

**143± ACRES**  
**TURNER COUNTY, GA**  
**\$1,150,000**



**SMALLTOWN**  
HUNTING PROPERTIES  
& REAL ESTATE<sup>SM</sup>

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# THE TURNER 143

## PROPERTY PROFILE

### LOCATION:

- Turner County, GA
- Hwy 112 Frontage
- 1± Mile from Ashburn
- 22± Miles S of Cordele
- 24± Miles N of Tifton
- 162± Miles S of Atlanta

### COORDINATES:

- 31.6944685, -83.6759211

### PROPERTY USE:

- Recreation
- Hunting
- Cattle Farm
- Agriculture Farming
- Investment
- Equipment Storage
- Cabin or Home Site

### PROPERTY INFORMATION:

- 143± Total Acres
- Mix of Hardwoods and Pine
- Wetland Hardwoods
- Irrigated Agriculture Field
- Cattle Farm
- Creek-Fed Pond
- 50x100 Heavy Duty Steal Beam Pole Barn
- 26x40 Pole Barn
- Two 4,000 Bushel Grain Bins

### TAX INFORMATION:

#### 2023 Estimated Taxes

- 104 Acres \$1,322
- 39 Acres \$453



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**PHILLIP VOGLER**

LAND SPECIALIST

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[phillip@smalltownproperties.com](mailto:phillip@smalltownproperties.com)

P.O. Box 9 - Birchwood, TN 37308

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Information is believed to be accurate but not guaranteed.



# WELCOME TO THE TURNER 143

**WELCOME TO THE TURNER 143, A BEAUTIFUL CATTLE FARM AND AGRICULTURE PROPERTY WITH ALL THE HUNTING OPTIONS YOU COULD ASK FOR.** Located just outside of Ashburn, roughly 20 minutes south of Cordele and half an hour north of Tifton, the Turner 143 checks all the boxes of income potential, deer/duck/turkey hunting, equipment storage, grain/corn storage and cattle grazing. Own land in the heart of agricultural rich Georgia in Turner County!

Of the total 143± acre tract, approximately 21 acres is in irrigated agriculture field giving you the option to plant a crop that will yield income or lease out the farming rights for passive income. The current landowner has expressed interest in leasing back the farming and cattle grazing rights. A second pivot is in place that can be put into service that will give you another estimated 26 acres of irrigated agriculture field. Through the center of the property is a 5± acre creek-fed pond with flooded timber providing a year-round water source for cattle to cool in and offering excellent duck hunting potential. A brand new dam is in place that can easily be capped to create a 4± acre pond, fed by the same creek. Additionally, a 25± acre wooded area is loaded with deer and wild hog sign. This offers hunters a chance at those trophy whitetail that south Georgia farmland is known for.



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# MORE ABOUT THE TURNER 143

Several storage options are available on the Turner 143, including a heavy duty 50'x100' steel beam pole barn with 30' bays and a 10' overhang. Another option for equipment storage is in the 26'x40' pole barn. There are two 4,000 bushel grain bins with operating augers and ventilation fans. Finally, at the end of the steel beam pole barn, a shipping container was converted to a shop which offers power.

If you are looking for a place with great south Georgia wildlife potential as well as income opportunities, this one will check those boxes.

**Call Phillip Vogler today to schedule  
a private tour of the Turner 143.**



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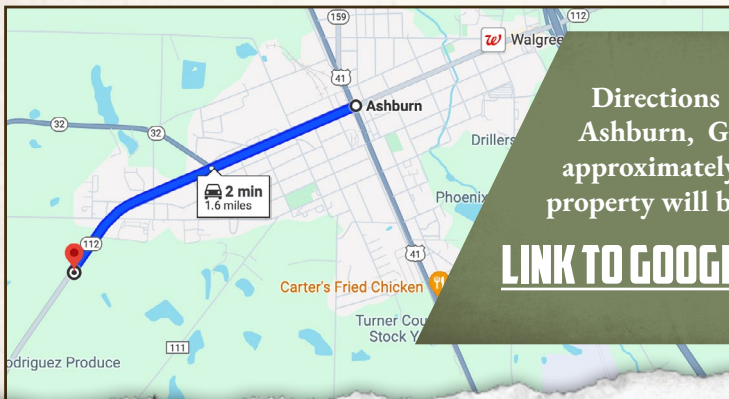
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land id. LINK



Directions From I-75 at the Ashburn, GA exit: Travel west for approximately 2.5 miles and the property will be on your left.

[LINK TO GOOGLE MAP DIRECTIONS](#)



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