



**FOR SALE**  
**LAND**  
**\$442,000**

52 ACRE FARM LAND SEMINOLE COUNTY, GA

**LEON BARBER ROAD, DONALSONVILLE, GA 39845**





## PROPERTY DESCRIPTION

Excellent farmland investment opportunity in the highly sought-after Seminole County, GA. The property is complete with advanced Pivot irrigation system, a reliable 6" diesel powered well.

Experience the potential of this remarkable farmland firsthand by contacting us today for a personalized tour. Discover the exceptional value and numerous possibilities this property holds for your agricultural goals. Don't miss out on this rare market opportunity!

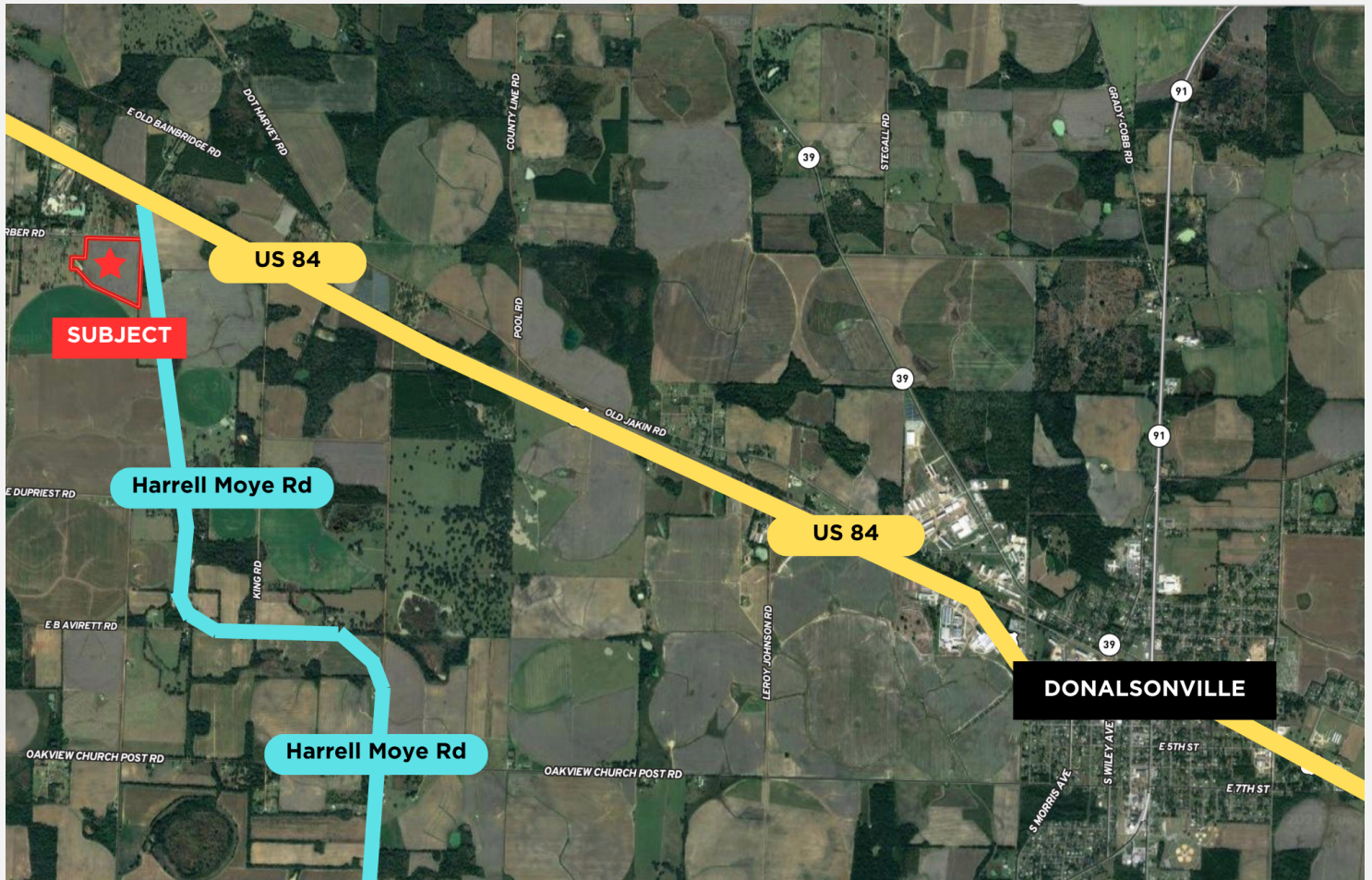
## OFFERING SUMMARY

Sale Price:	\$442,000
Lot Size:	52 Acres

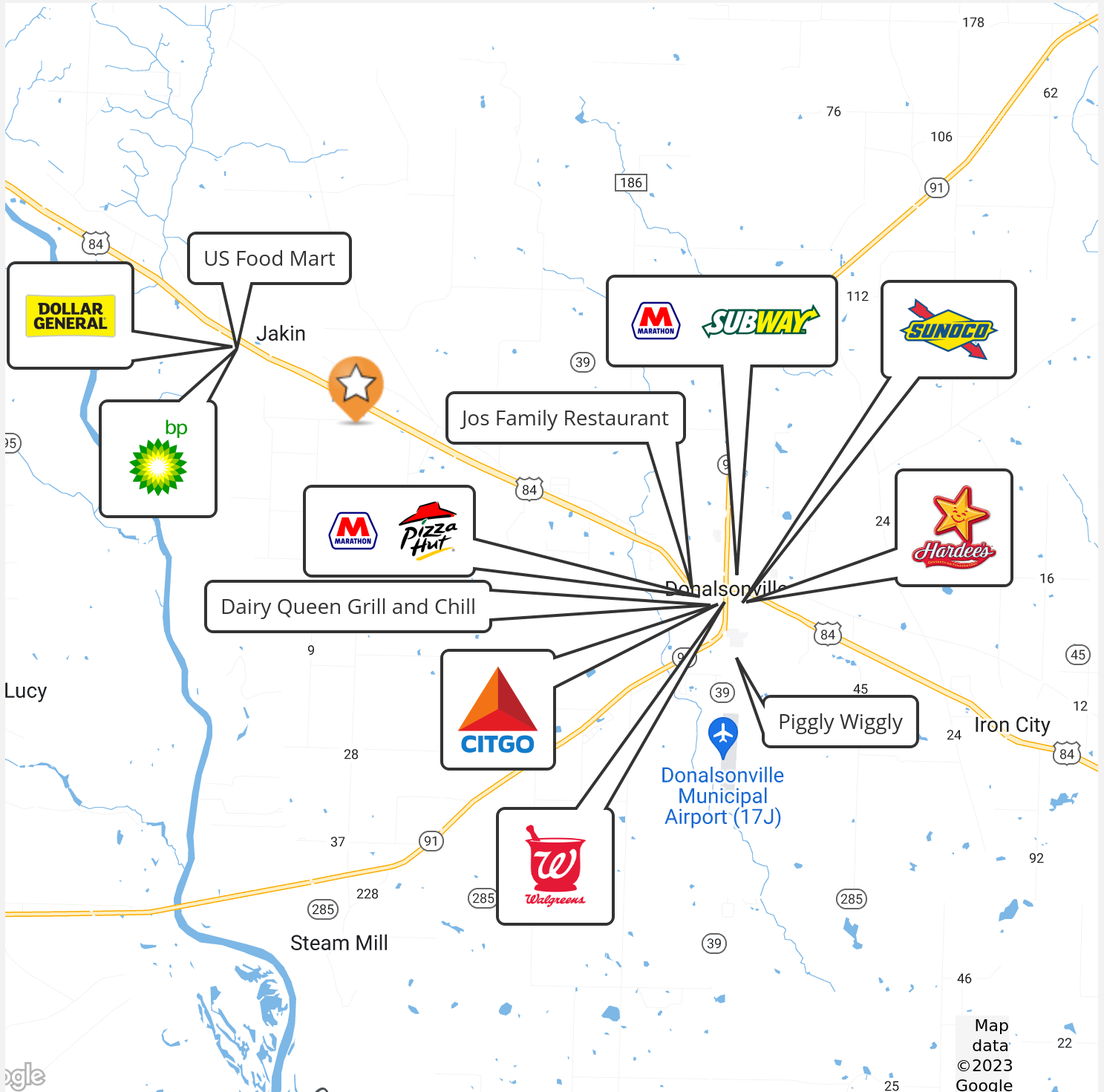
DEMOGRAPHICS	1 MILE	5 MILES	10 MILES
Total Households	36	974	4,224
Total Population	68	1,886	8,501
Average HH Income	\$58,868	\$53,433	\$46,585

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# WETLANDS

Leon Barber Road, Donalsonville, GA 39845

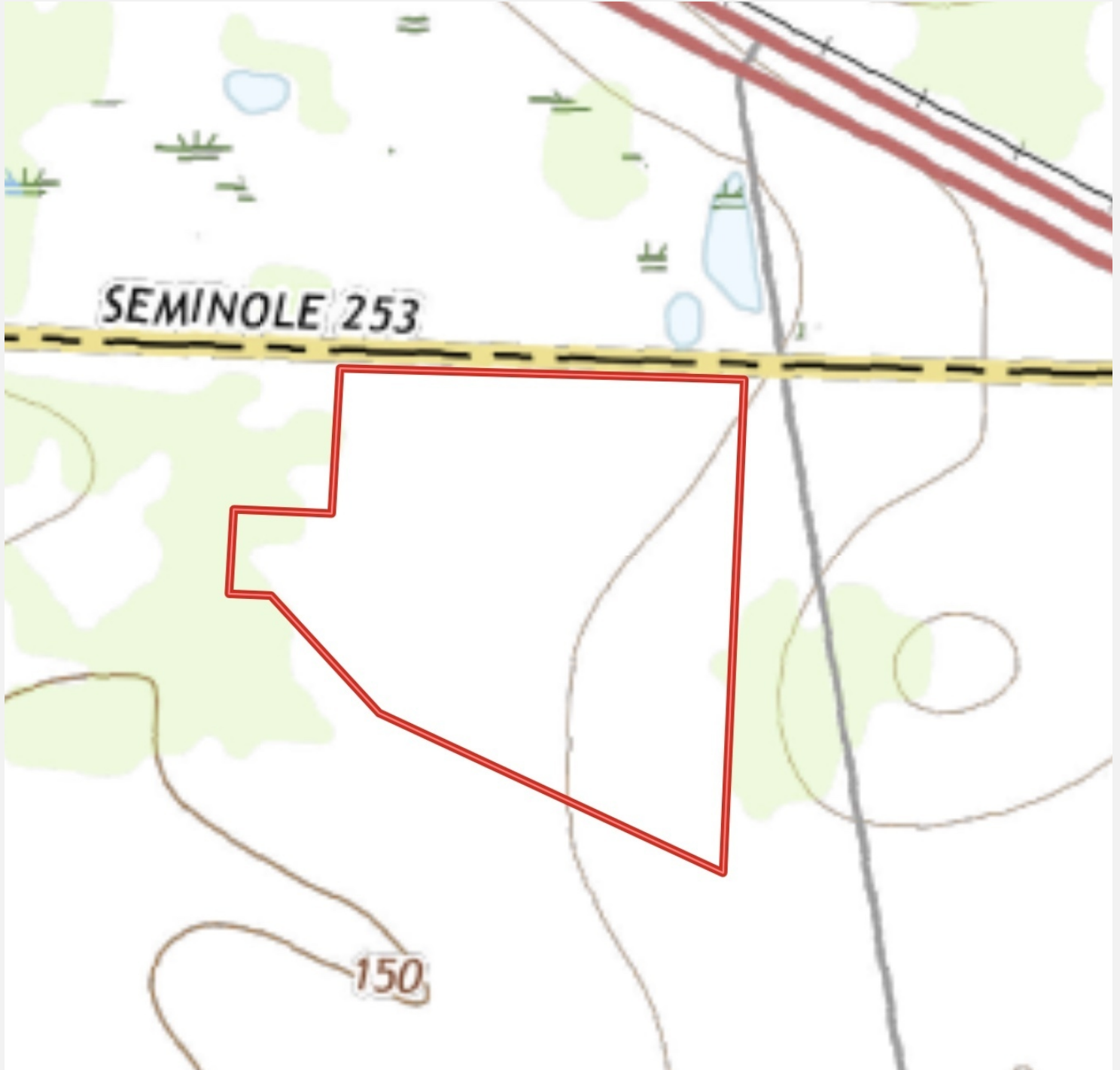
wetlands

6




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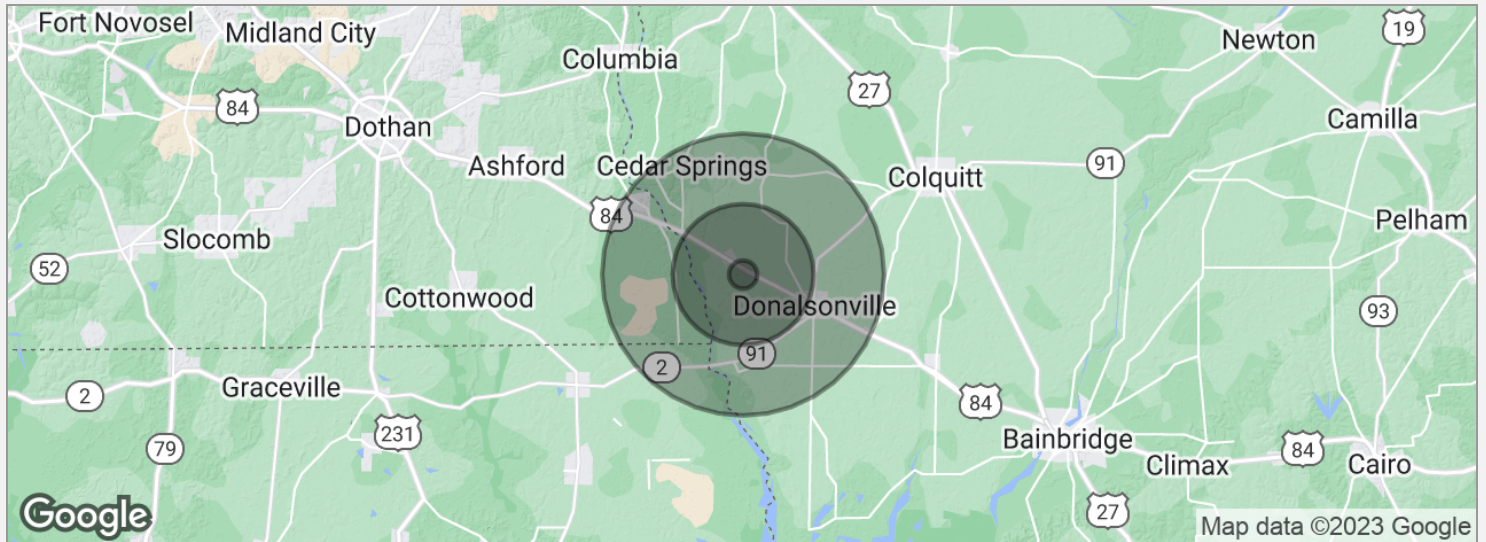
 **Boundary: 50.67 ac**

Code	Description	Acres	%	CPI	NCCPI	CAP	?
<b>TuA</b>	Tifton sandy loam, 0 to 2 percent slopes	45.23	89.25%	-	42	1	?
<b>Ig</b>	Irvington sandy loam	4.89	9.65%	-	65	2w	?
<b>NhB</b>	Norfolk loamy sand, 2 to 5 percent slopes	0.55	1.09%	-	69	2e	?
<b>Totals</b>		<b>50.67 ac</b>		<b>0 CPI</b>	<b>44.5 NCCPI</b>	<b>1.11 Cap.</b>	
				<b>Average</b>	<b>Average</b>	<b>Average</b>	



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## POPULATION

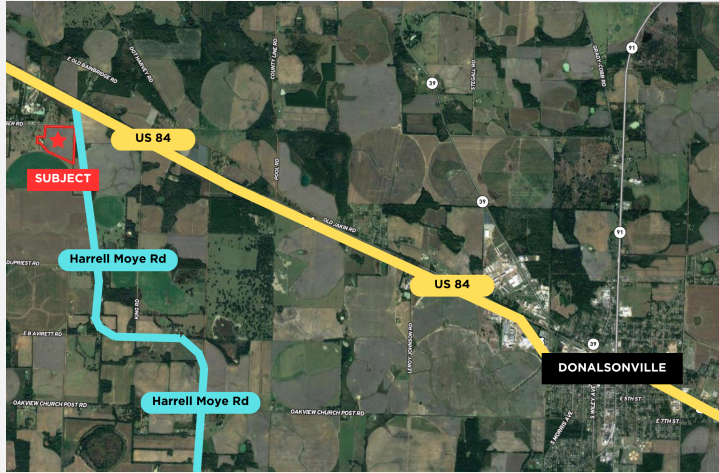
	1 MILE	5 MILES	10 MILES
Total population	68	1,886	8,501
Median age	42.3	40.8	42.4
Median age (male)	50.8	46.3	44.1
Median age (Female)	37.3	39.5	43.5

## HOUSEHOLDS & INCOME

	1 MILE	5 MILES	10 MILES
Total households	36	974	4,224
# of persons per HH	1.9	1.9	2.0
Average HH income	\$58,868	\$53,433	\$46,585
Average house value	\$105,026	\$104,207	\$101,918

\* Demographic data derived from 2020 ACS - US Census

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## PROPERTY HIGHLIGHTS

- 2018 Reinke Pivot Irrigation 4 Tower 726ft S#1118-73876-2065
- 1st year inspection 2019
- 1985 John Deer Power Unit Model 466 Serial 6466AR0304248ORG - This is used to pump water from pond to irrigation
- 6" Well with an Electric Meter that pumps water into the pond at over 200 gallons a minute.
- Diesel Meter Berkly pump- with a max 1,000 gallons a minute.
- Under Conservation program for tax purposes, just renewed in 2022 for 10 years
- 6" Diesel well used to fill the pond when needed
- Located within a tenth of mile of US 84
- 5.5 miles from Donalsonville

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