

INVESTMENT HIGHLIGHTS

- The 5 and 10 year average gross sales average on pecan production has historically been ±\$2,060,000.
- The total water frontage on Lake Blackshear, Cannon Branch, and Limestone Creek is ±20,000 feet including ±8,000 feet of frontage along the main body of Lake Blackshear.
- The property is a prime candidate for a permanent conservation easement.
- This is the last large tract of land on Lake Blackshear that includes huge amounts of water frontage.
- There are 8 different pecan varieties currently in production on the farm.
- All equipment and improvements are included with the sale of the land.



JW CANNON PECAN FARM ±1,676 ACRES ON LAKE BLACKSHEAR

CORDELE
CRISP COUNTY, GEORGIA

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CBRE





EXECUTIVE SUMMARY

CBRE is pleased to present this exclusive opportunity to acquire $\pm 1,676$ acres of an intensively managed pecan grove along Lake Blackshear in Crisp County, Georgia. The acreage includes ± 836 acres of pecan orchards, ± 630 acres of pine and hardwood timber, ± 100 acres of open bottom farm land, ± 110 acres with Lake Blackshear access for future single-family developed lots, and 11 developed single-family lots with Lake Blackshear access. The 10-year gross sales average on pecan production has historically been $\pm \$2,060,000$. The property has $\pm 20,000$ feet of water frontage including $\pm 8,000$ feet of frontage along Lake Blackshear, and is not encumbered by any type of permanent conservation easement. The 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.







PROPERTY OVERVIEW

Location:

 $\pm 1,\!676$ Acres located along Cannon Road, Cordele, Crisp County, Georgia

Income:

The 10-year gross sales average on pecan production has historically been \pm \$2,060,000. Average sales summary, P&L, and Insurance Guarantee available upon request.

Frontage:

 $\pm 20,000$ feet of water frontage including $\pm 8,000$ feet along Lake Blackshear, $\pm 12,250$ feet along Cannon Road, $\pm 2,350$ feet along Milepond Road

• Improvements:

2 tenant houses, multiple barns & equipment sheds, & all equipment necessary for pecan harvesting and production. Equipment list available upon request.

Irrigation:

2-12" wells with 100 HP pumps for sprinkler irrigation, 16-4" wells with 5 HP pumps for drip irrigation, 1-4" well with 5 HP pump for office, shop, and tenant houses. There are also 2 permits to pump water out of Lake Blackshear.

Pecan Variety & Acreage:

- 1. Pawnee ±133.75 acres
- 2. Stuart ±118.4 acres
- 3. Schley ±100 acres
- 4. Moneymaker ±58.35 acres
- 5. Desirable ±58.95 acres
- 6. Kiowa ±40.25 acres
- 7. Stuart/Schley Blend ±281.3 acres
- 8. Stuart/Desirable Blend ±44.9 acres

Timber Acreage & Age:

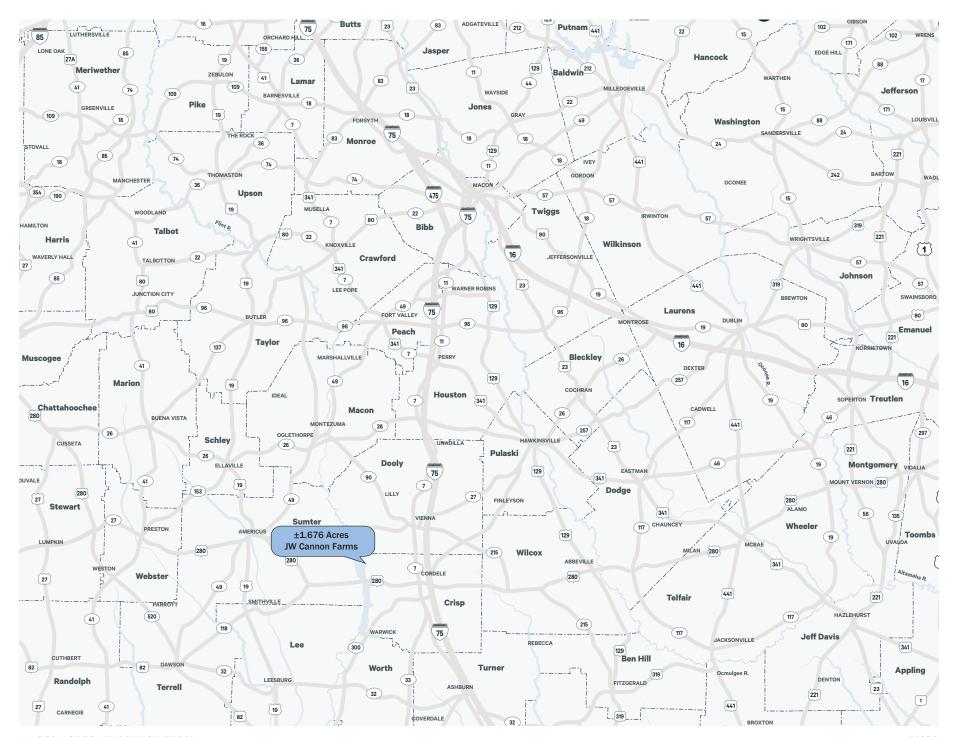
- 1. ±70 Acres 2 year old Slash Pine
- 2. ±30 Acres 6 year old Slash Pine
- 3. ±10 Acres 8 year old Slash Pine
- 4. ±180 Acres 12 year old Slash Pine
- 5. ±140 Acres 20 year old Slash Pine
- 6. ±200 Acres Old growth pine/hardwood mix.

Pricing:

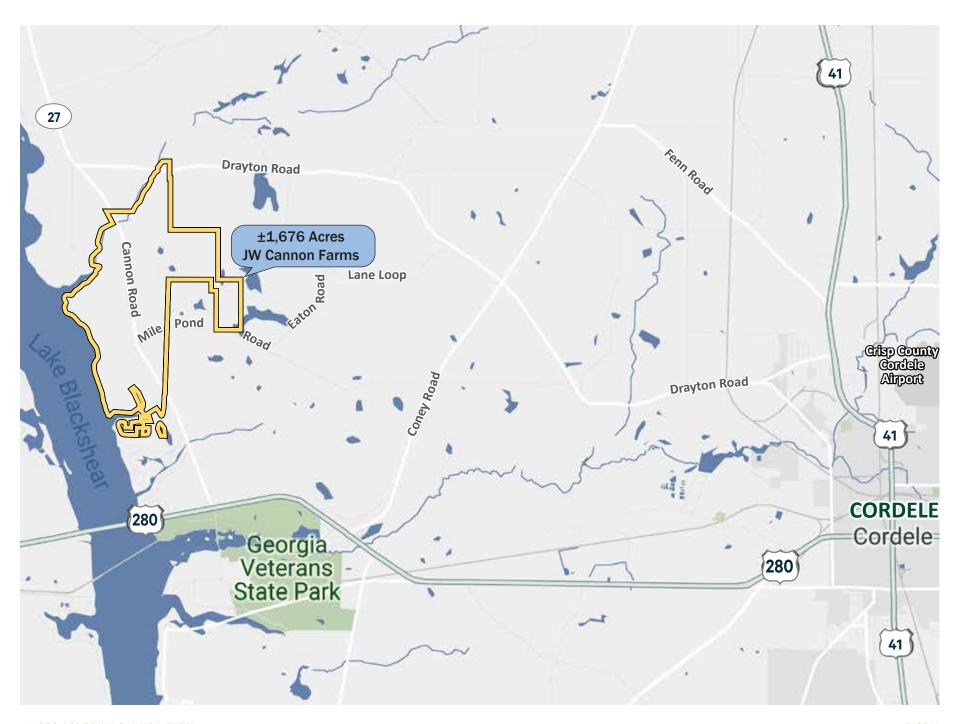
Please call broker for pricing guidance.



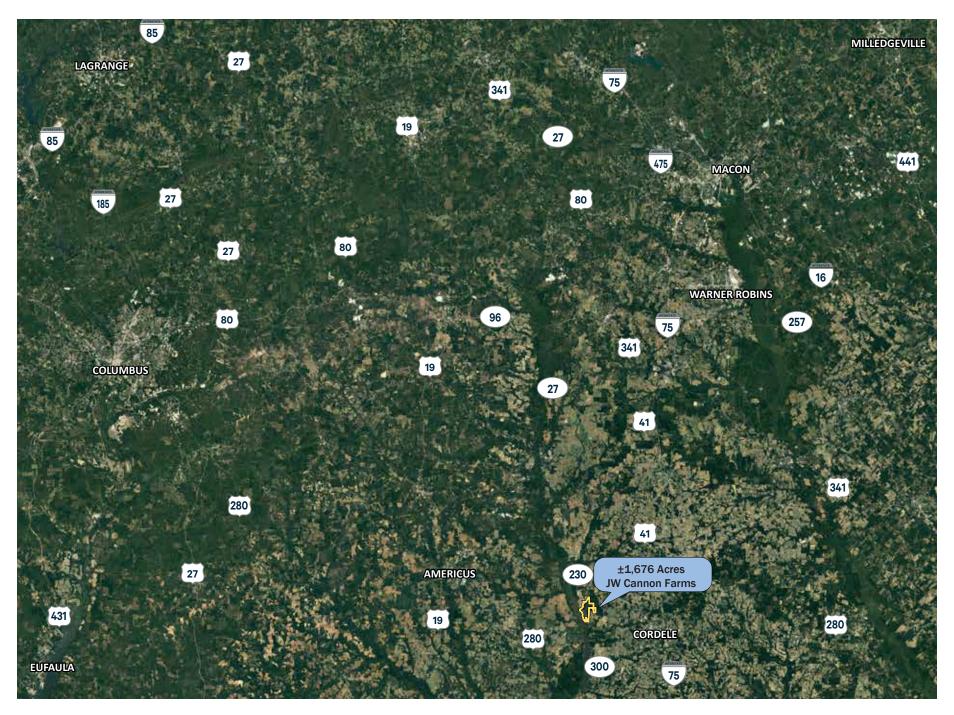












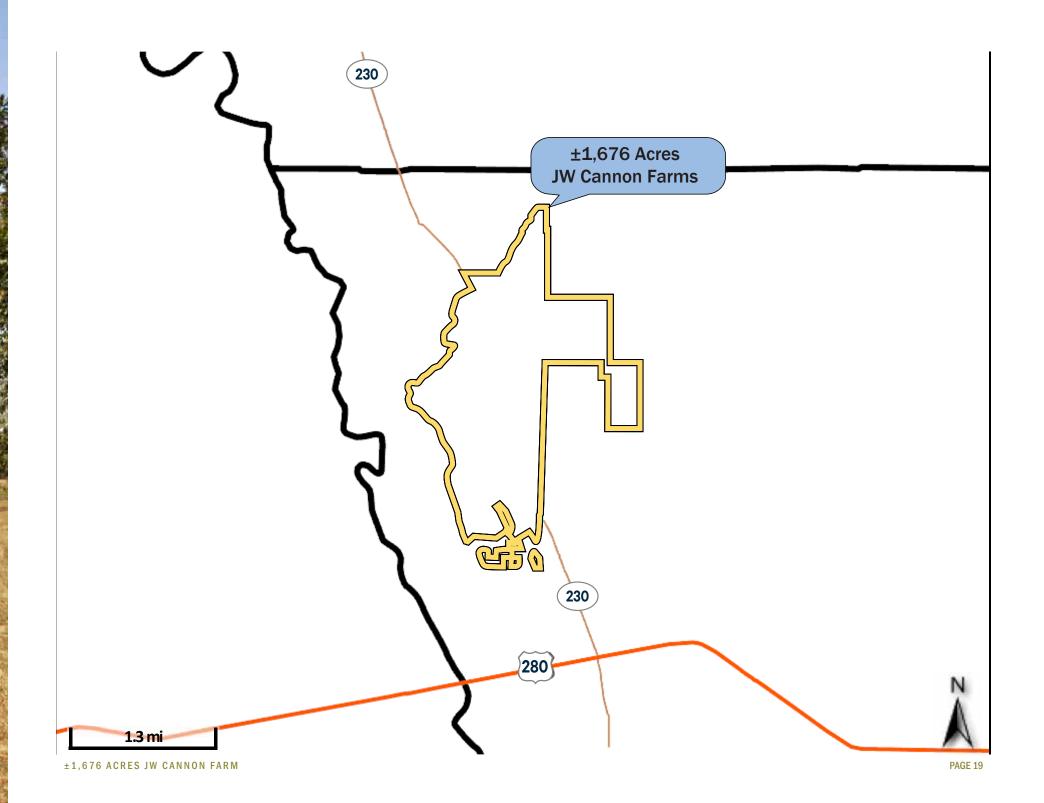






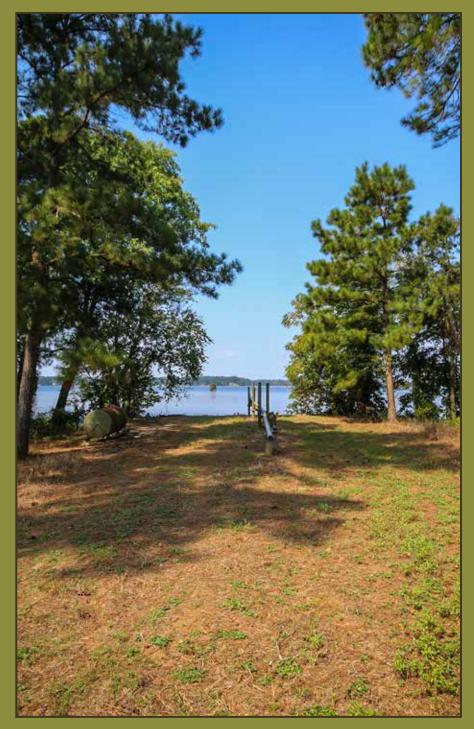


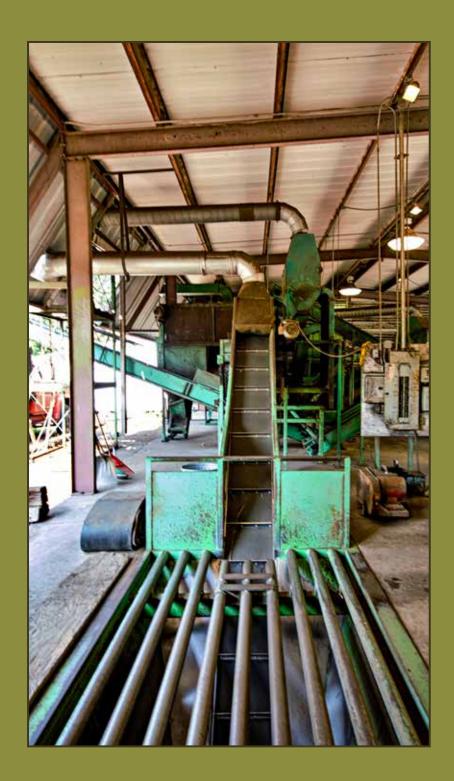








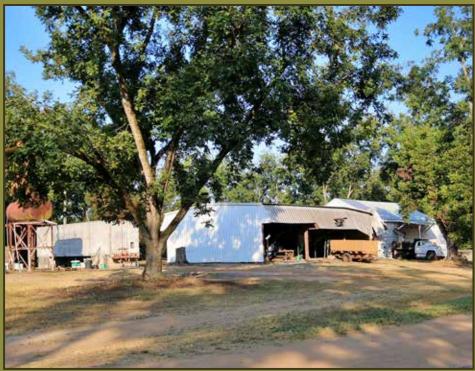


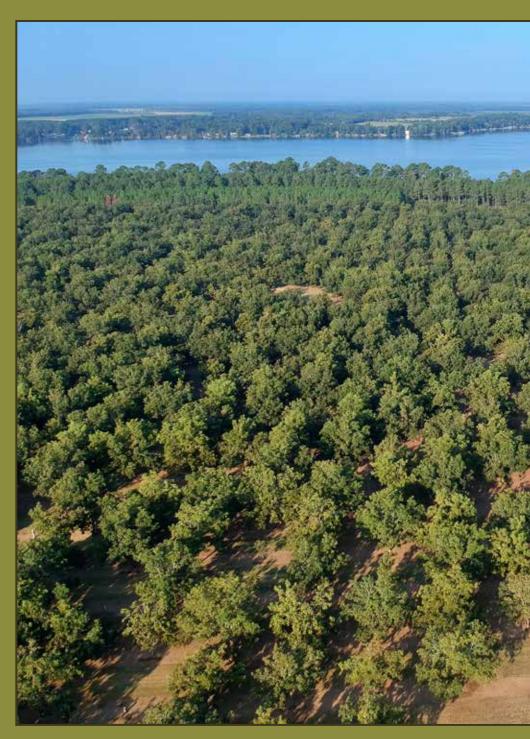
























AFFILIATED BUSINESS DISCLOSURE AND CONFIDENTIALITY AGREEMENT

entities (each an "Affiliate") CBRE, Inc. operates CBRE Global Investors, Inc. or Trammell Crow

This Memorandum contains select information pertaining to the Property and the Owner, and does

CONTENT OF THIS MEMORANDUM IS SOLELY AT

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CBRE is representing the Seller, not the Purchaser, in this transaction and will be paid by the Seller, not the Purchaser. Any cooperating Broker shall have written exclusive authorization from Purchaser and co-op commission, if any, to be paid by purchaser.

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