

LAND FOR SALE

# SHADY OAK FARM

2301 TARVA RD

Albany, GA 31721

LISTED BY:

TODD DAVIS

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## SALE PRICE

**\$1,349,000**

## OFFERING SUMMARY

ACREAGE:	136.6 Acres
PRICE / ACRE:	\$9,876
CITY:	Albany
COUNTY:	Dougherty
PROPERTY TYPE:	Farm

## PROPERTY OVERVIEW

Shady Oak Farm is 136.6 ± acres located 10 minutes from Albany, Georgia. The property consists of 50 ± acres of irrigated pecans, 66 ± acres of mixed hardwood and pine, and a 20 ± acres home site. The pecan varieties include Creek [31.43 acres], Avalon [12 acres], Treadwell [3.1 acres], and Lakota [1.15 acres]. Two 6 inch wells service the pecans. The hardwood and pine acreage provide excellent habitat for deer, turkey, quail, and duck. Wynfield Plantation, an Orvis endorsed wingshooting lodge, is the neighbor to the west.

Both homes on the farm have been completely remodeled. The main home is 3,810 SF and has 4 bedrooms and 3 full bathrooms. It features white oak floors thru-out, new custom cabinetry, granite countertops, new windows, electrical, plumbing, and insulation. The kitchen has a large island, stainless steel appliances, walk-in pantry, and tons of storage. The guest home is 1,124 SF with 2 bedrooms and 1 bath. It has hardwood floors thru-out, new cabinetry, and granite countertops. Also located on the property is a 60 x 40 enclosed metal building with 2 roll-up doors and an office, 60 x 30 equipment shed, and 3 wood frame storage buildings.

Equipment included in the sale: John Deere 5085 E [85 HP] with Front Loader & Grapple, JD MX 15 Folding Mower, Brown 684 Brush Mower, Brown 900-2422 Harrow [9ft], Scag 61 in Zero Turn, and Various other tractor implements.

This property is subject to the Conservation Use Covenant. The covenant expires in 2026.





SPECIFICATIONS & FEATURES

LAND TYPES:	Land Investment
UPLANDS / WETLANDS:	91% Uplands / 9 % Wetlands
SOIL TYPES:	Greenville Lynchburg Wagram
TAXES & TAX YEAR:	\$6,523.00 [2022]
ZONING / FLU:	AG
WATER SOURCE & UTILITIES:	2 - 6" inch wells
ROAD FRONTAGE:	2,050 FT on Tarva Rd
NEAREST POINT OF INTEREST:	Albany GA
CURRENT USE:	Pecan Groves and Recreation
POTENTIAL RECREATIONAL / ALT USES:	Pecan Production, Recreation, Equestrian, and ATV/UTV
LAND COVER:	48. 5 Acres of Irrigated Pecans Mixed Hardwood and Pine
STRUCTURES & YEAR BUILT:	3810 SF Main House [1966] 1124 SF Guest House [1950] 60 x 40 Enclosed Metal Building [2006] 60 x 30 Equipment Shed [2006]





## LOCATION & DRIVING DIRECTIONS

### PARCEL:

000326/00001/03A &  
000326/00001/003

### GPS:

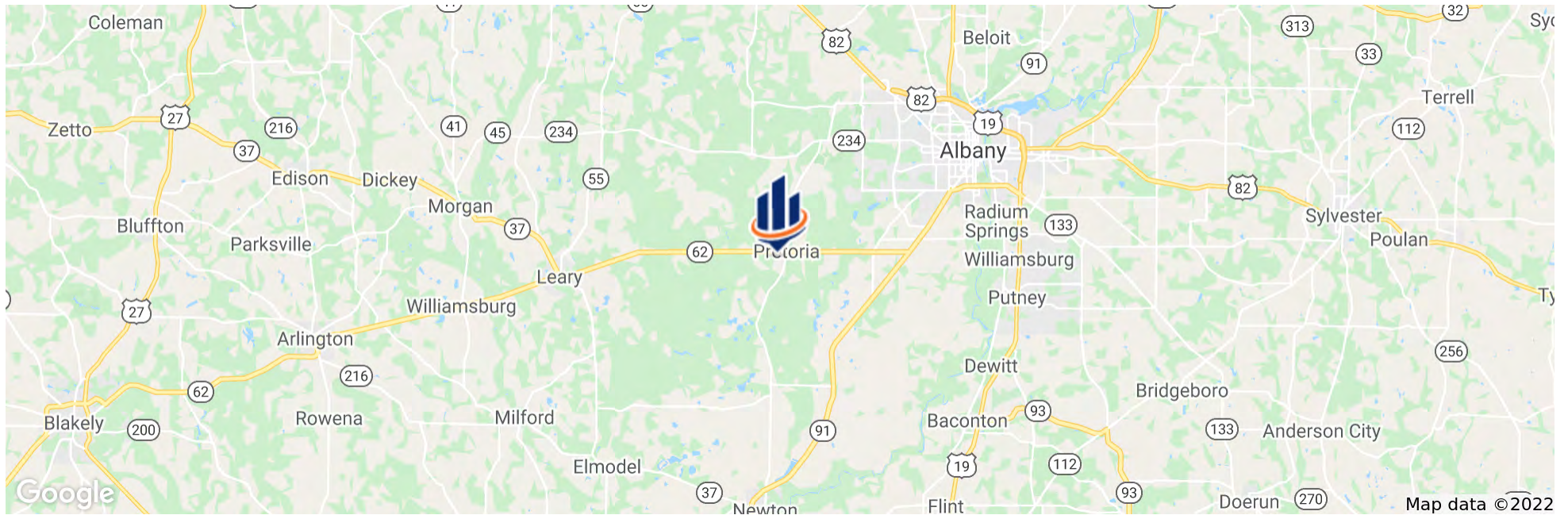
31.497459, -84.3230671

### DRIVING DIRECTIONS:

- From Albany travel west on Gillionville Rd to 8 Mile Rd
- Travel south on 8 Mile Rd for 7 miles and the property is on the right

### SHOWING INSTRUCTIONS:

By Appointment Only.  
Contact Todd Davis























## TODD DAVIS

Senior Advisor

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## PROFESSIONAL BACKGROUND

Todd Davis is an advisor at SVN | Saunders Ralston Dantzler Real Estate. He works from his office is in Albany, Georgia, and specializes in the state's southwest region. Todd is an accomplished real estate professional with 25 years of industry experience. His experience ranges from real estate investing, investment property sourcing, land, and commercial development, and analysis and management in commercial banking specializing in investor financing and loan origination.

Todd has an accomplished record of successfully advising local, regional, national, and international clients with commercial acquisitions, lease obligations, asset repositions, and dispositions. He is a trusted leader in his industry, with highly-respected expertise regarding his clients' representation. Todd advises and facilitates transactions for investors in commercial, industrial, agricultural, recreational, timberland, plantations, pecan groves, and residential development. During the last four years, Todd has successfully closed over 90 transactions in multiple real estate disciplines.

## EDUCATION

- Investment
- Residential Development
- Commercial
- Industrial
- Agricultural
- Recreational
- Timberland

SVN | Saunders Ralston Dantzler

1723 Bartow Rd  
Lakeland, FL 33801





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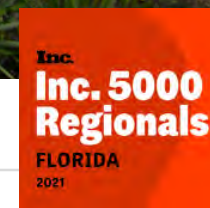
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# ADVISOR & OFFICE LOCATIONS

Saunders Ralston Dantzler Real Estate

SVN

## HEADQUARTERS

LAKELAND OFFICE  
1723 Bartow Rd  
Lakeland, Florida 33801

## NORTH FLORIDA

LAKE CITY OFFICE  
356 NW Lake City Ave  
Lake City, Florida 32055

## GEORGIA

THOMASVILLE OFFICE  
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