



STEPHENSON FARMS

\$2,608,000
652 +/- ACRES

 SUMTER COUNTY, GA

Stephenson Farms has remained a standout tract in Sumter County—but recent improvements have elevated it to a whole new level. Just 3.5 miles southwest of Plains, GA, this 652± acre property has long been known for its strong timber and recreational appeal. With extensive new work completed, it's in the best condition it's ever been.

The owners have invested 150+ hours of dozer work: clearing property lines, reworking interior roads, improving entrances, and establishing new food plots across the tract. The 60-acre clearcut has been sprayed, burned, and is in the process of being replanted, setting the stage for a thriving pine stand and enhanced wildlife habitat.

From its 3.5± acre pond and expansive interior road system to a diverse timber mix and strong deer & turkey populations, Stephenson Farms offers the scale, access, and usability today's land buyers want—whether your goal is recreation, long-term investment, or building your own retreat.



new era

LAND COMPANY



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