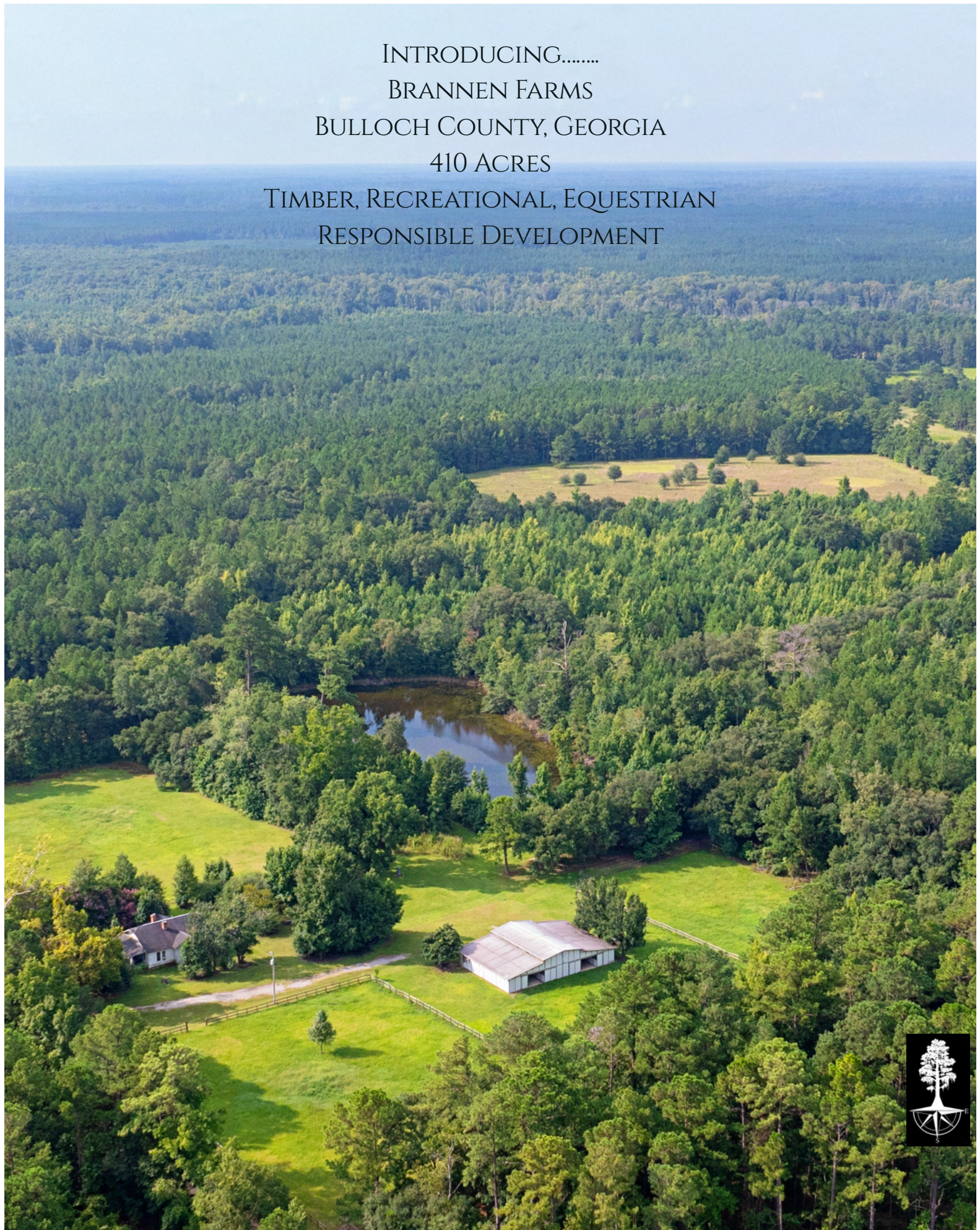


INTRODUCING.....
BRANNEN FARMS
BULLOCH COUNTY, GEORGIA
410 ACRES
TIMBER, RECREATIONAL, EQUESTRIAN
RESPONSIBLE DEVELOPMENT



BRANNEN FARMS

BULLOCH COUNTY, GEORGIA

INTRODUCTION

WELCOME TO BRANNEN FARMS, AN EXCEPTIONAL 410-ACRE PROPERTY NESTLED IN THE VIBRANT AGRICULTURAL HEART OF SOUTHEAST GEORGIA. SITUATED IN ONE OF THE COUNTRY’S FASTEST-GROWING REGIONS, THIS PRISTINE TRACT OFFERS A RARE BLEND OF HISTORICAL CHARM AND MODERN POTENTIAL.

CONVENIENTLY LOCATED JUST MINUTES FROM INTERSTATE I-16, BRANNEN FARMS HAS BEEN CHERISHED BY THE SAME FAMILY FOR GENERATIONS. TRADITIONALLY A RECREATIONAL TIMBER TRACT AND EQUESTRIAN TRAINING FACILITY, THE PROPERTY’S RICH HISTORY IS MATCHED ONLY BY ITS EXPANSIVE BEAUTY.

THE LANDSCAPE IS SANDY AND LEVEL FLANKED BY POLL BRANCH TO THE EAST AND BLACK CREEK TO THE SOUTH, WHERE THERE ARE TOWERING STANDS OF HARD WOOD TIMBER ALONGSIDE VARYING AGES OF NATURAL REGENERATED PINE STANDS. BRANNEN FARMS PRESENTS ENDLESS OPPORTUNITIES FOR DEVELOPMENT, RECREATION, OR CONSERVATION. WHETHER YOU ENVISION A SPRAWLING ESTATE, A FAMILY RETREAT, OR A COMMERCIAL VENTURE, THIS LAND IS A BLANK CANVAS READY FOR YOUR DREAMS.

THIS CHARMING TRACT FEATURES A WELL-MAINTAINED COUNTY DIRT ROAD THAT GRACEFULLY BISECTS THE LAND, OFFERING EXCITING SUBDIVISION POSSIBILITIES FOR FUTURE DEVELOPMENT. IMAGINE CREATING YOUR DREAM



ESTATE OR CRAFTING A SERENE RETREAT WHERE YOU CAN ESCAPE THE HUSTLE AND BUSTLE



OF CITY LIFE.

BRANNEN FARMS BOASTS MILES OF WINDING TRAILS, PERFECT FOR THE EQUESTRIAN ENTHUSIAST, BIRDWATCHER, OR HUNTER. THE PROPERTY IS TEEMING WITH WILDLIFE, INCLUDING DEER, TURKEYS, AND A DIVERSE ARRAY OF MIGRATORY SONGBIRDS THAT MAKE THIS AREA THEIR HOME. WHETHER YOU'RE SEEKING PEACEFUL NATURE WALKS, THRILLING HUNTING EXPERIENCES, OR SIMPLY A QUIET PLACE TO RELAX AND UNWIND, BRANNEN FARMS HAS IT ALL.



ON SITE

AT THE HEART OF THE HOMESTEAD STANDS A RUSTIC 1920S FARM COTTAGE, ECHOING THE BYGONE ERA OF COUNTRY LIFE. WITH ITS AUTHENTIC HEART OF PINE INTERIORS, THIS CHARMING RESIDENCE IS A DIAMOND IN THE ROUGH, READY TO BE TRANSFORMED INTO A STUNNING MODERN RETREAT WHILE PRESERVING ITS VINTAGE ALLURE.

ADJACENT TO THE COTTAGE IS A SPRAWLING 3,500-SQUARE-FOOT EQUESTRIAN BARN, METICULOUSLY DESIGNED TO ACCOMMODATE THE NEEDS OF THE EQUESTRIAN. THE BARN FEATURES 12 SPACIOUS 12' X 12' STALLS, A 12' WASH STALL, WIDE 12' CONCRETE AISLES, AND A 36' X 12' CLIMATE-CONTROLLED TACK ROOM/OFFICE COMPLETE WITH A RESTROOM. THE PROPERTY ALSO INCLUDES SEVERAL ADJACENT TURN-OUT PADDOCKS AND A 5-ACRE FIELD, PREVIOUSLY UTILIZED FOR SHOW PURPOSES.

BEYOND THE EXCEPTIONAL EQUESTRIAN FACILITIES, BRANNEN FARMS OFFERS A NETWORK OF TRAILS WINDING THROUGH THE PROPERTY, IDEAL FOR LEISURELY STROLLS OR INVIGORATING EXERCISE AMIDST NATURE'S BEAUTY.

WHETHER YOU'RE SEEKING A SERENE RECREATIONAL TIMBERLAND, A PREMIER EQUESTRIAN FACILITY, A RUSTIC VENUE OR A PRIME DEVELOPMENT TRACT WITHIN BULLOCH COUNTY'S BLACK CREEK CHARACTER AREA, BRANNEN FARMS PRESENTS AN UNPARALLELED OPPORTUNITY.

THE ESTATE'S PROXIMITY TO THE BURGEONING INDUSTRIAL AND COMMERCIAL DEVELOPMENT SPURRED BY THE HYUNDAI MOTOR GROUP META PLANT, SET TO OPEN SOON AT EXIT 143, THIS SERENE LOCATION FEELS LIKE A WORLD AWAY YET IT IS ONLY 16



MINUTES FROM THE HYUNDAI PLANT, A 40 MINUTE DRIVE TO SAVANNAH, 20 MINUTES TO STATESBORO & GUYTON, 1 HOUR FROM BEAUFORT AND CHARLESTON IN JUST UNDER 2 HOURS.

DEVELOPMENT OPPORTUNITY

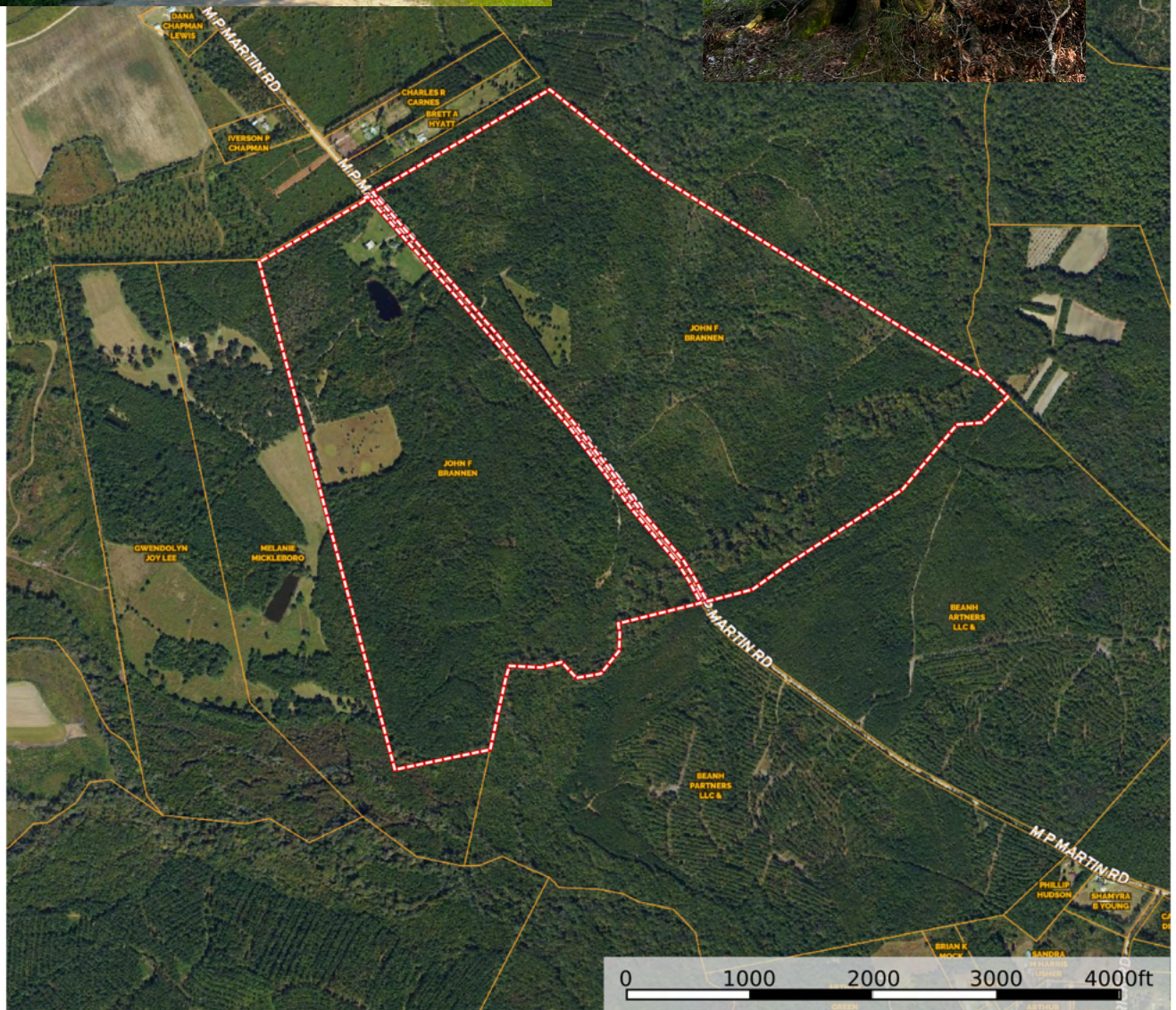
THE REGION IS EXPERIENCING ROBUST DEVELOPMENT DRIVEN BY THE RECENT OPENING OF THE HYUNDAI MOTOR GROUP META PLANT AT EXIT 143 ON I-16. ACCORDING TO THE BULLOCH COUNTY DEVELOPMENT AUTHORITY, “THE HYUNDAI MOTOR GROUP METAPLANT AMERICA WILL CREATE 8,500 NEW JOBS, BRINGING \$7.59 BILLION IN INVESTMENT TO THE REGION, WITH 13 TIER 1 SUPPLIERS PROVIDING 6,436 JOBS AND AN INVESTMENT OF \$2.4 BILLION. OF THOSE TIER 1 SUPPLIERS, THREE ARE LOCATED IN STATESBORO AND WILL HIRE A STAFF OF 1,246, INVESTING \$562 MILLION.” BEING ONE OF THE LARGEST INVESTMENT PROJECTS IN THE COUNTRY, THE INDUSTRIAL AND COMMERCIAL GROWTH ALONG THE I-16/HIGHWAY 80 CORRIDORS EFFECTIVELY CONNECT DIRECTLY TO NOT ONLY THE PORT OF SAVANNAH, BUT THE INTERSTATE AND RAIL SYSTEMS ALREADY IN PLACE. AS THE INDUSTRIES EXPAND, THIS IS PROJECTED TO PRODUCE A SURGE IN HOUSING DEMAND THAT WILL CONTINUE TO BE FUELED BY EMPLOYMENT OPPORTUNITIES OVER THE COMING DECADES.


BRANNEN FARMS STANDS OUT AS A HIGHLY ATTRACTIVE ACQUISITION FOR FUTURE DEVELOPERS. THE PROPERTY’S LOCATION WITHIN THIS EXPANDING CORRIDOR AND ITS POTENTIAL FOR SUBDIVISION OFFER A UNIQUE CHANCE TO MEET THE PRESSING NEED FOR HOUSING IN A MARKET WITH A SEVERE SHORTAGE. WITH THE AREA’S GROWTH TRAJECTORY, INVESTING IN BRANNEN FARMS POSITIONS YOU STRATEGICALLY TO BENEFIT FROM THE AREA’S ECONOMIC UPSURGE AND THE INCREASED DEMAND FOR RESIDENTIAL DEVELOPMENT.

EMBRACE THE OPPORTUNITY TO SHAPE THE FUTURE OF THIS DYNAMIC REGION. CONTACT US TODAY TO EXPLORE HOW BRANNEN FARMS CAN BE THE CORNERSTONE OF YOUR DEVELOPMENT VISION IN ONE OF GEORGIA’S MOST PROMISING GROWTH AREAS.

THIS IS MORE THAN JUST A PIECE OF LAND—IT’S AN OPPORTUNITY TO EMBRACE A LIFESTYLE OF NATURAL BEAUTY AND ENDLESS POSSIBILITIES. DON’T MISS YOUR CHANCE TO OWN A SLICE OF SOUTH GEORGIA PARADISE.





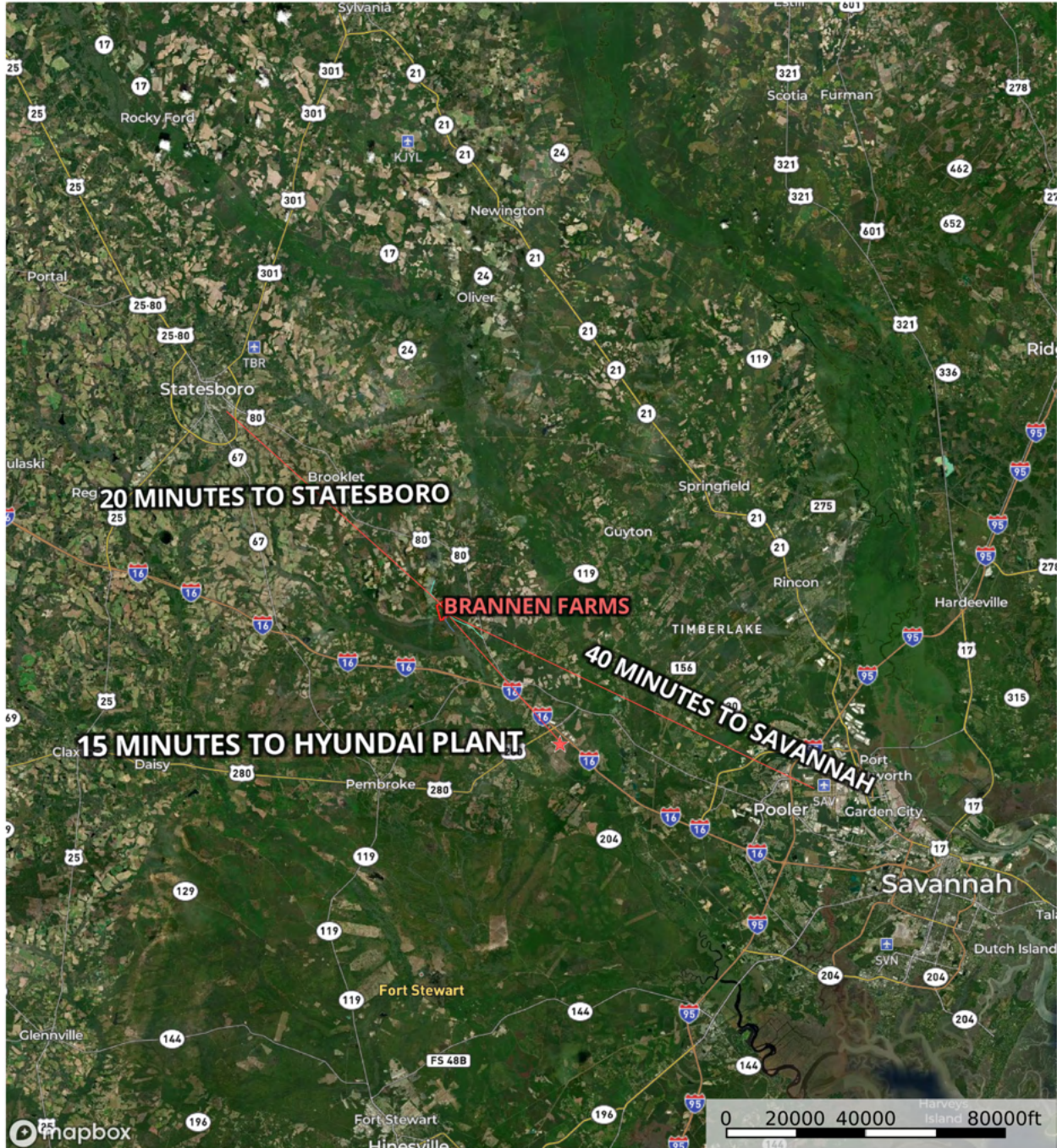
 Boundary



PROPERTY PROXIMITY TO REGIONAL CITIES

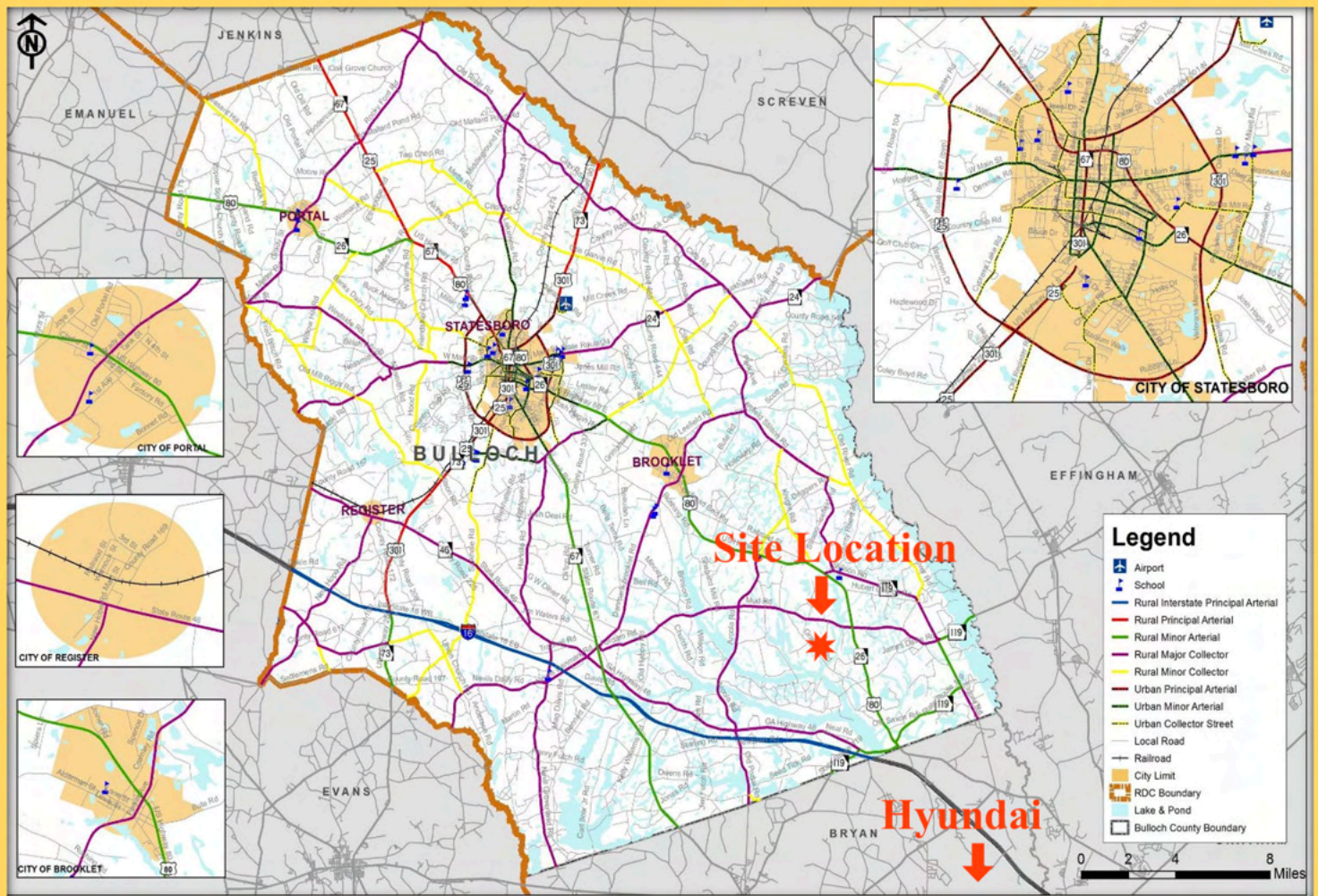
Brannen Farms

Bulloch County, Georgia, 410 AC +/-

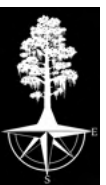


LONG RANGE TRANSPORTATION PLAN

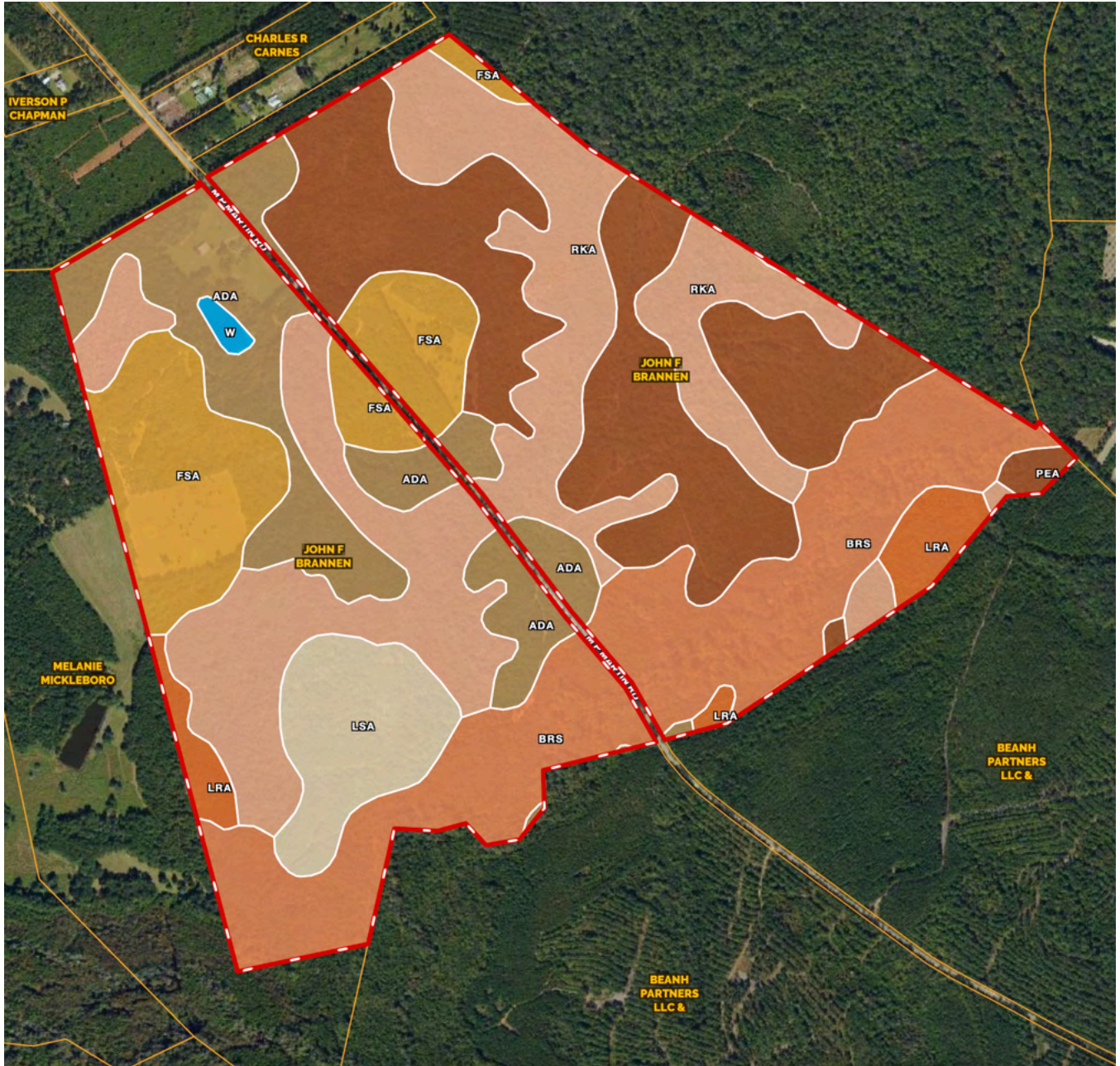
Figure 9: Bulloch County Functional Classification of



Source: 2035 Long Range Transportation Plan



SOIL ANALYSIS



All Polygons 407.28 ac

SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
RKA	Rutlege sand	105.85	25.99	0	33	5w
PeA	Plummer sand	87.65	21.52	0	22	4w
Brs	Bladen and Rains soils and swamp	79.34	19.48	0	28	6w
AdA	Albany sand, 0 to 2 percent slopes	52.44	12.88	0	28	3w
FsA	Fuquay loamy sand, 0 to 2 percent slopes	47.19	11.59	0	46	2s
LsA	Leefield loamy sand, 0 to 2 percent slopes	22.19	5.45	0	53	2w
LrA	Leon sand, 0 to 2 percent slopes	11.33	2.78	0	24	4w
W	Water	1.29	0.32	0	-	-
TOTALS		407.28(*)	100%	-	31.26	4.18

(*) 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 188.27 ac

SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
RKA	Rutlege sand	49.31	26.19	0	33	5w
AdA	Albany sand, 0 to 2 percent slopes	41.79	22.2	0	28	3w
Brs	Bladen and Rains soils and swamp	35.64	18.93	0	28	6w
FsA	Fuquay loamy sand, 0 to 2 percent slopes	33.68	17.89	0	46	2s
LsA	Leefield loamy sand, 0 to 2 percent slopes	22.19	11.79	0	53	2w
LrA	Leon sand, 0 to 2 percent slopes	4.34	2.31	0	24	4w
W	Water	1.29	0.69	0	-	-
PeA	Plummer sand	0.03	0.02	0	22	4w
TOTALS		188.27(*)	100%	-	35.19	3.82

(*) 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 219.01 ac

SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
PeA	Plummer sand	87.62	40.01	0	22	4w
RKA	Rutlege sand	56.54	25.81	0	33	5w
Brs	Bladen and Rains soils and swamp	43.7	19.95	0	28	6w
FsA	Fuquay loamy sand, 0 to 2 percent slopes	13.51	6.17	0	46	2s
AdA	Albany sand, 0 to 2 percent slopes	10.65	4.86	0	28	3w
LrA	Leon sand, 0 to 2 percent slopes	6.99	3.19	0	24	4w

TOTALS		219.01(*)	100%	-	27.87	4.49
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(*) 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



Grazing Cultivation

(c) climatic limitations (e) susceptibility to erosion



BRANNEN FARMS

2791 MP MARTIN ROAD

BULLOCH COUNTY

BROOKLET, GEORGIA 30415

410 ACRES

OFFERING PRICE: \$6,195,000

CONTACT

OWNERSHIP OF BRANNEN FARMS IS A UNIQUE
ACQUISITION OPPORTUNITY OFFERED EXCLUSIVELY BY:

CATHERINE HARRISON COBB, BROKER IN CHARGE

