*Sold*

# JARRELL FARM RETREAT

Screven County | $1,849,000 | 226 acres

## Property Details

The Jarrell Farm features 110 irrigated acres of vineyard that produces Muscadine, Black Supremes, Granny Vals, Early Fried, Tara, & Nesbit grapes. The irrigation system that waters the vineyard is run off of two separate wells; a 4 inch & 6 inch well. There are stretches of gorgeous plantation pines that separate all of the field areas. The acreage around The Jarrell Farm is in some of the best shape I have ever seen on a farm. The property has a Guest suite (The Quad), which includes four 1 bed/1 bath living spaces. The quad would be perfect for large family gatherings, or any type of business venture the new owner sees fit. All 4 units have been completely renovated with hardwood floors, stainless steel appliances, LED lighting, new roof coatings, ridge caps, & additional laundry facility. There is also a dormitory with 35 beds, 14 newly installed toilets, two hot water heaters, two brand new 5 ton A/C units, stoves, refrigerators, & 6 washer and dryer connections. The Packing House boasts four brand new compressors, new wiring and ceiling in the office spaces, LED lighting, triple wash sinks, five loading docks, & two 10×30 coolers. The possibilities for this property are endless.

*Address*
299 Racehorse Rd.
Sylvania, Georgia 30467
Screven County

There is a beautiful 5 bed/3bath, 3300 square foot main house tucked away in the very back of the property! The scenery around the home is remarkable. Some of the nice features of the home include: a 2 car carport, brand new kitchen appliances, wood burning fireplace, brand new flooring throughout, as well as a brand new roof! To top it off, the property features a chlorine pool with its own bathroom for your family to enjoy during the hot summers.

Outside of the vineyard, the land consists of pre-merchantable & merchantable pine timber, and multiple beautiful hardwood bottoms. The road network on this property is top notch. There are numerous potential food plot areas for the outdoorsman. Deer and Turkey have been regularly seen on the farm, and the sign is evident. The property is bordered by 600 acres of Weyerhaeuser Timberland & 1000 plus acres of bordering irrigated farms, which further enhances the hunting potential and privacy on this tract. Enjoy 226 acres of pristine land in one of the fastest growing areas in the country. This is a near turnkey property for the right buyer, and the renovations & rehabs should not go

unnoticed. If you are in the market for such property, then The Jarrell Farm may be the one for you. Properties such as this rarely see the market anywhere in the country. The Jarrell Farm is 1 Hour & 20 Minutes from Savannah, 1 Hour & 30 Minutes from Augusta, 3 Hours & 30 Minutes from Atlanta, & 2 Hours & 30 Minutes from Macon!

## Property Photos

ASSOCIATE BROKER & LAND SPECIALIST

# CADE WINDHAM

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