

LAND FOR SALE

# J W CANNON FARM

1161 MILE POND RD

Cordele, GA 31015

**LISTED BY:**

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**SALE PRICE****\$20,000,000****OFFERING SUMMARY**

ACREAGE:	1,676 Acres
PRICE / ACRE:	\$11,933
CITY:	Cordele
COUNTY:	Crisp
PROPERTY TYPE:	Waterfront, Timber, Recreation, & Investment

**PROPERTY OVERVIEW**

The J W Cannon Farm is 1,676 ± acres of intensively managed pecan groves and timberland located in Crisp County, Georgia. The acreage includes 836 ± acres of pecan orchards, 630 ± acres of pine and hardwood timber, 100 ± acres of open land, 110 ± acres with Lake Blackshear for future single-family development lots, and 11 developed single-family development lots. The property has 20,000 ± feet of water frontage including 8,900 ± frontage feet along Lake Blackshear and is not encumbered by any type of easement. This property is being sold as-is to include all equipment for pecan production including a cleaning plant, multiple barns/equipment sheds, and several onsite tenant homes. The land is less than two hours from the world's busiest airport, Atlanta Hartsfield-Jackson International, and several major interstates including Interstate 75.

## SPECIFICATIONS & FEATURES

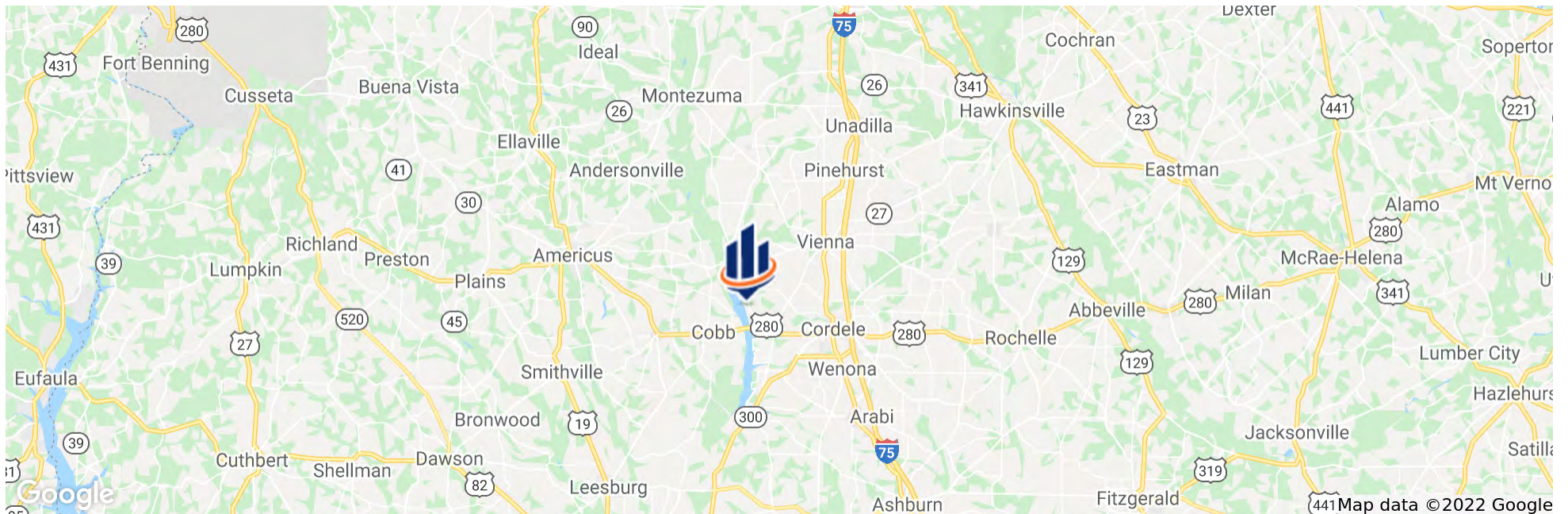
<b>LAND TYPES:</b>	Land Investment	<b>LAND COVER:</b>	835.9 Acres of Pecan Groves Stuart/Schley Blend: 281.3 Acres Pawnee: 133.75 Acres Stuart: 118.4 Acres Schley: 100 Acres Desirable: 58.95 Acres Moneymaker: 58.35 Acres Stuart/Desirable Blend: 44.9 Acres Kiowa: 40.25 Acres 430 Acres of Planted Pines 200 acres of Old-growth Hardwood and Pines
<b>UPLANDS / WETLANDS:</b>	93% Upland Acres / 7% Wetland Acres		
<b>SOIL TYPES:</b>	Lucy Loamy Sand Orangeburg Loamy Sand Raines Loamy Sand		
<b>TAXES &amp; TAX YEAR:</b>	\$40,039.38 for 2021		
<b>ZONING / FLU:</b>	AG	<b>STRUCTURES &amp; YEAR BUILT:</b>	1840 SF Cabin 1444 SF Office 2 Tenant Houses Multiple Barns Pecan Cleaning Facility
<b>LAKE FRONTAGE / WATER FEATURES:</b>	Lake Blackshear: 8,970 Ft, Limestone Creek: 9,050 Ft, Cannon Branch: 3,200 Ft		
<b>WATER SOURCE &amp; UTILITIES:</b>	2 - 12 inch wells (100 hp), 17 - 4 inch wells (5 hp), 2 permits to pump out of Lake Blackshear, 1 permit to pump from Limestone Creek		
<b>ROAD FRONTAGE:</b>	Cannon Rd: 12,365 Ft, Mile Pond Rd: 2,075 Ft, Drayton Rd: 1,065 Ft		
<b>NEAREST POINT OF INTEREST:</b>	Cordele Ga / I 75: 9 miles Macon Ga: 70 miles Atlanta Ga: 130 miles		
<b>CURRENT USE:</b>	Pecan and Timber Production		
<b>POTENTIAL RECREATIONAL / ALT USES:</b>	Hunting, Fishing, ATV / UTV Riding, Equestrian		





## LOCATION & DRIVING DIRECTIONS

<b>PARCEL:</b>	002 001 A / 002R/005
<b>GPS:</b>	31.9937417, -83.9269714
<b>DRIVING DIRECTIONS:</b>	<ul style="list-style-type: none"> <li>From Cordele Ga / I 75, travel 8.5 miles on Hwy 280 west to Cannon Rd</li> <li>Turn Right on Cannon Rd and the property is 2 miles on the left</li> </ul>
<b>SHOWING INSTRUCTIONS:</b>	Shown by appointment only. Please contact Todd Davis, John Haynes, or Scott McGregor to schedule.



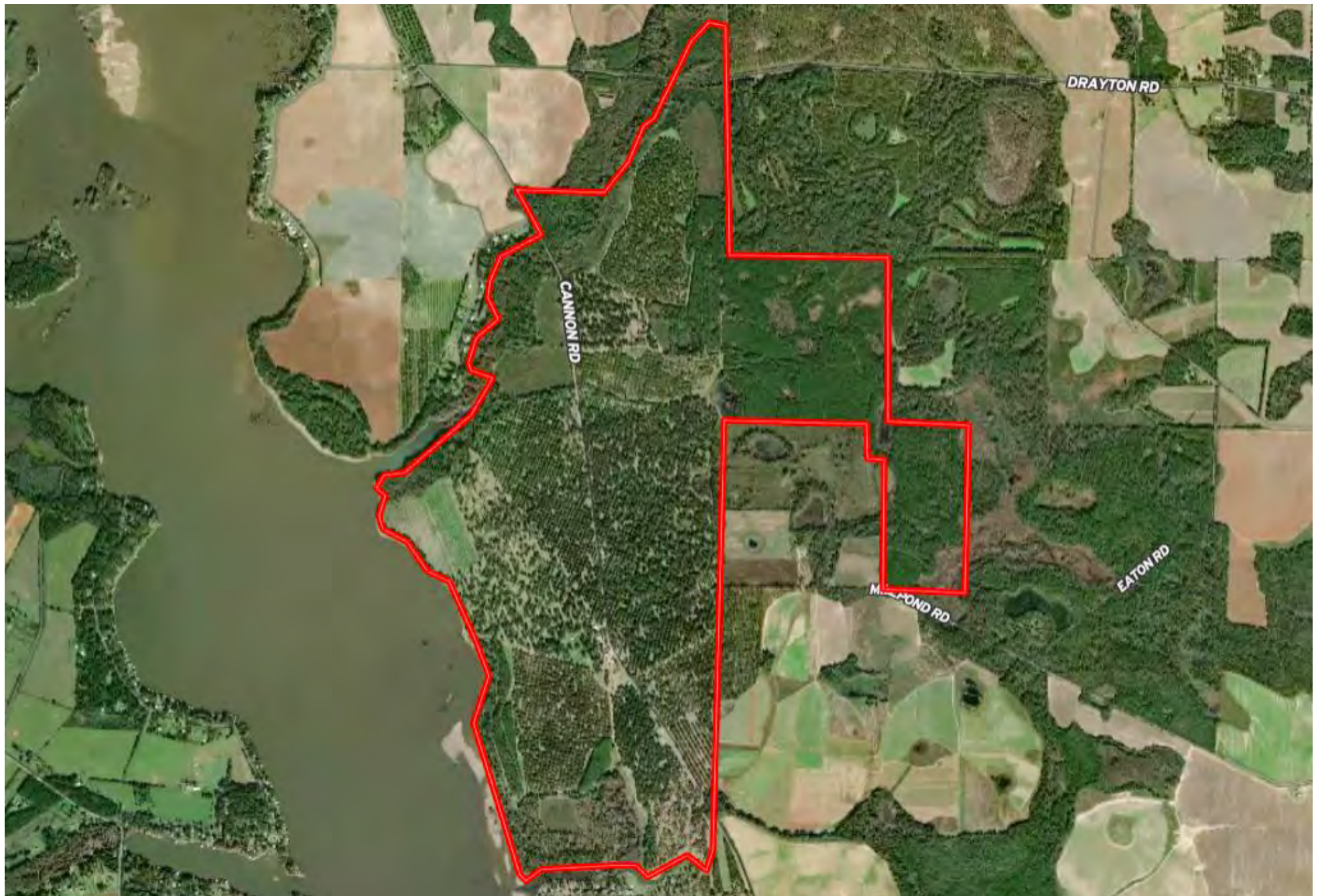














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