

MIAMI VALLEY ORCHARDS

An outstanding investment property with a mix of mature and young, irrigated pecan orchards offering quality soils with an excellent location in the heart of Peach Co., GA.



***+/- 49.3 Acres
Ft. Valley, Peach County, Georgia***

Price: \$493,000

OVERVIEW

Miami Valley Orchards is an incredible investment property ideally suited to the buyer seeking productive, irrigated pecan orchards with attributes that include:

- Excellent road frontage on Miami Valley Road/GA Hwy 96, approximately four miles west of I-75 and three miles east of Fort Valley, GA.
- Mature, irrigated pecan orchards of primarily, Stuart and Desirable varieties with interplanted Sumner.
- Two-year-old, irrigated pecan orchard with the early maturing, Pawnee variety.
- Profitable long term lease in place with one of the top pecan producers in the United States.
- Potential for commercial or residential development along busy I-75 and Hwy 96 corridor, less than one mile from the world-famous Lane Southern Orchards.



Rows of one and half year old Pawnee variety pecans.

LOCATION

Miami Valley Orchards is in the heart of pecan and peach production in the Southeast. Even the name of the county, Peach, reflects the history and characteristics of the area. This specific area of Peach County has also experienced tremendous residential and commercial growth over the last 10 years and is truly one of the most desirable and beautiful areas of Georgia. Lane Southern Orchards, located less than a mile from this property, is an extremely popular and successful agri-tourism destination, which attracts hundreds of visitors every day.

The adjoining farms, homes, and commercial developments are meticulously maintained, clearly exhibiting pride of ownership.

Miami Valley Orchards is less than a 5-minute drive from I-75, with excellent road frontage on US Hwy 96. The property is only a short drive from Fort Valley, Warner Robins, Byron, Perry, and Macon, and is only 100 miles from Atlanta.



Rows of young Pawnee with mature Stuart varieties in the background.

ACCESS

The property has nice road frontage with almost 1000 feet of frontage on GA Hwy 96, with one access point from this highway. The frontage is very conducive to additional access points. There is also access on the eastern boundary from a private drive.

SITE DESCRIPTION

Miami Valley Orchards features 49 acres of mostly level topography.

This orchard boasts 18 acres of mature, irrigated pecan orchard of primarily, Stuart and Desirable varieties with interplanted Sumner.

These acres have been interplanted with Desirable and Sumner varieties.

Also, there are 15 acres of 2019 planted Pawnee variety trees. This is the earliest bearing, high-quality pecan variety that is grown in the Southeast, and always commands some of the best prices of the harvest season.

There is some acreage along Hwy 96 that remains unplanted since this frontage would be ideal for commercial development. There are additional wooded acres on the southwest and western boundaries that are suitable for conversion to pecan production or residential.



This tract has very nice road frontage on GA Hwy 96.



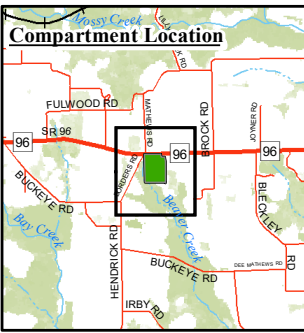
Miami Valley Orchards is a very level and well drained site.

TAXES & TITLE

Miami Valley Orchards is titled in the name of McDeeb Properties. The property is currently enrolled in a 10-year conservation use valuation agreement (CUVA) with Peach County for a reduction in ad valorem taxes. This agreement must be assumed by the purchaser and maintained for the remaining 3 years of the agreement.

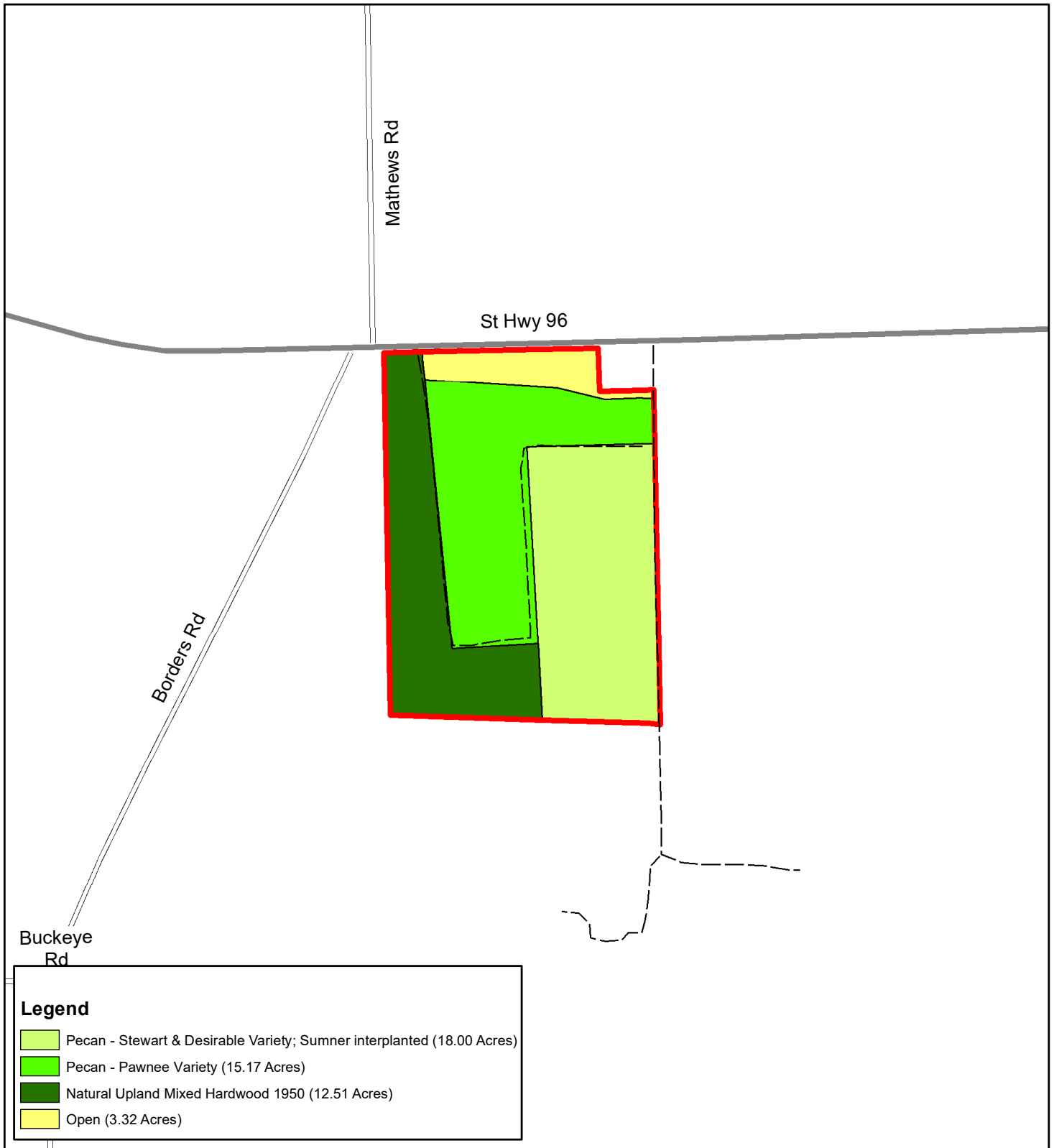
There is currently a long-term lease on the pecan acreage. Details of this lease are available upon request.

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.



Miami Valley Orchards

49 +/- Acres
Peach County, GA



Legend

- Pecan - Stewart & Desirable Variety; Sumner interplanted (18.00 Acres)
- Pecan - Pawnee Variety (15.17 Acres)
- Natural Upland Mixed Hardwood 1950 (12.51 Acres)
- Open (3.32 Acres)

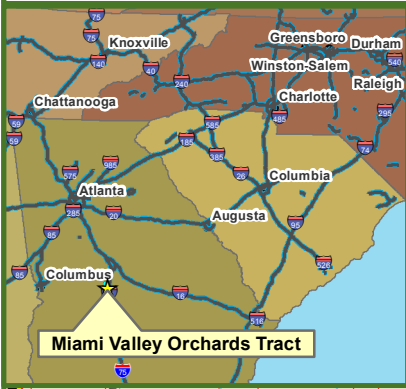
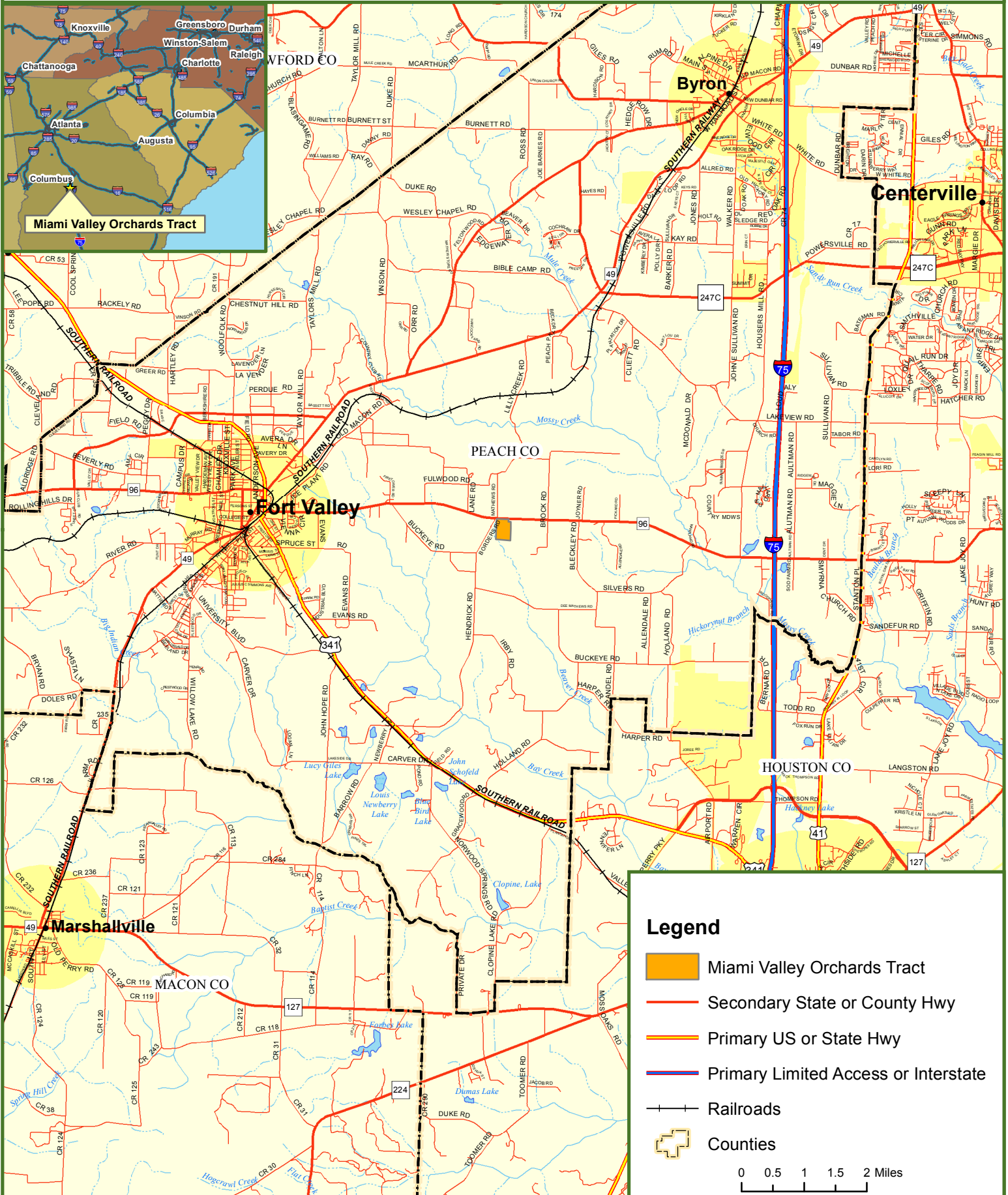


Locus Map

Miami Valley Orchards Tract

Peach County, GA

49 +/- Acres



Legend

- Miami Valley Orchards 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



Miami Valley Orchards

49 +/- Acres
Peach County, GA



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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49 +/- Acres

Peach County, GA



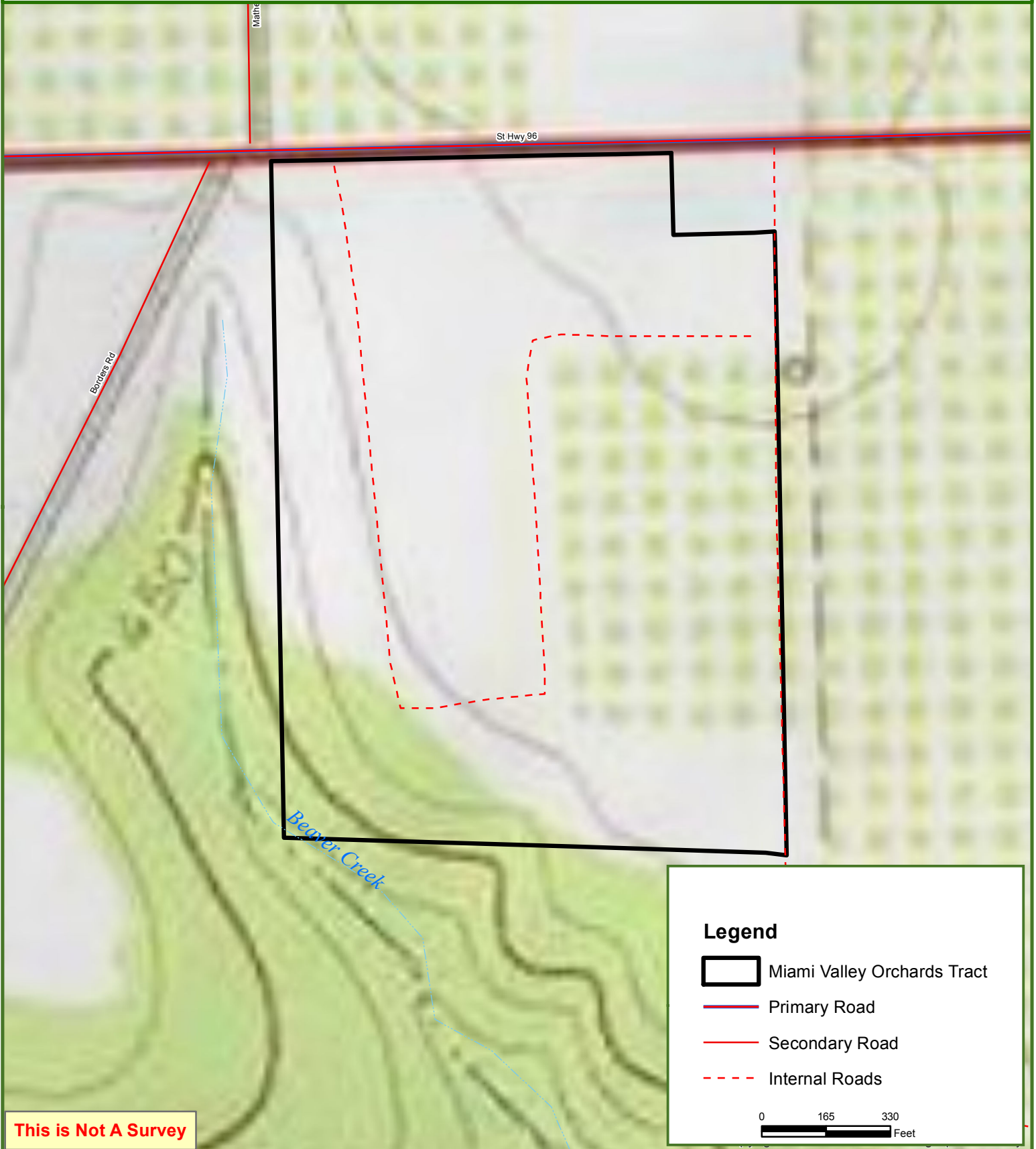
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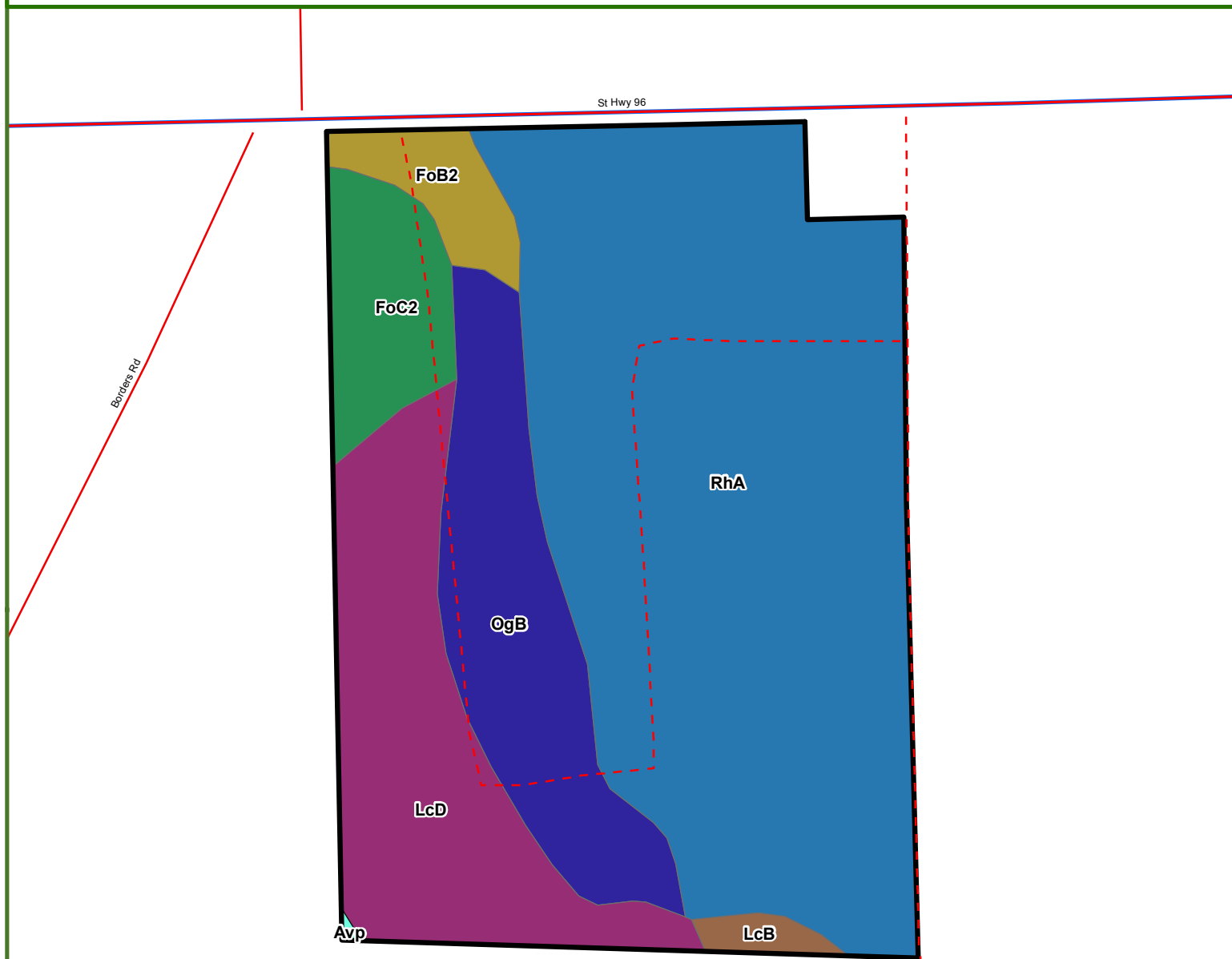
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Miami Valley Orchards Tract

49 +/- Acres

Peach County, GA



Legend

- Avp - Alluvial land, wet
- FoB2 - Faceville fine sandy loam, 2 to 5 % slopes, eroded
- FoC2 - Faceville fine sandy loam, 5 to 8 % slopes, eroded
- LcB - Lucy sand, 0 to 5 % slopes
- LcD - Lucy sand, 8 to 12 % slopes
- OgB - Orangeburg loamy fine sand, 2 to 5 % slopes
- RhA - Red Bay fine sandy loam, 0 to 2 % slopes

Soils data is courtesy of USDA (Web Soil Survey)

0 165 330
Feet

This is Not A Survey

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