and set-up a folding table. We took out some supplies. We had a lot of customers—our friends—come by. But we had people we didn’t know, too. And we just took down their names and let them take what they needed. I knew we would settle up later.”

Brian and Joey Helms, SunSouth’s Parts Manager, spent their days with no computer and no lights, but running the store as best they could. As soon as they would get in their trucks in the evening to head home, more people would pull in to the store’s parking lot.

It took about 10 months for the Harrells to get back in their home, free from the mold that crept in, from the rain damage, from the destruction up and down their street. Brian knows it could take even longer to shake the memories of that fateful day in October.

God’s grace, Rhonda said, is what got them through it. Life will go back to normal—a new normal. And you learn things along the way. Patience, being one of them. “I’ve never had much patience,” Brian said. “But I had to go buy some.”

Last year was the first year in 52 years Brian Harrell and his family didn’t have a Christmas tree. In a matter of weeks, his family will celebrate—the true spirit of the season foremost in his mind. Family. Friends. Farmers. His small town. And the Grace of God. 🏠



ASSOCIATION NEWS

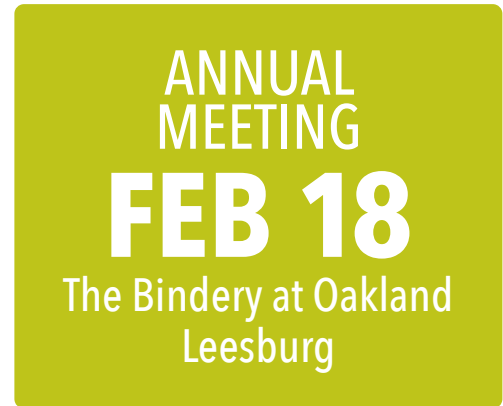
Annual Meeting Date Set

Southwest Georgia Farm Credit will host its Annual Stockholders' meeting Tuesday, February 18, 2020 at The Bindery at Oakland, 445 Oakland Parkway, Leesburg. Registration will begin at 6:30 p.m. for stockholders and their guests, and the Business Meeting will begin at 7 p.m. The meeting will include the Association's annual report from management and directors, election of one Association director and election of the 2020 Nominating Committee.

>> NEED DIRECTIONS?

SWGAFarmCredit.com/latest-news

Includes a link to Google® maps and PDF download



Suzanne Lovering Joins Southwest Georgia Farm Credit

Southwest Georgia Farm Credit is pleased to announce that Suzanne Lovering has joined the staff as a Credit Analyst. Mrs. Lovering is a graduate of Union University with a Bachelor of Business Administration Management & Marketing degree with a minor in Economics and Finance.

Suzanne lives in Colquitt with her husband, Kevin, and son, Eric. She is an active member of First Baptist Church Colquitt, where she sings on the Praise Team.



Suzanne Lovering

Joshua Rathel Joins Association

The Association is pleased to announce that Joshua Rathel has joined the staff as a Credit Analyst. Mr.

Rathel is a graduate of Georgia Southern University with a Bachelor's degree in History. In his new role, Joshua will work closely with the Association's Relationship Managers to understand clients' needs and underwrite their loans.

Mr. Rathel and his wife, Erika, reside in Colquitt where he is a Pastor at Macedonia FWB Church.



Joshua Rathel

Keri Reynolds Promoted to Project Manager

Keri Reynolds has been promoted to Project Manager. In her new role, Mrs. Reynolds will be responsible for the implementation and evaluation of technology and innovation at the Association. Previously, Reynolds, who joined the Association in 2013, served as Retail Credit Services Manager. She joined the Association as a Credit Analyst.

Reynolds was primarily responsible for the development of Southwest Georgia Farm Credit's online land loan application, which offers buyers the opportunity to get pre-approved for a land loan, up to \$1 million, in minutes.

Reynolds is a graduate of Georgia Southwestern State University with a degree in Business Administration. Reynolds is from Bainbridge. She's married to Matt Reynolds and has three boys, Maddox, Cason, and Collin.



Keri Reynolds



Southeast regional FRUIT & VEGETABLE CONFERENCE

**January 9-12
Savannah**

- The largest educational conference and trade show in the southeastern United States.
- More than 80 hours of educational sessions will address food safety concerns, specific commodity issues on production practices and increased yields, and marketing strategies.
- Trade show with over 85,000 square feet of key suppliers and growers

Booth #123

Stop by and chat with Relationship Manager Nikki Burch and Farm Credit Express Relationship Manager Ragan Fretwell and register for a door prize.

For more information or to register:
<https://seregionalconference.org/>

MARKET TRENDS

SEPT - OCT 2019 LAND SALES
For Sales Greater than 50 Acres

COUNTY	ACRES	SALES PRICE	\$/ACRE
Baker	64.90	\$ 120,000	\$ 1,849
Clay	206.00	\$ 451,000	\$ 2,189
	1614.00	\$2,850,000	\$ 1,766
	268.82	\$ 575,000	\$ 2,139
	180.00	\$ 402,000	\$ 2,233
Decatur	309.73	\$ 950,000	\$ 3,067
Early	60.25	\$ 89,000	\$ 1,477
	139.33	\$ 250,000	\$ 1,794
	124.00	\$ 350,000	\$ 2,823
	175.63	\$ 290,000	\$ 1,651
	309.00	\$ 713,000	\$ 2,307
	284.00	\$ 756,000	\$ 2,662
	145.68	\$ 382,000	\$ 2,622
	444.00	\$1,010,000	\$ 2,275
Grady	85.11	\$ 370,000	\$ 4,347
	624.00	\$1,391,000	\$ 2,229
Lee	236.00	\$ 520,000	\$ 2,203
Marion	54.20	\$ 189,000	\$ 3,487
	114.88	\$ 155,000	\$ 1,349
Miller	124.00	\$ 320,000	\$ 2,581
	60.16	\$ 100,000	\$ 1,662
Randolph	118.50	\$ 236,000	\$ 1,992
	663.45	\$1,761,000	\$ 2,654
Schley	58.00	\$ 104,000	\$ 1,793
Sumter	57.64	\$ 125,000	\$ 2,169
	72.00	\$ 200,000	\$ 2,778
Terrell	224.00	\$ 581,000	\$ 2,594
Thomas	55.80	\$ 167,000	\$ 2,993
	162.00	\$ 575,000	\$ 3,549
	91.80	\$ 252,000	\$ 2,745
Webster	1900.00	\$3,610,000	\$ 1,900

Information for MARKET TRENDS is compiled from publicly available online data. This data shows all transactions recorded by county, for the time and period September 1, 2019 through October 31, 2019, for sales of 50 acres or greater that were available through a public records search. Commercially-zoned land/properties, as well as transactions deemed not to be arms-length, are not included in this summary.

A Collection
of the Area's Best

PROPERTY LISTINGS



ATKINSON CO - GA

236 +/- acres

\$4,000,000



PEARSON, GA / ATKINSON CO.

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

BARFIELD AUCTIONS INC
barfielddauctions.co

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

BAKER CO - GA

212 +/- acres

\$571,340



ELMODEL HIGHWAY
ELMODEL, GA / BAKER CO.

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

MATRE FORESTRY CONSULTING, INC.
matreforestry.com

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

232 +/- acres

\$511,500



WILLOW NOOK ROAD
ARLINGTON, GA / BAKER CO.

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

WHITETAIL PROPERTIES REAL ESTATE, LLC
whitetailproperties.com

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

BLECKLEY CO - GA

66 +/- acres

\$228,597



RED DOG FARM ROAD
COCHRAN, GA / BLECKLEY CO.

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

COLDWELL BANKER ROBBINS & FREE REALTY
robbinsfree.com

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

484 +/- acres

\$1,750 per acre



JOHN BENSON ROAD
COCHRAN, GA / BLECKLEY CO.

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

COLDWELL BANKER ROBBINS & FREE REALTY
robbinsfree.com

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

BROOKS CO - GA

1,686 +/- acres

\$9,600,000



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

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

THE WRIGHT GROUP
wrightbroker.com

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

BROOKS CO - GA

234 +/- acres

\$629,000



MOULTRIE HIGHWAY
QUITMAN, GA / BROOKS CO.

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

WHITETAIL PROPERTIES REAL ESTATE
whitetailproperties.com

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

82 +/- acres

\$169,900



DIXIE ROAD
DIXIE, GA / BROOKS CO.

This is a great hunting tract. Deer, turkey and more. Located on Gay Mill Creek, which positively impacts the wildlife habitat. Some of the mill works are still in place. Good paved road across front at Dixie Road, and nice potential building sites.

FIRST THOMASVILLE REALTY
thomasvillegarealestate.com

BOBBY BROWN
229-226-6515 / brown@ftr Realty.com

40 +/- acres

\$499,000



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

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

KEYSOUTH REAL ESTATE GROUP, INC
keysouth.com

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

75 +/- acres

\$279,000



HOWARD ROAD
BARWICK, GA / BROOKS CO.

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

ROSE CITY REALTY, INC.
rosecityrealty.com

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

420 +/- acres

\$1,500,000



BADEN ROAD
QUITMAN, GA / BROOKS CO.
4 BR / 2 BA / 3,500 SQ FT

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

SOUTHERN LAND REALTY
SouthernLandRealty.com

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

115 +/- acres

\$1,290,000



STEWART ROAD
QUITMAN, GA / BROOKS CO.
4 BR

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

THE WRIGHT GROUP
wrightbroker.com

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

7 +/- acres

\$30,000



GROOVERVILLE ROAD
QUITMAN, GA / BROOKS CO.

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

KEYSOUTH REAL ESTATE GROUP, INC
keysouth.com

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

CALHOUN CO - GA

97 +/- acres

\$3,000 per acre



US HWY 37
MORGAN, GA / CALHOUN CO.

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

SOUTH GEORGIA LAND AND TIMBER
landandtimber.net

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

CLAY CO - GA

34 +/- acres

\$270,000



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

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

SVN SAUNDERS REAL ESTATE
saundersrealestate.com

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

23 +/- acres

\$2,990 per acre



SANDY BRANCH ROAD
FORT GAINES, GA / CLAY CO.

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

SOUTH GEORGIA LAND AND TIMBER
landandtimber.net

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

1,618 +/- acres

\$3,195,550



MILL POND ROAD
FORT GAINES, GA / CLAY CO.

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

AMERICAN FOREST MANAGEMENT, INC
americanforestmanagement.com

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

89 +/- acres

\$168,500



MILL POND ROAD
COLEMAN, GA / CLAY CO.

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

SOUTH GEORGIA LAND AND TIMBER
landandtimber.net

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

276 +/- acres

\$469,200



HWY 39 NORTH
FORT GAINES, GA / CLAY CO.

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

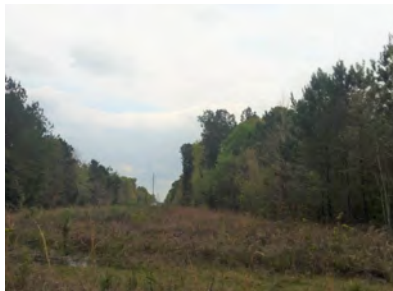
3 RIVERS REALTY
3riversrealty.com

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

COLQUITT CO - GA

11 +/- acres

\$49,900



VETERANS PARKWAY SOUTH
MOULTRIE, GA / COLQUITT CO.

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

ALDERMAN CLASSIC REALTY, LLC
aldermanclassicrealty.com

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

1,459 +/- acres

\$4,655,000



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

Peacock Plantation boasts a classic quail woods aesthetic, with established mature stands of longleaf pine and native grasses. Warrior Creek flows for over 2 miles and provides superior whitetail genetics, while established hardwoods create an excellent wildlife habitat.

THE WRIGHT GROUP
wrightbroker.com

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

CRAWFORD CO - GA

79 +/- acres

\$174,724



HWY 42
BYRON, GA / CRAWFORD CO.

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

COLDWELL BANKER ROBBINS & FREE REALTY
robbinsfree.com

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

52 +/- acres

\$550,000



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

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

PREMIER GROUP REALTY
premiergrouprealty.com

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

11 +/- acres

\$269,900



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

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

COLDWELL BANKER BROCK REALTY
cbbrockrealty.com

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

189 +/- acres

\$538,650



JACKSONTOWN ROAD
BAINBRIDGE, GA / DECATUR CO.

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

SOUTHERN LAND REALTY
SouthernLandRealty.com

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

47 +/- acres

\$216,900



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

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

COLDWELL BANKER BROCK REALTY
cbbrockrealty.com

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

32 +/- acres

\$439,000



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

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

KELLER WILLIAMS TOWN & COUNTRY
kellerwilliamstownandcountry.com

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

9 +/- acres

\$245,000



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

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

ERA SIMPSON REALTY
marlaames.com

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

612 +/- acres

\$1,468,800



HWY 97 SOUTH
BAINBRIDGE, GA / DECATUR CO.

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

3 RIVERS REALTY
3riversrealty.com

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

109 +/- acres

\$650,000



1176 GA HWY 241
ATTAPULGUS, GA / DECATUR CO.
2 BR / 2 BA / 1,680 SQ FT

Located near the Georgia-Florida line, approx. 25 minutes northwest of Tallahassee, Florida. This property is an awesome all-around gentleman's farm, consisting of beautiful majestic live oaks, mature pines, rolling topography, great wildlife, and a 4-acre, spring-fed pond.

JON KOHLER AND ASSOCIATES
jonkohler.com

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

29 +/- acres



Inquire for price

HORSESHOE BEND ROAD
BAINBRIDGE, GA / DECATUR CO.

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

KETCHAM REALTY GROUP
ketchamrealty.com

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

170 +/- acres



\$475,720

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

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

PREMIER GROUP REALTY
premiergrouprealty.com

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

69 +/- acres



\$175,000

2048 PELHAM ROAD
CLIMAX, GA / DECATUR CO.

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

PREMIER GROUP REALTY
premiergrouprealty.com

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

117 +/- acres



\$257,400

MCMILLIAN ROAD
FACEVILLE, GA / DECATUR CO.

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

SOUTHERN FORESTRY REALTY
southernforestryrealty.com

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

8 +/- acres



\$599,000

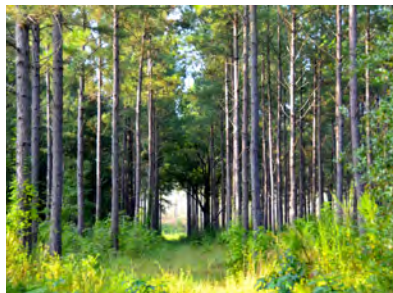
3103 THOMASVILLE ROAD
BAINBRIDGE, GA / DECATUR CO.

This farm was certified organic and specialized in cucumbers, vegetable sales and retail farmer's market. Includes 2 (60x90) automated hydroponic computerized greenhouses (2014) along with irrigated 3-acre field an 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

435 +/- acres



\$1,283,250

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

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

SOUTHERN LAND REALTY
SouthernLandRealty.com

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

44 +/- acres



\$107,800

COOTER BOUIE ROAD
BAINBRIDGE, GA / DECATUR CO.

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

SOUTHERN LAND REALTY
SouthernLandRealty.com

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

182 +/- acres



\$546,900

LAKE DOUGLAS ROAD
BAINBRIDGE, GA / DECATUR CO.

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

COLDWELL BANKER BROCK REALTY
cbbrockrealty.com

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

DECATUR CO - GA

50 +/- acres

\$115,000



VADA ROAD
BAINBRIDGE, GA / DECATUR CO.

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

ERA SIMPSON REALTY
marlaames.com

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

110 +/- acres

\$449,500



BETTSTOWN ROAD
FACEVILLE, GA / DECATUR CO.

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

CHARLES ROZIER AND ASSOCIATES REALTY
rozierrealty.com

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

5 +/- acres

\$67,000



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

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

PREMIER GROUP REALTY
premiergrouprealty.com

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

310 +/- acres

\$434,000



465 PALMER ROAD
BAINBRIDGE, GA / DECATUR CO.

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

PREMIER GROUP REALTY

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

61 +/- acres

\$185,900



WHITAKER ROAD
BAINBRIDGE, GA / DECATUR CO.

This tract located behind the Lake Douglas Pines Subdivision would be a perfect homesite, hunting retreat or development for homes. For more details or to schedule a tour, contact Gina.

COLDWELL BANKER BROCK REALTY
cbbrockrealty.com

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

98 +/- acres

\$306,404



HWY 27 SOUTH
BAINBRIDGE, GA / DECATUR CO.

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

3 RIVERS REALTY
3riversrealty.com

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

29 +/- acres

\$316,000



BAINBRIDGE, GA / DECATUR CO.

3 BR / 2 BA / 2,108 SQ FT

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

COLDWELL BANKER BROCK REALTY
cbbrockrealty.com

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

DODGE CO - GA

20 +/- acres

\$92,900



JAMES TROUP ROAD
MCRAE, GA / DODGE CO.

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

COLDWELL BANKER ROBBINS & FREE REALTY
robbinsfree.com

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

DOUGHERTY CO - GA

8 +/- acres

\$475,000



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

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

HUGHEY & NEUMAN, INC.
hugheyandneuman.com

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

122 +/- acres

\$475,000



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

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

MATRE FORESTRY CONSULTING, INC.
matreforestry.com

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

6 +/- acres

\$375,000



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

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

HUGHEY & NEUMAN, INC.
hugheyandneuman.com

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

115 +/- acres

\$995,000



TARVA ROAD
ALBANY, GA / DOUGHERTY CO.
5 BR / 3,800 SQ FT

This is the south portion of Twin Eagles Plantation, a southwest Georgia quail plantation with an Architectural Digest quality home. It is located right in the middle of the Albany Plantation Belt in an exclusive Tarva Road location.

JON KOHLER AND ASSOCIATES
jonkohler.com

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

10 +/- acres

\$269,900



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

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

COLDWELL BANKER WALDEN AND KIRKLAND, INC.
waldenandkirkland.com

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

359 +/- acres

\$1,950,000



OAK HAVEN DRIVE
ALBANY, GA / DOUGHERTY CO.

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

BENNETT REAL ESTATE COMPANY
brealthomasville.com

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

7 +/- acres

\$274,500



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

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

HUGHEY & NEUMAN, INC.
albanyhousehunting.com

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

EARLY CO - GA

113 +/- acres

\$2,395 per acre



3061 BIG PINE ROAD
BLAKELY, GA / EARLY CO.

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

ALLIED LAND & TIMBER COMPANY, INC.
alliedlandga.com

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

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Need more information?

Ragan Fretwell
229.254.6391

* 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.



1,810 +/- acres

\$4,253,500



GRIMSLEY MILL ROAD
BLAKELY, GA / EARLY CO.

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

AGRI LAND REALTY
aglandsales.com

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

788 +/- acres

\$1,516,900



HIGHWAY 62
BLAKELY, GA / EARLY CO.

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

SOUTHERN LAND REALTY
SouthernLandRealty.com

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

103 +/- acres

\$389,000



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

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

INGRAM LAND AND REALTY LLC
ingramland.com

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

121 +/- Acres

\$302,500



PROSPECT ROAD
BLAKELY, GA / EARLY CO.

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

AGRI LAND REALTY
aglandsales.com

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

8 +/- acres

\$299,000



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

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

GEORGIA INLAND REALTY, INC.
GeorgialnlandRealty.com

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

18 +/- acres

\$185,000



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

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

TAYLOR REALTY ASSOCIATES

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

500 +/- acres

\$825,000



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

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

SVN SAUNDERS REAL ESTATE
saundersrealestate.com

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

41 +/- acres

\$59,900



HIGHTOWER AVENUE
DAMASCUS, GA / EARLY CO.

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

COLDWELL BANKER BROCK REALTY
cbbrockrealty.com

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

EARLY CO - GA

35 +/- acres

\$489,000



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

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

TAYLOR REALTY ASSOCIATES

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

GRADY CO - GA

80 +/- acres

\$850,000



LOWER HAWTHORNE TRAIL
CAIRO, GA / GRADY CO.

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

THE WRIGHT GROUP
wrightbroker.com

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

138 +/- acres

\$378,428



STANFILL ROAD
CAIRO, GA / GRADY CO.

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

THE REAL ESTATE SHOP
realestatshopcairoga.com

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

35 +/- acres

Inquire for price



H.P. COOK ROAD
CALVARY, GA / GRADY CO.
3 BR / 2 BA / 2,250 SQ FT

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

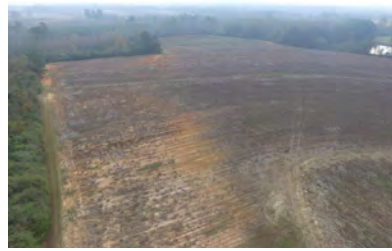
KETCHAM REALTY GROUP
ketchamrealty.com

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

GRADY CO - GA

56 +/- acres

\$166,000



SPENCE ROAD
OCHLOCKNEE, GA / GRADY CO.

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

KEYSOUTH REAL ESTATE GROUP, INC
keysouth.com

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

21 +/- acres

\$219,500



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

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

THE REAL ESTATE SHOP
realestatshopcairoga.com

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

17 +/- acres

\$55,000



PINE PARK ROAD
CAIRO, GA / GRADY CO.

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

THE REAL ESTATE SHOP
realestatshopcairoga.com

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

55 +/- acres

\$300,000



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

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

CROCKER REALTY, INC.
landcroc.com

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

73 +/- acres

\$196,000



WHEELER ROAD
CAIRO, GA / GRADY CO.

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

CROCKER REALTY, INC.
landcroc.com

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

21 +/- acres

\$498,500



1556 MIDWAY ROAD
CAIRO, GA / GRADY CO.
3 BR / 2 BA / 1,937 SQ FT

Located 25 minutes from Tallahassee and 20 minutes from Thomasville, this is a great country getaway and ideal for horses! The oak canopied driveway is the perfect welcome, and the house has been recently remodeled. Pasture is fenced with an updated 4-stall barn.

FIRST THOMASVILLE REALTY
thomasvillegarealestate.com

JASON BRINSON
229-226-6515 / jason@ftrealty.com

72 +/- acres

\$279,000



SHERMAN ROAD
CAIRO, GA / GRADY CO.

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

FIRST THOMASVILLE REALTY
thomasvillegarealestate.com

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

127 +/- acres

\$446,565



HWY 112
CAIRO, GA / GRADY CO.

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

CENTURY 21 TOWN & COUNTRY REALTY
albanyc21@aol.com

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

185 +/- acres

\$750,000



STATE PARK ROAD
CAIRO, GA / GRADY CO.

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

REALTY MART, INC.

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

24 +/- acres

\$89,500



1387 JOYNER ROAD
CAIRO, GA / GRADY CO.

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

THE REAL ESTATE SHOP
realestateshopcairoga.com

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

20 +/- acres

\$399,900



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

Beautifully restored Craftsman style home with 11' rocking chair front porch with swing. Gas fi eplace in main floor master suite. Kitchen is renovated with black granite countertops, commercial stove and beautiful cabinetry. Contact Teri Gainey for more information.

KEYSOUTH REAL ESTATE GROUP, INC
keysouth.com

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

7 +/- acres

\$57,900



BARNETT
CAIRO, GA / GRADY CO.

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

CROCKER REALTY, INC.
landcroc.com

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

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

40 +/- acres

\$149,000



PINE LEVEL ROAD
CAIRO, GA / GRADY CO.

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

CROCKER REALTY, INC.
landcroc.com

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

64 +/- acres

\$203,840



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

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

THE REAL ESTATE SHOP
realestateshopcairoga.com

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

11 +/- acres

\$210,000



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

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

ERA SIMPSON REALTY
marlaames.com

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

28 +/- acres

\$250,000



1114 PINE PARK ROAD
CAIRO, GA / GRADY CO.

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

REALTY MART, INC.

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

236 +/- acres

\$1,300,000



2955 LOWER HAWTHORNE TRAIL
CAIRO, GA / GRADY CO.

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

BENNETT REAL ESTATE COMPANY
brealthomasville.com

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

89 +/- acres

\$465,000



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

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

CAIRO REALTY COMPANY
cairorealty.com

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

50 +/- acres

\$425,000



1810 BOLD SPRINGS ROAD
OCHLOCKNEE, GA / GRADY CO.
4 BR / 3 BA / 3,045 SQ FT

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

FIRST THOMASVILLE REALTY
Thomasvillegarealestate.com

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

200 +/- acres

\$995,000



773 MAGNOLIA ROAD
WHIGHAM, GA / GRADY CO.

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

SOUTHERN FORESTRY REALTY
southernforestryrealty.com

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

10 +/- acres

\$749,000



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

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

THE WRIGHT GROUP
wrightbroker.com

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

263 +/- acres

\$2,186 per acre



SINGLETARY ROAD
CAIRO, GA / GRADY CO.

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

CBC SAUNDERS REAL ESTATE
saundersrealestate.com

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

HOUSTON CO - GA

679 +/- acres

\$2,376,850



OCMULGEE RIVER
KATHLEEN, GA / HOUSTON CO.

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

COLDWELL BANKER ROBBINS & FREE REALTY
robbinsfree.com

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

101 +/- acres

\$1,364,040



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

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

COLDWELL BANKER ROBBINS & FREE REALTY
robbinsfree.com

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

23 +/- acres

\$345,000



310 STONEGATE TRAIL
PERRY, GA / HOUSTON CO.

Excellent development tract in Phase 2 of Stonebridge Subdivision.

COLDWELL BANKER ROBBINS & FREE REALTY
robbinsfree.com

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

600 +/- acres

\$1,835 per acre



HWY 247
PERRY, GA / HOUSTON CO.

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

SOUTHEASTERN HUNTING SERVICES, INC.
afieldandfarm.com

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

103 +/- acres

\$425,000



124 FELTON ROAD
PERRY, GA / HOUSTON CO.

Property features barn with 4 (10x12) stalls, concrete aisle, tack, feed room and bathroom. Loft/hay storage area, 5 fenced, gated lots around the barn, 4 two-acre paddocks, iron piped fencing, 50 acres of unfenced coastal bermuda hayfields 3 fenced pastures, 3 grain bins for storage and more.

COLDWELL BANKER ROBBINS & FREE REALTY
robbinsfree.com

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

250 +/- acres

\$902,880



HENDERSON SPRINGS ROAD
ELKO, GA / HOUSTON CO.

Will subdivide 50+ acre tracts at \$4,000 per acre. 120 acres of the 250-acre tract which are Parcels B, C, and a portion of D are \$3,800 per acre. 3,554 sq ft barn with 2,286 sq ft of concrete slab floor and 1,880 sq ft enclosed, wired and plumbed out.

COLDWELL BANKER ROBBINS & FREE REALTY
robbinsfree.com

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

LEE CO - GA

820 +/- acres

\$2,750,000



281 RICHARDSON ROAD
SMITHVILLE, GA / LEE CO.

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

WEBB PROPERTIES
webbproperties.com

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

27 +/- acres

\$895,000



150 PARTRIDGE DRIVE
LEESBURG, GA / LEE CO.

4 BR / 3.5 BA / 4,040 SQ FT

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

RE/MAX OF ALBANY
www.remaxofalbany.com

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

LOWNDES CO - GA

665 +/- acres

\$2,295,000



6625 OLYMPIA TRAIL
CLYATVILLE, GA / LOWNDES CO.

3 BR / 2 BA / 2,000 SQ FT

Over 1.3 miles of Withlacoochee River frontage, multiple clear aquifer springs and \$1,030 per acre in merchantable timber make this a best in class recreational property. Property is a sanctuary for nature and has been preserved by its current owner for natural beauty, recreation and enjoyment.

LIVE WATER PROPERTIES
livewaterproperties.com

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

MACON CO - GA

1,080 +/- acres

\$5,100,000



COOGLE ROAD
OGLETHORPE, GA / MACON CO.

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

BENNETT REAL ESTATE COMPANY
brealthomasville.com

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

MARION CO - GA

107 +/- acres

\$265,815



MOUNT ZION ROAD
BUENA VISTA, GA / MARION CO.

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

FRONTIER LAND CO
Coming Soon!

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

41 +/- acres

\$375,000



10 JOHNSON CEMETERY ROAD
MAUK, GA / MARION CO.

2 BR / 2 BA / 1,600 SQ FT

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

COLDWELL BANKER
kpdd.com

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

100 +/- acres

\$1,895 per acre



MUD RIDGE ROAD
BUENA VISTA, GA / MARION CO.

Hunting and recreational tract located only minutes from Columbus. The tract offers tremendous deer and turkey hunting along with scenic views of the beautiful rolling terrain and timber. The tract has food plots, interior roads, 2004 PP, hardwood, and great location for a camp site.

ALLIED LAND & TIMBER COMPANY, INC.
alliedlandga.com

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

EXPLORE RESOURCES
SEARCH LISTINGS
GET PRE-APPROVED

SWGAFarmCredit.com

180 +/- acres

\$1,550 per acre



HARBUCK POND ROAD
BUENA VISTA, GA / MARION CO.

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

BARFIELD AUCTIONS INC
barfielddauctions.co

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

15 +/- acres

\$22,000



SANDY CIRCLE
MAUK, GA / MARION CO.

This property in Oakridge Acres has power and water.

COLDWELL BANKER
kpcdd.com

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

MCINTOSH CO - GA

155 +/- acres

\$1,950,000



EAGLE ISLAND
SEA ISLAND, GA / MCINTOSH CO.
3 BR / 2 BA / 3,343 SQ FT

Eagle Island is a 10-acre private island with 145-acres of marshlands offered turnkey, ready to move in! Includes a second home, Sapelo Island 1/2-acre lot giving access to 6 miles of private beaches, 1/4-acre Escape Island that would be considered glamping, a pontoon boat and two kayaks.

JON KOHLER AND ASSOCIATES
jonkohler.com

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

MERIWETHER CO - GA

3,742 +/- acres

\$14,500,000



MERIWETHER
ATLANTA, GA / MERIWETHER CO.

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

JON KOHLER AND ASSOCIATES
jonkohler.com

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

MILLER CO - GA

5 +/- acres

\$239,900



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

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

PREMIER GROUP REALTY
premiergrouprealty.com

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

24 +/- acres

\$66,960



GRIGGS LUCILLE RD
COLQUITT, GA / MILLER CO.

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

MATRE FORESTRY CONSULTING, INC.
matreforestry.com

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

100 +/- acres

\$675,000



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

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

TAYLOR REALTY ASSOCIATES

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

18 +/- acres

\$499,000



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

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

COLDWELL BANKER BROCK REALTY
cbbrockrealty.com

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

MILLER CO - GA

86 +/- acres

\$625,000



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

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

TAYLOR REALTY ASSOCIATES
taylorrealtyassociates.com

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

83 +/- acres

\$375,000



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

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

INGRAM LAND AND REALTY LLC
ingramland.com

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

MITCHELL CO - GA

74 +/- acres

\$217,152



HURSTTATE ROAD
MEIGS, GA / MITCHELL CO.

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

BENNETT REAL ESTATE COMPANY
brealthomasville.com

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

13 +/- acres

\$75,000



CHASON ROAD
PELHAM, GA / MITCHELL CO.

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

COLDWELL BANKER BROCK REALTY
cbbrockrealty.com

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

168 +/- acres

\$384,000



BLACKBERRY ROAD
BACONTON, GA / MITCHELL CO.

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

GREENWAY BUILDERS & REALTY, LLC

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

9 +/- acres

\$249,900



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

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

ROSE CITY REALTY, INC.
rosecityrealty.com

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

20 +/- acres

\$245,000



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

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

ROSE CITY REALTY, INC.
rosecityrealty.com

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

67 +/- acres

\$210,000



KIERCE ROAD
PELHAM, GA / MITCHELL CO.

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

NAI TALCOR COMMERCIAL
naitalcor.com

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

170 +/- acres

\$850,000



LAKE PLEASANT CHURCH ROAD
CAMILLA, GA / MITCHELL CO.

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

BENNETT REAL ESTATE COMPANY
brealthomasville.com

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

13 +/- acres

\$65,000



GEORGIA HWY 262
PELHAM, GA / MITCHELL CO.

This tract of land would make a great homesite. The property has a well and electricity. It is priced to sell and won't last long. Contact Gina McKenzie today!

COLDWELL BANKER BROCK REALTY
cbbrockrealty.com

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

60 +/- acres

\$155,200



WADE ROAD
PELHAM, GA / MITCHELL CO.

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

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

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

87 +/- acres

\$429,500



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

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

WHITETAIL PROPERTIES REAL ESTATE, LLC
whitetailproperties.com

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

PEACH CO - GA

139 +/- acres

\$350,000



3244 CARVER DRIVE
FORT VALLEY, GA / PEACH CO.

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

COLDWELL BANKER ROBBINS & FREE REALTY
robbinsfree.com

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

RANDOLPH CO - GA

88 +/- acres

\$159,000



MILL POND ROAD
COLEMAN, GA / RANDOLPH CO.

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

SOUTH GEORGIA LAND AND TIMBER
landandtimber.net

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

338 +/- acres

Ask for price



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

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

TRINITY INVESTMENT COMPANY

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

445 +/- acres

\$1,109,776



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

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

AMERICAN FOREST MANAGEMENT
americanforestmanagement.com

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

RANDOLPH CO - GA

1,329 +/- acres

\$2,659,520



110 HOUSEBARN ROAD
CUTHBERT, GA / RANDOLPH CO.

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

HUGHEY & NEUMAN, INC.
hugheyandneuman.com

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

33 +/- acres

\$279,000



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

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

SOUTH GEORGIA LAND AND TIMBER
landandtimber.net

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

1,469 +/- acres

\$4,398,786



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

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

AMERICAN FOREST MANAGEMENT
americanforestmanagement.com

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

EXPLORE RESOURCES
SEARCH LISTINGS
GET PRE-APPROVED

SWGAFarmCredit.com

SCHLEY CO - GA

52 +/- acres

(Reduced) \$655,000



1256 SHILOH ROAD
ELLAVILLE, GA / SCHLEY CO.

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

LANDVEST, INC.
landvest.com

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

SEMINOLE CO - GA

6 +/- acres

\$27,000



BOOSTER CLUB ROAD
BAINBRIDGE, GA / SEMINOLE CO.

PREMIER GROUP REALTY
premiergrouprealty.com

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

135 +/- acres

\$405,000



HARVEL POND ROAD
DONALSONVILLE, GA / SEMINOLE CO.

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

3 RIVERS REALTY
3riversrealty.com

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

11 +/- acres

\$115,000



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

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

PREMIER GROUP REALTY
premiergrouprealty.com

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

12 +/- acres

\$39,500



SPRING CREEK ROAD
DONALSONVILLE, GA / SEMINOLE CO.

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

CHARLES ROZIER AND ASSOCIATES REALTY
rozierrealty.com

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

242 +/- acres

\$6,300 per acre



GEORGIA HWY 39
DONALSONVILLE, GA / SEMINOLE CO.

This is a highly productive irrigated farmland. It has a 12-inch well (1200 gpm) and a new, all-electric 8-tower valley irrigation system. This farm has strong crop bases. It is in a great location, so do not miss this great investment opportunity!

BARFIELD AUCTIONS INC
barfieldauctions.co

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

STEWART CO - GA

188 +/- acres

\$399,950



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

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

FRONTIER LAND CO
Coming Soon!

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

339 +/- acres

\$998,885



US HIGHWAY 27
LUMPKIN, GA / STEWART CO.

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

AMERICAN FOREST MANAGEMENT
americanforestmanagement.com

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

442 +/- acres

\$863,395



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

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

CENTURY 21 AMERICUS REALTY, INC.
Century21.com

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

53 +/- acres

\$160,000



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

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

FRONTIER LAND CO
Coming Soon!

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

60 +/- acres

\$650,000



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

This property is known as The Raju Airport, (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 / allenjrobertson@hotmail.com

SUMTER CO - GA

117 +/- acres

\$216,000



SMALLPIECE ROAD
PLAINS, GA / SUMTER CO.

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

RUTLAND REALTY, LLC
rutlandrealty.com

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

SUMTER CO - GA

249 +/- acres

\$498,400

OSCAR WILLIAMS ROAD
PLAINS, GA / SUMTER CO.



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

WHITETAIL PROPERTIES REAL ESTATE
whitetailproperties.com

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

TAYLOR CO - GA

69 +/- acres

\$619,900

GROSSROADS SCHOOL ROAD
BUTLER, GA / TAYLOR CO.



5 BR / 5.5 BA / 3,950 SQ FT

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

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

173 +/- acres

\$1,975 per acre

HWY 90
MAUK, GA / TAYLOR CO.



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

ALLIED LAND & TIMBER COMPANY, INC.
alilledandga.com

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

SUMTER CO - GA

5 +/- acres

\$329,900

491 HWY 49 N
AMERICUS, GA / SUMTER CO.



4 BR / 3.5 BA / 3,162 SQ FT

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

CENTURY 21 AMERICUS REALTY INC
americusrealestate.com

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

45 +/- acres

\$150,000

PLAINS, GA / SUMTER CO.



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

OWNER

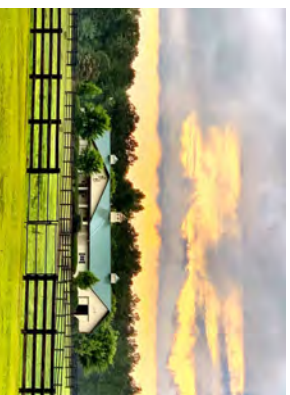
RICKY WHITTLE
gwwhite2562@gmail.com

TAYLOR CO - GA

320 +/- acres

\$1,900,000

3271 SASSER HEROD RD
DAWSON, GA / TERRELL CO.



5 BR / 4 BA / 4,800 SQ FT

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

MARTIN AND MARTIN REAL ESTATE SALES

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

200 +/- acres

\$4,150 per acre

GANDER ROAD
ALBANY, GA / TERRELL CO.



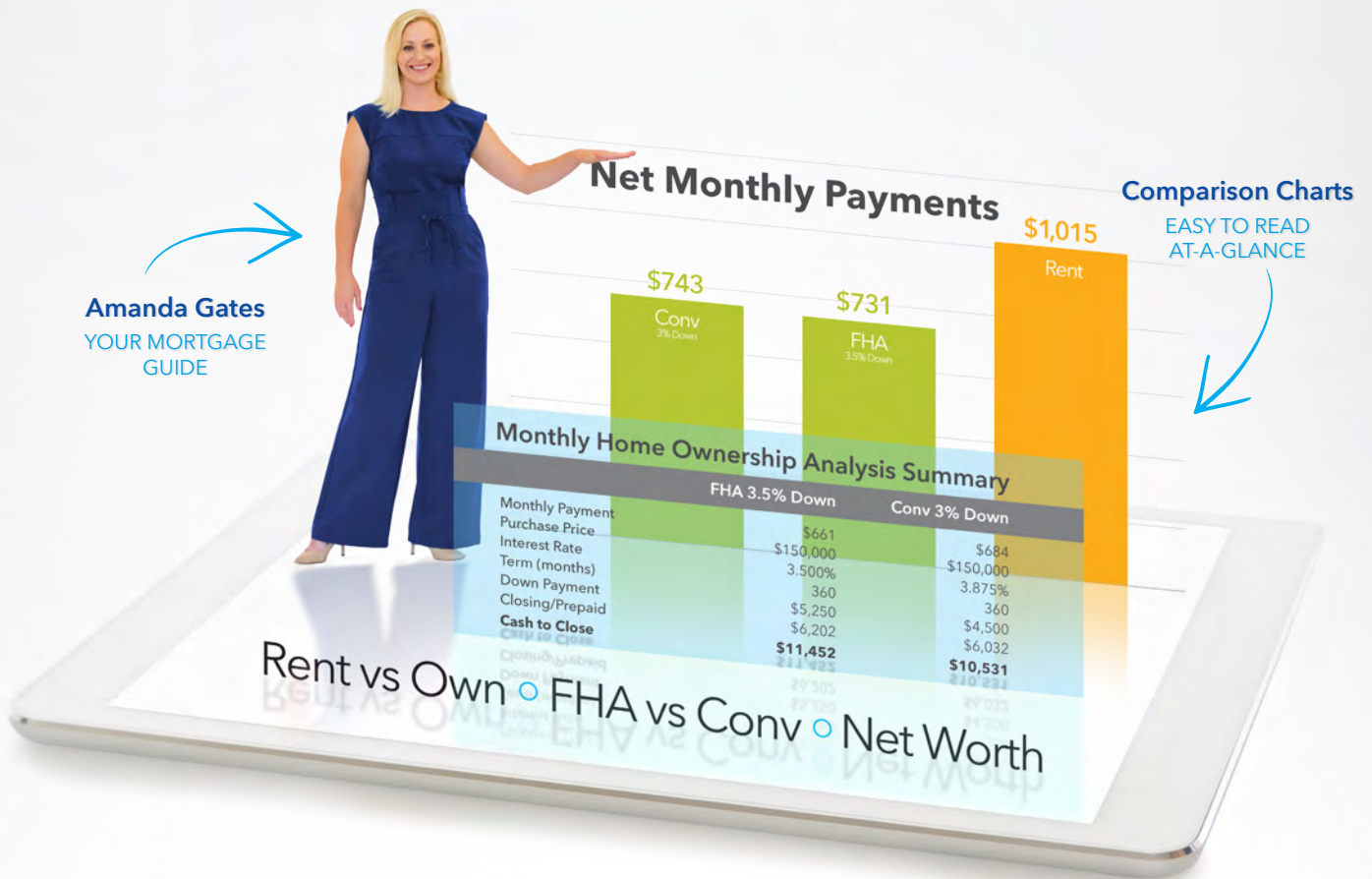
Beautiful turn-key hunting/recreational tract. Timber and woods groomed with plantation look and feel. Property is completely fenced. Established food plots. Deer, turkey and quail.

GOODYEAR AND GOODYEAR
Goodyearandgoodyear.com

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

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229.254.8622 or AGates@SWGAFarmCredit.com

Amanda Gates
Mortgage Loan Originator
NMLS 1555387

homeloans.SWGAFarmCredit.com/easy

 **Farm Credit**
SOUTHWEST GEORGIA

TERRELL CO - GA

100 +/- acres

\$495,000



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

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

RE/MAX OF ALBANY
www.remaxofalbany.com

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

11 +/- acres

\$49,900



HWY 32
DAWSON, GA / TERRELL CO.

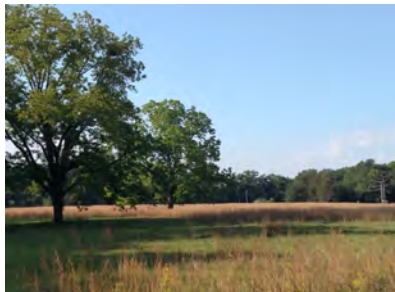
Located just east of Dawson, this tract has 675 ft. of frontage on Hwy 32 and approximately 735 ft. on the Chickasawhatchee Creek.

CENTURY 21 TOWN & COUNTRY REALTY
albanyc21.com

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

50 +/- acres

\$3,195 per acre



3461 ROCK STOREY ROAD
SASSER, GA / TERRELL CO.

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

ALLIED LAND & TIMBER COMPANY, INC.
alliedlandga.com

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

252 +/- acres

\$749,700



1024 TALLAHASSEE RD
ALBANY, GA / TERRELL CO.

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

MATRE FORESTRY CONSULTING, INC.
matreforestry.com

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

161 +/- acres

\$375,000



JONES MILL ROAD
DAWSON, GA / TERRELL CO.

This beautiful tract consists of plantation cut pines, rolling wiregrass and sage. Bird plots with millet and sorghum scattered all throughout property. This would be the perfect tract for the avid put and take bird hunter or professional dog trainer. Deer and turkey are also abundant.

BARFIELD AUCTIONS INC
barfielddauctions.com

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

160 +/- acres

\$376,900



JONES MILL ROAD
DAWSON, GA / TERRELL CO.

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

CENTURY 21 TOWN & COUNTRY REALTY
albanyc21@aol.com

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

43 +/- acres

\$107,500



WILBUR GAMBLE RD
PARROTT, GA / TERRELL CO.

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

MATRE FORESTRY CONSULTING, INC.
matreforestry.com

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

THOMAS CO - GA

5 +/- acres

\$995,000



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

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

CHUBB REALTY
chubbrealty.com

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

43 +/- acres

\$149,900



3701 PONDER ROAD
THOMASVILLE, GA / THOMAS CO.

About 11 acres of open farming area and the other 32 acres are woodlands. Area surrounded by farming. Call Eugene Witherspoon for more information.

KEYSOUTH REAL ESTATE GROUP, INC
keysouth.com

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

197 +/- acres

\$1,600,000



US HWY 19 NORTH
THOMASVILLE, GA / THOMAS CO.

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

FIRST THOMASVILLE REALTY
thomasvillegarealestate.com

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

8 +/- acres

\$275,000



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

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

KEYSOUTH REAL ESTATE GROUP, INC
keysouth.com

PAULA BARRETT
229-226-3911 / barrett paula1@gmail.com

12 +/- acres

\$2,475,000



10456 US HWY 19 S
THOMASVILLE, GA / THOMAS CO.
6 BR / 4 BA / 6,946 SQ FT

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

CHUBB REALTY
chubbrealty.com

REBECCA CHUBB STRICKLAND
229-226-7916 / rebeccachubb61@gmail.com

136 +/- acres

\$799,000



GEORGIA HWY 188
THOMASVILLE, GA / THOMAS CO.

2 BR / 2 BA

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

THE WRIGHT GROUP
wrightbroker.com

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

5 +/- acres

\$279,900



4858 GA HWY 188
OCHLOCKNEE, GA / THOMAS CO.

4 BR / 3 BA / 2,360 SQ FT

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

KEYSOUTH REAL ESTATE GROUP, INC
keysouth.com

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

98 +/- acres

\$595,000



BALDWIN ROAD
THOMASVILLE, GA / THOMAS CO.

3 BR / 3 BA / 2,500 SQ FT

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

CHUBB REALTY
chubbrealty.com

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

18 +/- acres

\$649,000



499 FRIENDSHIP CHURCH ROAD
THOMASVILLE, GA / THOMAS CO.

3 BR / 2.5 BA / 2,170 SQ FT

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

KEYSOUTH REAL ESTATE GROUP, INC
keysouth.com

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

30 +/- acres

\$249,999



CHERRY HILL LANE
THOMASVILLE, GA / THOMAS CO.

Ideal potential homesite on the south side of Thomasville, minutes away from historic downtown. Fenced pasture and pond with a skeet shed. Shared gated driveway off of US 19. A private site for a custom home among the pines!

FIRST THOMASVILLE REALTY
thomasvillegarealestate.com

SUSAN BENNETT
229-226-6515 / susan@ftrealty.com

66 +/- acres

\$352,821



HANSELL CHASTAIN ROAD
THOMASVILLE, GA / THOMAS CO.

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

CROCKER REALTY, INC.
landcroc.com

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

40 +/- acres

\$925,000



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

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

BENNETT REAL ESTATE COMPANY
brealthomasville.com

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

799 +/- acres

\$5,109,605



METCALF ROAD
THOMASVILLE, GA / THOMAS CO.

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

THE WRIGHT GROUP
wrightbroker.com

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

194 +/- acres

\$1,000,000



G POND / REHBERG ROAD
BOSTON, GA / THOMAS CO.

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

BENNETT REAL ESTATE COMPANY
brealthomasville.com

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

285 +/- acres

\$2,550,000



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

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

THE WRIGHT GROUP
wrightbroker.com

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

10 +/- acres

\$345,000



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

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

KEYSOUTH REAL ESTATE GROUP, INC
keysouth.com

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

163 +/- acres

\$535,000



1084 ROCKY FORD ROAD
COOLIDGE, GA / THOMAS CO.

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

BENNETT REAL ESTATE COMPANY
brealthomasville.com

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

15 +/- acres

\$319,000



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

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

BENNETT REAL ESTATE COMPANY
brealthomasville.com

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

60 +/- acres

\$495,000



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

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

FIRST THOMASVILLE REALTY
thomasvillegarealestate.com

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

29 +/- acres

\$425,000



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

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

ROSE CITY REALTY, INC.
rosecityrealty.com

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

12 +/- acres

\$209,000



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

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

CHUBB REALTY
chubbrealty.com

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

86 +/- acres

\$768,000



1689 WATKINS ROAD
BOSTON, GA / THOMAS CO.
3 BR / 2 BA

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

BENNETT REAL ESTATE COMPANY
brealthomasville.com

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

18 +/- acres

\$489,000



134 CHATHAM DRIVE
THOMASVILLE, GA / THOMAS CO.

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

KEYSOUTH REAL ESTATE GROUP, INC
keysouth.com

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

44 +/- acres

\$1,000,000



63 PATTERSON STILL ROAD
THOMASVILLE, GA / THOMAS CO.
3 BR / 2 BA / 2,200 SQ FT

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

CROCKER REALTY, INC.
landcroc.com

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

EXPLORE RESOURCES
SEARCH LISTINGS
GET PRE-APPROVED

SWGAFarmCredit.com

TURNER CO - GA

9 +/- acres

\$325,000



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

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

CENTURY 21 TOWN & COUNTRY REALTY
albany21.com

RUDY ALDERMAN
229-435-6204 / RudyAlderman@outlook.com

UPSON CO - GA

25 +/- acres

\$119,900



APPLE ROAD
MEANSVILLE, GA / UPSON CO.

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

CENTURY 21 TOWN & COUNTRY REALTY
albany21.com

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

WARE CO - GA

29 +/- acres

\$44,959



US HWY 84
WAYCROSS, GA / WARE CO.

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

AFG TRI STATE REALTY, INC
afgtristaterealty.com

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

20 +/- acres

\$48,000



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

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

AFG TRI STATE REALTY, INC
afgtristaterealty.com

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

182 +/- acres

\$383,649



MILLER HAYES ROAD
WAYCROSS, GA / WARE CO.

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

AFG TRI STATE REALTY, INC
afgtristaterealty.com

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

1,660 +/- acres

\$2,999,990



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

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

AFG TRI STATE REALTY, INC
afgtristaterealty.com

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

WEBSTER CO - GA

159 +/- acres

\$320,000



SEMINOLE ROAD
PRESTON, GA / WEBSTER CO.

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

FRONTIER LAND CO
Coming Soon!

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

330 +/- acres

\$700,000



351 SEARS FARM LANE
PRESTON, GA / WEBSTER CO.

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

BARFIELD AUCTIONS INC
barfielddauctions.com

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

EXPLORE RESOURCES
SEARCH LISTINGS
GET PRE-APPROVED

SWGAFarmCredit.com

152 +/- acres

\$595,000



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

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

WAG, LLC
weeksauctiongroup.com

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

498 +/- acres

\$1,600,000



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

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

ALLIED LAND & TIMBER COMPANY, INC.
alliedlandga.com

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

340 +/- acres

\$765,000



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

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

CBC SAUNDERS REAL ESTATE
saundersrealestate.com

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

WORTH CO - GA

135 +/- acres

\$351,000



ANDERSON ROAD
SYLVESTER, GA / WORTH CO.

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

NAI TALCOR COMMERCIAL
naitalcor.com

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

9 +/- acres

\$175,900



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

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

COLDWELL BANKER WALDEN AND KIRKLAND
waldenandkirkland.com

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

10 +/- acres

\$699,000



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

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

WEEKS AUCTION GROUP
weeksauctiongroup.com

TORI FULLER
229-890-2437 / Tori@BidWeeks.com

25 +/- acres

\$299,900



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

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

COLDWELL BANKER WALDEN & KIRKLAND
coldwellbanker.com

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

WORTH CO - GA

46 +/- acres

\$104,900



ELM STREET
POULAN, GA / WORTH CO.

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

WHITETAIL PROPERTIES REAL ESTATE
whitetailproperties.com

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

HOUSTON CO - AL

6 +/- acres

\$47,000



2001 COOT ADAMS ROAD
ASHFORD, AL / HOUSTON CO.

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

NAI TALCOR COMMERCIAL
naitalcor.com

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

852 +/- acres

\$1,699,740



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

2 BR / 1 BA / 500 SQ FT

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

VERDURA REALTY, LLC
verduraproperties.com

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

759 +/- acres

\$2,850,000



719 GUNSMOKE RD
ASHBURN, GA / WORTH CO.

4 BR / 4.5 BA / 3,100 SQ FT

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

MATRE FORESTRY CONSULTING, INC.
matreforestry.com

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

96 +/- acres

\$240,000



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

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

VERDURA REALTY, LLC
verduraproperties.com

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

MACON CO - AL

97 +/- acres

\$685,000



8215 COUNTY RD 79
CREEK STAND, AL / MACON CO.

4 BR / 4 BA / 5,467 SQ FT

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

COLDWELL BANKER
kpdd.com

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

COLUMBIA CO - FL

2,144 +/- acres

\$9,800,000



COLUMBIA
TALLAHASSEE, FL / COLUMBIA CO.

2 BR / 2 BA / 4,700 SQ FT

Deep Creek Plantation is one of the largest privately held properties on the Suwannee River with an additional almost 7 miles of flowing creeks, including Deep Creek on the plantation. Neighborhood is almost exclusively state parks and national forest. Located between Tallahassee and Jacksonville.

JON KOHLER AND ASSOCIATES
jonkohler.com

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

FRANKLIN CO - FL

40 +/- acres

\$649,000



DOG ISLAND
CARRABELLE, FL / FRANKLIN CO.

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

SVN SAUNDERS REAL ESTATE
saundersrealestate.com

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

GASDSDEN CO - FL

345 +/- acres

\$2,250,000



HIGHWAY 267
QUINCY, FL / GASDSDEN CO.
3 BR / 2 BA

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

SOUTHERN LAND REALTY
SouthernLandRealty.com

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

113 +/- acres

\$316,400



DOLAN ROAD
CHATTAHOOCHEE, FL / GASDSDEN CO.

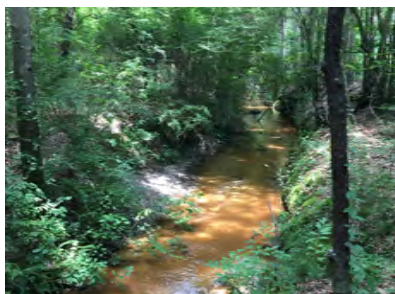
This North Florida "Mountain" property has elevation, timber and game like you wouldn't believe. Check it out.

SOUTHERN LAND REALTY
SouthernLandRealty.com

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

45 +/- acres

\$155,250



COUNTY ROAD 157A
HAVANA, FL / GASDSDEN CO.

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

SOUTHERN FORESTRY REALTY
southernforestryrealty.com

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

443 +/- acres

\$2,399,000



TALLAHASSEE, FL / GASDSDEN CO.

3 BR / 2.5 BA / 2,352 SQ FT

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

JON KOHLER AND ASSOCIATES
jonkohler.com

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

298 +/- acres

\$745,000



POTTER WOODBERRY ROAD
HAVANA, FL / GASDSDEN CO.

Woodberry Farm offers a beautiful and varied landscape of plantation pines, mixed hardwood bottoms, creeks, ponds, ravines, pastures, and cultivated fields; all scattered among its rolling hills. Located just north of the charming town of Havana, it's a short 30-minute drive to Tallahassee.

VERDURA REALTY, LLC
verduraproperties.com

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

GILCHRIST CO - FL

118 +/- acres

\$383,500



NW CR 138
BRANFORD, FL / GILCHRIST CO.

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

DANIEL CRAPPS AGENCY, INC.
BuyLandFL.com

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

HAMILTON CO - FL

896 +/- acres

\$3,595,000



JASPER, FL / HAMILTON CO.

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

BARFIELD AUCTIONS INC
barfielddauctions.co

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

HOLMES CO - FL

85 +/- acres

\$100,000



JOHN MARSH ROAD
BONIFAY, FL / HOLMES CO.

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

NAI TALCOR COMMERCIAL
naitalcor.com

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

JACKSON CO - FL

173 +/- acres

\$325,000



LAWRENCE ROAD
MARIANNA, FL / JACKSON CO.

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

VERDURA REALTY, LLC
verduraproperties.com

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

JEFFERSON CO - FL

310 +/- acres

\$776,600



485 SALT ROAD
MONTICELLO, FL / JEFFERSON CO.

3 BR / 2 BA

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

SOUTHERN FORESTRY REALTY
southernforestryrealty.com

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

144 +/- acres

\$360,360



WILD TURKEY RUN ROAD
LLOYD, FL / JEFFERSON CO.

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

SOUTHERN LAND REALTY
SouthernLandRealty.com

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

EXPLORE RESOURCES
SEARCH LISTINGS
GET PRE-APPROVED

SWGAFarmCredit.com

406 +/- acres

\$872,900



DRIFTON-AUCILLA
TALLAHASSEE, FL / JEFFERSON CO.

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

JON KOHLER AND ASSOCIATES
jonkohler.com

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

LAFAYETTE CO - FL

211 +/- acres

\$1,795,000



4162 NORTHWEST DESTIN ROAD
MAYO, FL / LAFAYETTE CO.

3 BR / 2 BA

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

FLORIDA INLAND REALTY, INC.
FloridaInlandRealty.com

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

LEVY CO - FL

100 +/- acres

\$3,600,000



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

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

BARFIELD AUCTIONS INC
barfieldauctions.co

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

LIBERTY CO - FL

60 +/- acres

\$180,000



HWY 20
HOSFORD, FL / LIBERTY CO.

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

SVN SAUNDERS REAL ESTATE
saundersrealestate.com

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

MADISON CO - FL

27 +/- acres

\$160,000



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

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

AFG TRI STATE REALTY, INC
afgtristaterealty.com

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

22 +/- acres

\$349,000



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

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

AFG TRI STATE REALTY, INC
afgtristaterealty.com

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

105 +/- acres

\$939,000



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

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

LIVE WATER PROPERTIES
livewaterproperties.com

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

270 +/- acres

\$595,782



MORRIS STEEN ROAD
GREENVILLE, FL / MADISON CO.

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

AFG TRI STATE REALTY, INC
afgtristaterealty.com

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

NASSAU CO - FL

1,726 +/- acres

\$7,900,000



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

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

JON KOHLER AND ASSOCIATES
jonkohler.com

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

527 +/- acres

\$1,712,750



WRIGHTS DAIRY ROAD
CALLAHAN, FL / NASSAU CO.

This is a beautiful cattle ranch with 300 acres of fully-fenced pasture and 1.5 miles of Alligator Creek frontage. Alligator Creek and other woodlands provide ideal habitat for turkeys and any of the numerous fenced pastures could be used as a dove field. Additional adjoining acreage is available.

LIVE WATER PROPERTIES
livewaterproperties.com

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

OKALOOSA CO - FL

1,249 +/- acres

\$9,500,000



DESTIN, FL / OKALOOSA CO.
8 BR / 8 BA / 25,000 SQ FT

Timber Creek Lodge includes a 22-car garage with 8 bedrooms and 10 bathrooms. 3.5 miles on both sides of White Sand Juniper Creek and several ponds located just minutes to restaurants and just 45 miles to beaches and shopping in Destin, Florida.

JON KOHLER AND ASSOCIATES
jonkohler.com

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

SUWANNEE CO - FL

28 +/- acres

\$215,000



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

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

AFG TRI STATE REALTY, INC
afgtristaterealty.com

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

SUWANNEE CO - FL

140 +/- acres

\$1,295,000



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

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

LIVE WATER PROPERTIES
livewaterproperties.com

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

TAYLOR CO - FL

50 +/- acres

\$65,000



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

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

AFG TRI STATE REALTY, INC
afgtristaterealty.com

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

38 +/- acres

\$43,953



MAX ROAD
PERRY, FL / TAYLOR CO.

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

AFG TRI STATE REALTY, INC
afgtristaterealty.com

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

WALTON CO - FL

2,435 +/- acres

\$7,292,825



HWY 181
DEFUNIAK SPRINGS, FL / WALTON CO.

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

VERDURA REALTY, LLC
verduraproperties.com

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

843 +/- acres

\$2,318,250



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

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

VERDURA REALTY, LLC
verduraproperties.com

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

WASHINGTON CO - FL

1,165 +/- acres

\$3,489,175



HAMMACK ROAD
VERNON, FL / WASHINGTON CO.

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

VERDURA REALTY, LLC
verduraproperties.com

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

The Farm Credit Difference

HERE WITH ANSWERS AND ADVICE EVERY STEP OF THE WAY

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landloans.SWGAFarmCredit.com/buyingland





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this holiday season...*

