



Thomas Farms

A personal note from the seller

This is a 275 acre turnkey gentlemans farm representing one of the most attractive self sustaining capable farms in central and South Georgia. The property was part of the Flanders property which dates back to the Revolutionary War. Only one owner, other than myself, have had the privilege of owning this property other than the Flanders family. The property consists of approximately 70 acres of pastures and agriculture fields. The present owner has planted corn, peanuts, sunflowers, wheat and millet. There are several chufa plots established for turkey. There are another approximately 150 acres of mixed hardwood drains and planted pines, some ready for thinning. A forest plan is attached. The three hardwood drains contain seasonal creeks, providing perfect habitat for deer and turkey. The owners wife has scored doubles on gobblers the last two opening days. Deer hunting has been managed for the last five years, with essentially no hunting the 20 years previous to that. Through habitat management and trophy management, the deer population has flourished. 20 acres of corn were planted this year and left standing with interval bush hogging to provide year round food on the ground. There are two areas of fourteen year old white oaks and saw tooth oaks allowing bow hunter ample opportunities to take a trophy. Presently there are 7 ladder stands and 2 tower stands included.

The main house is a completely renovated modular home providing three large bedrooms and 3 full baths. Beautiful cypress walls throughout along with tongue in groove pine ceilings, old metal ceilings, and a large sunroom with vaulted ceiling and large multiglass window allow relaxing afternoons and evenings after farming, hunting or both. Wrap around porches of treated pine and a high pitched metal roof provide the warmth of a classic farm house. Propane heat provides warmth in all rooms with individual wall heaters. Window units allow cool conditions in the summer. The owner has maintained the above to allow cooling and heating selected areas as desired. Two 200 gallon propane tanks are just behind the main house, along with a 50 gallon diesel tank. A large 4 main stall pole barn provides adequate space for all of the farm implements, which are included in the price and listed below. The property is fenced and cross fenced for cattle, sheep, or horses. A separate horse paddock is directly behind the home and attached to the barn which includes a stall area. The previous owner had cattle and shoots are provided. You will literally have to purchase nothing. There are also two large handi-house storage areas.

There are four deep wells in various areas of the property, two of which furnish water to the main house. The primary well is just beside the home and a totally separate well serves as back up and switches on should there be a malfunction. The second well also serves as a top off water supply to the live stock pond. This can thus be maintained at any height desired year round irrespective of weather. A separate 3 acre pond is stocked with large mouth bass, crappie, and bream. Fishing is easy and most fish have been caught and released.

A special portion of the property holds a 100 year old farm house containing a den, bedroom and bath, porches, detached kitchen and two fireplaces and wood stove outlet. This has been stripped down to the original wood, all heart pine. There are wide plank floors, tongue in groove walls and ceilings, with scattered areas of beautiful bead board. The farm house has electricity and water and is plumbed for propane heat. A fifty gallon propane tank provides heat to the recently renovated home. If this were not enough, behind the farm house is approximately an acre and a half of organic, irrigated blueberries which were planted 35 to 40 years ago. These yield thousands of pounds of the most delicious blueberries of various cultivars. Present owners have retrofitted a 5X8 cargo trailer with a special a/c unit that allows the temperature to be maintained at 37 degrees for refrigerating and shipping the blueberries. This has the potential of a huge income producing project or personal

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use. In addition to blueberries, there are various other fruit trees such as apple, pear, peach and plum. Numerous Muscadine and scupunong grapes hang from erected lines and trees. Throughout the property are well maintain roads and trails for horses, atvs, or hiking. The property is accessed through four locked gates, three off of dirt roads and one from a paved state road. This allows entry into the property during any weather conditions and also allows the possibility of timber thinning any time of year. This property is totally protected from surrounding properties by forest allowing the utmost in privacy.

Equipment included:

2009 John Deere Utility Tractor Model 5101 E 4 wheel drive, 101 HP

2009 Prime Harrow 6 foot

2009 Cammond Scraper/Land Leveler 6 Foot

2009 John Deere Rotary Cutter Model MX6

2009 John Deere Loader Model 553

200 lb Spreader

John Deere 71 Two Row Planter

Rototiller 6 Foot

Gravity Flow Corn Wagon Approx 100 Bushel Capacity



Price: \$795,000

Property Type: Land

Status: Sold

Street/Address: 174 Blueberry Farm Rd

City: Adrian

State: Georgia

Zip code: 31002

County: emanuel

Acreage: 275

Per Acre Price: \$0.00

Phone Number: 912.764.LAND(5263)

Email: info@landandrivers.com

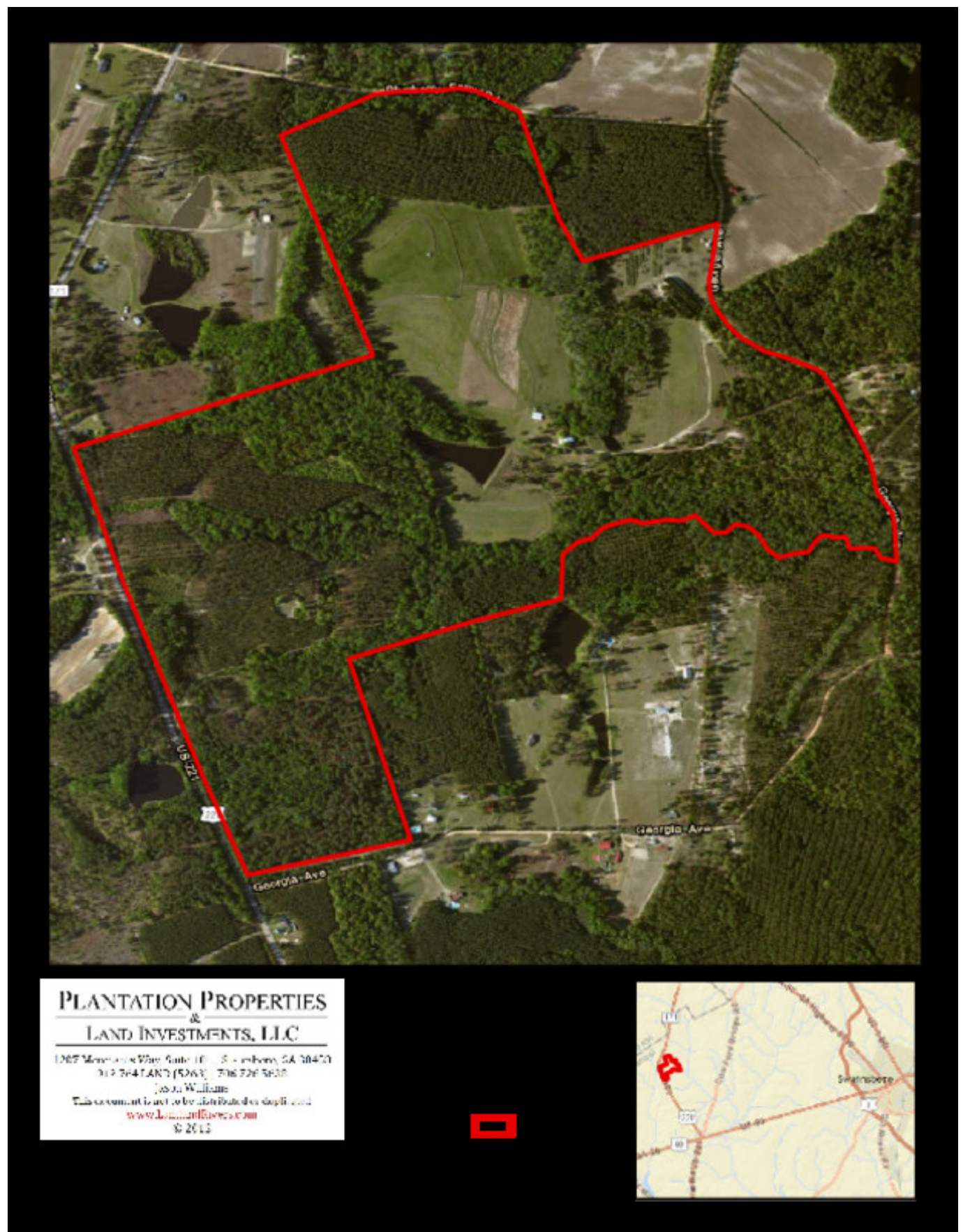
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Aerial Map



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