



SOLD · SET PRICE

Airport Farm

± 619 Acres | Decatur County | Georgia | Near Bainbridge

Income Producing Irrigated Farmland

PRICE	PRICE / ACRE	ACREAGE
\$5,125,000	\$8,279	± 619

PROPERTY OVERVIEW

AFM Real Estate is proud to present the Airport Farm, situated minutes from the quaint town of Bainbridge in the heart of South Georgia. The farm consists of ±619 acres of highly productive and versatile irrigated row crop land located in the desirable area of Decatur and Gadsden Counties along the Georgia/Florida line. The landscape is diverse, offering highly productive irrigated ag land, pecan orchards, and excellent road system accessing all areas of the farm. The Farm • ±619 acres. Convenient to Bainbridge, Thomasville, Albany, Moultrie, and Tallahassee, FL. • Approximately 530 acres of productive irrigated farmland. • Income producing farmland opportunity. • Farm has consistently produced high yields. • Reliable water supply – two wells and a surface water pump at pond. • Variety of...

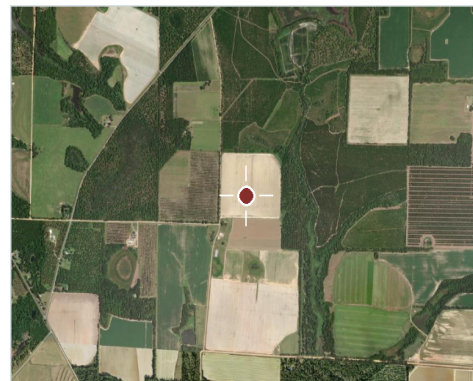
PROPERTY DETAILS

TYPE Agriculture / Farmland (Fields)	ACCESS Dirt Road · Legal Access · Paved Road · Fee Simple
UTILITIES Electric · Telephone	WATER FEATURES Ponds
IMPROVEMENTS Ponds · Roads · Well · Gate	COUNTY TAX PARCEL IDS 00370001 1-32-4N-4W-0000-00411-0000 00370045 1-34-4N-4W-0000-00330-0000

DOCUMENTS INCLUDED

TRG Airport Farm · Airport Farm Brochure · Aerial Map

LOCATION



Decatur County, Georgia



Nathan Greer

Real Estate Broker, GA, AL, SC, AR
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SCAN TO VIEW



Property Photos

Airport Farm · Decatur County · Georgia · Near Bainbridge

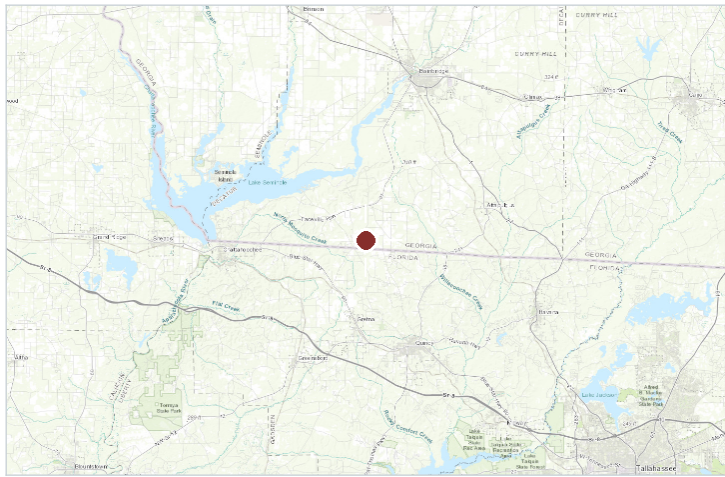


Location & Access

Airport Farm · Decatur County · Georgia · Near Bainbridge



Aerial imagery centred on the tract. Boundaries shown elsewhere in this package are approximate and for illustration only.



Regional locator

COUNTY & STATE
Decatur County, Georgia

NEAREST CITY
Bainbridge

APPROXIMATE CENTRE
30.71213, -84.64894

COUNTY TAX PARCEL IDS
00370001 1-32-4N-4W-0000-00411-0000 00370045
1-34-4N-4W-0000-00330-0000

INTERACTIVE MAP



<https://id.land/ranching/maps/667ec9ce2e944273387e2e580af994b1/share>



**AFM
REAL ESTATE**

Airport Farm

Decatur County, GA.

Airport Farm

619 +/- Acres - \$5,125,000

Decatur & Gadsden County, GA, FL.

AFM Real Estate is proud to present the Airport Farm, situated minutes from the quant town of Baimbridge in the heart of South Georgia. The farm consists of 619 +/- acres of highly productive and versatile irrigated row crop land located in a desirable area of Decatur and Gadsden Counties along the Georgia/Florida line.

The Farm

- Convenient to Baimbridge, Thomasville, and Tallahassee FL.
- 530 acres of productive irrigated farmland.
- Income producing farmland opportunity.
- Farm has consistently produced high yields.
- Reliable water supply – 2 wells and pumps.
- Crops: Corn, peanuts, cotton, and tomatoes.
- Over 16,000 feet of road frontage.
- 10 Valley Pivots ranging from 3 to 6 towers.
- Drip irrigation.
- 85% farmable acres.
- Productive soils.
- 18-acre managed pecan orchard.
- Excellent tenant farmer in place.
- Surrounded by large multi-generational private timberland and irrigated agricultural farms.

Broker Comments:

“The Airport Farm is a well-maintained irrigated farm in the heart of South Georgia. With productive soils and ample water supply, Airport Farm provides a turnkey income producing opportunity for the avid investor.”



CONTACT:

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Broker

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125 Plantation Center Dr. 700A

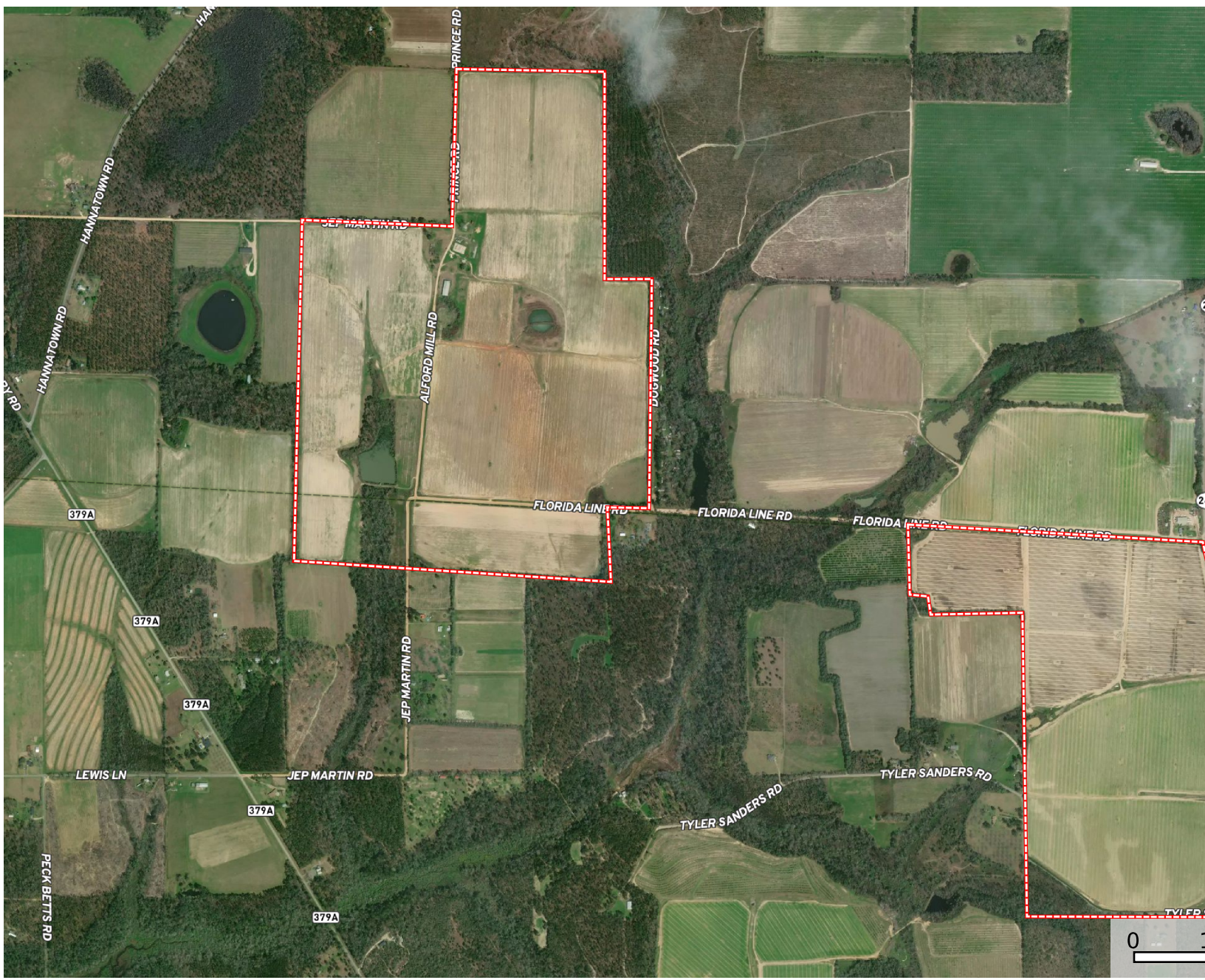
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Neither seller nor its representatives warrant the completeness or accuracy of the information. Each prospective purchaser should make its own determination as to timber volumes, timber quality, logging feasibility, acreage, access, and federal and state environmental and regulatory constraints relating to the use of the property and the harvest of timber therefrom. Seller, its brokers, managers, agents and employees, make no representation or warranties, express or implied, as to the accuracy or completeness of the information contained herein or as to the property, its condition, boundaries, timber volumes, acreage, wetlands, or fitness for a particular purpose. The successful purchaser will accept the property in its present condition, "AS IS, WHERE IS, with all faults", at closing.

Airport Farm
Decatur County, Georgia, 619 AC +/-



Boundary

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