



COMMERCIAL REAL ESTATE

LAND FOR SALE



Maxwell Creek Farms

Faircloth & Sherman Road
1000 Sherman Road
Cairo, GA 39828

TREY DESANTIS

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TLG REAL ESTATE SERVICES

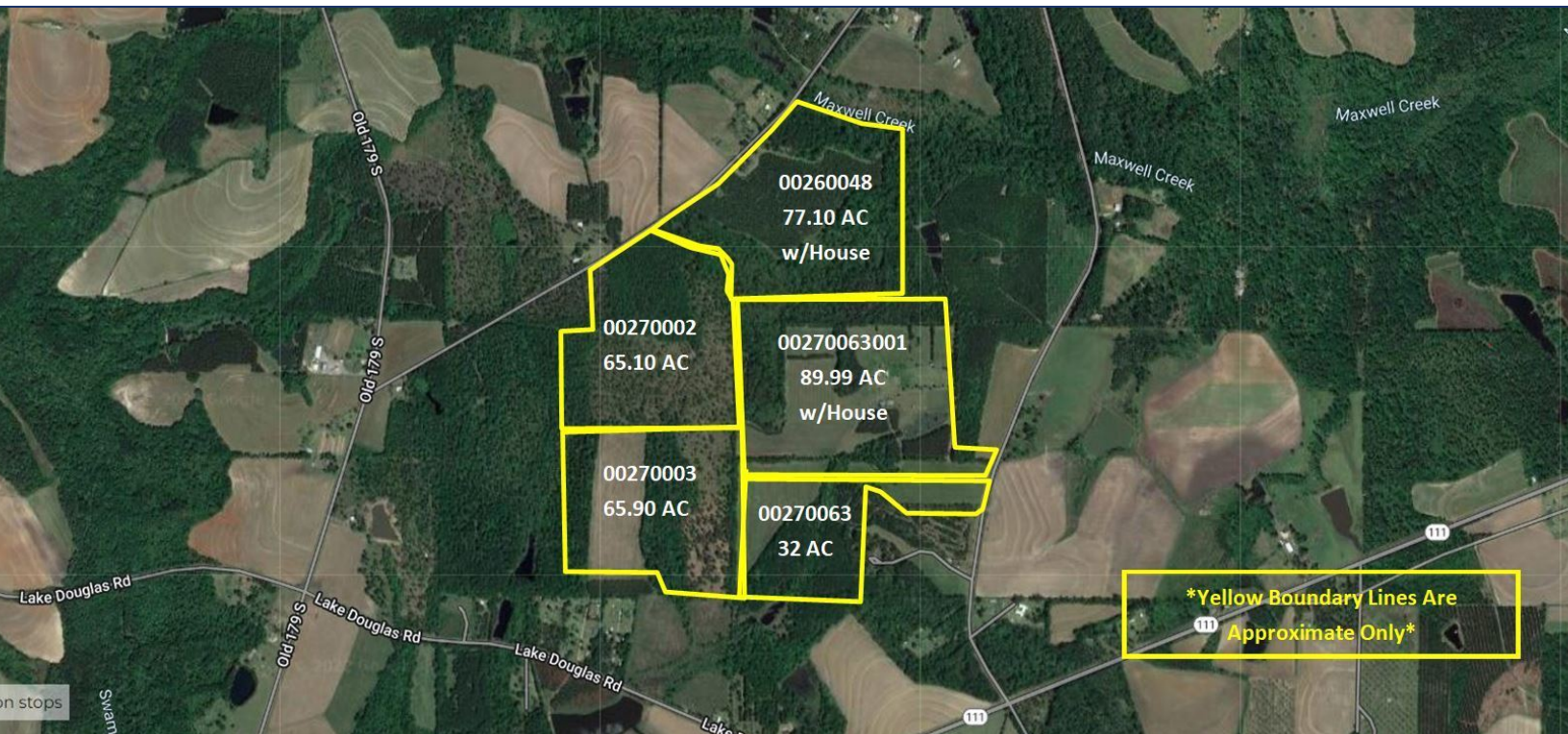
3520 Thomasville Road, Suite 200
Tallahassee, FL 32309
O: 850.385.6363



EXECUTIVE SUMMARY

MAXWELL CREEK FARMS

FAIRCLOTH AND SHERMAN ROAD, CAIRO, GA 39828



OFFERING SUMMARY

Sale Price: \$2,145,000.00

Lot Size: 330.09 Acres

APN: 00260048 - 77.00 Acres/House
 00270002 - 65.00 Acres
 00270063001 - 89.99 Acres/House
 00270003 - 65.90 Acres
 00270063 - 32.00 Acres

PROPERTY OVERVIEW

Very diverse property located between Calvary & Reno, in Grady County, GA. Abundant wildlife including deer, turkey, bobcats, fox squirrels, fox and flying squirrel families, and some native quail. 1.4+/- acre pond stocked with bluegills, shellcrackers and bluegill in 2021. There are 4 hay fields totaling 50+/- acres. The smaller house on Faircloth Rd. has been used as a rental and when combined with hay & straw, there is a potential annual income of \$50-75,000/yr. Diverse topography including 3 unnamed creeks and hardwood bottoms, abutting Maxwell Creek to the northeast, beautiful native long leaf pine wiregrass forest that has been managed for quail hunting and lots of planted pines.

LOCATION OVERVIEW

Located off HWY 111 in Grady County, GA. Just 30 minutes from Tallahassee and 10 minutes from Cairo, GA.

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1000 Sherman Road, Grady County, GA

- Excellent farmland soils (Dothan, Tifton, Bonneau)
- 29 +/- acres longleaf pines in CRP program until 2024 (\$2,240 pd in 2021)
- Potential 5 +/- ac pond site with ideal topography
- 8 +/- ac irrigated pecans planted in 2017 (Ellis & Sumner with Cape Fear pollinator)
- 3 wells including 4" 5 hp well placed in 2017 for irrigation
- Barn with four stalls and three pastures. Ideal for horses or cows. Currently home to half dozen simangus cows.
- New 40x60 haybarn in 2022
- Shooting Range
- New equipment pole barn in 2022
- Great deer and turkey hunting
- Excellent neighborhood
- 2 homes:
 - (1) 2,880 sf (Sherman Rd.)
 - (2) 1,578 sf (Faircloth Rd.)



WILDLIFE

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ADDITIONAL PHOTOS

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SHERMAN ROAD HOUSE 1 - 2,880 SF

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FAIRCLOTH ROAD HOUSE 2 - 1,578 SF

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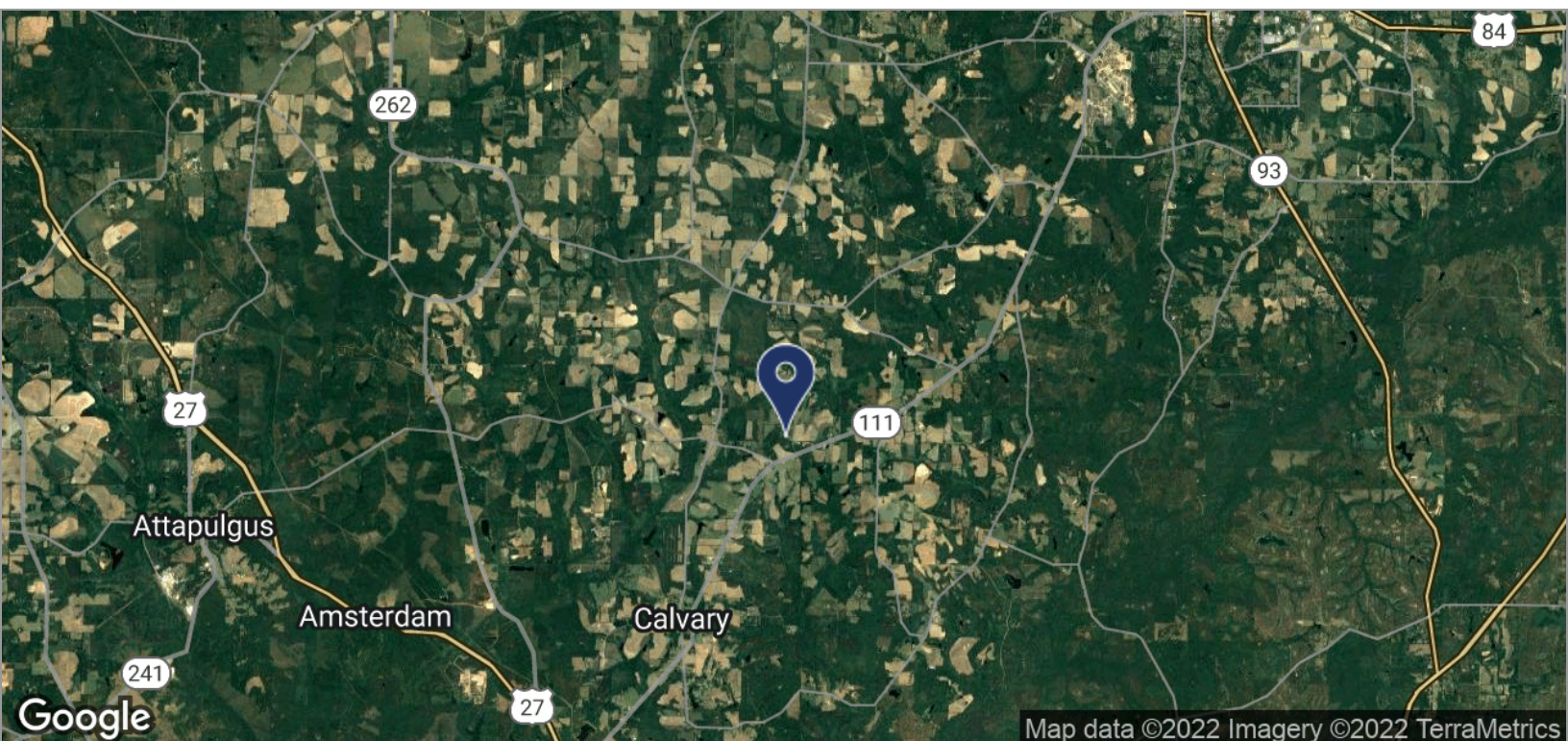




LOCATION MAPS

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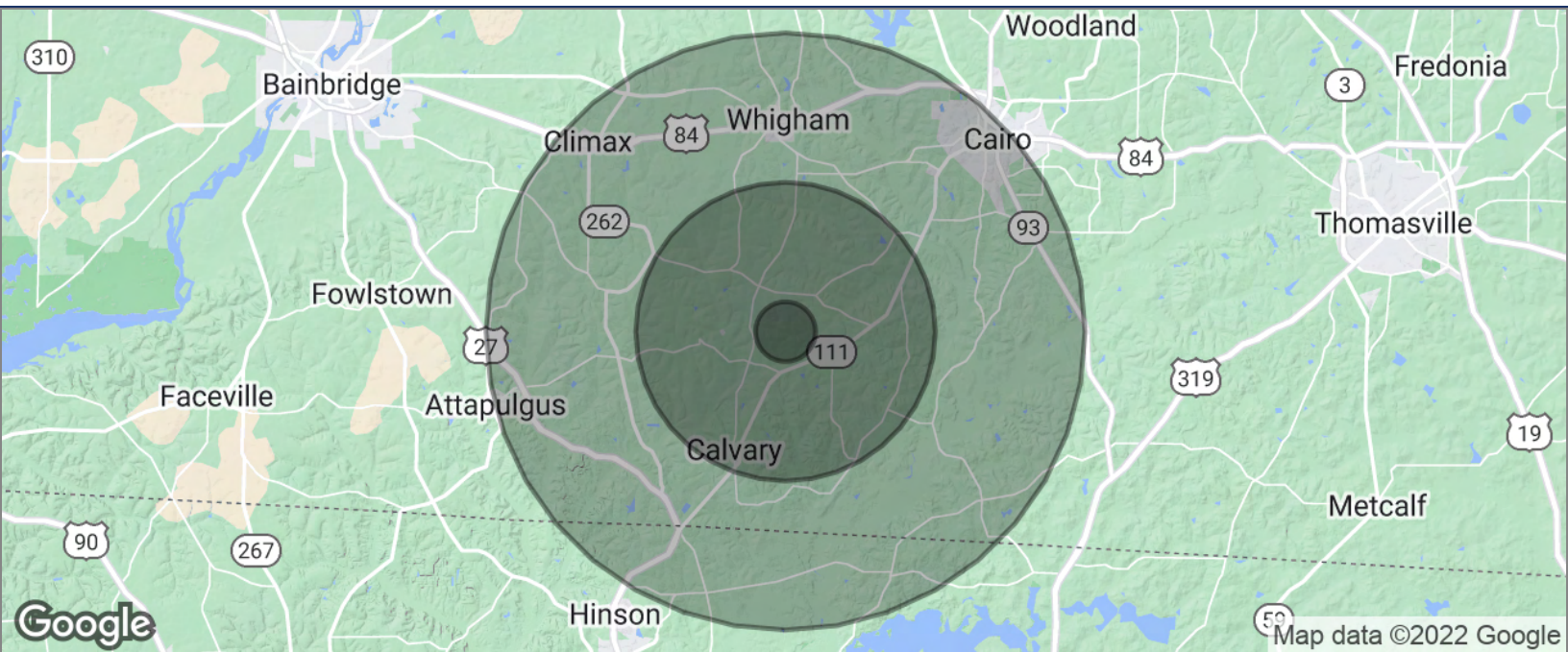




DEMOGRAPHICS MAP

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POPULATION	1 MILE	5 MILES	10 MILES
TOTAL POPULATION	96	2,018	16,887
MEDIAN AGE	42.4	42.0	39.7
MEDIAN AGE (MALE)	47.2	43.3	37.3
MEDIAN AGE (FEMALE)	30.6	38.7	40.7
HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
TOTAL HOUSEHOLDS	45	907	7,319
# OF PERSONS PER HH	2.1	2.2	2.3
AVERAGE HH INCOME	\$42,293	\$47,032	\$50,233
AVERAGE HOUSE VALUE	\$69,972	\$85,919	\$114,281

* Demographic data derived from 2020 ACS - US Census

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