

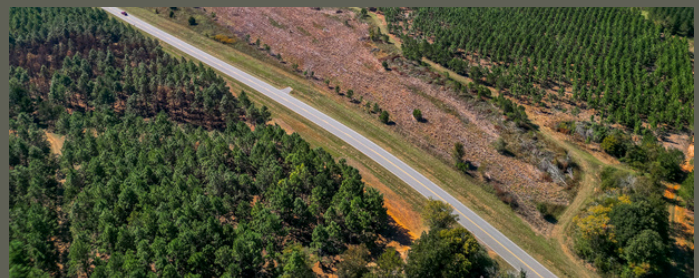


# STEPHENSON FARMS

\$2,608,000  
652 +/- ACRES

 SUMTER COUNTY, GA

**Stephenson Farms** is a 652-acre farm located in Sumter County, Ga. just 3.5 miles southwest of Plains, GA. The farm is currently being used for straw and timber production, however the recreational opportunities with this one are endless. Stephenson Farms features a 3.5-acre pond, great bedding habitat for wild game and is a large enough farm to grow and retain your deer. The 60-acre clear cut has been sprayed and is ready to plant but could also be stumped and turned into your very own dove field. It's getting more and more difficult to find fully contiguous tracts of this size in Southwest Georgia. Schedule a showing today.



## Stephenson Features:

- Power On-Site
- Water On- Site (Well)
- Multiple Camper Hookups
- Active 3 Year Straw Lease - \$18,000/year
- Easily Divisible
- 2.5 Miles of Paved Road Frontage
- 4/10 Mile Dirt Road Frontage
- Multiple Entrances
- Miles of Interior Roads

## Estimated Acreages By Timber Type:

- 190 - Pre Merch Loblolly
- 145 - Rakeable Long Leaf
- 190 - Non-Rakeable Longleaf
- 70 - Hardwood/Pine Mix
- 60 - Clear Cut (Plant Ready)



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