



DIXIE ROAD FARM

DIXIE RD
LEESBURG, GA 31763

Todd Davis
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Property Overview



Sale Price

\$342,225

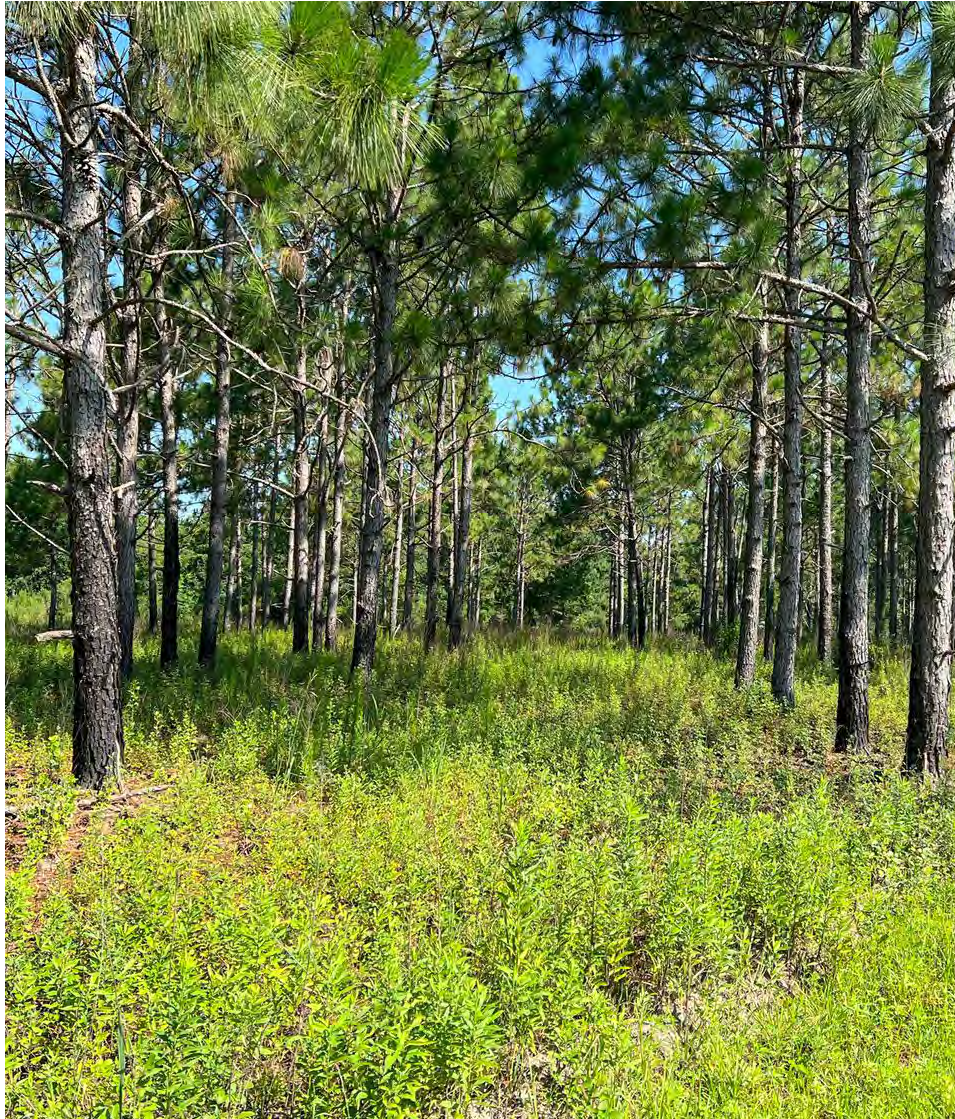
OFFERING SUMMARY

Acreage:	45.63 Acres
Price / Acre:	\$7,500
City:	Leesburg
County:	Lee
Property Type:	Land: Land Investment, Timberland

PROPERTY OVERVIEW

Located in Lee Co GA, this property consists of 35 acres of 20-year-old longleaf pines, 4.3 acres of open land, and 5.77 acres of mixed hardwood and pine. It has 2026 Ft on Dixie Rd and 1,793 Ft on Powell Rd. Great recreational tract and/or homesite. Lee County is the number 2 county in the state for Big Buck Production. 100% Upland. It is enrolled in Conservation Use until 2027.

Specifications & Features



SPECIFICATIONS & FEATURES

Land Types:

- Hunting & Recreation Properties
- Land Investment
- Timberland

Uplands / Wetlands:

100 % Upland

Taxes & Tax Year:

\$353.00 (2023)

Zoning / FLU:

AG (CUVA)

Road Frontage:

Dixie Rd: 2,026 Ft, Powell Rd: 1,793 Ft

Nearest Point of Interest:

Leesburg GA: 5.5 Miles
Albany GA: 14 Miles

Current Use:

Recreation and Timber Production

Land Cover:

20-year-old Longleaf Pines and
Hardwoods

Location



LOCATION & DRIVING DIRECTIONS

Parcel: 022 049

GPS: 31.8107523, -84.1927254

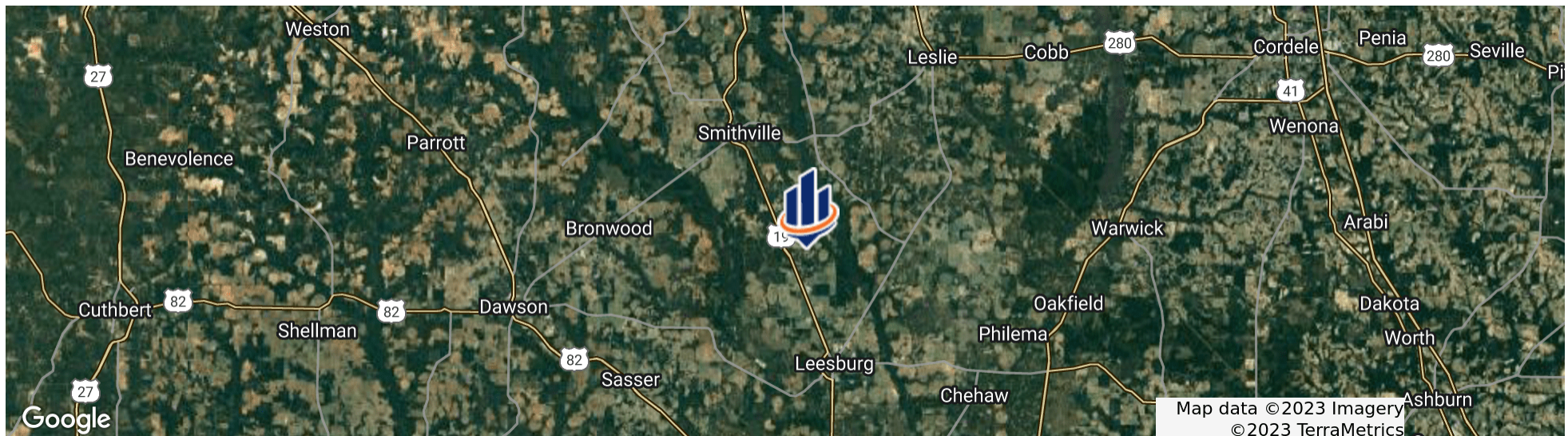
Driving Directions:

- From Leesburg GA, take Old Smithville Rd to Dixie Rd

- Property is on the left

Showing Instructions:

Call listing agent to schedule a showing.

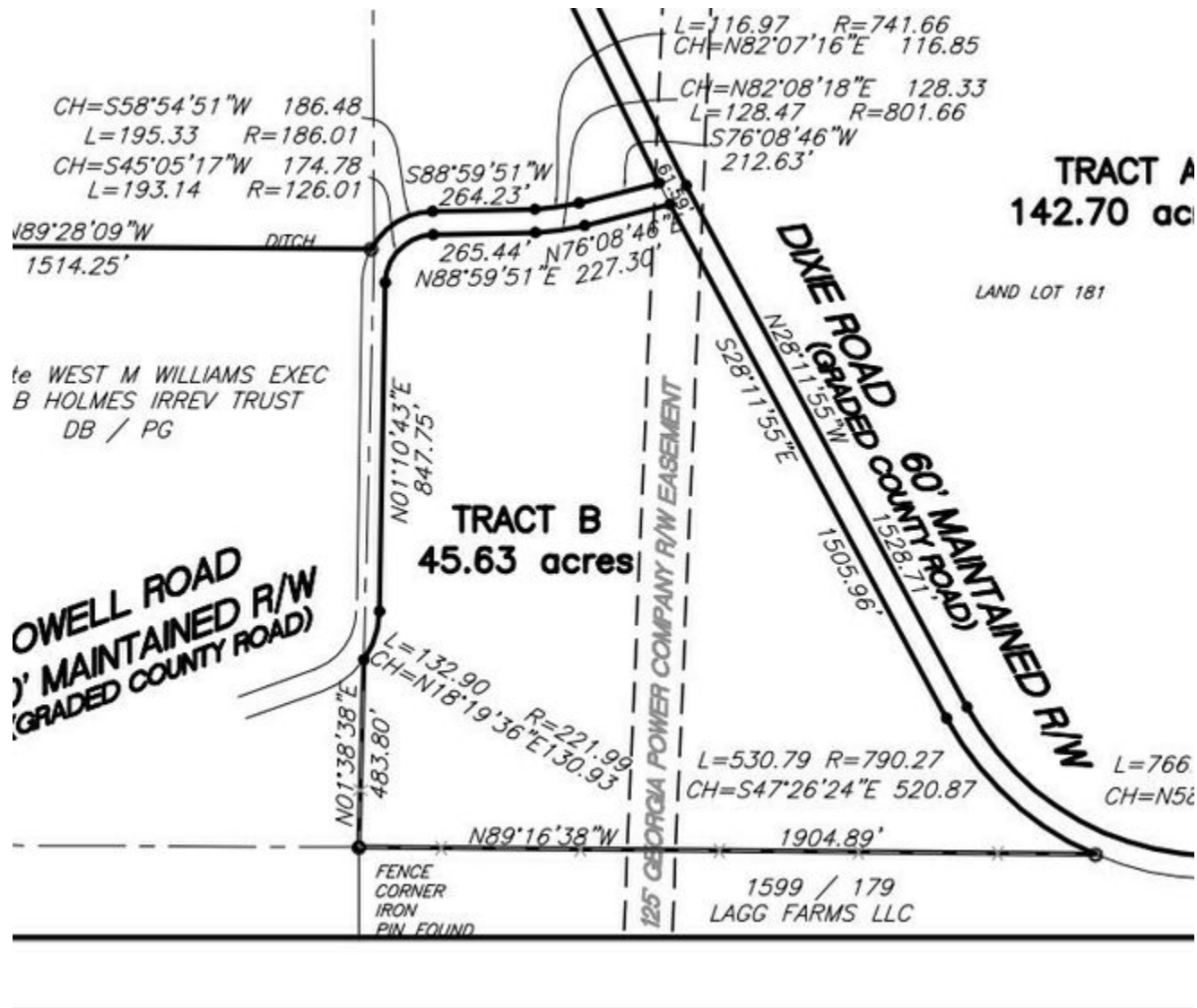




Additional Photos



Legal Description



Advisor Biography



TODD DAVIS

Senior Advisor

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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.

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