

LAND FOR SALE

# EARLY FARM & TIMBERLAND INVESTMENT

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NANTZE SPRINGS RD

Arlington, GA 39813

**PRESENTED BY:**

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SALE PRICE	\$916,650
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#### OFFERING SUMMARY

ACREAGE:	291 Acres
PRICE / ACRE:	\$3,150
CITY:	Arlington
COUNTY:	Early
PROPERTY TYPE:	Recreational

#### PROPERTY OVERVIEW

This Southwest Georgia farm and timberland investment features a unique combination of quality white-tailed deer habitat and income-producing agricultural components. It serves as an excellent wildlife corridor surrounded by significant agrarian holdings. The farm fields total 90 acres, of which two center pivots irrigate 80 acres. There is a 12-inch well and a diesel power unit servicing the irrigation pivots, and there is a farm lease in place.

The habitat consists of a great mixture between merchantable pine, hardwood flats, and meandering creek bottom. The pine is of sawtimber age class, and the hardwoods provide great mast and cover for the high deer density. There is excellent access and multiple food plots established throughout the hardwood area. The well-maintained property boundary functions as a fire break and point of access throughout the property.

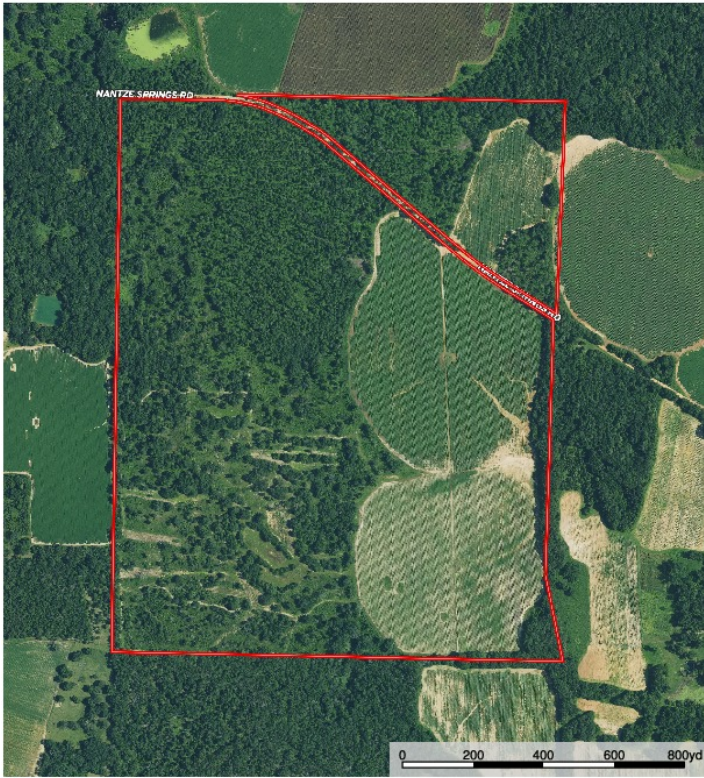
This property is the perfect trophy deer farm due to the excellent area genetics and ample growing season nutrition provided by the surrounding farms. It is tough to find an income-producing recreational property, making this a rare opportunity. See this incredible farm for yourself while it is available.



## SPECIFICATIONS & FEATURES

<b>LAND TYPES:</b>	<ul style="list-style-type: none"> <li>• Farms &amp; Nurseries Properties</li> <li>• Timberland</li> </ul>
<b>UPLANDS / WETLANDS:</b>	90% uplands
<b>SOIL TYPES:</b>	<ul style="list-style-type: none"> <li>• Wagram Loamy Sand</li> <li>• Orangeburg</li> <li>• Norfolk</li> <li>• Pelham</li> </ul>
<b>ZONING / FLU:</b>	Agriculture
<b>LAKE FRONTAGE / WATER FEATURES:</b>	Pond and creek
<b>WATER SOURCE &amp; UTILITIES:</b>	12" irrigation well
<b>ROAD FRONTAGE:</b>	0.7 miles along Nantze Springs Rd
<b>NEAREST POINT OF INTEREST:</b>	Arlington, GA Blakely, GA Lake Eufaula
<b>CURRENT USE:</b>	Farm lease, timber production
<b>POTENTIAL RECREATIONAL / ALT USES:</b>	Farm lease, hunting, tree farm, pasture
<b>LAND COVER:</b>	Pine, hardwood, crop field
<b>STRUCTURES &amp; YEAR BUILT:</b>	None
<b>GAME POPULATION INFORMATION:</b>	Strong deer and turkey population!
<b>SPECIES:</b>	Loblolly
<b>ON SITE ROAD ACCESS:</b>	Access along Nantze Springs Rd
<b>AGE OF STAGES OF TIMBER:</b>	75 ± acres of 30 yr Loblolly, 96 ± acres of hardwood, 30 acres of reforested clear cut
<b>CURRENT MANAGEMENT INFORMATION:</b>	Treated with prescribed fire in spring 2021





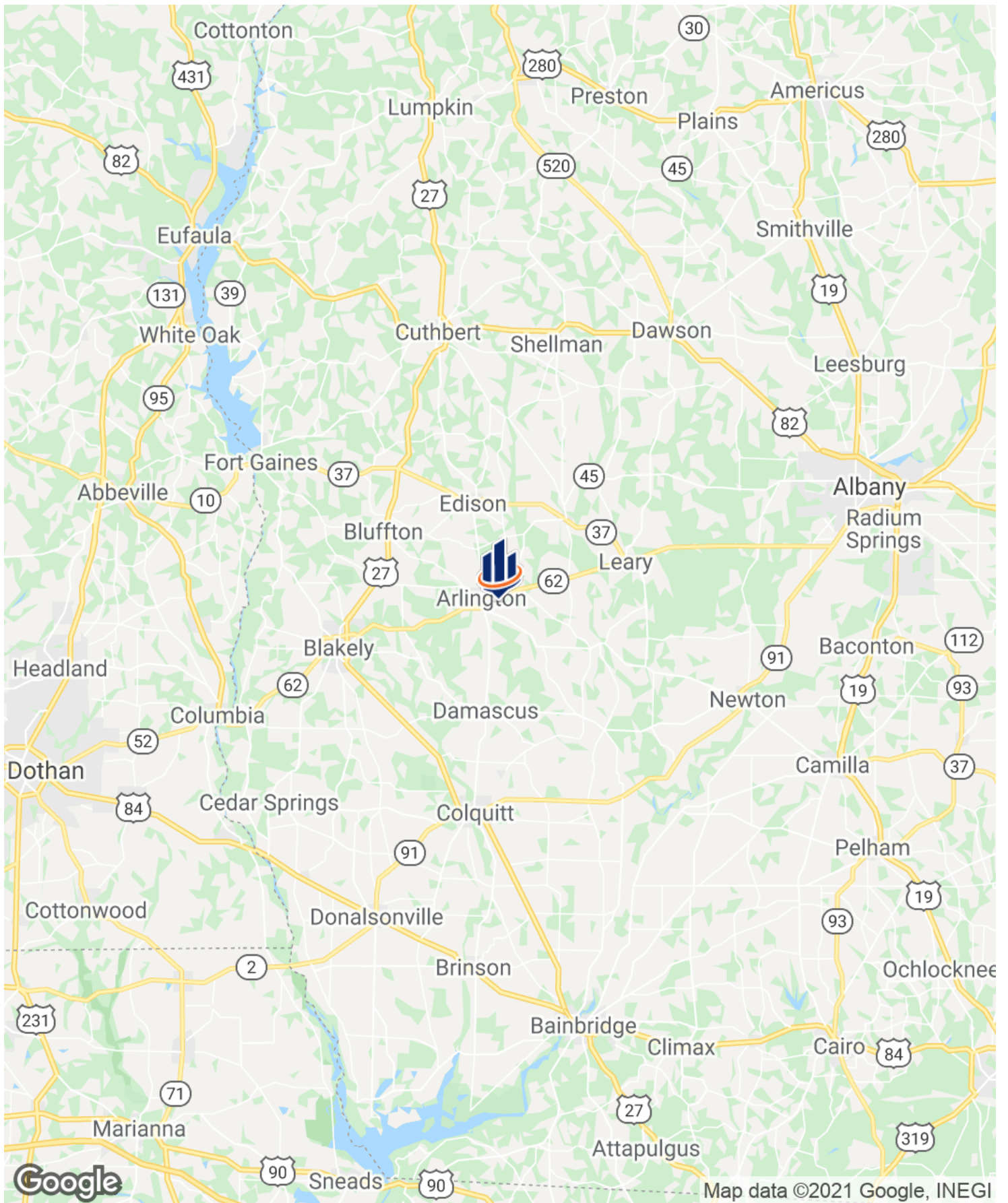
Boundary

## LOCATION & DRIVING DIRECTIONS

<b>PARCEL:</b>	0015-007
<b>GPS:</b>	31.4293546, -84.6977409
<b>DRIVING DIRECTIONS:</b>	<ul style="list-style-type: none"> <li>• From Arlington head east on Nantze Springs Rd</li> <li>• Property is 1.5 miles down on the right</li> </ul>
<b>SHOWING INSTRUCTIONS:</b>	Contact Listing Advisor



















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