



Property Portfolio

Jeff Davis County | 1512 +/- acres

kw GEORGIA
COMMUNITIES
KELLERWILLIAMS.
REAL ESTATE
Each Office Independently Owned and Operated.



Presented by Lindy Dorminy Bengston



Contents

- 03 Property Information
- 04 Property Detail
- 05 Panoramic View
- 06 Land Features
- 07 Aerial Survey
- 08 Aerial Map
- 09 Soil Map
- 10 Topo Map
- 11 Pivot Map
- 12 Contact Information



● **Location :** Jeff Davis County, GA

● **Price :** \$7,938,000

● **Size :** 1512.7 ac

● **Comments :**

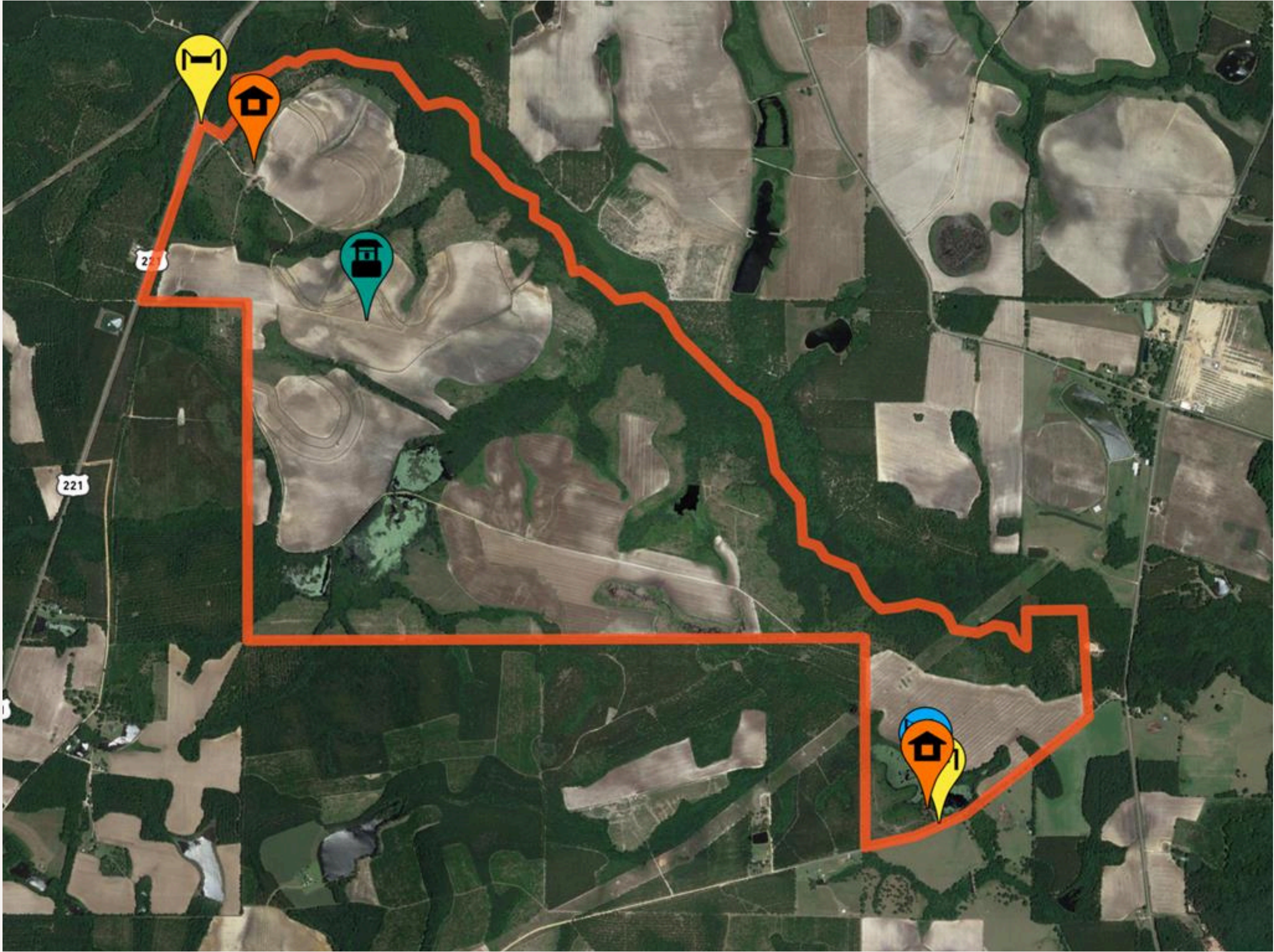
This farm presents an excellent investment opportunity with 625 acres under pivot irrigation. The property features 6 pivots supported by a 12" Diesel Well. Additionally, there are 200 acres of Longleaf Pines planted in 2015, vast pasture land, and several ponds for cattle. Enjoy exceptional deer and duck hunting on the premises. Explore the old homesite near the Rhonda Coleman entrance, complete with a boathouse and dock.

663 Rhonda Coleman Rd,
Hazlehurst, GA 31539



Property Detail

The diverse landscape of this farm makes it a rare gem, providing not only agricultural value but also recreational opportunities that appeal to nature enthusiasts and hunters alike. Moreover, the Longleaf Pines, now eight years old, promise future income from timber harvesting, adding another layer of financial potential to this already impressive investment. The rolling pastures are ideal for grazing livestock, ensuring that the land remains productive and profitable. Whether you are looking to expand your agricultural operations, seeking a serene hunting lodge, or dreaming of a rural retreat with historical charm, this Jeff Davis County farmland has it all. Don't miss the chance to own a piece of land that offers both immediate and long-term benefits. This is more than just a farm; it's an opportunity to invest in a versatile and valuable property that caters to a variety of interests and needs.

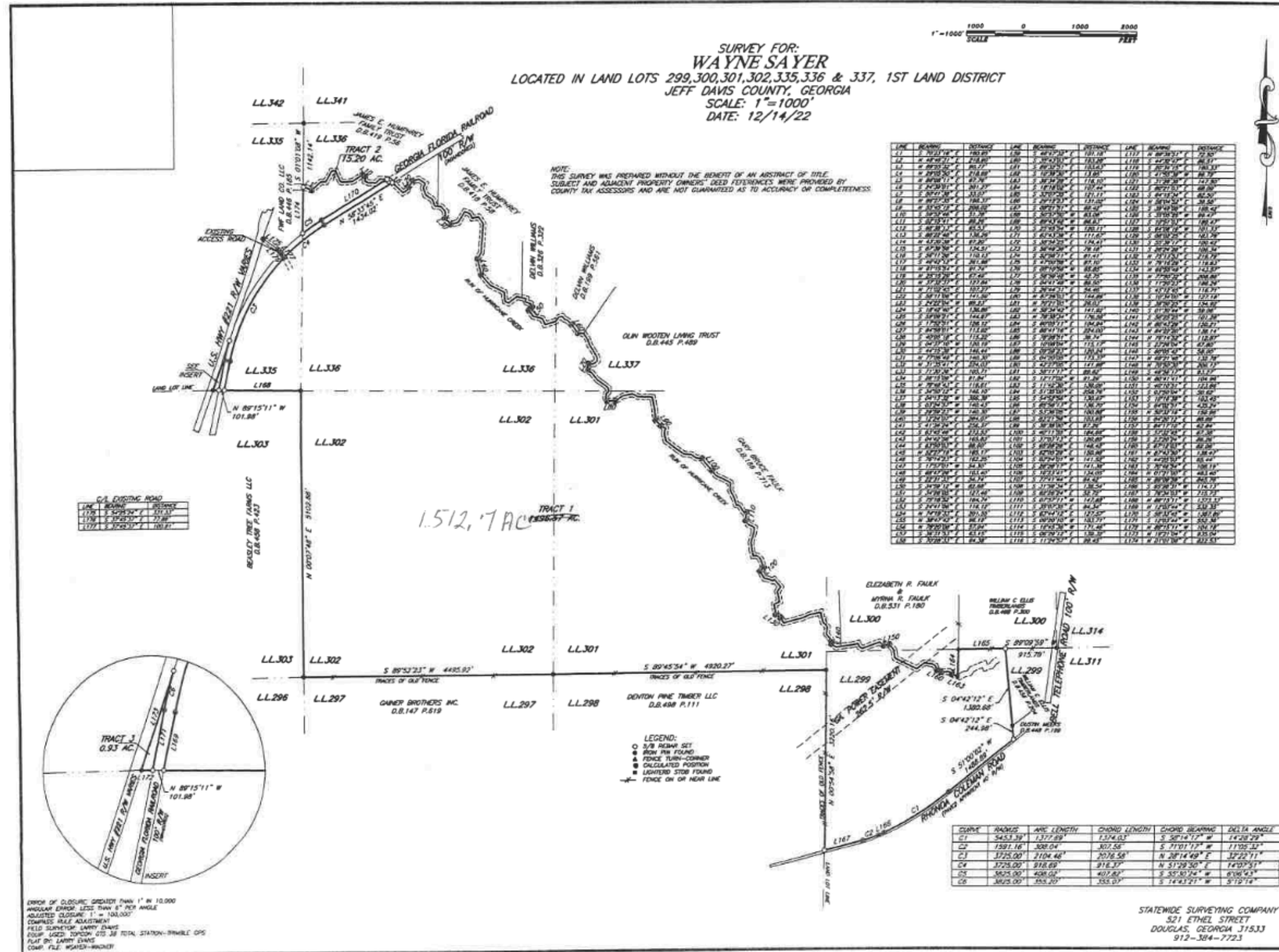




Land Features

- 625 +/- acres of irrigated cultivation
- 200 +/- acres of Longleaf Pines
- 6 Pivots serviced by 12" diesel well
- Multiple Ponds
- Grain Bins
- Old Homesite w/ boathouse and dock

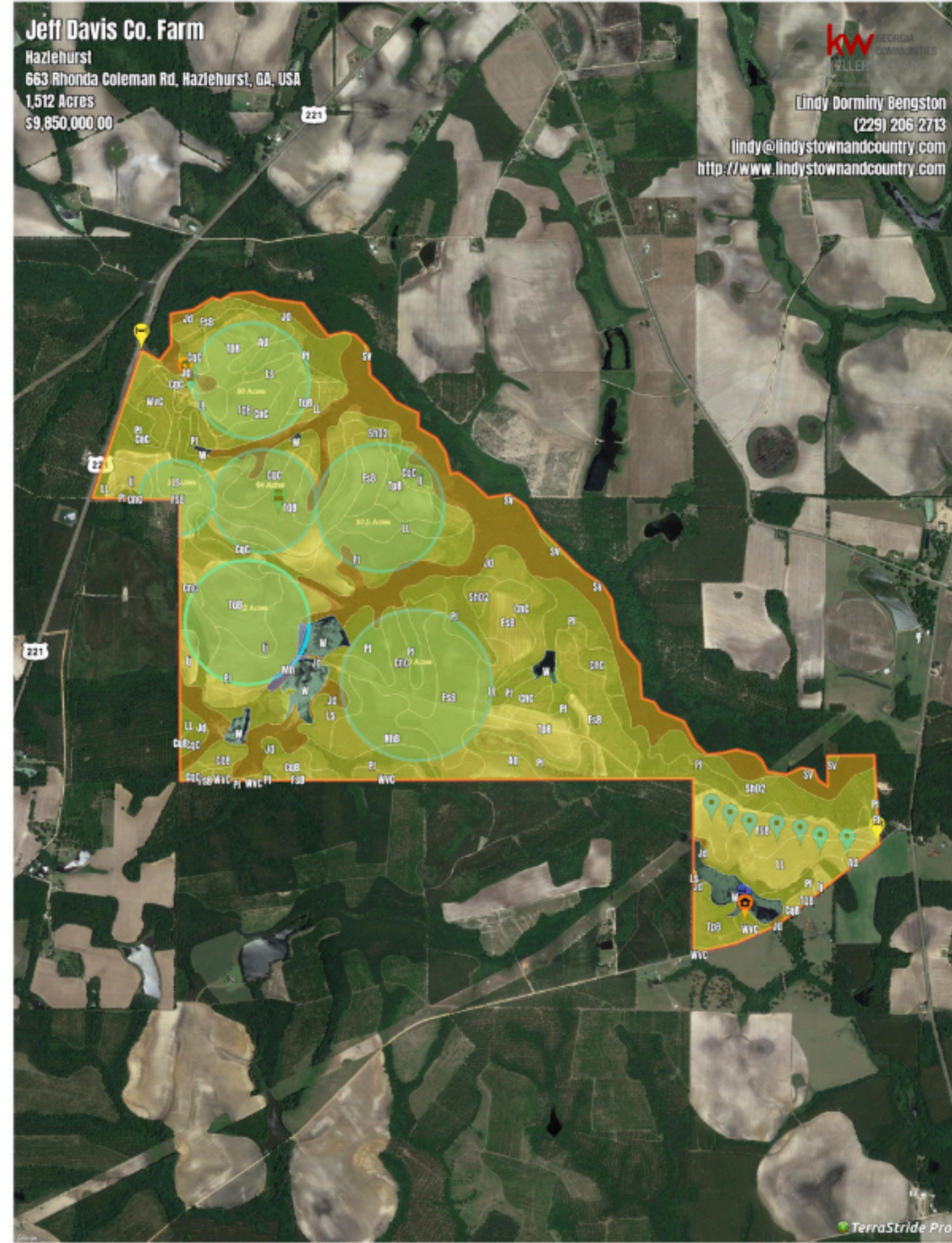
Aerial Survey



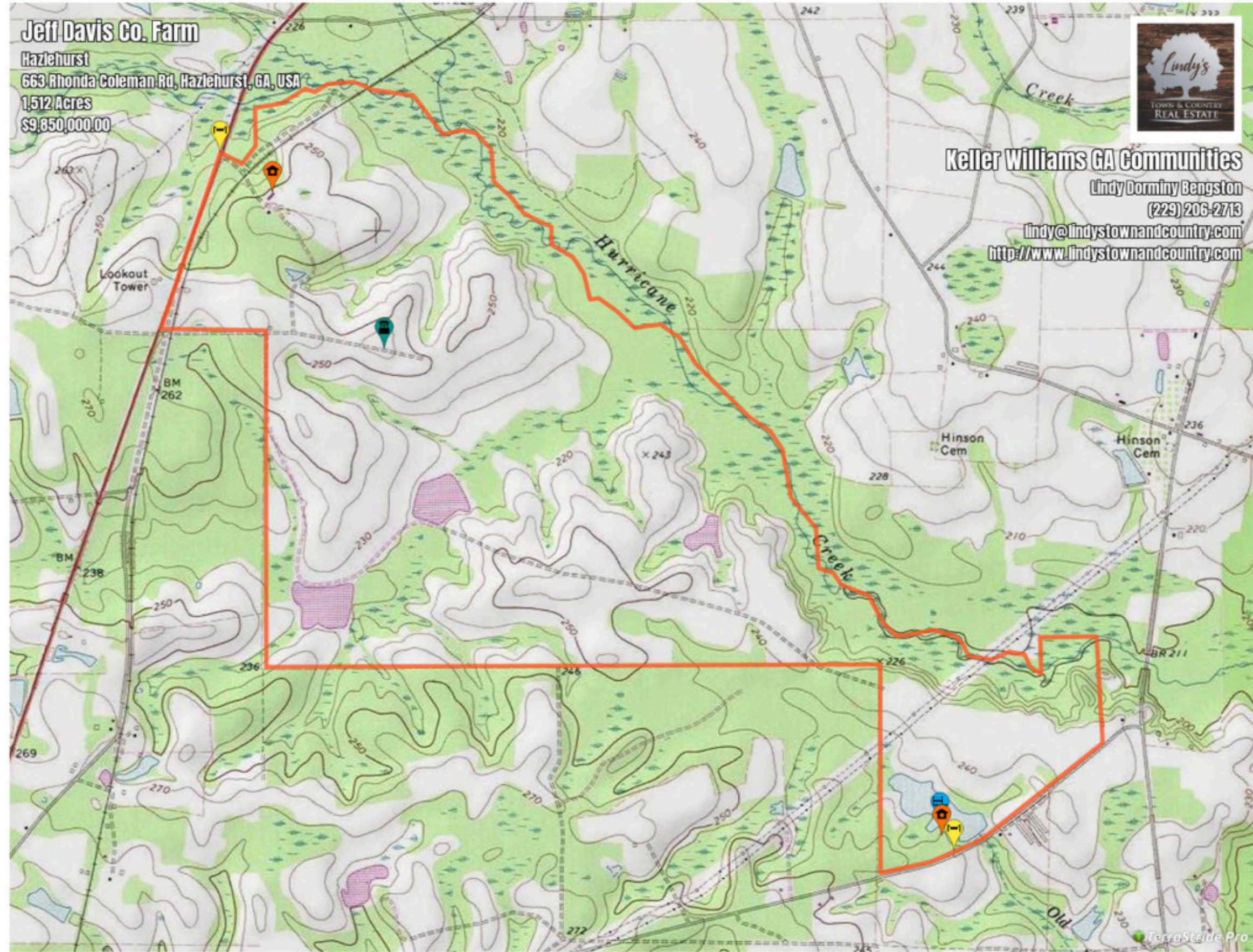
Aerial Map



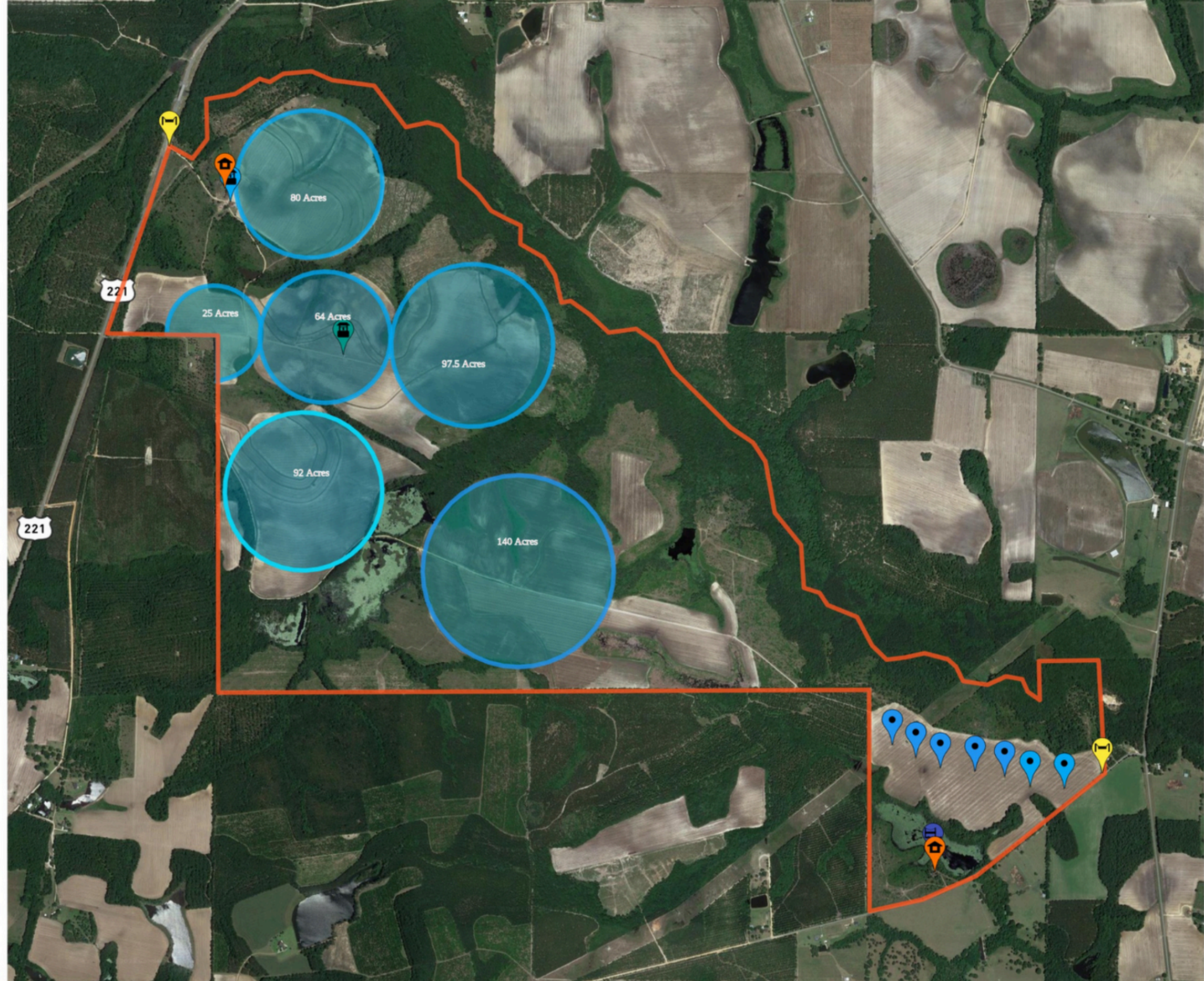
Soil Map



Topo Map



Pivot Map






Contact Me

For further information and detail.

Lindy Dorminy Bengston

-  lindystownandcountry.kw.com
-  [lindystownandcountry](#)
-  malindyb@gmail.com
-  122 2nd Street E Tifton, GA 31794