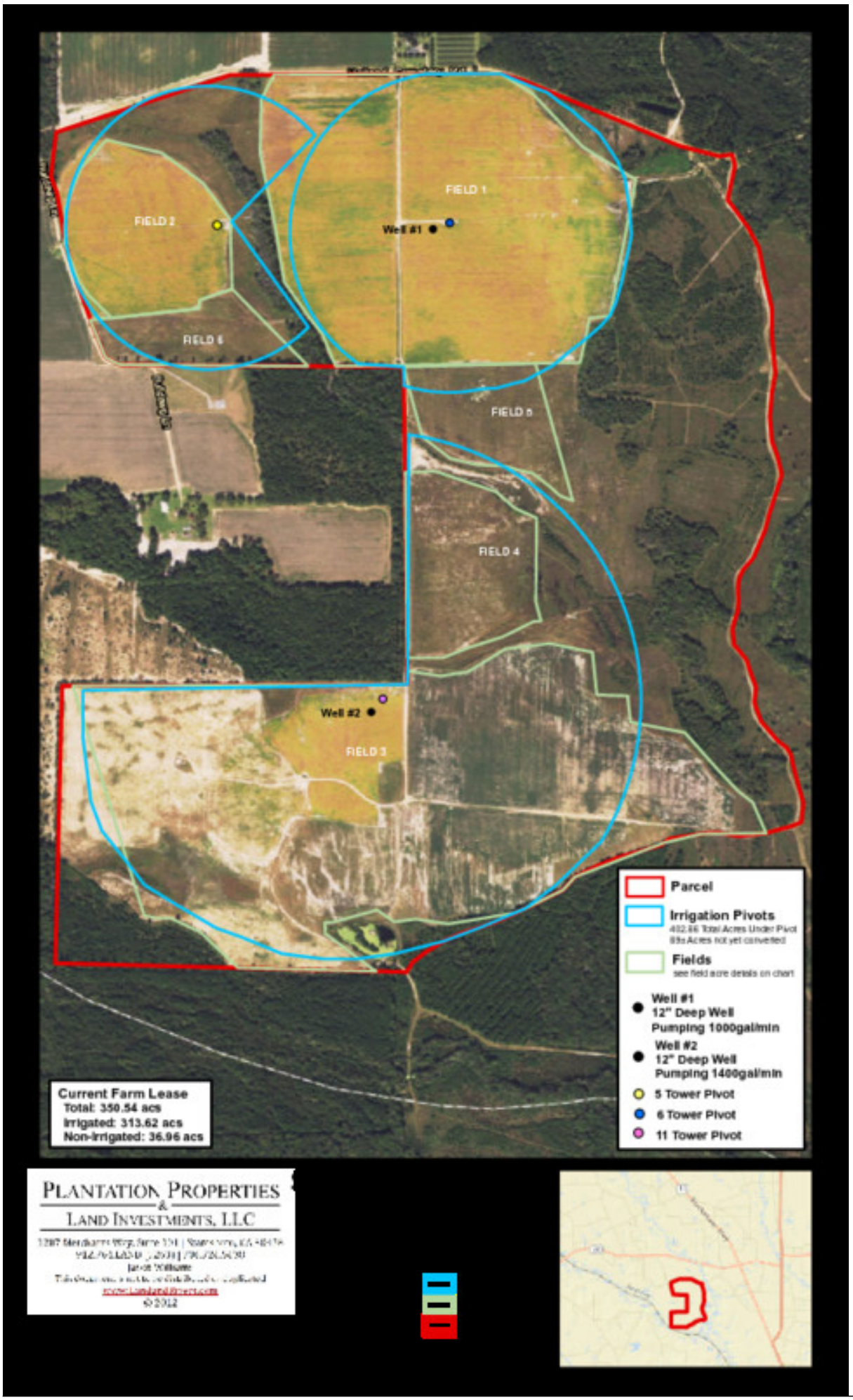
Sweetwater Creek Farm

Sweetwater Creek Farm is an ideal income producing irrigated farm located in the heart of southeast Georgia. This 580± acre farm is located on Holland Cemetery Rd and Moody Cemetery Rd off GA-15 S/Blackshear Hwy. approximately 15 miles east of Alma, Georgia and about 17 miles southeast of Baxley, Georgia. This farm is easily accessible from Savannah, Jacksonville, Macon and Atlanta.South Georgia is well known for its superiority in agriculture and exceptional hunting. The farm consists of income producing irrigated and non irrigated crop land, a small pond, timberland and is bordered to the east by Sweetwater Creek.The farm has good soils for agriculture and timber production. The acreage breakdown for the farm land is a total of 350.54 acres of cultivated land with 313.62 acres under irrigation and 36.96 acres of non-irrigated. There are three center pivot irrigation systems that cover a total of 402.86 acres of land, 89± of those acres have not yet been converted to cropland. Irrigation is supplied by two 12” wells powered by diesel engines. The property also features underground power and a good interior road system.All property rights convey with this farm, including water and mineral rights. This farm offers a great investment opportunity with its current lease and potential to convert additional acreage to arable land. Make this property your new farm, hunting retreat, home site or venture property.Total Annual Farm Income: The farm land currently rents for $250/irrigated acre and $150/non-irrigated acre totaling an amount of $83,950 annually.

Price: $1,680,000
Property Type: Land
Status: Sold
Street/Address: Moody Cemetary Rd
City: Baxley
State: Georgia
Zip code: 31513
County: appling

Acreage: 580
Per Acre Price: $0.00
Phone Number: (912) 764-LAND(5263)
Email: info@landandrivers.com
Google Maps link: View Larger Map

Detailed Aerial Map


FIELD 1
FIELD 2
Well #1
FIELD 6
FIELD 5
FIELD 4
Well #2
FIELD 3
Parcel
Irrigation Pivots
Fields
see field acre details on chart
Well #1
12" Deep Well
Pumping 1000gal/min
Well #2
12" Deep Well
Pumping 1400gal/min
5 Tower Pivot
6 Tower Pivot
11 Tower Pivot
Current Farm Lease
Total: 350.54 acs
Irrigated: 313.62 acs
Non-Irrigated: 36.96 acs
PLANTATION PROPERTIES
&
LAND INVESTMENTS, LLC
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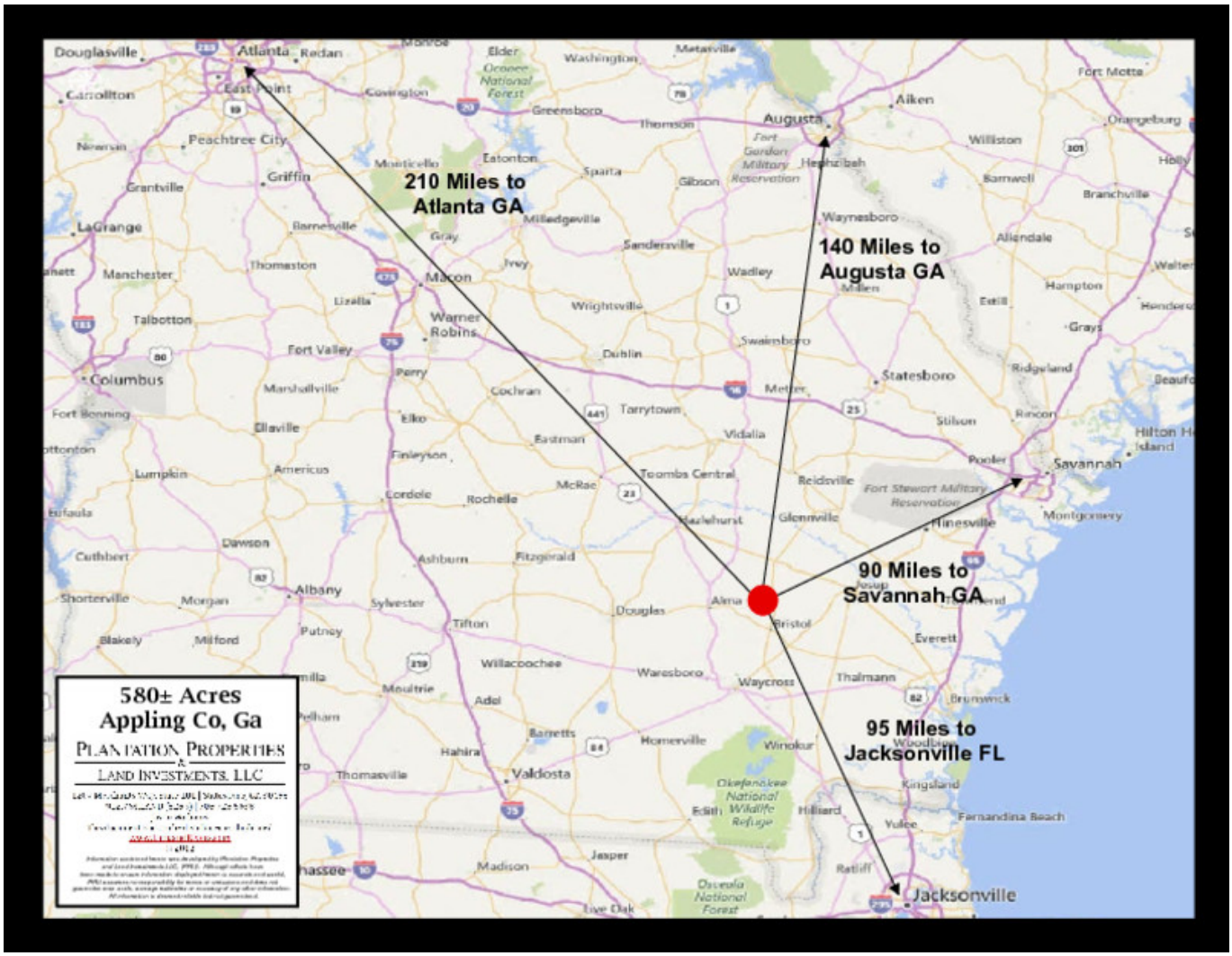
Location Map



Sweetwater Creek Farm Information Package

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