

## COUNTY LINE IRRIGATED FARM

**A productive irrigated farm with high quality soils, lake, and planted longleaf pines with excellent road frontage located on the county line between Dooly & Houston Co., GA.**



**153.25 Acres**  
**Unadilla, Dooly County, Georgia**

**Price: \$535,000**

## LOCATION

County Line Irrigated Farm is located 5 miles from the I-75 exit at Unadilla, Ga., and 13 miles from Perry, Ga., along the county line of Dooly and Houston Counties.

The farm is located on the northern boundary of Dooly County, which has historically been one of the leading cotton and peanut producing counties in the state of Georgia. Dooly County is also known for a multitude of diverse crop productions, including vegetables, pecans, soybeans, and corn. Also, there is a vibrant livestock industry, including cattle, hog, and poultry production. There are multiple markets and suppliers for agricultural products in this area. Dooly County truly is the “bread basket” of the state of Georgia. Irrigated farmland of this type will typically generate from \$150 to \$225 per acre per year in rental income, providing a steady source of income for an investor.



The current property owner's recent peanut harvest.

Being located only 5 minutes from I-75 and the large farmer's markets in Atlanta and Cordele, only enhances the opportunities for markets for this farm's production. Also, this farm's location adjoining Houston Co., with a vibrant and expanding population of 170,000, makes this farm attractive to those who want a profitable farm getaway outside the more populated county of Houston.

## ACCESS

The property has nice road frontage and access from North County Line Road and Old National Hwy. There is accessibility to all parts of the property from both roads and a system of good internal roads.

Boundaries are well defined by the roads on the North and East sides of the property. The Western and Southern boundaries are defined by hedgerows between agricultural fields. A current survey is available.



Old National Highway frontage and access.

## SITE DESCRIPTION

This 153.25 acre farm is equally divided between open, irrigated fields and non-cropland, consisting of planted longleaf pines, 10 acre pond, creek bottoms, and a potential 10 acre home, or mini farm site.

The majority of the property's soil is of high quality types that are typical of this area, and they include, Dothan sandy loam, Faceville sandy/clay loam, Tifton pebbly loam, and Orangeburg sandy/clay loam.



## SITE DESCRIPTION (continued)

The soils over the majority of the entire property are of high quality types that are typical of this area, and they include, Dothan sandy loam, Faceville sandy/clay loam, Tifton pebbly loam, and Orangeburg sandy/clay loam.

The 10 acre lake is fed by a wet weather stream, with supplemental water, when needed, from either the 8 inch, or 6 inch wells. The lake is centrally located on the property and is known for being a great fishing spot by the owners and their guest.

The 10 acre residential site has a well and septic tank, along with excellent access from Old National Highway. There are lovely, mature hardwoods in this area, which make it ideal for a future home site.

## TIMBER

There are approximately 27 acres of planted longleaf pines that have good stand populations and are within a few years of first harvest/ thinning. These are planted in formally cultivated fields which were not irrigated by the three center pivots on the farm. The soils are of high quality, and easily converted back to row crop, pasture, or orchards upon the harvest of the longleaf pines.

## TAXES & TITLE

The property is titled in the names of Donald E. and Leigh Ann Green. The property is currently in the 8<sup>th</sup> year of a 10 year conservation use valuation agreement (CUVA) with Dooly County for a reduction in ad valorem taxes. This agreement can be assumed by the purchaser and maintained for the remainder of the agreement, which will result in a significant savings on annual ad valorem taxes. Property description and deed are found in Deed Book 490, Page 67. Survey is found in Plat Book 9, Page 57.



Longleaf pines planted in corners of irrigated fields.



The property is located in Dooly County, a historically leading cotton producing county.



Fountains Land is the exclusive broker representing the seller's interest in the marketing, negotiating and sale of this property. Fountains has an ethical and legal obligation to show honesty and fairness to the buyer. The buyer may retain brokers to represent their interests. All measurements are given as a guide, and no liability can be accepted for any errors arising therefrom. No responsibility is taken for any other error, omission, or misstatement in these particulars, nor do they constitute an offer or a contract. We do not make or give, whether in these particulars, during negotiations or otherwise, any representation or warranty in relation to the property.



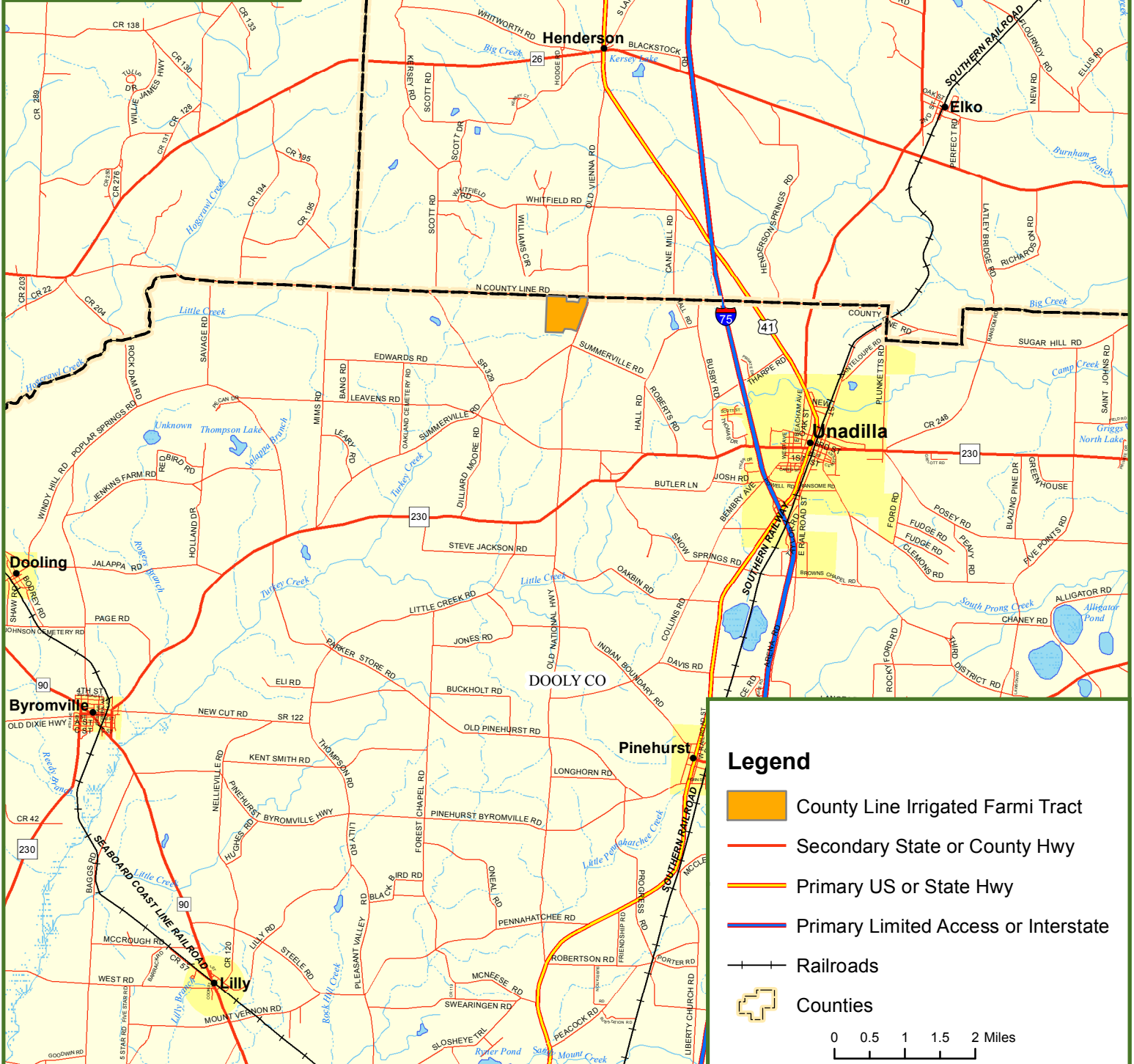
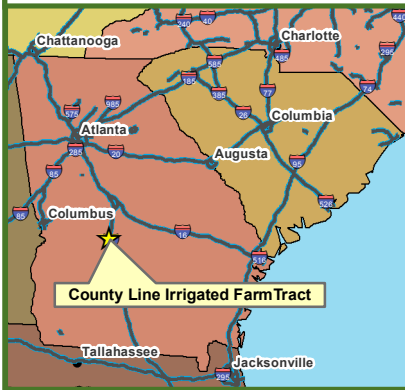


# Locus Map

## County Line Irrigated Farm Tract

### Dooly County, GA

153 +/- Acres



#### Legend

- County Line Irrigated Farm Tract
- Secondary State or County Hwy
- Primary US or State Hwy
- Primary Limited Access or Interstate
- Railroads
- Counties

0 0.5 1 1.5 2 Miles



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153 +/- Acres

Dooly County, GA



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This map was produced from information supplied by the seller and the use of aerial photography. The boundary lines portrayed on this map are approximate and could be different than the actual location of the boundaries found in the field.





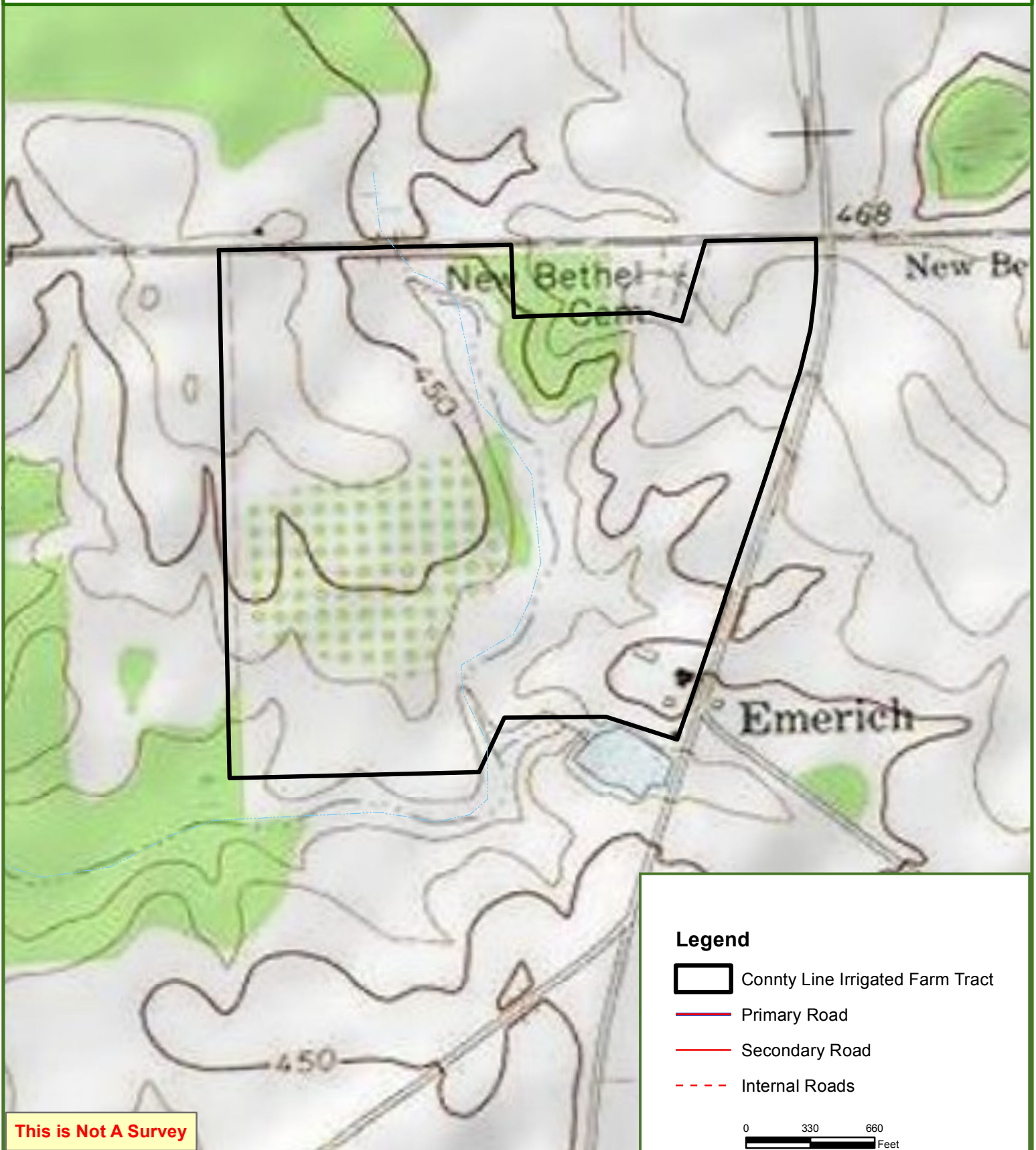
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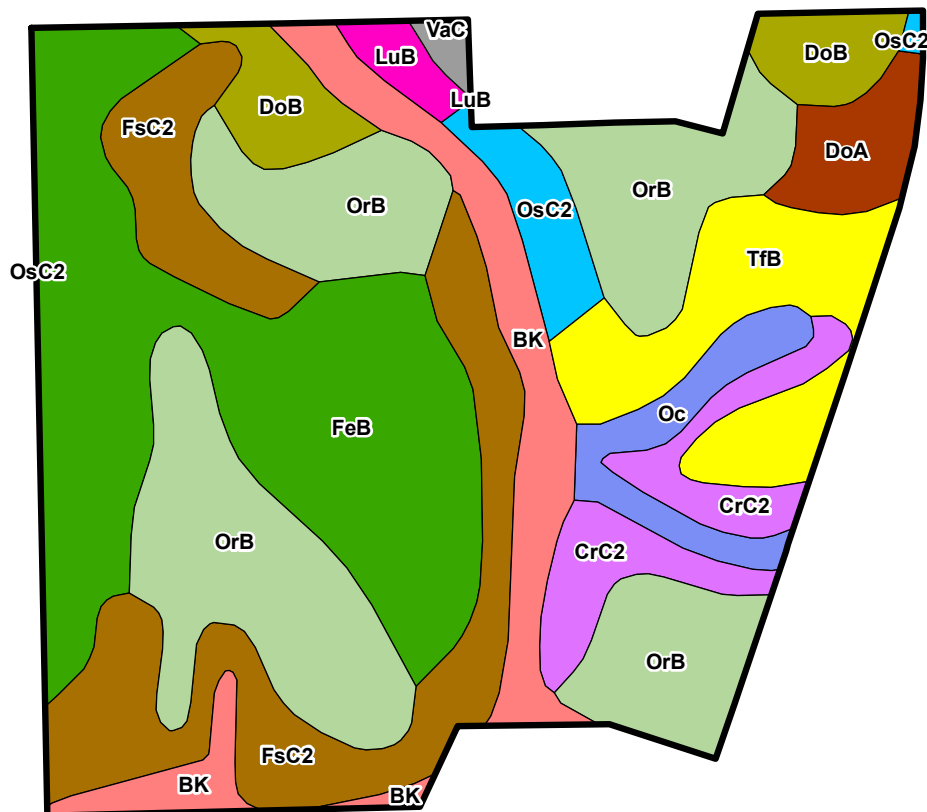
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## Legend

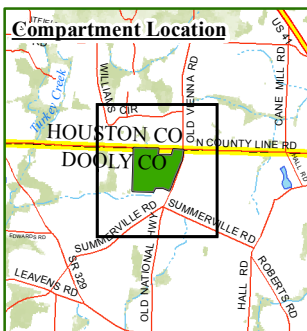
- BK - Kinston and Bibbs, 0 to 2 % slopes, frequently flooded
- CrC2 - Cowarts sandy loam, 5 to 8 % slopes, moderately eroded
- DoA - Dothan loamy sand, 0 to 2 % slopes
- DoB - DoA - Dothan loamy sand, 2 to 5 % slopes
- FeB - Faceville sandy loam, 2 to 5 % slopes
- FsC2 - Faceville sandy clay loam, 5 to 8 % slopes, eroded
- LuB - Lucy loamy sand, 0 to 5 % slopes
- Oc - Ochlockonee sandy loam
- OrB - Orangeburg loamy sand, 2 to 5 % slopes
- OsC2 - Orangeburg sandy loam, 5 to 8 % slopes, moderately eroded
- TfB - Tifton loamy sand, 2 to 5 % slopes
- VaC - Vaucluse loamy sand, 5 to 10 % slopes

Soils data is courtesy of USDA (Web Soil Survey)

0 330 660  
Feet

**This is Not A Survey**

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