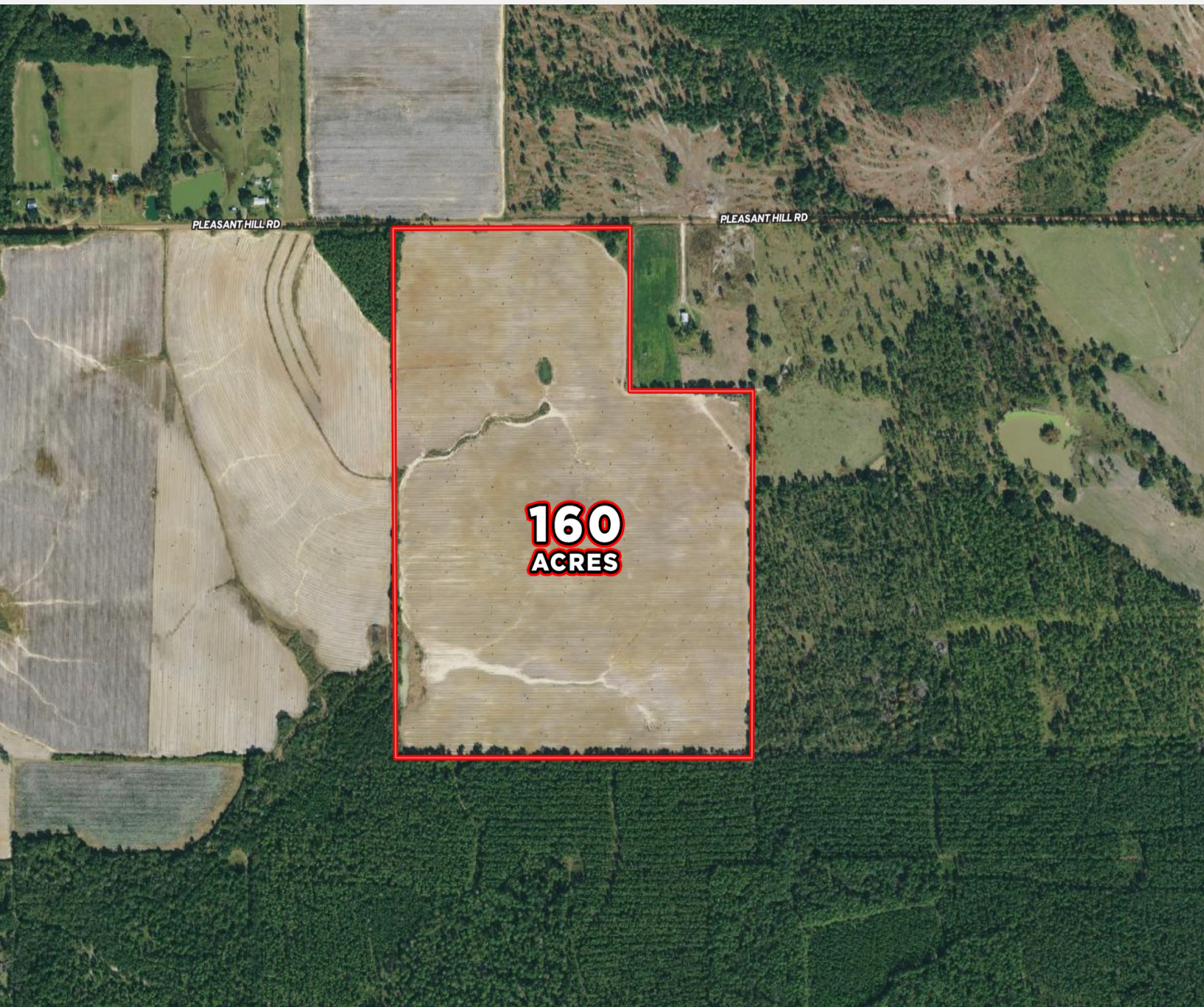




FOR SALE
FARM
\$1,360,000

160 ACRE FARM MITCHELL COUNTY, GA

0 PLEASANT HILL ROAD , CAMILLA, GA 31730



BEN@CROSBYDIRT.COM
BEN CROSBY, CCIM, ALC
863.412.8977



CROSBYDIRT.COM
CORPORATE OFFICE
141 5TH ST. NW SUITE 202
WINTER HAVEN, FL 33881



VIDEO

OFFERING SUMMARY

Listing Price	\$1,360,000
Acres	160 Acres
Price Per Acre	\$8,500
County	Mitchell
Zoning	Agriculture
Utilities	Electric
Parcel IDs	01120-00000-012-000
Coordinates	31.2783, -84.1114
Real Estate Taxes	\$2,346.00

PROPERTY OVERVIEW

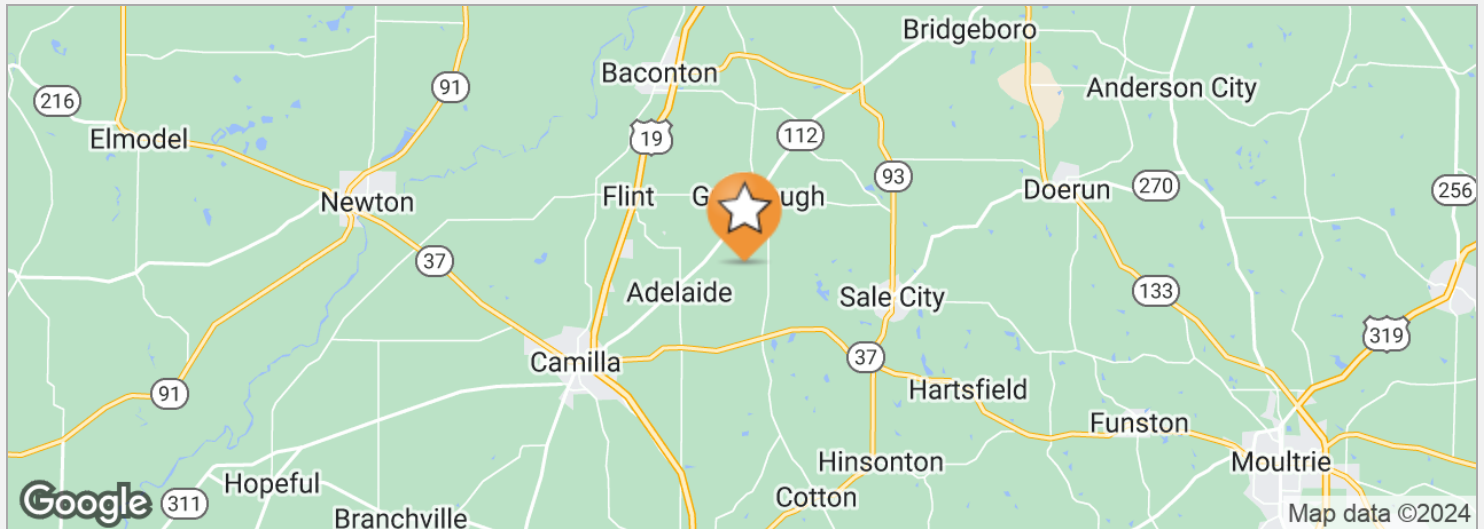
For sale: A 160-acre farm with 145 acres under 2- electric pivots, equipped with GPS, installed in 2016—one spanning 110 acres, the other 35. Water is abundant from a 12" well, 300' deep with an 8" feeder pipe, delivering 1,200 GPM (permitted for 1,250 GPM). All dry corners are cultivated for farming. A 4" well on-site streamlines sprayer filling. In 2023, this farm produced 260 bushels of corn per acre. Local land rents are \$325.00 per acre, enhancing investment potential. The seller is open to discussing lease back. Don't miss this chance to own a profitable 160-acre agricultural property with advanced technology, impressive yields, and income potential.

VIDEO

ID#: 1295655



ID#: 1295655



DRIVE TIMES

Albany, GA 30 minutes
Bainbridge, GA 45 minutes
Thomasville, GA 45 minutes
Camilla, GA 15 minutes

DRIVING DIRECTIONS

From Albany, 25 miles Take US 19 south, left on Stage Coach Rd, right on Pleasant Hill Rd, property on left
From Bainbridge, GA. 43 miles. Take Hwy 97 to Camilla, left on Hwy 112, Right on Sylvester Rd, Right on Pleasant Hill Rd farm on right.
From Thomasville, GA. 37 miles on Business Hwy 84, Cross over Hwy 84 onto Hwy 3 (Old Albany Rd) Right on McMillan Rd. Left on Hwy 19, Right on Hwy 111, Left on Stage Coach Rd. Left on Pleasant Hill Rd. Property on left.

ID#: 1295655