



COMMERCIAL REAL ESTATE

LAND FOR SALE



187 AC - Midway Road, S. Grady County, GA
Cairo, GA 39828

BRAD PARKER

Partner/Broker
850.566.2629
brad@tlgproperty.com

SAM FRAZIER

Broker/Associate
850.251.1505
sam@tlgproperty.com

TLG REAL ESTATE SERVICES

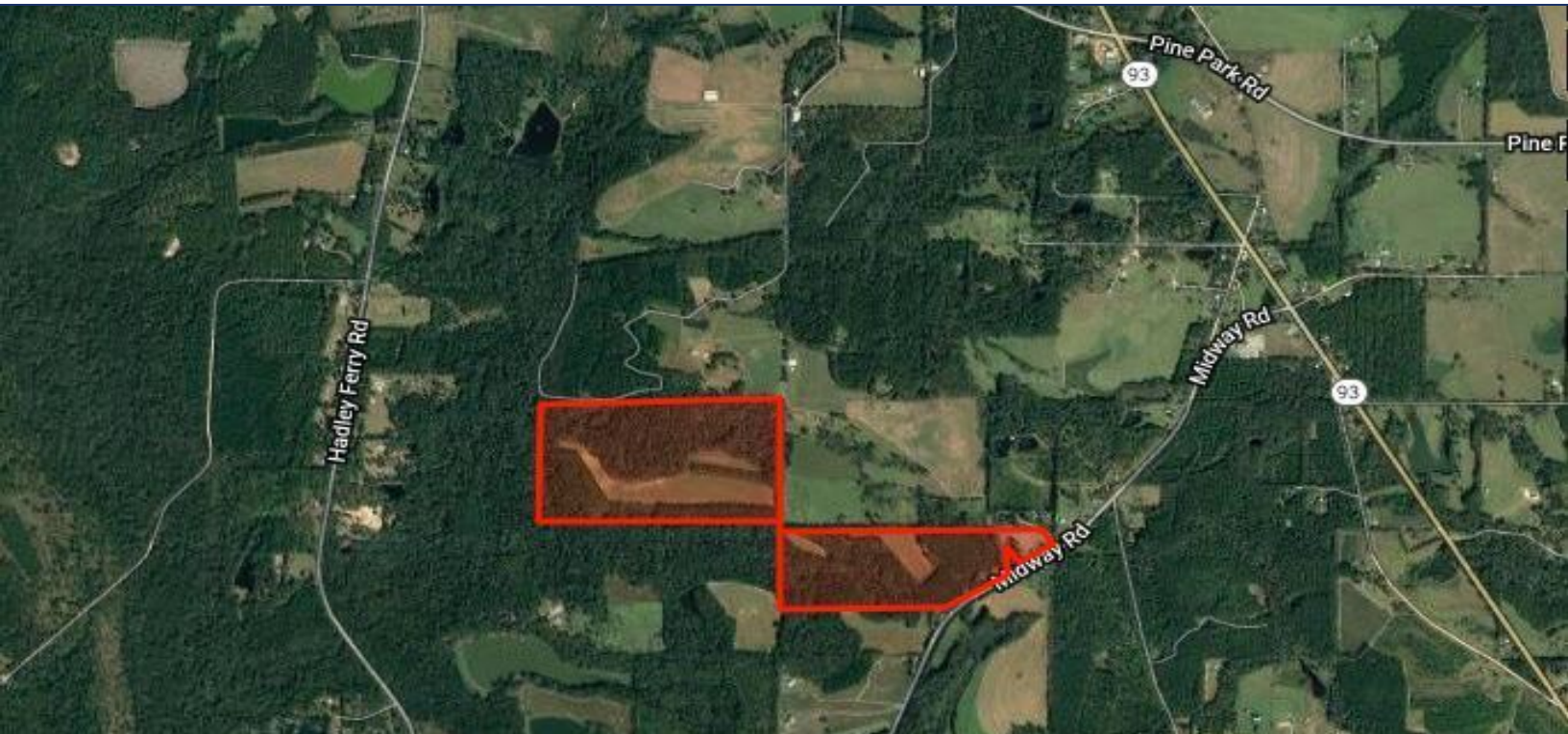
3520 Thomasville Road, Suite 200
Tallahassee, FL 32309
O: 850.385.6363



EXECUTIVE SUMMARY

187 AC - MIDWAY ROAD, S. GRADY COUNTY, GA

CAIRO, GA 39828

**OFFERING SUMMARY**

Sale Price:	\$747,065.00
Price / Acre:	\$3995.00/AC
Lot Size:	187 (+/-) AC
Grady Co. Parcel ID:	00700052

PROPERTY OVERVIEW

This 187 (+/-) AC property is approx. 5 miles south of Cairo, off Midway Rd., is a diverse tract with differing age classes of timber. This land encompasses both planted and natural growth as well as 32 (+/-) AC in cultivation. There is 23 AC of 31 year old loblolly and 12 AC of 19 year old loblolly, with the remaining balance in mature hardwood bottoms and mature (55+ year) natural growth pines. All of the planted timber is due to be thinned in the next 12-18 months; market price dependent. Minimal timber damage occurred during Hurricane Michael in 2018.

PROPERTY HIGHLIGHTS

- Historically a strong & consistent deer and turkey population
- 30 x 36 ft. pole barn/equipment shed
- 12 x 20 ft. shed and 8 x 12 ft. shed
- Power available at entrance
- First time property has been on market since 1953
- For Sale By Broker/Owner

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ADDITIONAL PHOTOS

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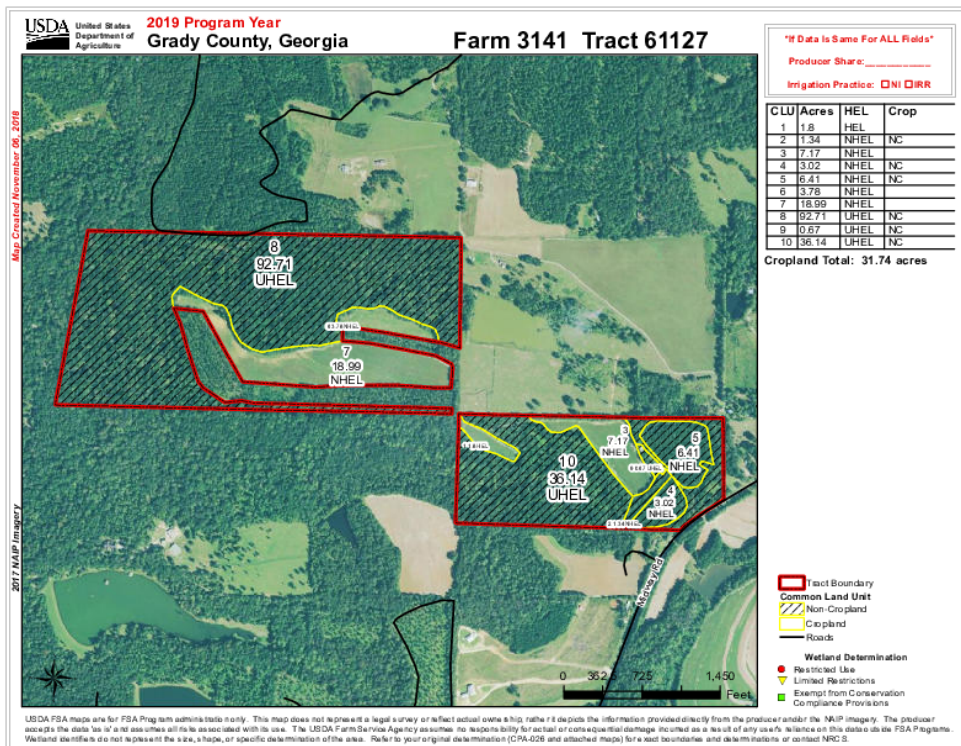
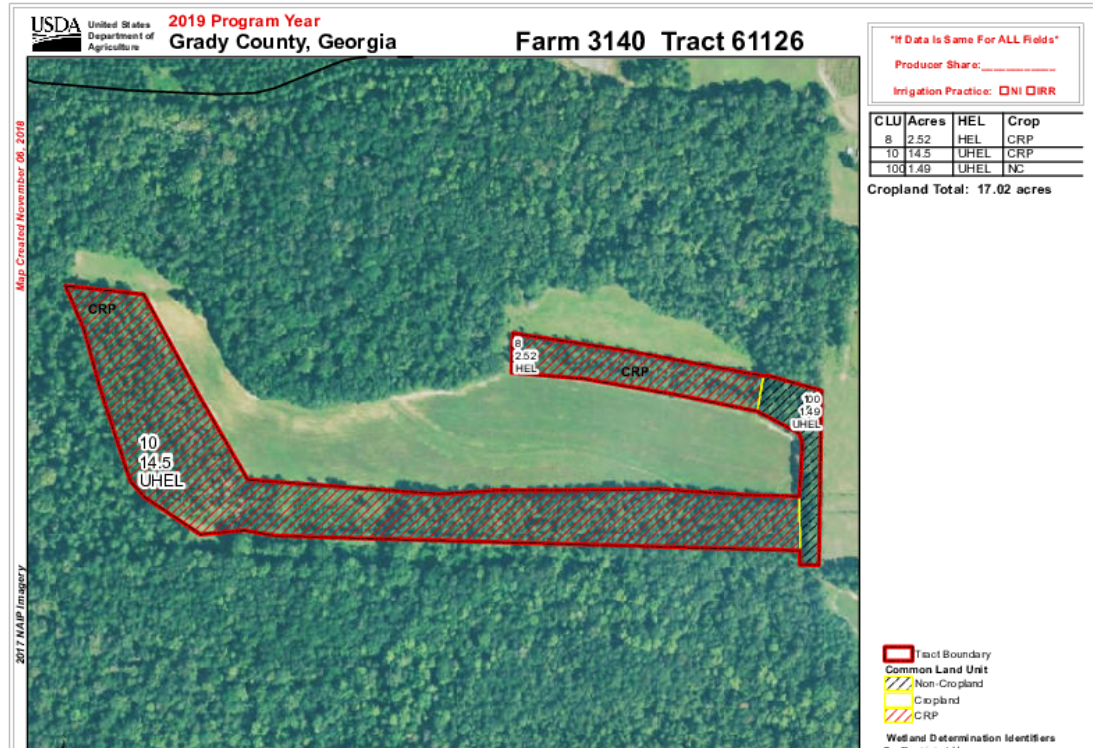




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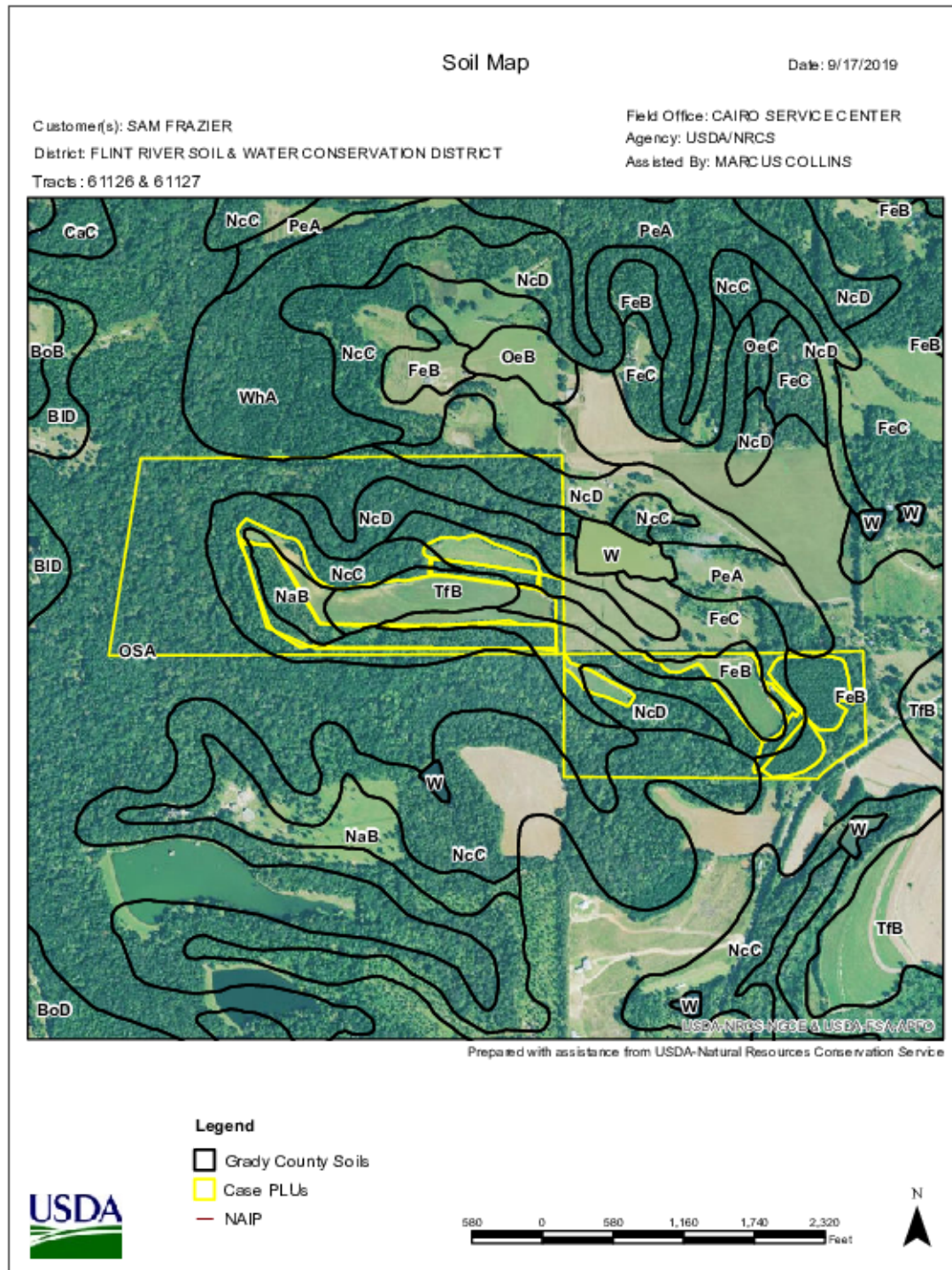




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