



# CRISP COUNTY CROP AND TIMBERLAND

CEMETERY RD  
CORDELE, GA 31015

Todd Davis  
C: 229.349.3884  
todd.davis@svn.com

Tom Tuggle  
C: 478.297.5471  
tom.tuggle@svn.com



# Property Overview



Sale Price

**\$2,500,000**

## OFFERING SUMMARY

Acreage:	362.74 Acres
Price / Acre:	\$6,892
City:	Cordele
County:	Crisp
Property Type:	Land: Land Investment, Timberland

## PROPERTY OVERVIEW

Located in Crisp Co GA, this property consists of 60 acres of irrigated cropland, 139.44 acres of non-irrigated cropland, 148 acres of mature mixed hardwood and pine, and 15 acres of 2023 clearcut. There are 2 8-inch electric wells. The one that supplies the pivot is permitted for 650 GPM and the other well is permitted for 500 GPM and its purpose is to supply water for pond storage. The surface water permit is for up to 1,300 GPM. The property also has extensive frontage on Cemetery Rd, Old Nesbitt Rd, and the Seaboard Coastline Railroad, a direct track from Savannah that supplies an inland port located half of a mile from the property. Excellent deer, turkey, and dove hunting. The seller does not own the pivot. The property has a 115 KV transmission line running across the south east corner of the property. The property's close proximity to I-75, the town of Cordele, Industrial Park of Cordele, and the Inland Port of Cordele makes the property a great candidate for a perpetual conservation easement.



# Specifications & Features



## SPECIFICATIONS & FEATURES

### Land Types:

- Hunting & Recreation Properties
- Land Investment
- Timberland

### Uplands / Wetlands:

96% Upland

### Taxes & Tax Year:

\$2,757.22 [2023]

### Zoning / FLU:

AG [CUVA 2014]

### Lake Frontage / Water Features:

1.5 Acre Pond

### Water Source & Utilities:

2 - 8 inch well: 650 GPM & 500 GPM, 2 - 4 inch wells

### Road Frontage:

Cemetery Rd: 2,725 Ft, Old Nesbitt Rd: 5,750 Ft

### Nearest Point of Interest:

I-75: 1.2 Miles  
Macon: 60 Miles  
Atlanta: 125 Miles  
Lake Blackshear: 12 Miles

### Current Use:

Crop and Timber Production

### Potential Recreational / Alt Uses:

Hunting and Recreation

### Land Cover:

Cropland: 199.44 Acres [60 acres irrigated]  
Timberland: 163.3



# Location



## LOCATION & DRIVING DIRECTIONS

Parcel: 046-045

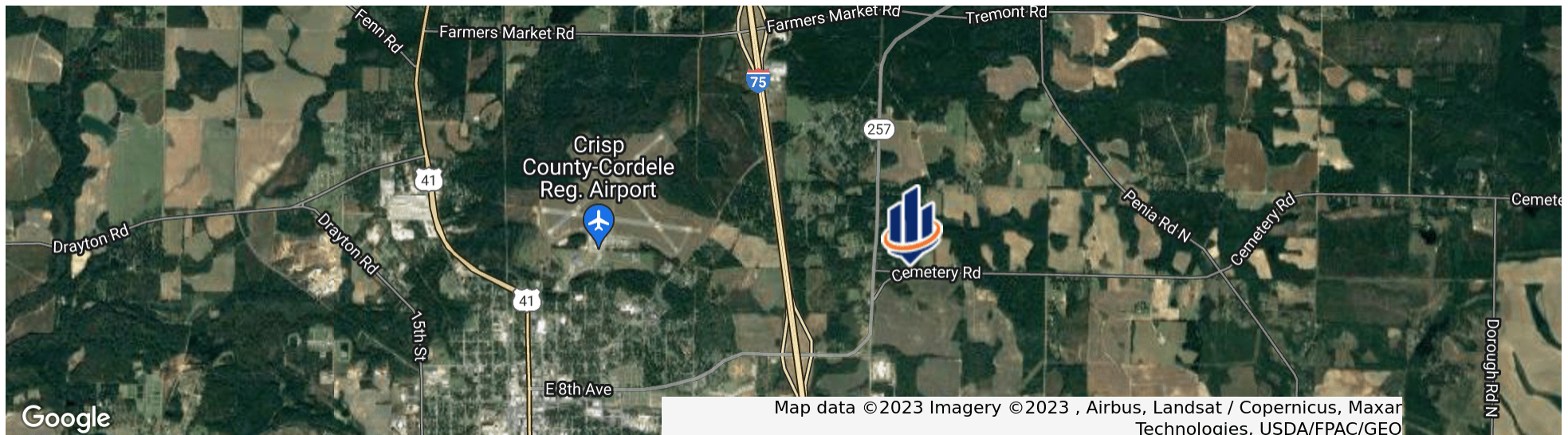
GPS: 31.9825182, -83.7413311

### Driving Directions:

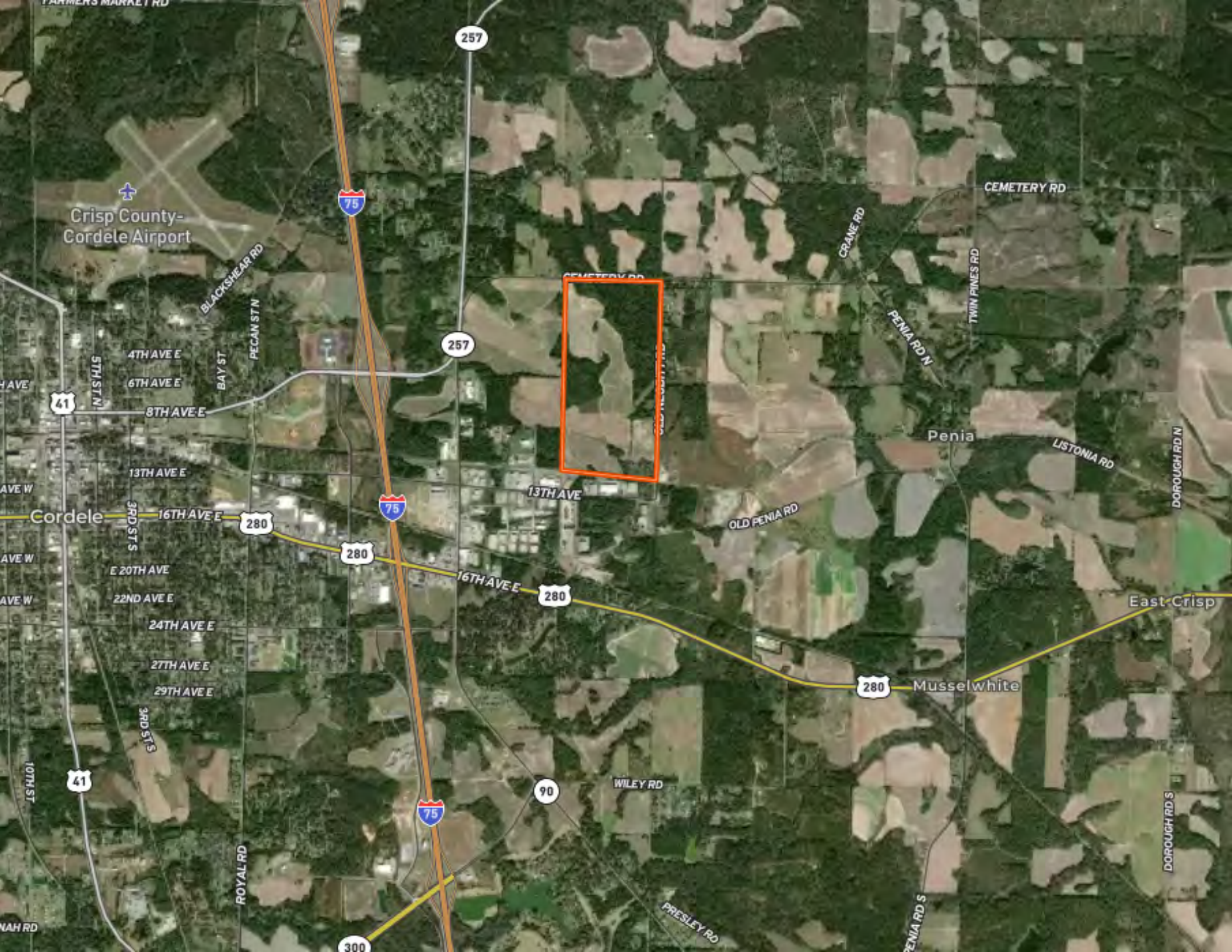
- From I-75 exit 102, travel east on Hwy 257 to Cemetery Rd
- Take Cemetery Rd for half a mile and the property is on the right

### Showing Instructions:

Call Listing Agents to schedule a showing.

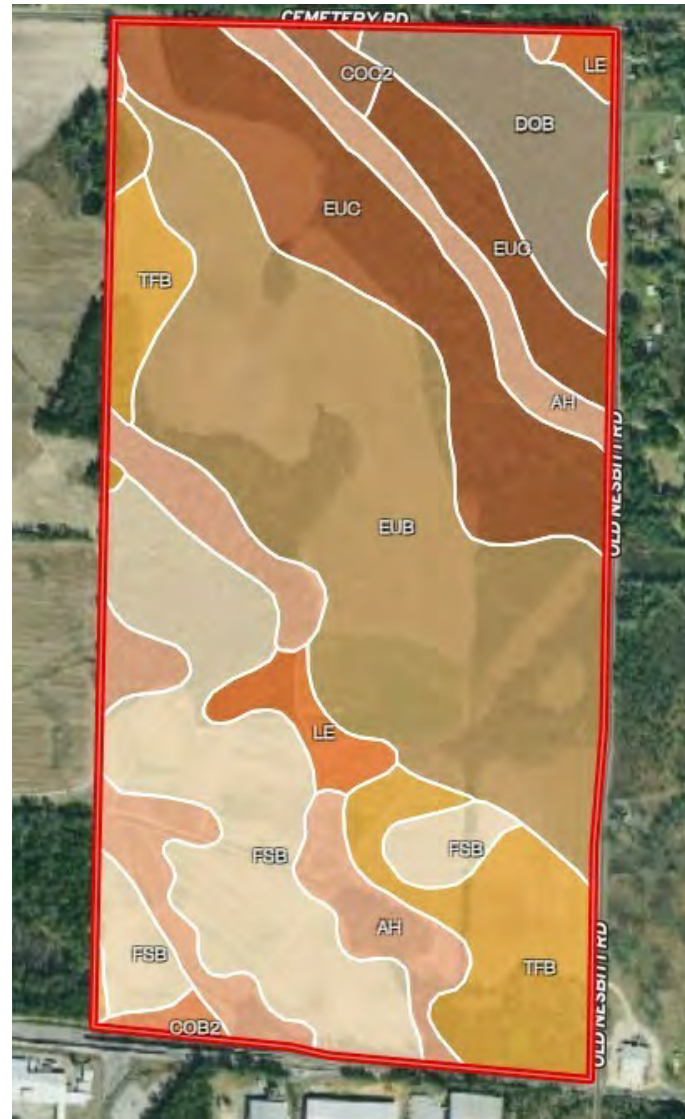








# Soils



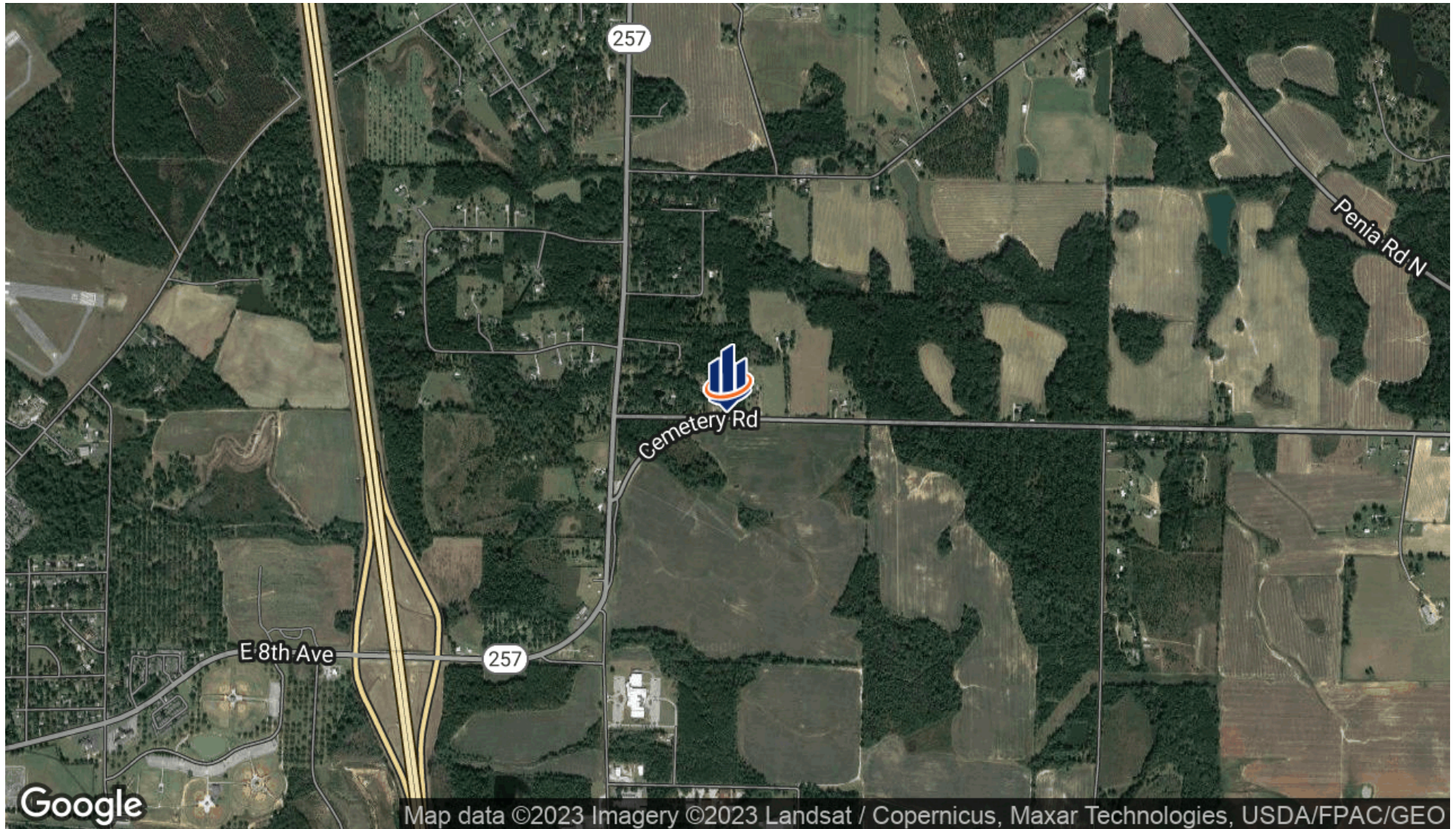


# Additional Photos





# Aerial Map





# Advisor Biography



**TODD DAVIS**

Senior Advisor

todd.davis@svn.com

Direct: **877.518.5263 x384** | Cell: **229.349.3884**

## PROFESSIONAL BACKGROUND

Todd Davis is a senior advisor at SVN | Saunders Ralston Dantzler Real Estate. He works from his office 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.

Todd received a Bachelor's in Business Communications from Valdosta State University. He currently serves on the Executive Board of the Boys & Girls Club of Albany and the Advisory Board for Feeding the Valley Food Bank. Over the years, Todd has dedicated much of his time volunteering in his community. During his spare time, Todd enjoys hunting, fishing, and photography.

Todd specializes in:

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





**TOM TUGGLE**

Advisor

tom.tuggle@svn.com

Direct: **877.518.5263 x387** | Cell: **478.297.5471**

## PROFESSIONAL BACKGROUND

Tom Tuggle is an Advisor at SVN | Saunders Ralston Dantzler Real Estate in Thomasville, Georgia

Tom lives in Perry, Georgia, and works with buyers and sellers of agriculture, recreational, and timberland in the Middle and South Georgia areas. Tom worked with a full-service timber company for more than eight years. With experience in the timber industry, he provides his clients valuable insights into the local timberland and recreational land markets.

He graduated from Georgia Southern University with a bachelor's degree in Business Management and was an active member of Sigma Chi Fraternity. He now serves on the administration board for Perry United Methodist Church. Tom is a lifelong conservationist and enjoys hunting and fishing in his spare time.

Tom specializes in:

- Timberland
- Recreational land
- Agricultural land



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## HEADQUARTERS

1723 Bartow Road  
Lakeland, Florida 33801  
863.648.1528

## ORLANDO

605 E Robinson Street, Suite 410  
Orlando, Florida 32801  
407.516.4300

## NORTH FLORIDA

356 NW Lake City Avenue  
Lake City, Florida 32055  
352.364.0070

## GEORGIA

218 W Jackson Street, Suite 203  
Thomasville, Georgia 31792  
229.299.8600

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