



# GREENVILLE FARM & TIMBERLAND

806 N QUITMAN HIGHWAY  
GREENVILLE, FL 32331

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# Property Overview



**Sale Price**

**\$3,600,000**

## PROPERTY OVERVIEW

Located in the fertile landscape of the Red Hills, this property features a unique combination of income producing farmland and quality hunting habitat. The irrigated farmland is currently used for sod production and row crop commodities. There are approximately 280 acres of land in cultivation that are irrigated by (2) 12 inch irrigation wells. The farmland is complemented by pine plantations of different age classes and natural timber which make for excellent deer, turkey and duck habitat. There is also an office and shop facility that could be converted into lodging.

The surrounding neighborhood features well managed hunting plantations that boast excellent deer and turkey populations. The property is situated between Thomasville and Valdosta which both have private airports and amenities to serve the entire family. It is rare to find an income producing recreational asset like this property that can offset ownership costs by renting out the irrigated crop fields. The seller will consider a lease with option to purchase. Call for more information.

## OFFERING SUMMARY

<b>Acreage:</b>	<b>579 Acres</b>
Price / Acre:	\$6,218
City:	Greenville
County:	Jefferson
Property Type:	Farms & Nurseries Properties, Timberland

# Specifications & Features



## SPECIFICATIONS & FEATURES

Land Types:

- Farms & Nurseries Properties
- Hunting & Recreation Properties
- Timberland

Uplands / Wetlands:

76% Uplands

Soil Types:

- Fuquay Fine Sand
- Pelham Fine Sand
- Orangeburg Sandy Loam

Zoning / FLU:

AG

Lake Frontage / Water Features:

3+ acre pond

Water Source & Utilities:

[2] 12" Irrigation wells

Road Frontage:

1.6 miles on HWY 221. 1 mile on Lovett Rd.

Nearest Point of Interest:

14 miles from Quitman, GA  
36 miles from Valdosta, GA  
41 miles from Thomasville, GA  
57 miles from Tallahassee, FL

Current Use:

Sod farm  
Row crop  
Timber

Structures & Year Built:

Barn (1996)  
Shop & Office (1996)

# Aerial Map



# Location



## LOCATION & DRIVING DIRECTIONS

Parcel:

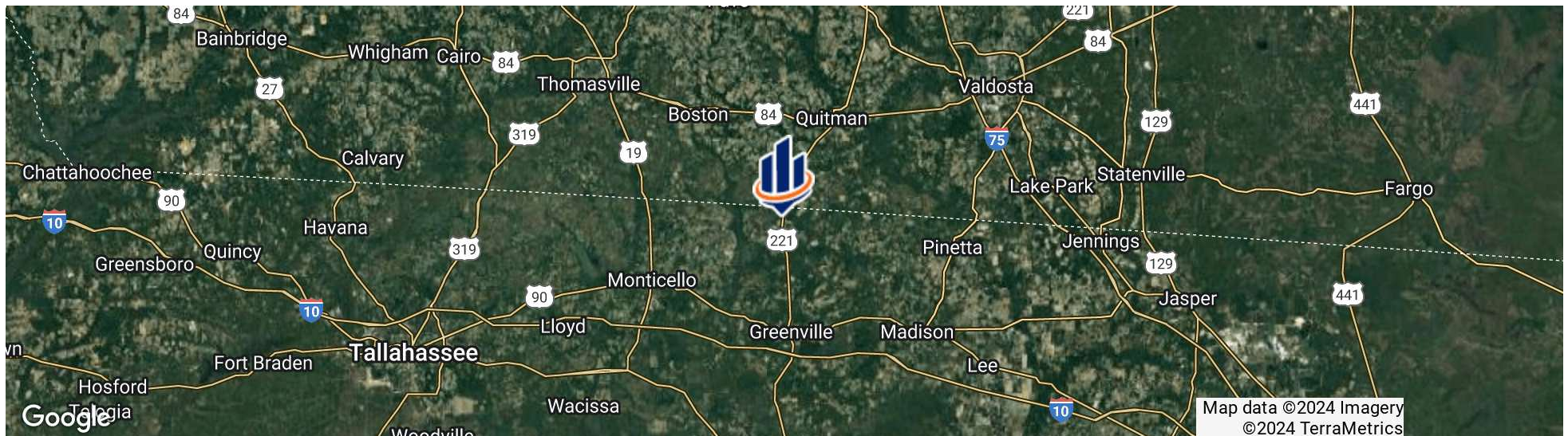
29-3N-7E-0000-0010-0000 28-3N-7E-0000-0020-0000 32-3N-7E-0000-0010-0000 33-3N-7E-0000-0022-0000

GPS:

30.6316929, -83.6411409

Driving Directions:

- From Quitman, GA head south on HWY 221
- Entrance is just past the state line on the left.













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