



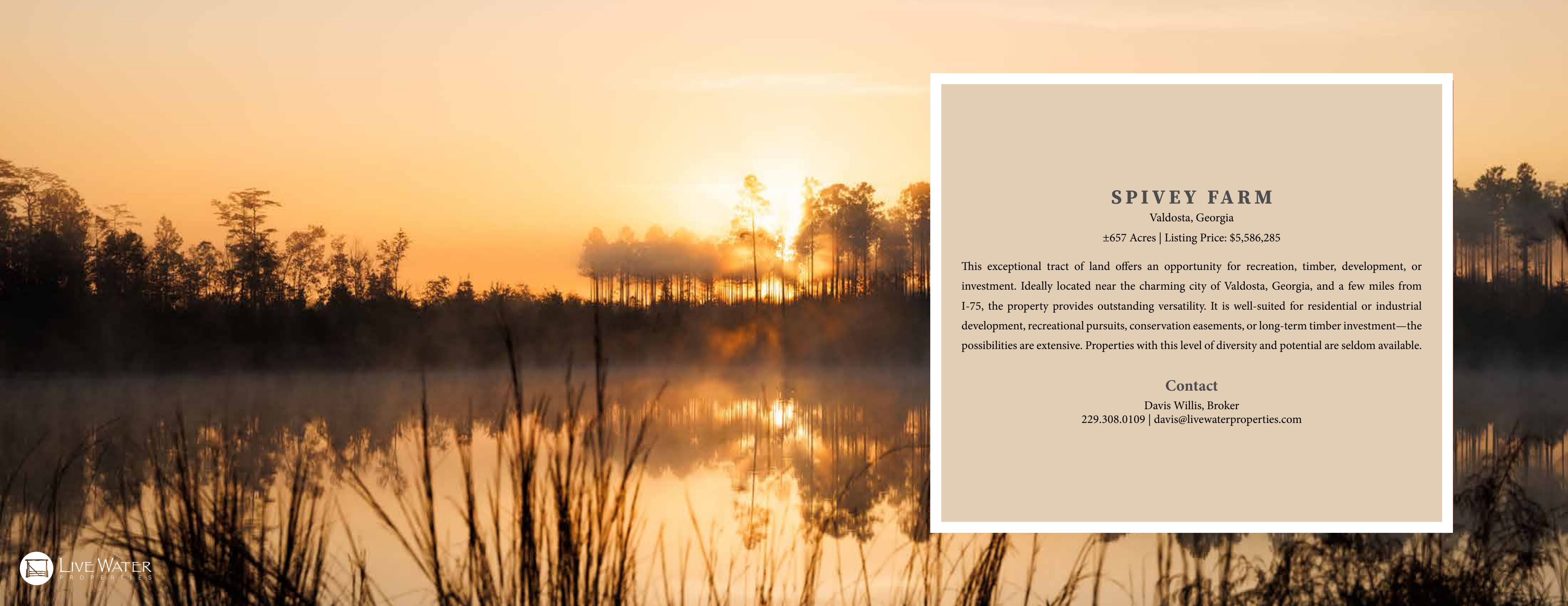
Spivey Farm

VALDOSTA, GEORGIA

LIVE WATER
P R O P E R T I E S



HUNTING | RANCHING | FLY FISHING | CONSERVATION



SPIVEY FARM

Valdosta, Georgia

±657 Acres | Listing Price: \$5,586,285

This exceptional tract of land offers an opportunity for recreation, timber, development, or investment. Ideally located near the charming city of Valdosta, Georgia, and a few miles from I-75, the property provides outstanding versatility. It is well-suited for residential or industrial development, recreational pursuits, conservation easements, or long-term timber investment—the possibilities are extensive. Properties with this level of diversity and potential are seldom available.

Contact

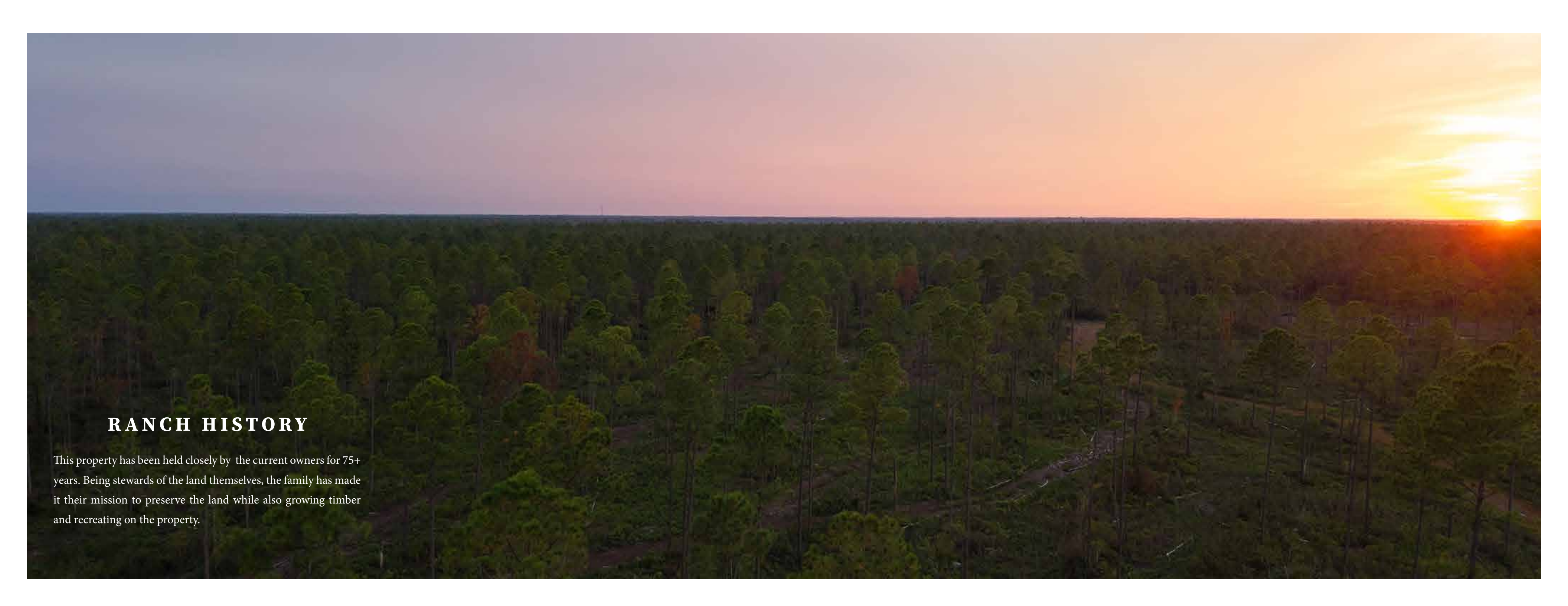
Davis Willis, Broker

229.308.0109 | davis@livewaterproperties.com

ACREAGE

This tract comprises ±657 contiguous acres with over a mile of road frontage on three sides of the property, providing excellent access throughout the property. The land features ±498 acres of planted pine trees, which is complemented by ±138 acres of hardwood bottom that offer exceptional wildlife habitat. The acreage also includes a ±8-acre scenic pond—ideal for fishing or as a picturesque potential homesite.



An aerial photograph of a vast, dense pine forest stretching to the horizon. The sun is setting on the right side of the image, casting a warm, golden glow across the sky and the tops of the trees. The sky transitions from a deep orange near the horizon to a pale blue at the top. The forest is composed of numerous tall, slender pine trees with green needles, creating a textured canopy. The overall mood is serene and majestic.

RANCH HISTORY

This property has been held closely by the current owners for 75+ years. Being stewards of the land themselves, the family has made it their mission to preserve the land while also growing timber and recreating on the property.



HUNTING AND WILDLIFE

As an investment-grade timber tract, this property offers excellent whitetail deer and wild turkey hunting opportunities with potential for quail habitat enhancement. Hunters will appreciate the mix of planted pine and bottomland hardwoods that create diverse and productive wildlife environments. The pine plantation provides cover and edge habitat, while the hardwood bottoms along the river corridor supply bedding areas and reliable water sources. With well-developed road access and varied terrain—from upland pines to low-lying hardwoods—the tract presents numerous strategic hunting locations, particularly along transition zones where pines meet hardwoods or near natural travel corridors. Additionally, the ±8 acre pond offers opportunities for fishing or duck hunting.



CONSERVATION EASEMENTS

The property is currently unencumbered by a conservation easement, offering an excellent opportunity for one given its strong development potential. As Valdosta, Georgia continues to grow, protecting this land has become increasingly important. Establishing a conservation easement on Spivey Farm would ensure the long-term preservation of its natural resources and safeguard it from future development for generations to come.



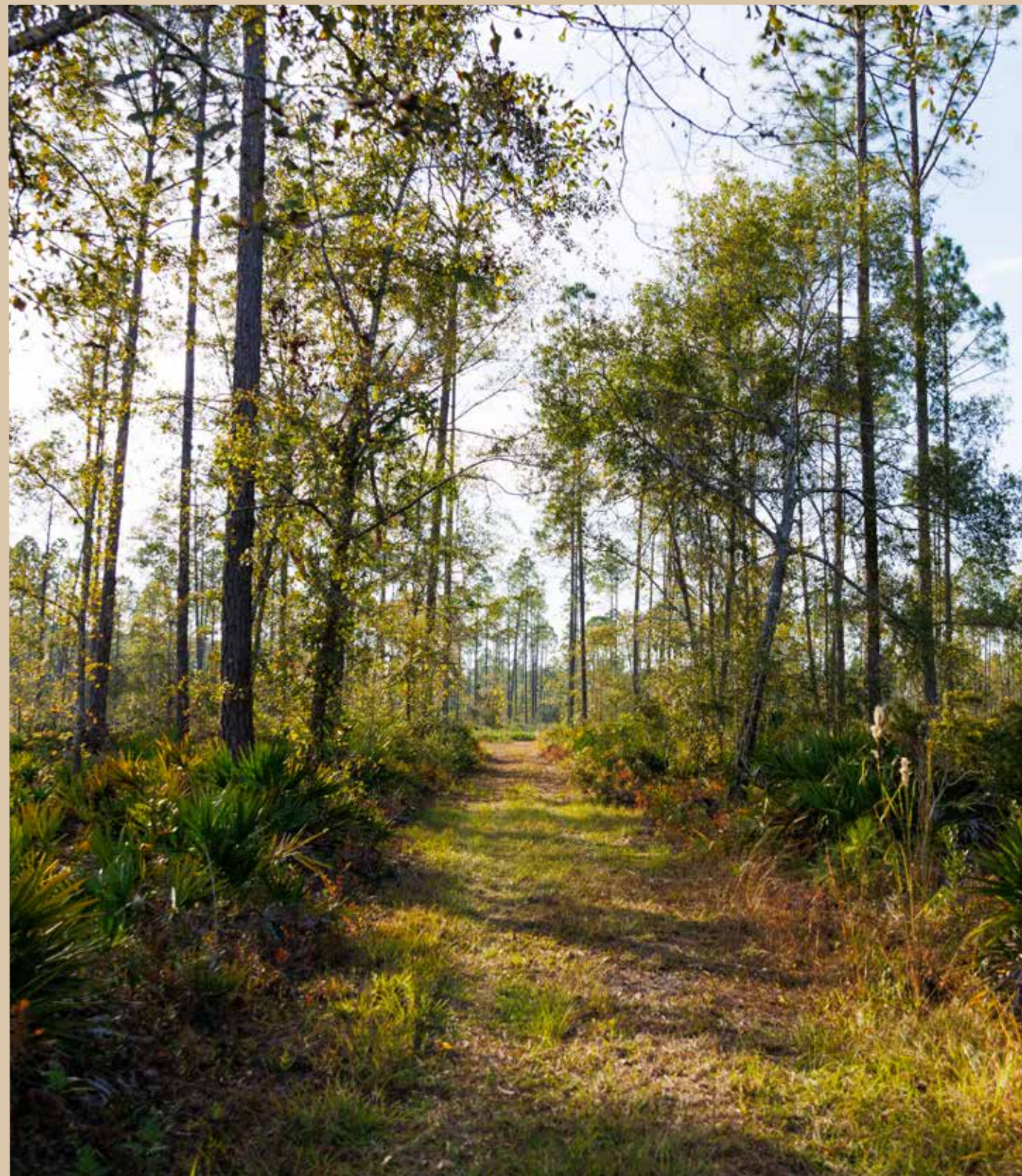


LOCATION

Nestled 3.5 miles east of Valdosta, Georgia, the ±657 acre Spivey Farm exemplifies the qualities of a well-managed South Georgia estate—offering a stunning blend of natural beauty, recreational opportunity, and peaceful seclusion. This versatile property is perfectly suited for equestrian estates, hunting and fishing retreats, private homesteads, or thoughtful development. Its proximity to Interstate 75 and Valdosta provides the ideal balance of convenience and privacy, appealing to those seeking a secluded retreat or a property with exceptional future potential.

SUMMARY

Spivey Farm offers a unique blend of recreational, timber, development, and investment potential. Ideally located 3.5 miles from downtown Valdosta and minutes from I-75, the property features extensive road frontage and easy access throughout. Highlights include a scenic ± 8 -acre pond and exceptional hunting opportunities for deer, turkey, and potential quail habitat. Currently unencumbered by a conservation easement, it also presents outstanding potential for future conservation or development initiatives. Owned by the same family for generations, the property reflects a deep tradition of stewardship and thoughtful land management.



SPIVEY FARM

±657
ACRES

LOCATED IN VALDOSTA, GEORGIA

LISTED AT
\$5,586,285

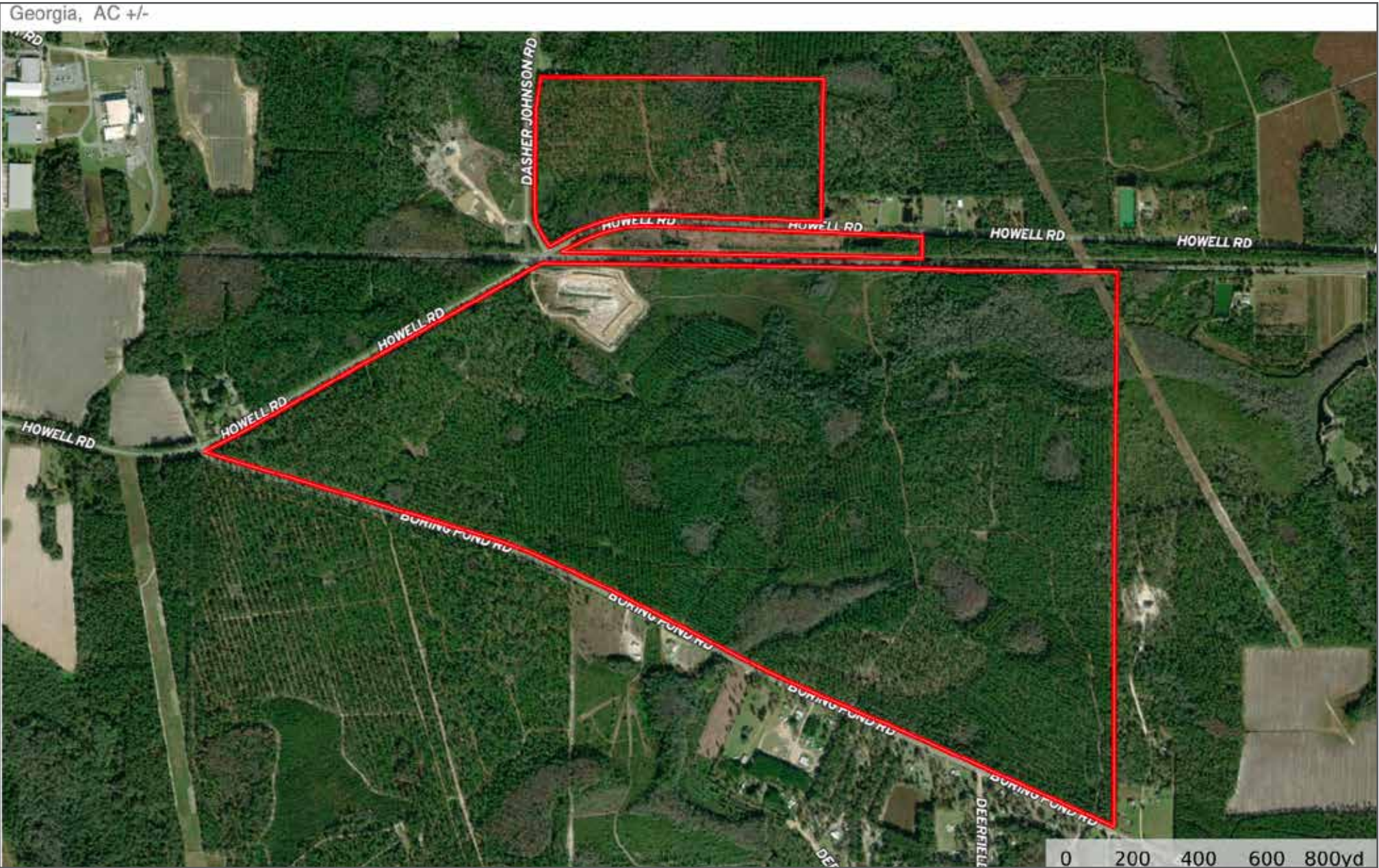
PRIME SOUTH GEORGIA TRACT COMBINING TIMBER, RECREATION, AND
DEVELOPMENT POTENTIAL NEAR VALDOSTA

ACREAGE

- ±657 contiguous acres with extensive road frontage and easy access throughout the property
- ±498 acres in planted pine plantation and ±138 acres in hardwood bottoms providing diverse habitat
- An ±8 acre scenic pond ideal for fishing or a homesite

LOCATION

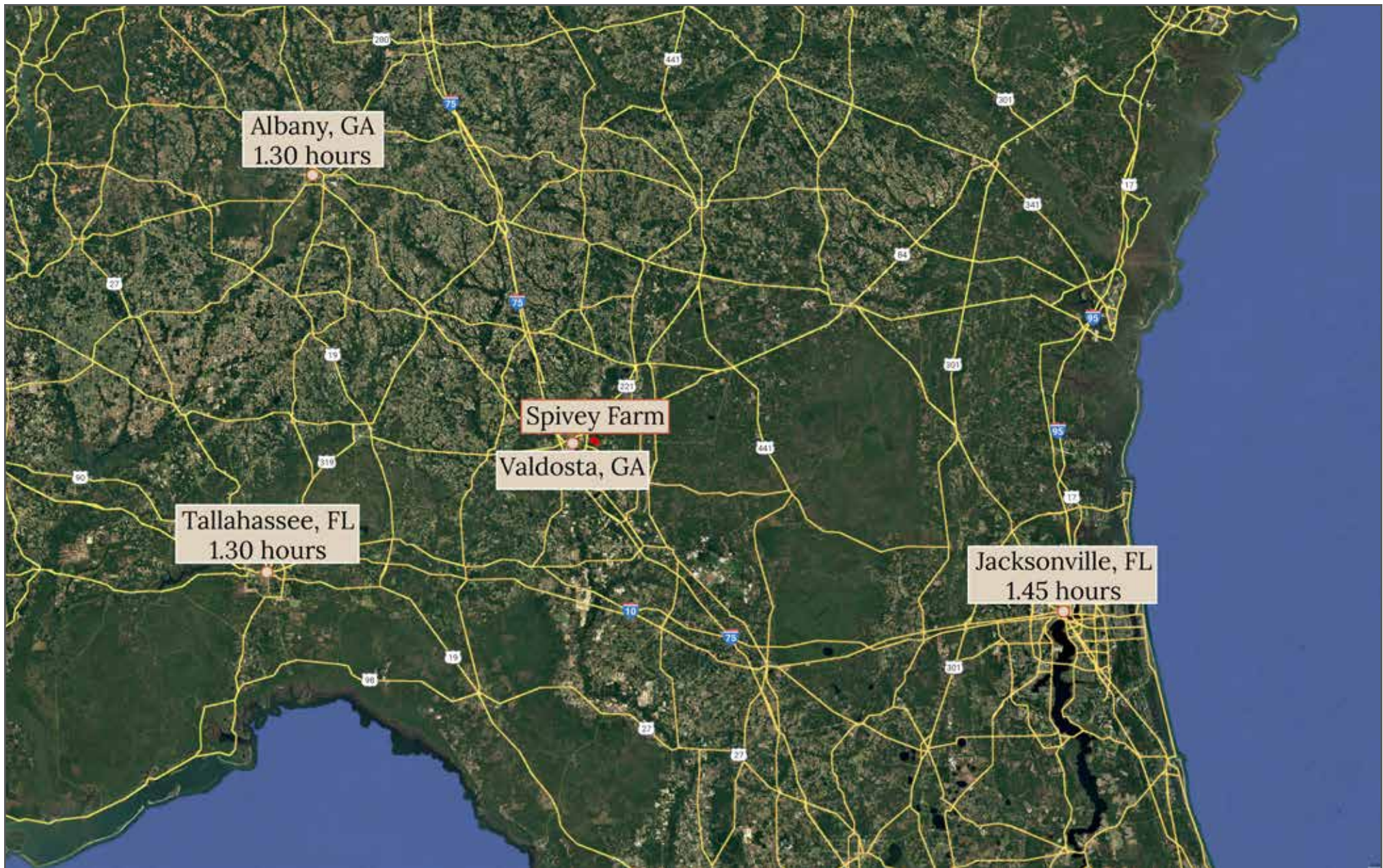
- 3.5 miles east of Valdosta, Georgia, and minutes from Interstate 75
- Surrounded by mature pine plantations, hardwood bottoms, and a scenic pond
- Offers a balance of seclusion and convenience ideal for recreation, homesteads, or development



Spivey Farm - Aerial Map

••Maps are for visual aid only, accuracy is not guaranteed.





Spivey Farm - Aerial Map - Parcelled

••Maps are for visual aid only, accuracy is not guaranteed.