



NEW ERA

**PRICE** \$3,000,000  
**ACRES** 652 +/-

# GRASSY FLATS FARM



## Farm Features

- V5 - CUVA
- 155 Acres Center Pivot Irrigation
- Irrigation Well / Diesel Motor
- 1,752 Sq. Ft. Brick Home with Central Heat and Air
- 2,500+/- Sq. Ft. Brick Home with Central Heat and Air
- 1,200 Sq. Ft. Pool House/Recreation House
- Pool
- 2 Grain Bins
- 2 Machinery Shed, Barn, Shop Combinations
- Corn, Cotton, and Peanut Bases
- 240+/- Acres of Row Crop Land
- Balance in Large Draping Live Oaks, Pasture, Silva Pasture, and Hay Fields
- Property Is Fully Fenced and Cross Fenced



Contact Billy Black  
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**Colquitt, GA - Miller County**





## **A Farmer's Dream**

If you are looking for a nice cattle and irrigation row crop operation in the heart of South Georgia then you are at the right place! Nice homes and stately live oak trees make this farm a very desirable place to both live and farm. Fenced pastures, good soil, and ample irrigation water makes for great income for a potential investor or farmer. The western portion of the farm is a low-lying grassy flat surrounded by large live oaks that would make for a fantastic duck impoundment with just a little work. Over 100 teal and dozens of geese were seen on our initial viewing! Don't miss an opportunity to own this unbelievable tract of land!













