

FOR SALE

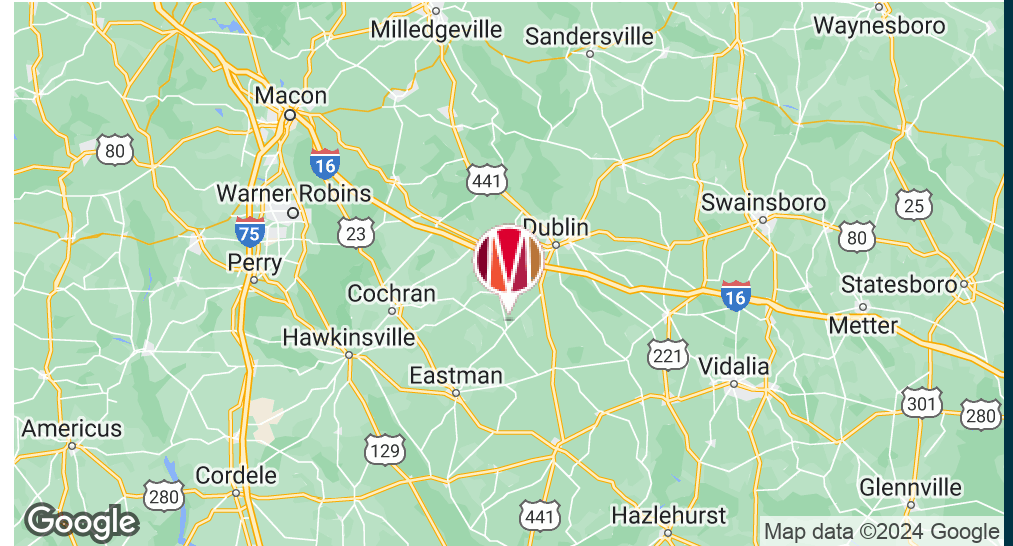
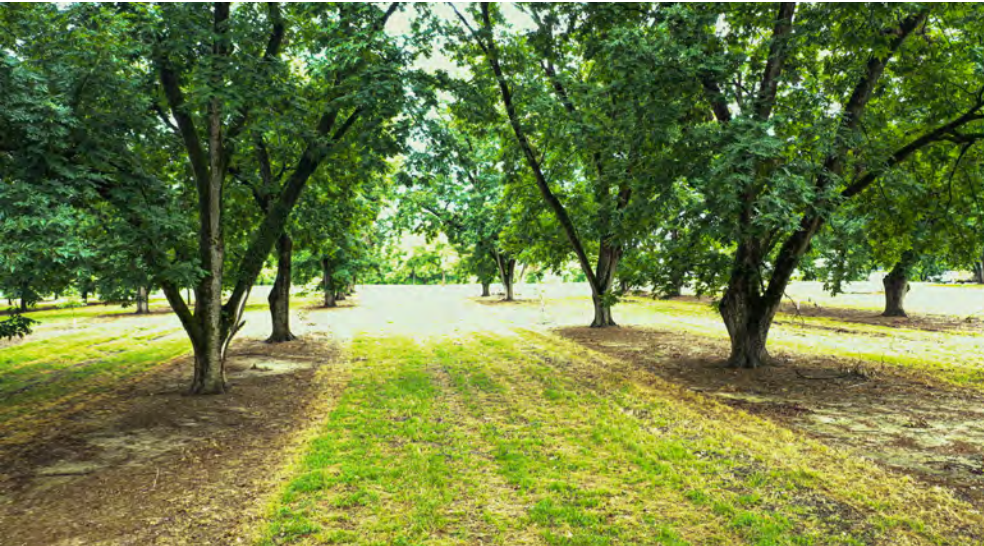
451 Graci Ln

Cadwell, GA 31009





# EXECUTIVE SUMMARY



## OFFERING SUMMARY

Sale Price:	\$2,517,500
Lot Size:	265 Acres
Price/Acre:	\$9,500
Zoning:	Residential

## PROPERTY HIGHLIGHTS

- 265 +/- Acre Mature Pecan Orchard
- Located near Dublin, GA in Laurens County
- Various Desirable Pecan Varieties
- Irrigated
- Room for Expansion
- Agricultural Investment Opportunity



# PROPERTY DESCRIPTION



## PROPERTY DESCRIPTION

Meybohm Commercial Properties of Augusta GA is excited to offer this beautiful 265 +/- acre pecan orchard located on Highway 117 in Laurens County Georgia between Rentz and Cadwell. This property has been in the Rowe family for several generations and is well maintained and managed for maximum production. The irrigated orchard is made up of primarily 80+ year old trees with younger producing trees having been added over the years. There are several desirable varieties of pecans such as Stewart, Cape Fear, Desirables, Money Maker, Success, Schley, Frotcher, Seeding and Elliott in the orchard. The orchard has a 6-inch irrigation well that supplies water to the trees when needed. There are 30 +/- acres of planted pines located along the northwestern corner of the property. This is an ideal opportunity for the investor with a need for a long-term hold agriculture investment or a great addition for a pecan grower that wants to expand. The property is currently leased to a 3rd party pecan company for the remainder of 2024. Please give me a call if you would like to tour the farm or if you have questions.

## LOCATION DESCRIPTION

Discover the charm and potential of the Cadwell, GA area surrounding the property on Graci Ln. Nestled in the tranquil, rural setting of Rentz, this area offers a unique opportunity for agricultural investors. Enjoy the picturesque landscapes and open spaces and the quaint town center of Rentz. Property is located approximately 15 miles south of I-16.



**FOR  
SALE**

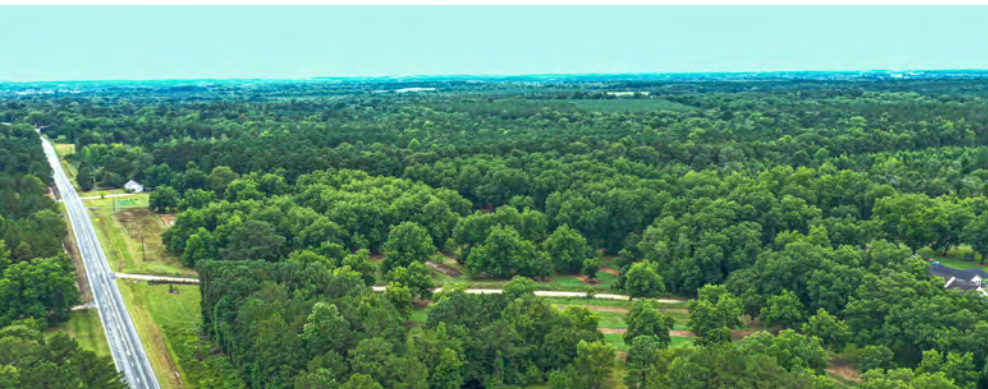
265+/- Acre  
Mature Pecan Orchard  
451 Graci Lane, Cadwell GA 31009





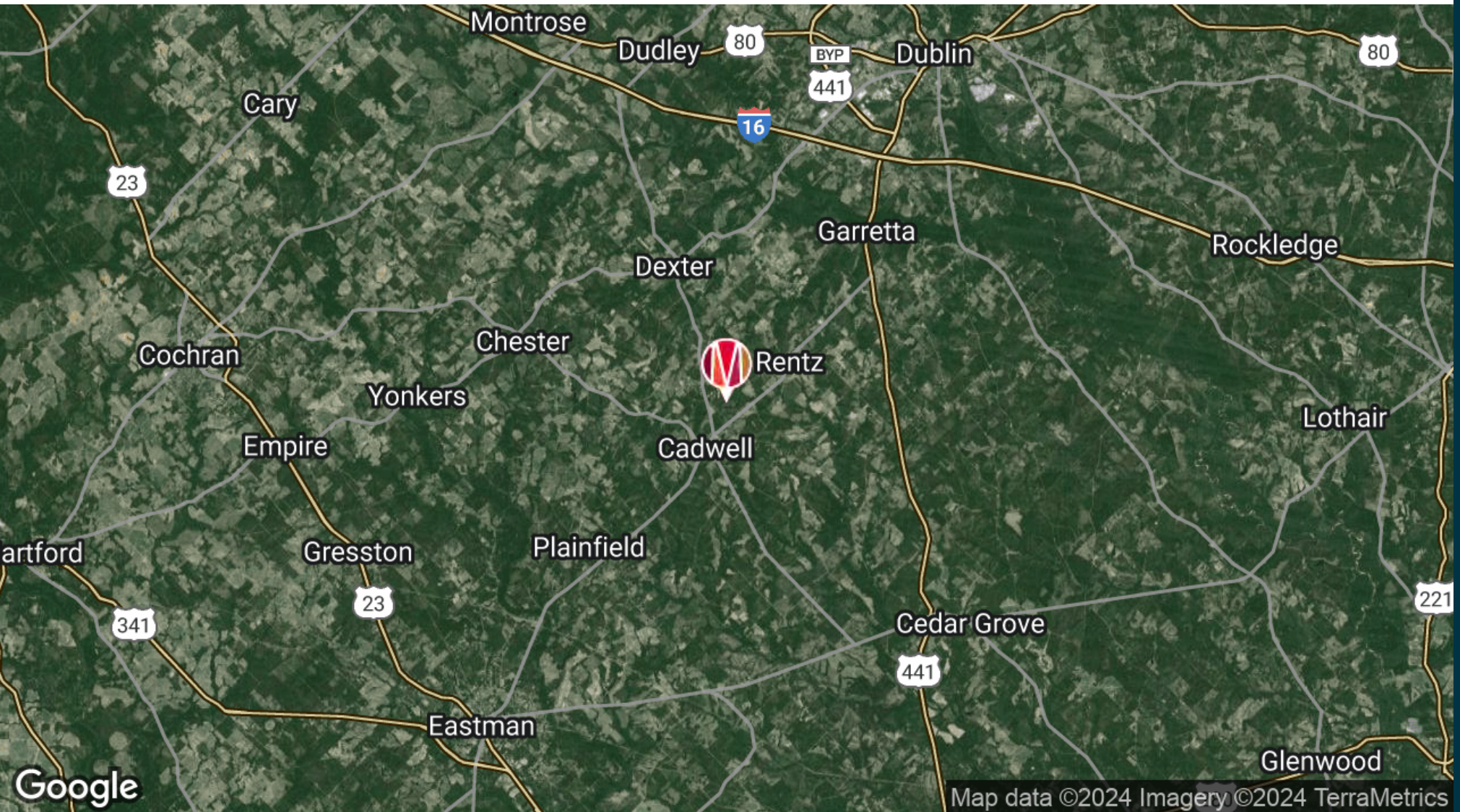








# LOCATION MAP



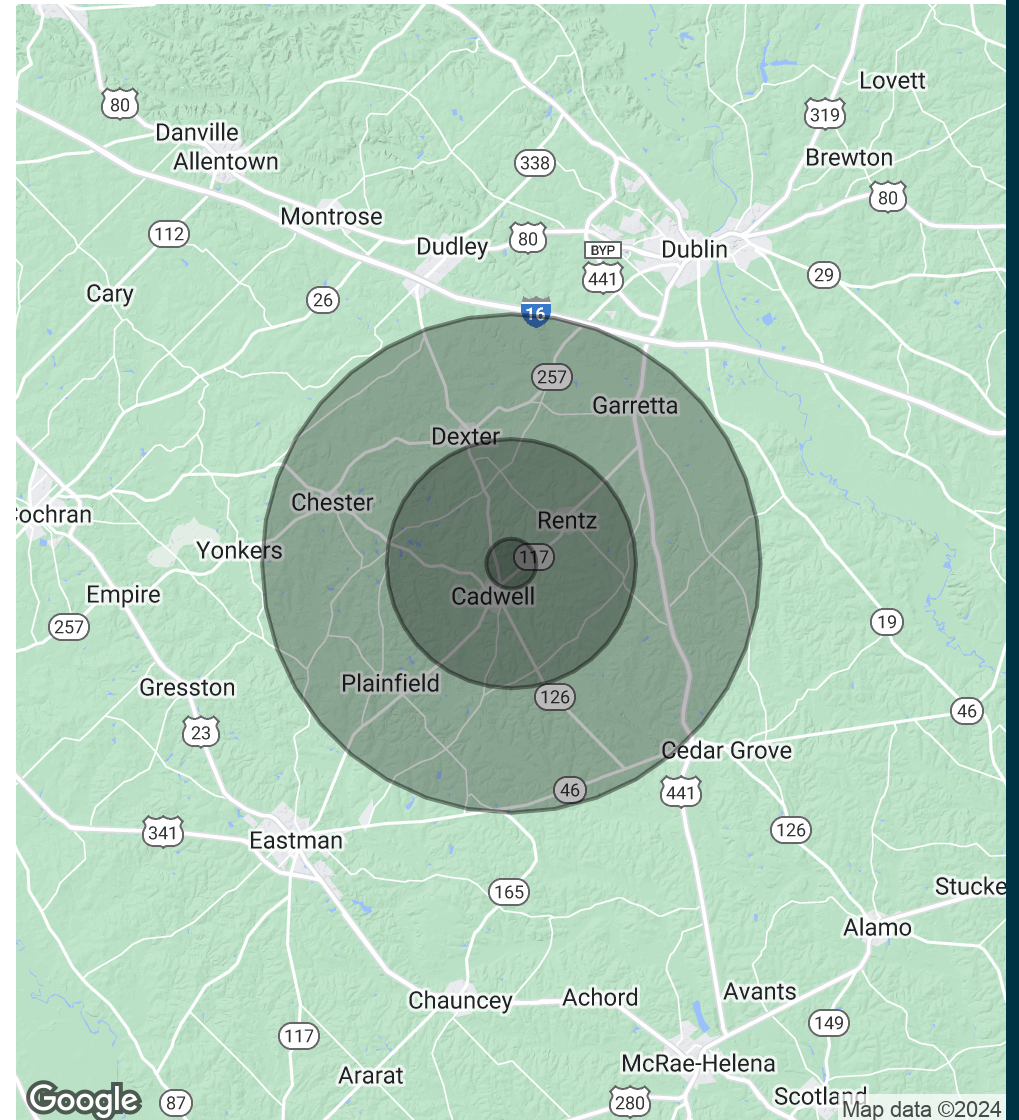


# DEMOGRAPHICS MAP & REPORT

POPULATION	1 MILE	5 MILES	10 MILES
Total Population	125	3,279	12,610
Average Age	44	41	41
Average Age (Male)	42	40	40
Average Age (Female)	47	43	42

HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total Households	53	1,330	4,566
# of Persons per HH	2.4	2.5	2.8
Average HH Income	\$76,675	\$66,891	\$71,043
Average House Value	\$140,125	\$160,867	\$168,439

*Demographics data derived from AlphaMap*







## TRAVIS REED, CCIM

Vice President, Associate Broker

Treed@Meybohm.Com

Cell: 706.836.8091

### PROFESSIONAL BACKGROUND

Travis is a broker specializing in commercial properties, forestry, development and construction. A native of Lincolnton, Georgia, Travis earned a Bachelor of Science degree in Forest Resources from the University of Georgia and served as president of Reed Logging, Inc. for 25 years. Before joining the family logging business in the mid-1980s, Travis worked for Barco International, an international agricultural construction company, as head of its Middle Eastern/North African division, spending six years in Iraq and Egypt. After Barco, he spent time in England working with Middle East Econometrics Limited researching and writing feasibility studies for Middle Eastern clients of the World Bank. Travis has two daughters, Shelli and Whitney, and five grandchildren and lives with his wife, Gail, in Evans, Georgia. As a graduate forester and a lifetime spent in the forest industry, Travis is committed to land and timber conservation. He enjoys shooting trap and sporting clays and serves on the board of directors of Pinetucky Gun Club.

### EDUCATION

BS in Forest Services, University of Georgia

### MEMBERSHIPS & AFFILIATIONS

CCIM

GA #302716 // SC #67337

### MEYBOHM COMMERCIAL PROPERTIES

3519 Wheeler Road  
Augusta, GA 30909

706.736.0700  
MeybohmCommercial.com