SAUNDERS LAND

Dougherty 19

1711 Hancock Road, Albany, Georgia 31705

Trent Saunders, ALC
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Tom Tuggle, ALC
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Sale Price $9,944,000

Offering Summary

Acreage:	1,299.89 ± Acres
Price / Acre:	$7,650
State:	Georgia
City:	Albany
County:	Dougherty & Mitchell
Property Type:	Agriculture Investment

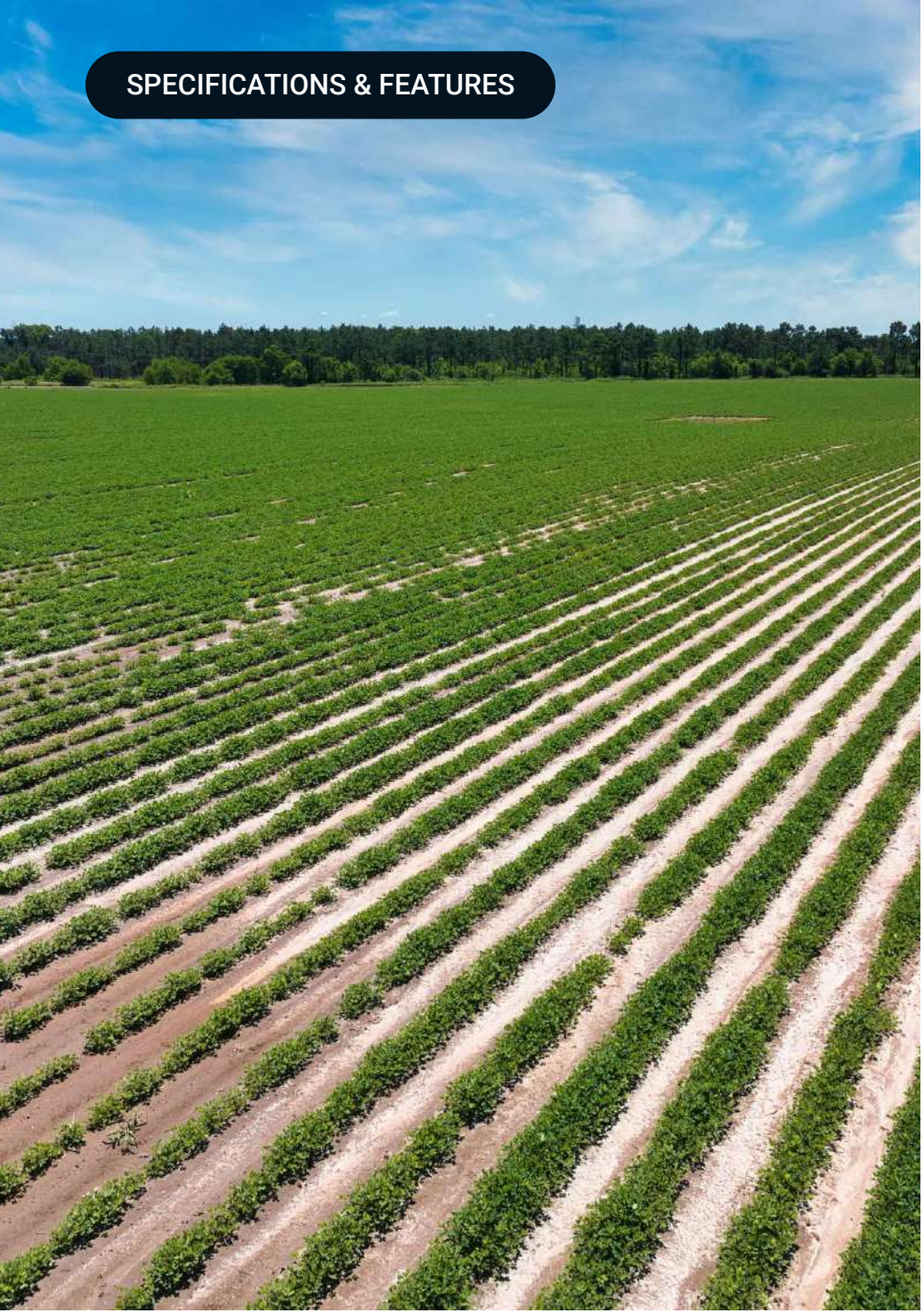
Property Overview

Located just 7 miles south of Albany, Georgia, along the Dougherty–Mitchell County line, this 1,299.89 ± acre farm represents a rare opportunity to acquire an institutional-scale, contiguous irrigated row crop operation in one of Southwest Georgia's most proven agricultural regions. The property fronts Hancock Road just east of four-lane U.S. Highway 19 and offers approximately 2 miles of paved road frontage, providing excellent access and operational efficiency.

Approximately 996 ± acres are in highly productive cultivation, with the majority under irrigation and supported by a well-established crop rotation of corn, peanuts, soybeans, and cotton. The farm is currently leased, generating strong annual income.

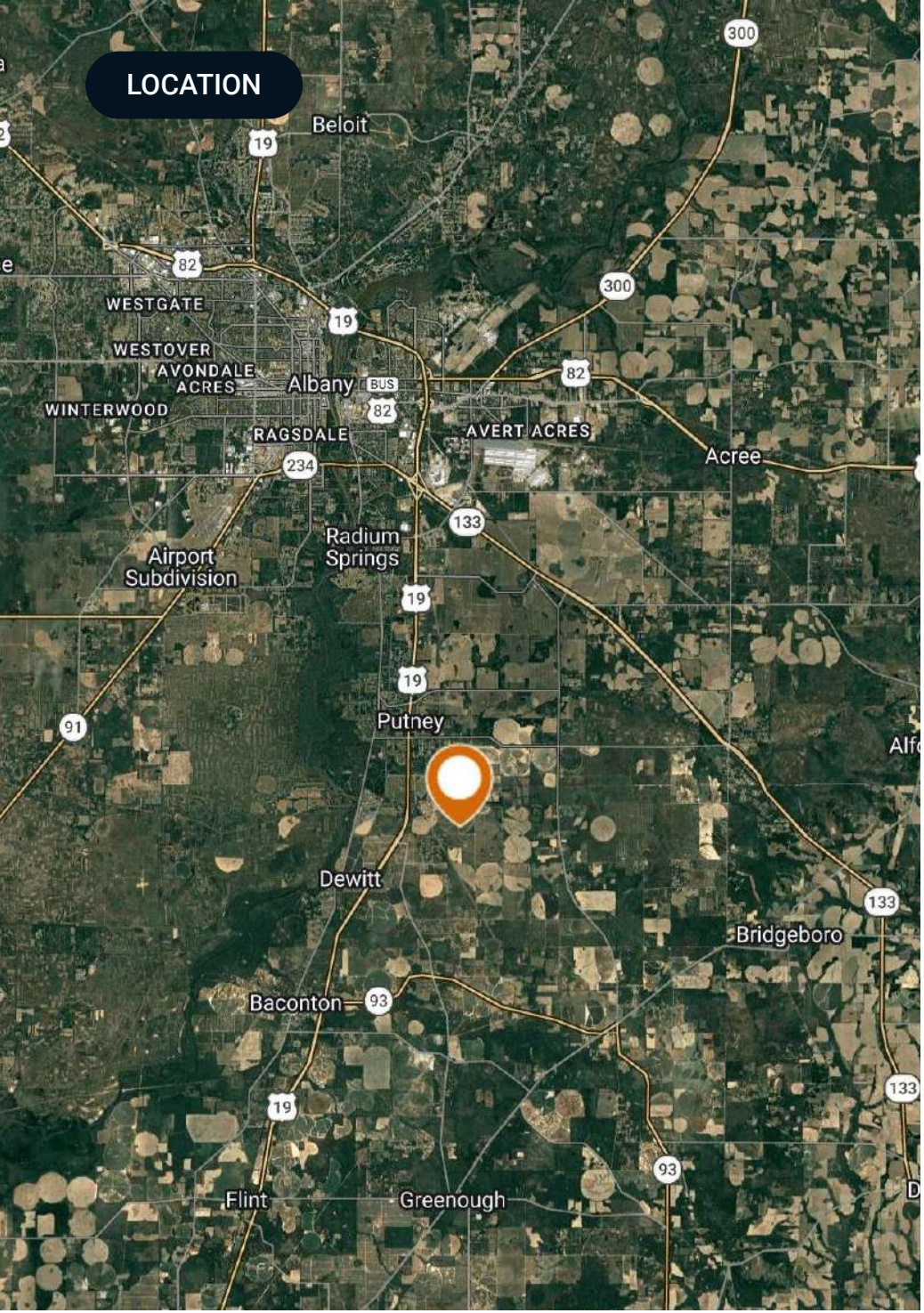
Soils are predominantly Izagora–Dunbar loamy fine sands and Tifton loamy sands, well-regarded for consistent performance in irrigated row crop production. Irrigation infrastructure is a key strength, featuring five 12-inch wells with electric motors and pumps, along with six center pivot systems—three full circles and three half circles due to transmission line constraints.

Additional improvements include a 50' x 150' barn. The property is zoned for agricultural use, and showings are available by appointment only. Contact the listing broker for additional details or to schedule a private tour.



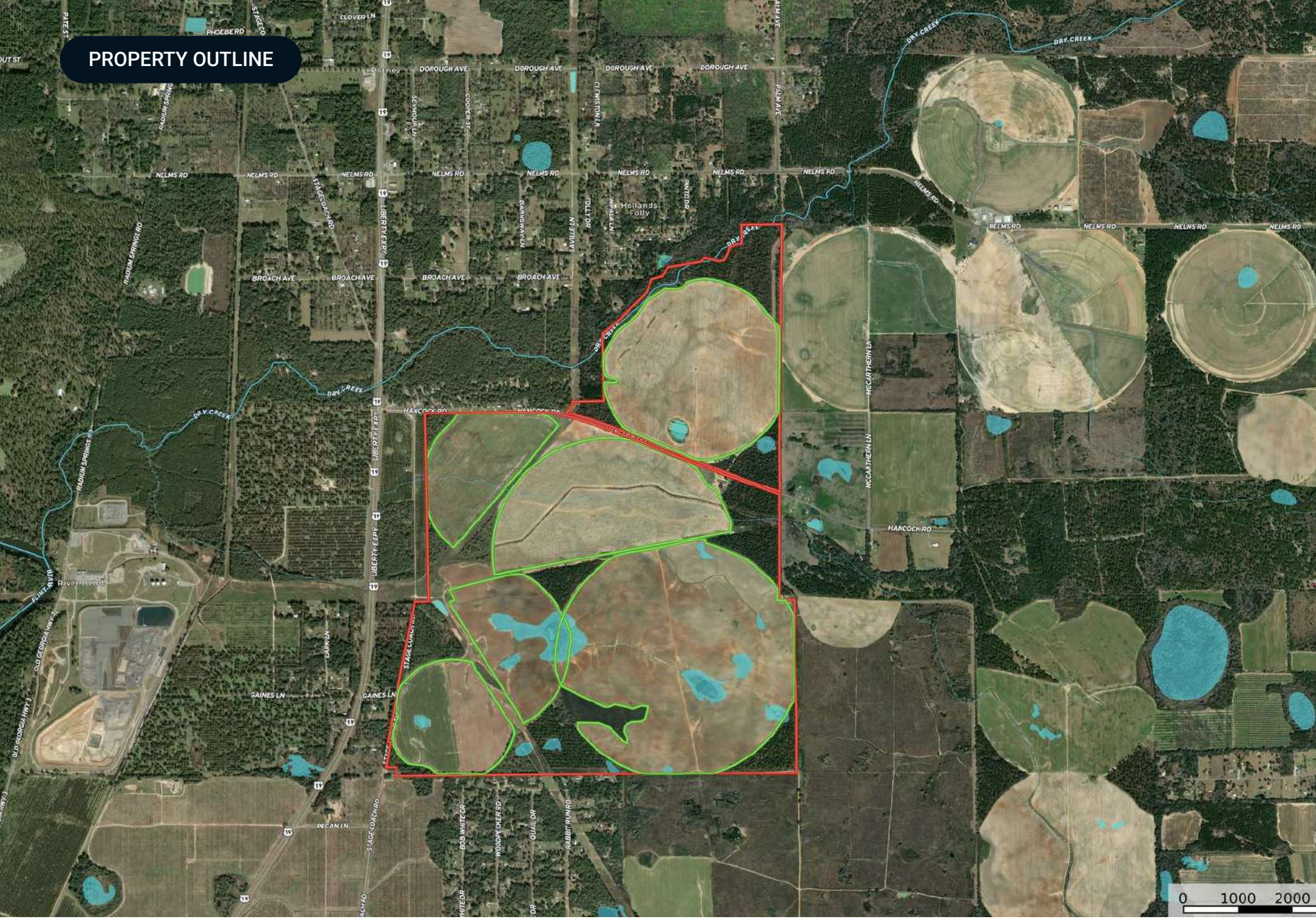
Specifications & Features

Uplands / Wetlands:	96% Uplands / 4% Wetlands
Soil Types:	• Faceville Sandy Loam • Tifton Sandy Loam • Izagora-Dunbar Loamy Fine Sands
Taxes & Tax Year:	(2025) Dougherty County: $38,849 (2025) Mitchell County: $26,703
Zoning / FLU:	AG
Lake Frontage / Water Features:	Dry Creek runs along north boundary
Water Source & Utilities:	Five 12-inch electric irrigation wells drawing from the Floridan aquifer and six center-pivot systems serving most cultivated acres; electrical service to wells and 50 ft x 150 ft barn.
Road Frontage:	2.1 Miles Paved Road Frontage
Nearest Point of Interest:	Albany, Georgia (8 miles)
Current Use:	Agriculture
Potential Recreational / Alt Uses:	Alternative uses include utility-scale solar, data-center or infrastructure-oriented development, irrigated specialty crops, and integrated livestock, subject to approvals.
Land Cover:	The property is dominated by irrigated cropland, with 996 ± acres in highly productive row-crop fields. The balance consists of farmstead improvements, roads, timber, and non-cropped support areas that facilitate access and operations.
Structures & Year Built:	50 ft x 150 ft pole barn on site
Survey or Site Testing Reports:	Survey and Due Diligence Package Available Upon Request

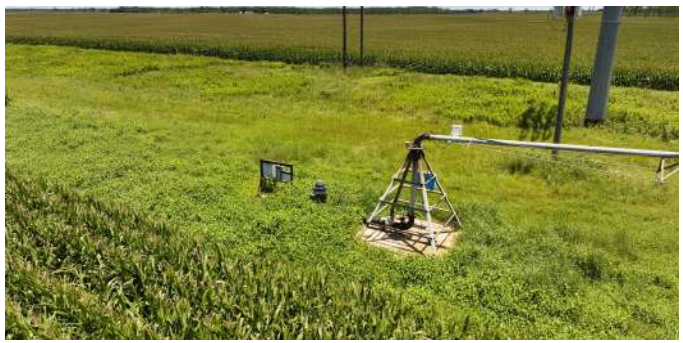


Location & Driving Directions

Parcel:	0017400001086 & 01050036000
GPS:	31.4497339, -84.0990227
Driving Directions:	1711 Hancock Rd, Albany, GA 31705
Showing Instructions:	All showings are by appointment only and must be scheduled through the listing agent. Please do not access the property without an approved appointment.


PROPERTY OUTLINE
DOROUGH AVE
NELMS RD
BROACH AVE
DRY CREEK
HANCOCK RD
GAINES LN
PECAN LN
STAGE COACH RD
LIBERTY EXPY
RADIUM SPRINGS RD
MCCARTHERN LN
Holland's Folly
River Bend
0 1000 2000

ADDITIONAL PHOTOS



ADVISOR BIOGRAPHY

Trent Saunders, ALC

Senior Advisor

trent@saundersrealestate.com
Direct: **877-518-5263 x334** | Cell: **863-640-0390**

Professional Background

Trent Saunders, ALC is a Senior Advisor at Saunders Real Estate.

Trent is a licensed real estate associate specializing in farmland and row crop properties throughout the Southeast. With over $700 million in transactions, he has built a reputation as one of the region's most trusted advisors in agricultural land. He works closely with family offices, institutions, and REITs on complex acquisitions and dispositions, while also taking genuine pride in helping individual farmers buy and sell the land they've worked for generations.

As a 9th-generation Floridian, Trent comes from a family with deep roots in Florida's agriculture, citrus, and real estate industries. That heritage gives him a ground-level understanding of land — its value, its history, and what it means to the people who own it.

Trent's background spans GIS mapping, comprehensive property research, and statistical data analysis on land sales. He has extensive experience with off-market transactions and brings a hands-on approach to property project coordination that keeps deals moving and clients informed every step of the way.

A graduate of Florida Southern College in Lakeland, Florida, Trent holds a Bachelor of Science in Citrus with a minor in Business — Florida Southern being the only college in the country offering a full degree in citrus. He holds the Accredited Land Consultant (ALC) designation and is a member of the Lakeland Association of Realtors®.

Trent specializes in:
• Farms and Cropland
• Citrus
• Ranches and Pastureland
• Hunting and Recreational Land

ADVISOR BIOGRAPHY

Austin Fisher

Regional Managing Director
austin@saundersrealestate.com
Direct: **877-518-5263 x391** | Cell: **850-545-9132**

Professional Background

Austin Fisher is a Regional Managing Director and Advisor at Saunders Real Estate in Thomasville, Georgia.

Austin is a skilled real estate professional with over 7 years of experience in land acquisition and residential/commercial development. He is a creative thinker who works closely with his investors to identify and source land acquisition opportunities that align with their risk/return profiles.

Austin received his Bachelor of Science from Florida State University. After serving 11 years in the United States Marine Corps as an Attack Helicopter Pilot, Austin attended the Acton School of Business where he earned his Master of Business Administration. During his spare time, Austin spends his days hunting, fishing, and scuba diving.

Austin specializes in:
• Agricultural Land Management
• Farmland
• Land Entitlement Processes
• 1031 Tax-Free Exchanges
• Residential Development
• Commercial Development
• Recreational Hunting Properties
• Timber Properties

ADVISOR BIOGRAPHY

Tom Tuggle, ALC

Advisor
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Direct: **877-518-5263 x387** | Cell: **478-297-5471**

Professional Background

Tom Tuggle, ALC, is a licensed real estate associate broker and Advisor at Saunders Real Estate.

Tom is based in Perry, Georgia, and focuses on land and commercial real estate across the state, specializing in agricultural, recreational, timber, transitional, and commercial properties. He combines industry experience and brokerage expertise to help clients understand what their land is worth today and how it can perform over the long term, whether they are investors, operators, or family landowners.

With over a decade of experience working with rural and transitional properties, Tom brings a strong analytical approach to soil, access, improvements, zoning, and future use. He evaluates land from both a financial and stewardship perspective, helping clients make informed decisions about buying, selling, or holding. His clients appreciate his straightforward communication, detailed underwriting, and ability to translate complex land concepts into clear options and strategies.

Tom has completed more than 100 hours of advanced land education through LANDU®, the educational arm of the REALTORS® Land Institute (RLI). His coursework includes Land Investment Analysis, Timberland and Recreational Land Real Estate, Subdivision & Transitional Land Development, 1031 Tax-Deferred Exchanges, and Fundamentals of Land Brokerage. He holds RLI's Accredited Land Consultant (ALC) designation—a credential held by fewer than 800 professionals across the U.S. and Canada—and is recognized as a trusted resource for complex land and commercial transactions.

A graduate of Georgia Southern University, Tom serves on the Perry Downtown Development Authority and is an active member of Perry Methodist Church. His local knowledge, professional network, and practical approach provide meaningful advantages to clients navigating land and commercial real estate opportunities in Georgia.

Tom specializes in:
• Farms and Cropland
• Timberland
• Hunting and Recreational Land
• Commercial Properties

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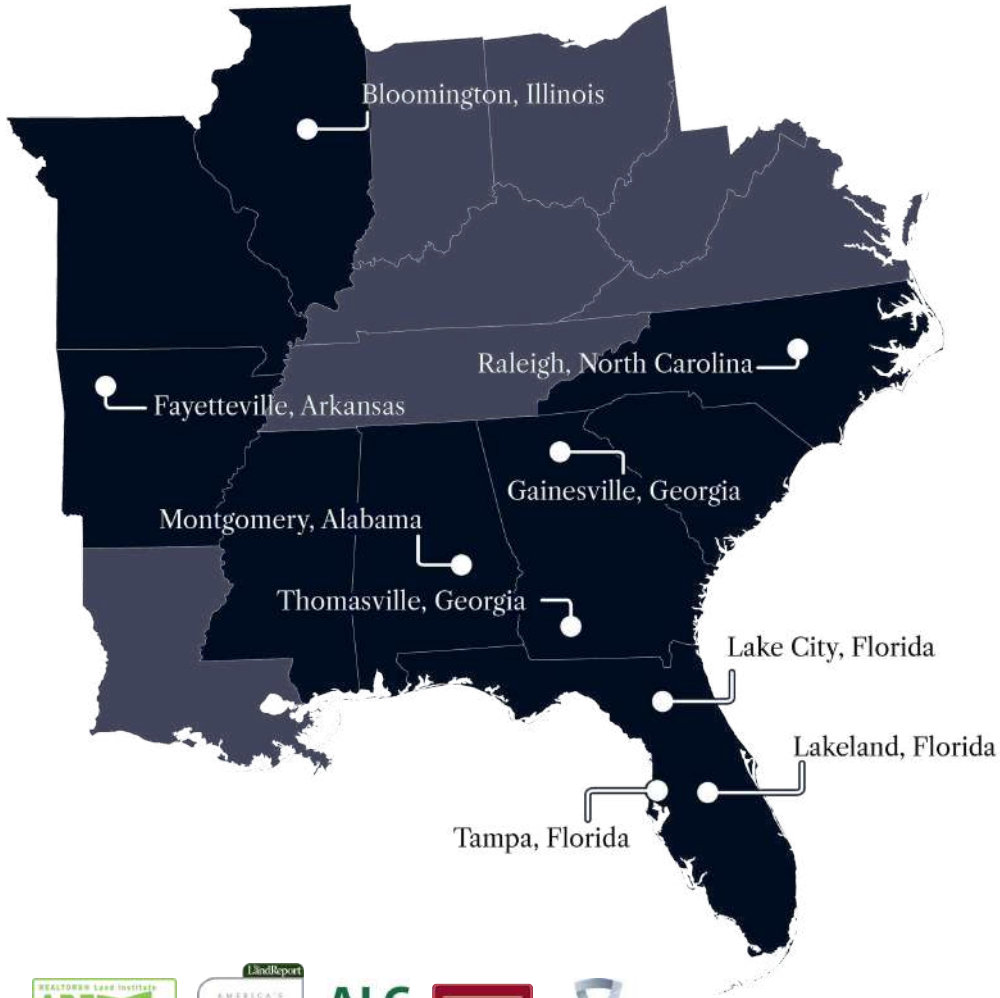

APEX AWARDS · BEST BROKERAGES · ALC · CCIM · SIOR

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