



EXECUTIVE SUMMARY

HALL FARM

FERRY LAKE RD, TIFTON, GA 31794



OFFERING SUMMARY

Sale Price:	\$3,600,000.00
Price / Acre:	\$8,000/Acre
Lot Size:	450 Acres
Zoning:	V5 - Consv Use
APN:	0081 007

PROPERTY OVERVIEW

Prime agricultural land with no improvements! Located east of Highway 319 in Tift County, Georgia, and is framed by Ferry Lake Rd to the south, Harold Tyson Rd to the west, and Goat Rd to the north. The surrounding area is home to a dense concentration of agricultural properties and working lands. The farm is 2 years into a 10-year Conservation Easement that must be continued following a sale. The property cannot be used for development or repurposed during the life of the current easement. A 3-year farming lease is currently contracted by a local farmer, who has had relations with the property for nearly 50 years and assists in overall management of the farm. Terms of sale require that the farmer be allowed to complete the current farming season through harvest. Buyer may opt to continue leasing the farming rights for additional income. There are 2 pivot irrigations systems in place that the buyer may opt for purchasing in a separate agreement for a sum of \$196,000. The property's timber has been maintained by a 3 to 5-year controlled burn program through a third party contractor that can be continued should the Buyer need it.

[Click Here for Property Highlight Reel](#)

Brad Parker
850.566.2629
brad@tlgproperty.com

TLG REAL ESTATE SERVICES

3520 Thomasville Road, Suite 200, Tallahassee, FL 32309

850.385.6363





ADDITIONAL PHOTOS

HALL FARM

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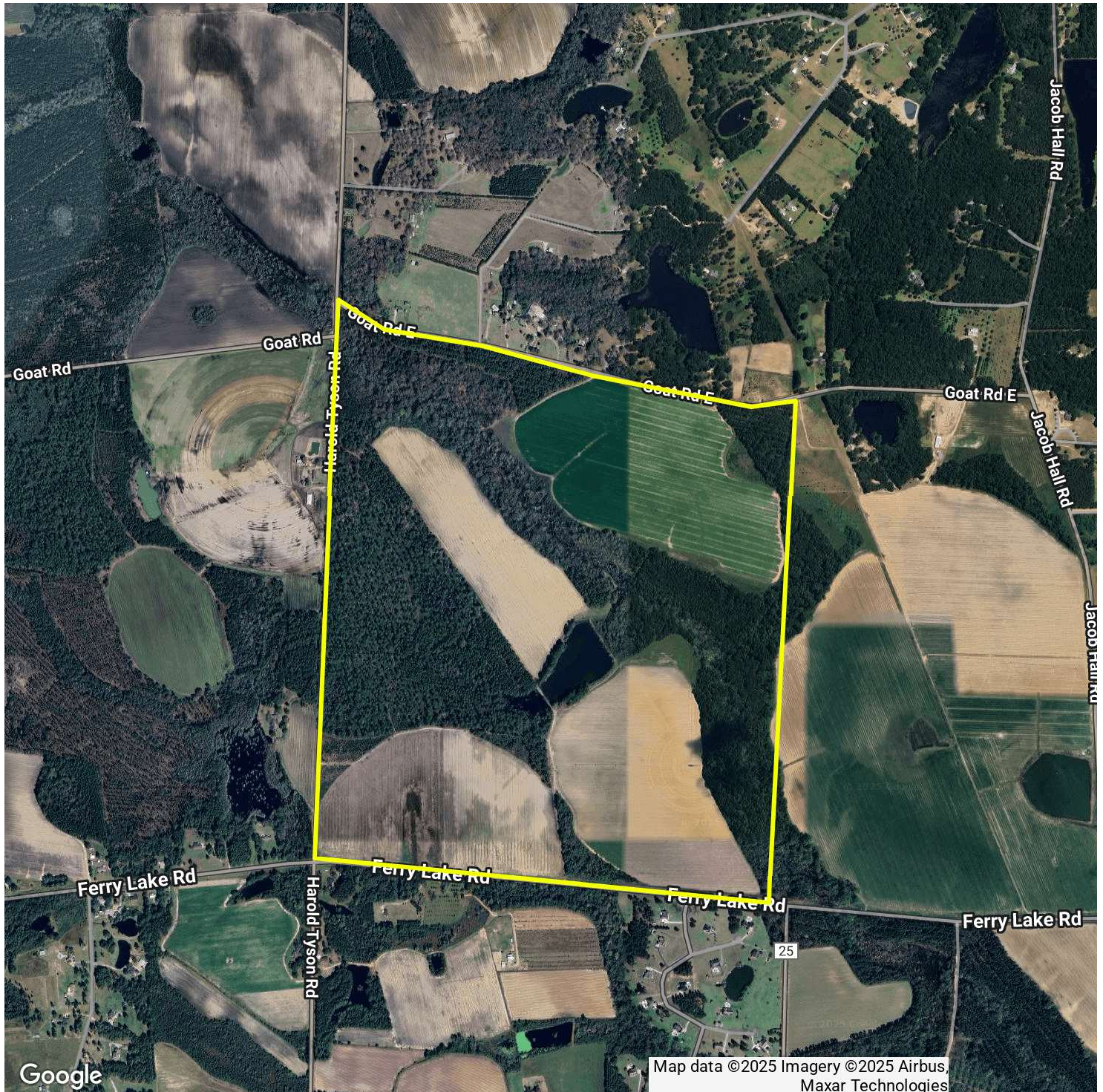
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LOCATION MAP HALL FARM

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