

PROPERTY PORTFOLIO



486.45 ACRES TIFT COUNTY, GA

- 134.29 CROPLAND
- 106.19 IRRIGATED ACRES
- WILDLIFE HABITAT
- 1900 SQ FT HOUSE
(CURRENTLY RENTED)
- QUALITY SOILS

LEADER IN LAND LEGACIES



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EXPLORE THIS 486.45-ACRE PROPERTY, SPLIT BY VANCEVILLE COUNTY LINE RD. WITH 134.29 ACRES FOR CULTIVATION, INCLUDING 106.19 ACRES UNDER PIVOT IRRIGATION, IT'S IDEAL FOR ROW CROP FARMING. THE QUALITY SOILS ENSURE AGRICULTURAL SUCCESS. ENJOY A PICTURESQUE LANDSCAPE WITH A CREEK, CREATING A HABITAT FOR WILDLIFE. THE PROPERTY INCLUDES A 1900 SQ FT HOUSE GENERATING RENTAL INCOME, PROVIDING PASSIVE INCOME POTENTIAL. CONSIDER AGRICULTURAL LEASES AND HOUSE RENTALS FOR ADDED REVENUE. THIS VERSATILE ESTATE OFFERS A BLEND OF FARMING AND RESIDENTIAL OPPORTUNITIES FOR A DYNAMIC INVESTMENT.

POPE
THE REAL ESTATE COMPANY

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486.45 ACRES/TIFT COUNTY

POPE, THE REAL ESTATE COMPANY
IS PLEASED TO BRING YOU

EXPLORE THE POTENTIAL OF THIS VAST 486.45-ACRE PROPERTY, NEATLY DIVIDED BY VANCEVILLE COUNTY LINE RD. WITH 134.29 ACRES DEDICATED TO CULTIVATION, INCLUDING 106.19 ACRES UNDER EFFICIENT PIVOT IRRIGATION, THIS ESTATE IS A PROMISING VENTURE FOR ROW CROP FARMING. THE QUALITY SOILS ENSURE OPTIMAL CONDITIONS FOR AGRICULTURAL SUCCESS. BEYOND ITS AGRICULTURAL PROSPECTS, THE PROPERTY OFFERS A PICTURESQUE LANDSCAPE WITH A GENTLE CREEK FLOWING THROUGH, CREATING AN IDEAL HABITAT FOR DIVERSE WILDLIFE. FOR THOSE WITH A PASSION FOR HUNTING OR A DESIRE TO IMMERSE THEMSELVES IN NATURE, THIS ESTATE PROVIDES A UNIQUE AND ATTRACTIVE SETTING.

ADDING FURTHER VALUE IS A 1900 SQ FT HOUSE CURRENTLY GENERATING RENTAL INCOME. THIS RESIDENCE NOT ONLY SERVES AS A COMFORTABLE DWELLING BUT ALSO CONTRIBUTES TO THE PROPERTY'S POTENTIAL FOR PASSIVE INCOME. CONSIDER THE POSSIBILITIES OF GENERATING REVENUE THROUGH AGRICULTURAL LEASES AND CONTINUED HOUSE RENTALS.

THIS PROPERTY STRIKES A BALANCE BETWEEN AGRICULTURAL PRODUCTIVITY AND RESIDENTIAL APPEAL, MAKING IT A VERSATILE INVESTMENT OPPORTUNITY. WHETHER YOU'RE INTERESTED IN FARMING, HUNTING, OR GENERATING DUAL-INCOME STREAMS, THIS 486.45-ACRE ESTATE OFFERS A BLEND OF POTENTIAL RETURNS. EMBRACE THE OPPORTUNITY TO MAKE THIS PROPERTY A CANVAS FOR YOUR INVESTMENT ASPIRATIONS

ALWAYS WORKING FOR YOU,

DANIEL FOWLER, ALC
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PROPERTY INFORMATION

PROPERTY ADDRESS

720 VANCEVILLE COUNTY LINE RD

COUNTY

TIFT

ASSESSOR'S PARCEL NUMBERS:

0085 002; 0085 003

PROPERTY TAXES

\$3042.17 - LAND ; \$994.88 - HOUSE

IMPORTANT FEATURES

- 486.45 TOTAL ACRES
- 134 ACRES IN CULTIVATION
- 106 ACRES UNDER PIVOT
- QUALITY WILDLIFE HABITAT
- LITTLE CREEK RUNS THROUGH PROPERTY
- 1900 SQ FT HOUSE (CURRENTLY RENTED)
- QUALITY INVESTMENT WITH PASSIVE INCOME

DRIVING DIRECTIONS:

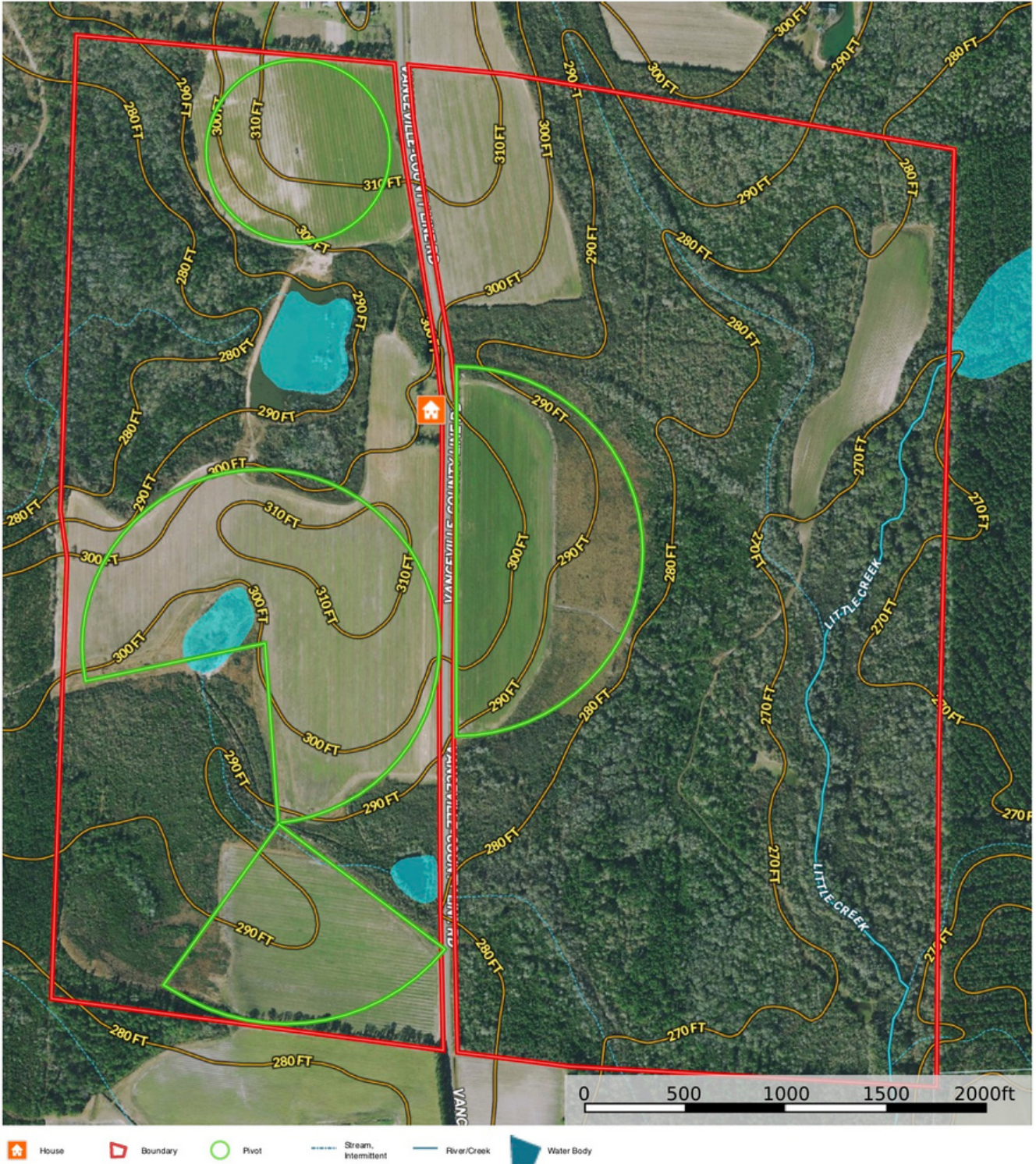
EAST ON HWY 82 OUT OF TIFTON, TURN RIGHT ON

VANCEVILLE COUNTY LINE RD, PROPERTY IS 3.6

MILES ON BOTH SIDES OF RD.

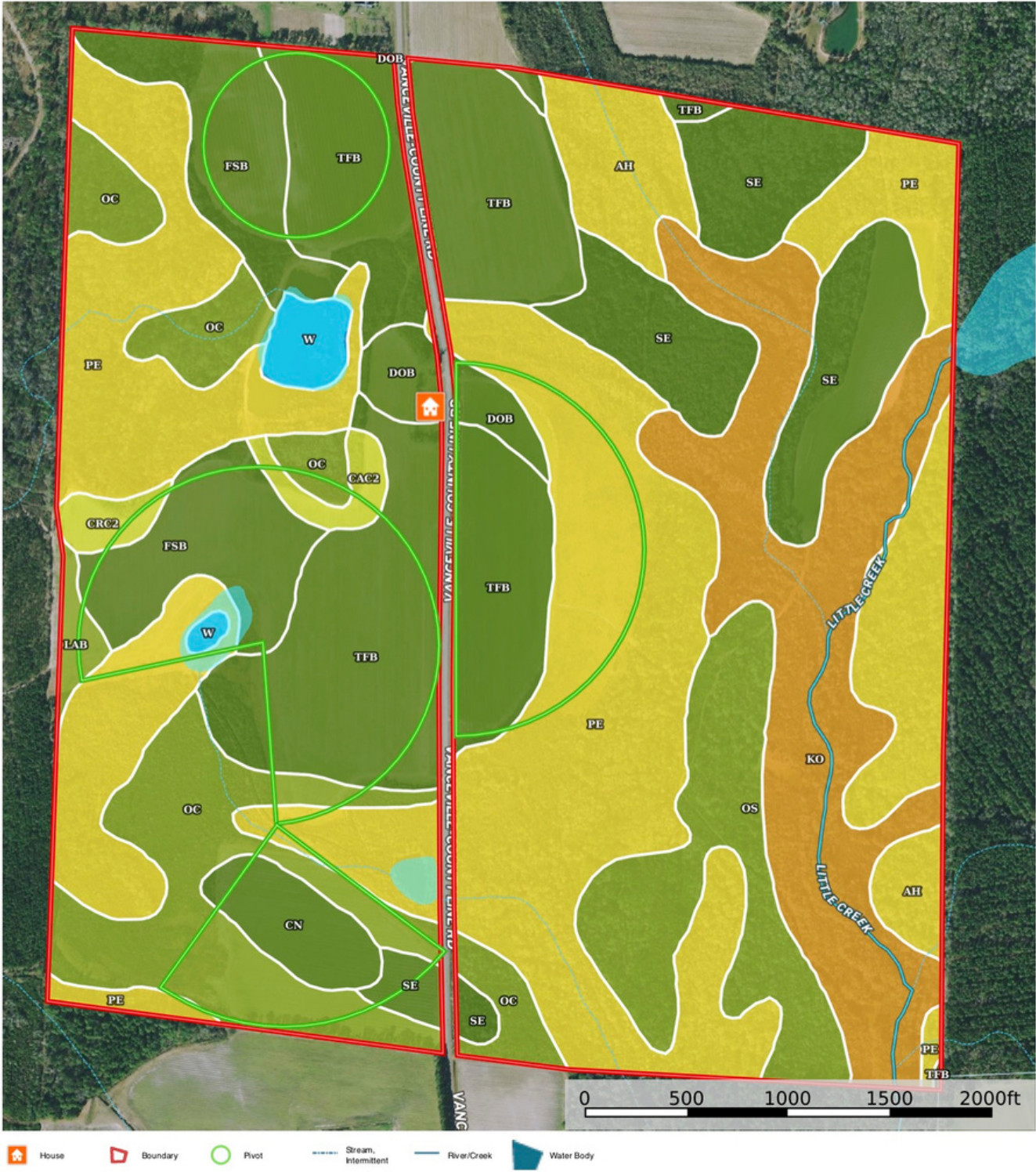
AERIAL MAP

486.45 ACRES/TIFT COUNTY




SOIL MAP

486.45 ACRES/TIFT COUNTY




SOIL MAP

486.45 ACRES/TIFT COUNTY

 All Polygons 479.14 ac

SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
Pe	Pelham loamy sand	138.6 1	28.93	0	44	5w
TfB	Tifton loamy sand, 2 to 5 percent slopes	80.89	16.88	0	65	2e
KO	Kinston and Osier fine sandy loams	56.99	11.89	0	45	6w
Oc	Ocilla loamy sand, 0 to 2 percent slopes	47.3	9.87	0	61	3w
Se	Stilson loamy sand, 0 to 2 percent slopes	39.89	8.32	0	58	2w
FsB	Fuquay loamy sand, 0 to 5 percent slopes	30.56	6.38	0	42	2s
Ah	Alapaha loamy sand, 0 to 2 percent slopes, occasionally flooded	29.61	6.18	0	33	5w
Os	Olustee sand	27.42	5.72	0	54	3w
Cn	Clarendon loamy sand	7.68	1.6	0	62	2w
DoB	Dothan loamy sand, 2 to 5 percent slopes	7.11	1.48	0	61	2e
W	Water	4.47	0.93	0	-	-
CaC2	Carnegie sandy loam, 5 to 8 percent slopes, moderately eroded	3.34	0.7	0	55	4e
CrC2	Cowarts sandy loam, 5 to 8 percent slopes, moderately eroded	2.8	0.58	0	42	4e
LaB	Lakeland sand, 0 to 5 percent slopes	2.47	0.52	0	19	3s
TOTALS		479.1 4(*)	100%	-	50.34	3.73

(*) Total acres may differ in the second decimal compared to the sum of each acreage soil. This is due to a round error because we only show the acres of each soil with two decimal.

 Boundary 274.06 ac

SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
Pe	Pelham loamy sand	81.14	29.6	0	44	5w
KO	Kinston and Osier fine sandy loams	56.99	20.79	0	45	6w
Se	Stilson loamy sand, 0 to 2 percent slopes	37.51	13.69	0	58	2w
TfB	Tifton loamy sand, 2 to 5 percent slopes	34.05	12.42	0	65	2e
Ah	Alapaha loamy sand, 0 to 2 percent slopes, occasionally flooded	29.61	10.8	0	33	5w
Os	Olustee sand	27.42	10.0	0	54	3w
Oc	Ocilla loamy sand, 0 to 2 percent slopes	3.98	1.45	0	61	3w
DoB	Dothan loamy sand, 2 to 5 percent slopes	3.36	1.23	0	61	2e
TOTALS		274.0 6(*)	100%	-	49.0	4.16

(*) Total acres may differ in the second decimal compared to the sum of each acreage soil. This is due to a round error because we only show the acres of each soil with two decimal.

 Boundary 205.08 ac

SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
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SOIL MAP

486.45 ACRES/TIFT COUNTY

Pe	Pelham loamy sand	57.47	28.02	0	44	5w
TfB	Tifton loamy sand, 2 to 5 percent slopes	46.84	22.84	0	65	2e
Oc	Ocilla loamy sand, 0 to 2 percent slopes	43.32	21.12	0	61	3w
FsB	Fuquay loamy sand, 0 to 5 percent slopes	30.56	14.9	0	42	2s
Cn	Clarendon loamy sand	7.68	3.74	0	62	2w
W	Water	4.47	2.18	0	-	-
DoB	Dothan loamy sand, 2 to 5 percent slopes	3.75	1.83	0	61	2e
CaC2	Carnegie sandy loam, 5 to 8 percent slopes, moderately eroded	3.34	1.63	0	55	4e
CrC2	Cowarts sandy loam, 5 to 8 percent slopes, moderately eroded	2.8	1.37	0	42	4e
LaB	Lakeland sand, 0 to 5 percent slopes	2.47	1.2	0	19	3s
Se	Stilson loamy sand, 0 to 2 percent slopes	2.38	1.16	0	58	2w
TOTALS		205.08(*)	100%	-	52.13	3.15

(*) Total acres may differ in the second decimal compared to the sum of each acreage soil. This is due to a round error because we only show the acres of each soil with two decimal.

Capability Legend								
Increased Limitations and Hazards								
Decreased Adaptability and Freedom of Choice Users								
Land, Capability	1	2	3	4	5	6	7	8
'Wild Life'	•	•	•	•	•	•	•	•
Forestry	•	•	•	•	•	•	•	
Limited	•	•	•	•	•	•	•	
Moderate	•	•	•	•	•	•		
Intense	•	•	•	•	•			
Limited	•	•	•	•				
Moderate	•	•	•					
Intense	•	•						
Very Intense	•							
Grazing Cultivation								
(c) climatic limitations (e) susceptibility to erosion								
(s) soil limitations within the rooting zone (w) excess of water								

FARM SERVICE AGENCY FORM 156

486.45 ACRES/TIFT COUNTY

GEORGIA TIFT Form: FSA-156EZ <i>See Page 2 for non-discriminatory Statements.</i>	United States Department of Agriculture Farm Service Agency Abbreviated 156 Farm Record	FARM : 3742 Prepared : 1/17/24 10:18 AM CST Crop Year : 2024
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Operator Name : [REDACTED]

CRP Contract Number(s) : None

Recon ID : 13-277-2018-4

Transferred From : None

ARCPLC G//F Eligibility : Eligible

Farm Land Data									
Farmland	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane	Farm Status	Number Of Tracts
482.51	134.29	134.29	0.00	0.00	0.00	0.00	0.0	Active	1
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped		CRP	MPL	DCP Ag.Rel. Activity	SOD	
0.00	0.00	134.29	0.00		0.00	0.00	0.00	0.00	

Crop Election Choice		
ARC Individual	ARC County	Price Loss Coverage
None	SUP	PNUTS

DCP Crop Data				
Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield	HIP
Peanuts	80.86	0.00	3610	
Seed Cotton	49.15	0.00	1970	0
TOTAL	130.01	0.00		

NOTES

Tract Number : 2987

Description : I-8

FSA Physical Location : GEORGIA/TIFT

ANSI Physical Location : GEORGIA/TIFT

BIA Unit Range Number :

HEL Status : NHEL: No agricultural commodity planted on undetermined fields

Wetland Status : Wetland determinations not complete

WL Violations : None

Owners : [REDACTED]

Other Producers : [REDACTED]

Recon ID : 13-277-2018-3

Tract Land Data							
Farm Land	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane
482.51	134.29	134.29	0.00	0.00	0.00	0.00	0.0

FARM SERVICE AGENCY FORM 156

486.45 ACRES/TIFT COUNTY

GEORGIA TIFT Form: FSA-156EZ	United States Department of Agriculture Farm Service Agency Abbreviated 156 Farm Record	FARM : 3742 Prepared : 1/17/24 10:18 AM CST Crop Year : 2024
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Tract 2987 Continued ...

State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	CRP	MPL	DCP Ag. Rel Activity	SOD
0.00	0.00	134.29	0.00	0.00	0.00	0.00	0.00

DCP Crop Data

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield
Peanuts	80.86	0.00	3610
Seed Cotton	49.15	0.00	1970
TOTAL	130.01	0.00	

NOTES

In accordance with Federal civil rights law and U.S. Department of Agriculture (USDA) civil rights regulations and policies, the USDA, its Agencies, offices, and employees, and institutions participating in or administering USDA programs are prohibited from discriminating based on race, color, national origin, religion, sex, gender identity (including gender expression), sexual orientation, disability, age, marital status, family/parental status, income derived from a public assistance program, political beliefs, or reprisal or retaliation for prior civil rights activity, in any program or activity conducted or funded by USDA (not all bases apply to all programs). Remedies and complaint filing deadlines vary by program or incident.

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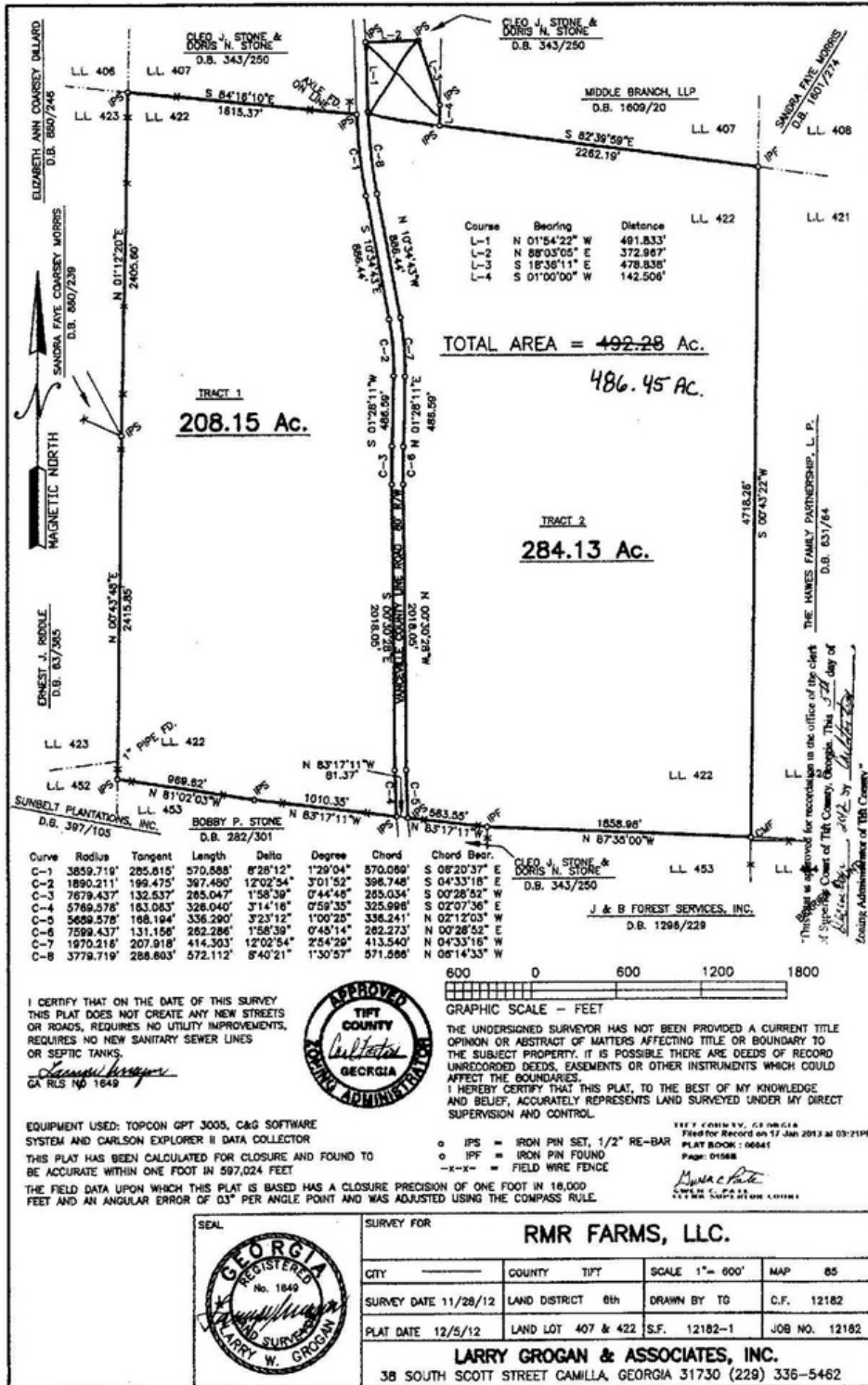
FARM SERVICE AGENCY FORM 156

486.45 ACRES/TIFT COUNTY



PLAT MAP

486.45 ACRES/TIFT COUNTY





I am Daniel Fowler, your dedicated guide in the world of land transactions. Growing up with a deep love for the outdoors, from quail hunting to mastering archery, I've now turned my passion for land into a career. As an Accredited Land Consultant,

I've got this unique knack for spotting opportunities where others might miss them. From the thrill of the outdoors to navigating the world of investments, I'm here for you.

What you won't find: me wearing a suit unless it's a special occasion...
What you will find: I'm just a down-to-earth guy who's ready to make your property visions come to life.

In everything that I set out to do, I am marked by a commitment to excellence. I am not just a realtor; I specialize in land, navigating the intricate terrain of investments, legacy building, and profitable property transactions.

With a robust network of lenders, attorneys, accountants, and fellow land experts, my focus is clear: your success. Trust in my expertise, characterized by integrity, innovation, and a personal touch that sets me apart. I look forward to working with you!

Daniel Fowler

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