



# 4WB FARM

440 LUNSFORD ROAD  
LEARY, GA 39862

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# Property Overview



Sale Price

**\$1,750,000**

## OFFERING SUMMARY

Acreage:	293 Acres
Price / Acre:	\$5,973
City:	Leary
County:	Baker
Property Type:	Farm

## PROPERTY OVERVIEW

Located in Baker County, GA, 4WB consists of 190 acres of high-quality irrigated farmland, 48 acres of 4–5-year-old Loblolly Pines, and 29 acres of bottomland/hardwoods. This property is a great investment with the added benefit of having exceptional hunting for deer, turkey, dove, and ducks. 4WB provides the opportunity for substantial income for ag rent, future timber income, and hunting lease income. 4WB is currently enrolled in Preferential Assessment for Ag[2021].



# Specifications & Features



## SPECIFICATIONS & FEATURES

### Land Types:

- Farms & Nurseries Properties
- Hunting & Recreation Properties
- Land Investment

### Uplands / Wetlands:

261 ± Upland Acres / 32 ± Wetland Acres

### Taxes & Tax Year:

\$5,200 for 2022 [Agricultural Preferential Assessment]

### Lake Frontage / Water Features:

400ft on Ichawaynochaway Creek

### Water Source & Utilities:

12-inch Floridian Well

### Nearest Point of Interest:

Leary GA: 6 Miles  
Blakely GA: 28 Miles  
Albany GA: 30 Miles

### Current Use:

Farm/Recreation

### Land Cover:

190 ± Acres of Irrigated Land  
49 ± Acres of Planted Pines  
32 ± Acres of Wetland  
22 ± Acres of Other

### Wells Information:

12-inch

### Inventory:

2018 Valley 8000 Model Pivot [9 Tower]  
non-tow unit 1560ft  
Equipment - 75HP US Elec Motor/Part  
Wind Starter Panel

### Water use Permits:

197 Acres

### Equipment in the Sale:

9-Tower - 8000 Valley non-tow unit -  
1560ft

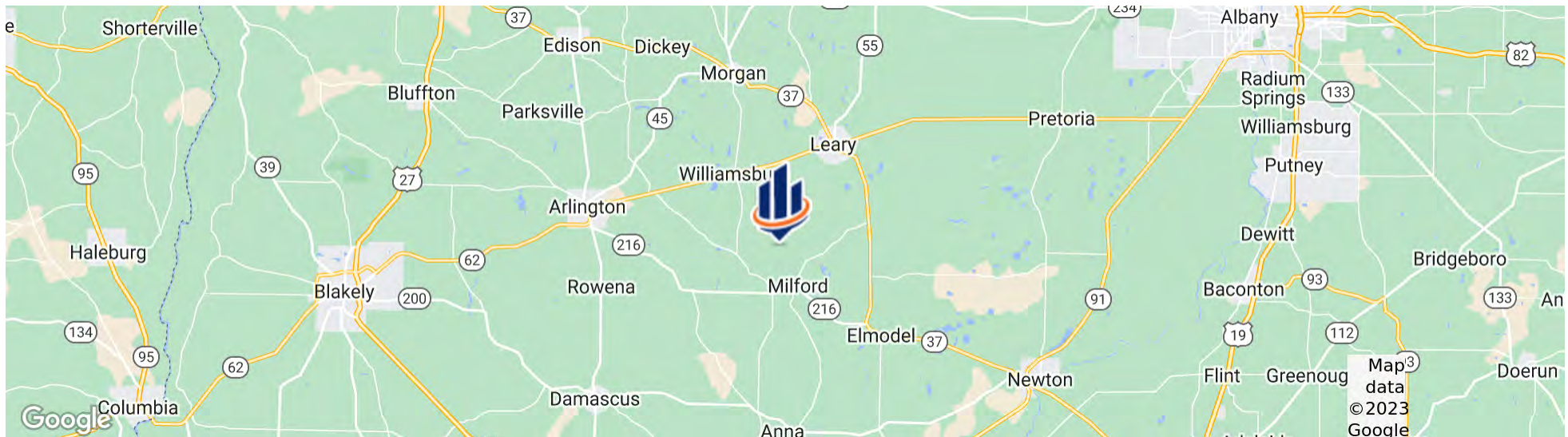


# Location



## LOCATION & DRIVING DIRECTIONS

Parcel:	90003000
GPS:	31.4086992, -84.557704
Driving Directions:	Call Listing Agent
Showing Instructions:	Call Listing Agent









# Photos



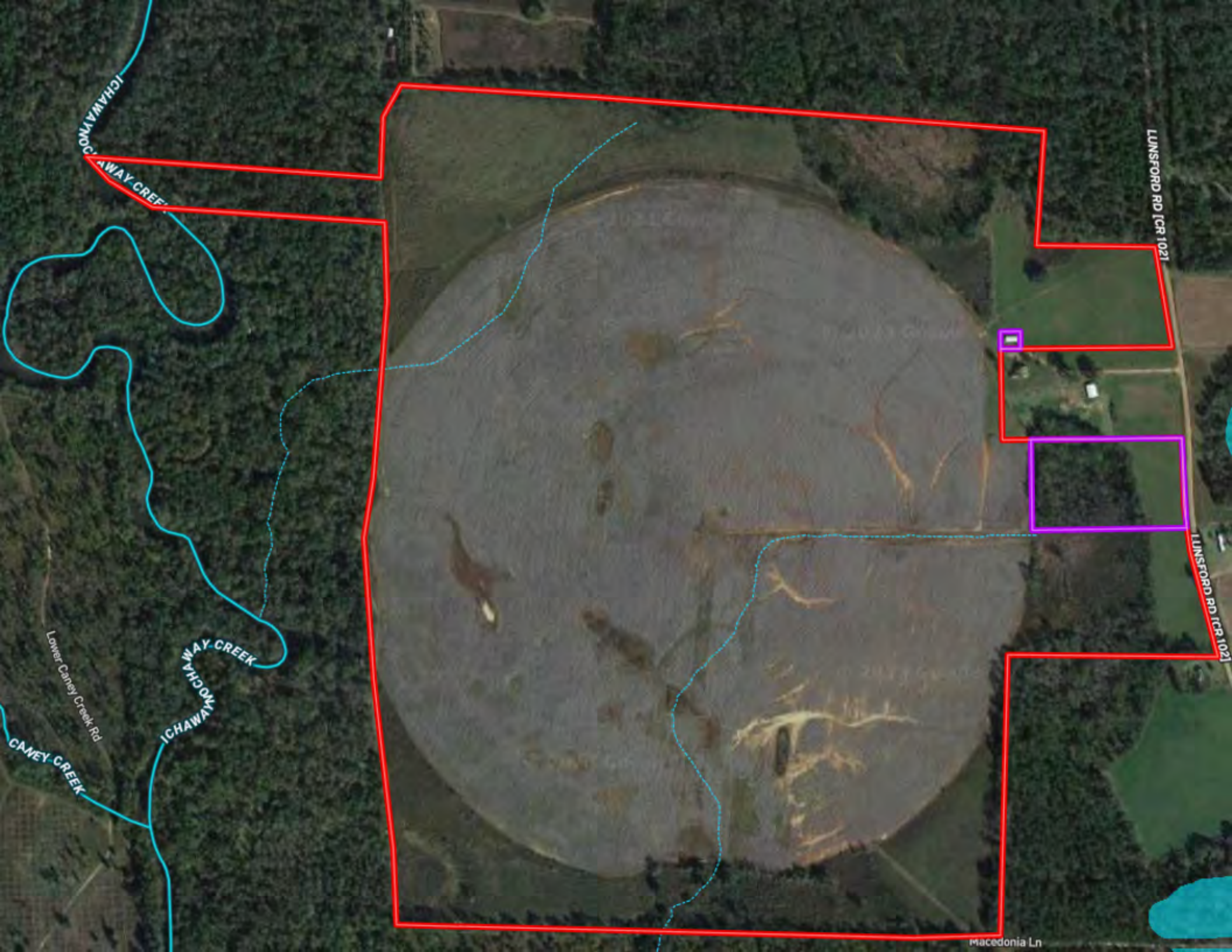












ICHAWAY CREEK

LUNSFORD RD (CR 102)

LUNSFORD RD (CR 102)

Macedonia Ln

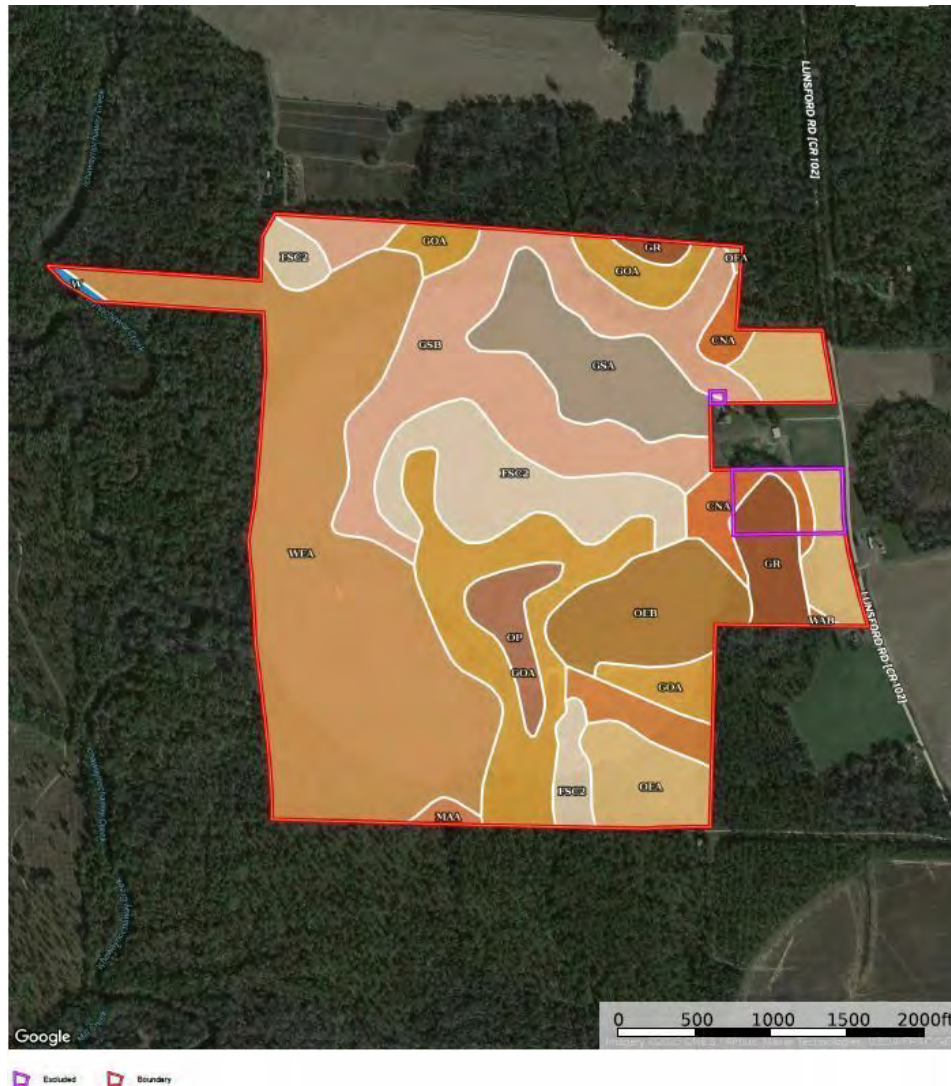
ICHAWAY CREEK

Lower Caney Creek Rd

CANEY CREEK



# Soils



SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
WeA	Wahee fine sandy loam, 0 to 2 percent slopes	89.65	29.65	0	65	2w
GsB	Greenville sandy loam, 2 to 5 percent slopes	49.76	16.46	0	74	2e
GoA	Goldsboro loamy sand, 0 to 2 percent slopes	41.03	13.57	0	61	2w
Fsc2	Faceville sandy clay loam, 5 to 8 percent slopes, eroded	29.29	9.69	0	67	4e
OeA	Orangeburg loamy sand, 0 to 2 percent slopes	22.91	7.58	0	69	1
GsA	Greenville sandy loam, 0 to 2 percent slopes	19.6	6.48	0	74	1
OeB	Orangeburg loamy sand, 2 to 5 percent slopes	17.92	5.93	0	69	2e
Gr	Grady fine sandy loam	9.56	3.16	0	20	5w
ChA	Clarendon loamy sand, 0 to 2 percent slopes	8.29	2.74	0	64	2w
Op	Osier-Pelham complex, 0 to 2 percent slopes, occasionally flooded	6.65	2.2	0	27	5w
WaB	Wagram loamy sand, 0 to 5 percent slopes	5.87	1.94	0	43	2s
MaA	Maxton loamy sand, 0 to 2 percent slopes	1.24	0.41	0	54	1
W	Water	0.57	0.19	0	-	-
TOTALS		302.34(*)	100%	-	64.37	2.21

(\*) Total acres may differ in the second decimal compared to the sum of each acreage soil. This is due to a round error because we only show the acres of each soil with two decimal.





## DAVIS WILLIS

Associate Advisor

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### PROFESSIONAL BACKGROUND

Davis Willis is an Associate Advisor at SVN | Saunders Ralston Dantzler Real Estate in Thomasville, Georgia.

Born and raised out of Albany, Georgia, Davis represents 5 generations of South Georgian heritage, deeply tied to the land. Being raised around farmland and recreational property, he has fostered a strong passion for the Georgian outdoors. Much of his early years were even spent hunting and fishing around Albany and the surrounding communities.

Davis aims to bring value to clients as both a steward of the land and wildlife enthusiast. It is this authentic stewardship that allows Davis to create deep connections with his clients, prioritizing their needs in every transaction.

Davis is also a graduate of Woodberry Forest School and Auburn University, obtaining his Bachelor of Arts degree in Finance. In his career pursuits, Davis earned his real estate license, servicing both Georgia and Florida. Currently, his interests primarily focus on land development and land management.

Davis enjoys almost all things outdoors. In his free time, he can be found hunting, fly fishing, and golfing.

Davis specializes in:

- Farmland
- Ranch & Recreation
- Southwest Georgia
- North Florida

**SVN | Saunders Ralston Dantzler**

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For more information visit [SVNsaunders.com](http://SVNsaunders.com)

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