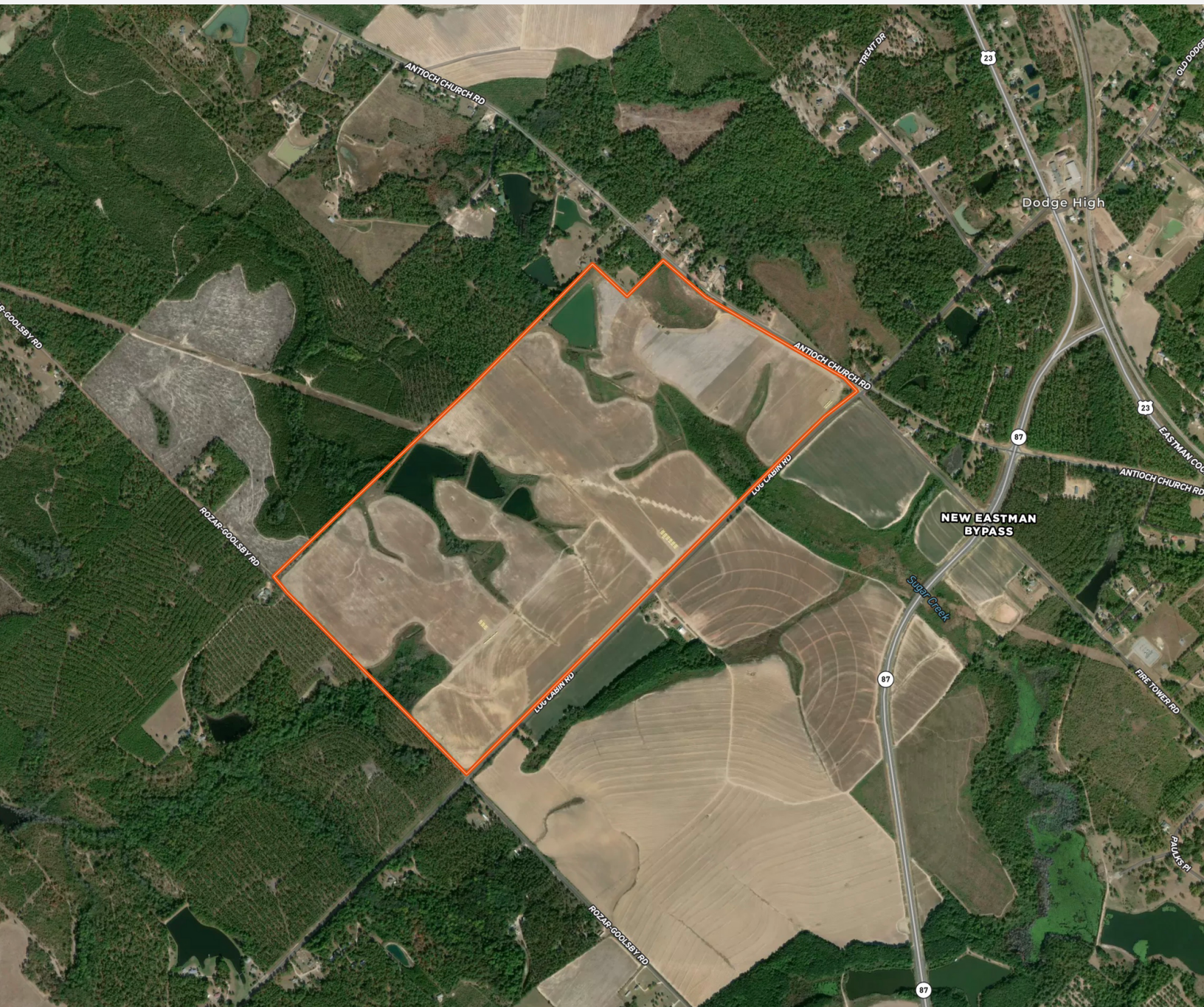




# FOR SALE IRRIGATED ROW CROP LAND \$2,600,000 (\$6,860/ACRE)

FOUR PONDS FARM 379 ACRES

140 ANTIOCH CHURCH ROAD, EASTMAN, GA 31023

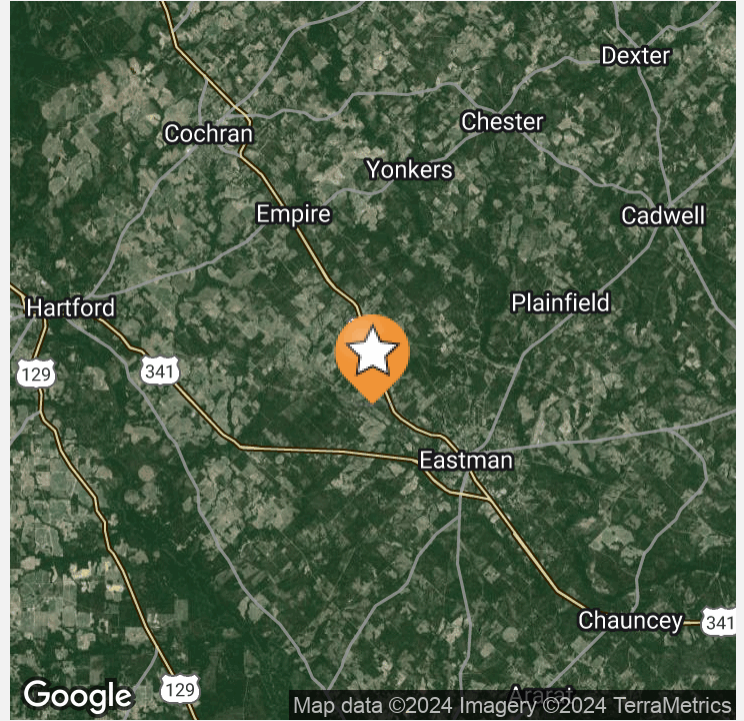
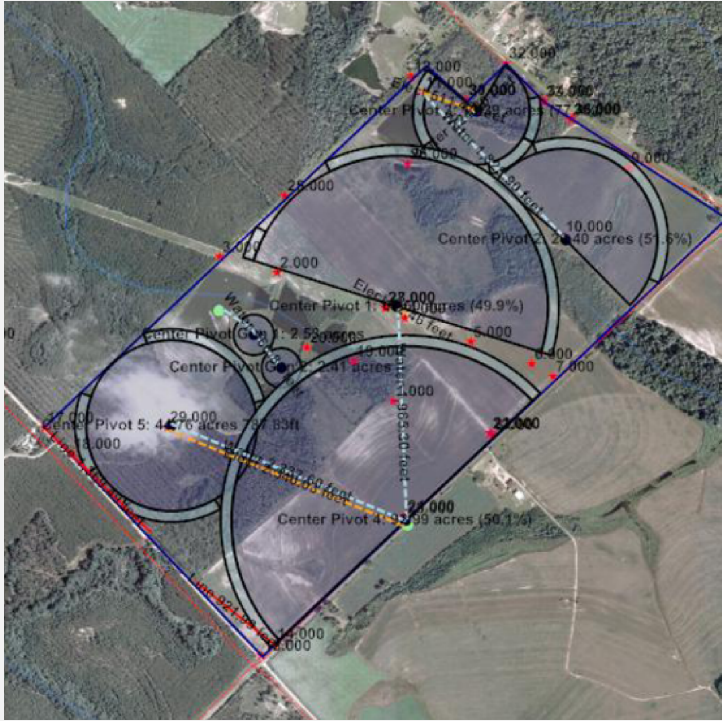


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BEN CROSBY, CCIM, ALC  
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CROSBYDIRT.COM  
CORPORATE OFFICE  
141 5TH ST. NW SUITE 202  
WINTER HAVEN, FL 33881





**SALE PRICE** **\$2,600,000**

## OFFERING SUMMARY

<b>Acres</b>	379.48 Acres
<b>County</b>	Dodge
<b>Zoning</b>	A-5 Agriculture
<b>Utilities</b>	electric service
<b>Taxes</b>	\$6,850
<b>Parcel IDs</b>	046 040
<b>Frontage</b>	5,280 ft
<b>Price Per Acre</b>	\$6,851
<b>Coordinates</b>	32.2255, -83.2411
<b>Real Estate Taxes</b>	\$6,850

## PROPERTY OVERVIEW

379.48 acre High quality peanut, cotton and corn farm. Irrigated with 5 2014 Reinke pivots and 2 2014 standing gun sprinklers. Water source is 1-12" well and 1- 6 " well. 12" well directly distributes water to the pivots. 4 pivots electric powered, 1 pivot diesel powered. The 6" well fills a pond on the north side. north 2 pivots pull from the pond. 3 connected ponds in the south can be used in standby for the south side. Primary soils are Tifton and Dothan Loamy sand, Kinston- Bibb, Cowarts and Nankin Loamy sands Access is from 2 paved and one clay road. Excellent hunting and fishing also on the farm with a few good cabin or homesites.

## PROPERTY HIGHLIGHTS

- 379 acre irrigated peanut, cotton and corn farm.
- Diesel and electric powered pivots- 2 wells
- Primary Soils are Tifton, Dothan, Cowarts and Nankin Loamy sands
- Excellent fishing and hunting around 4 ponds on site
- Road access 1 mile on Log Cabin Rd, ½ mile on Antioch Church Rd and Razor- Goolsby Rd
- Property entirely fenced.









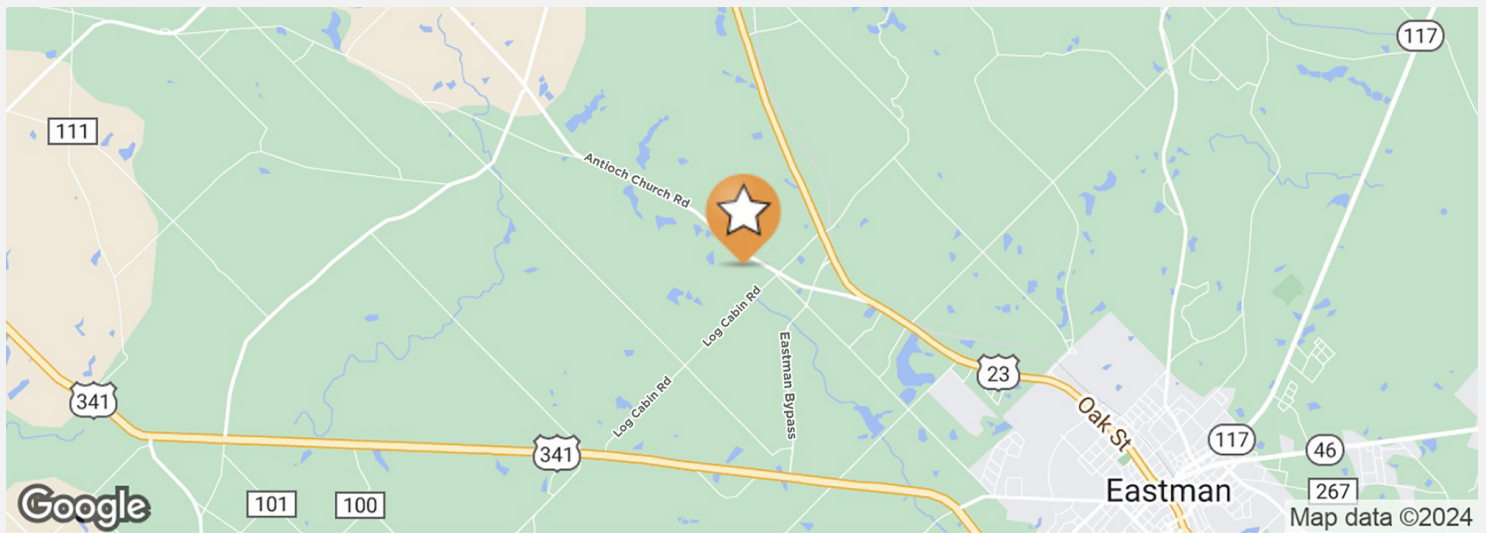
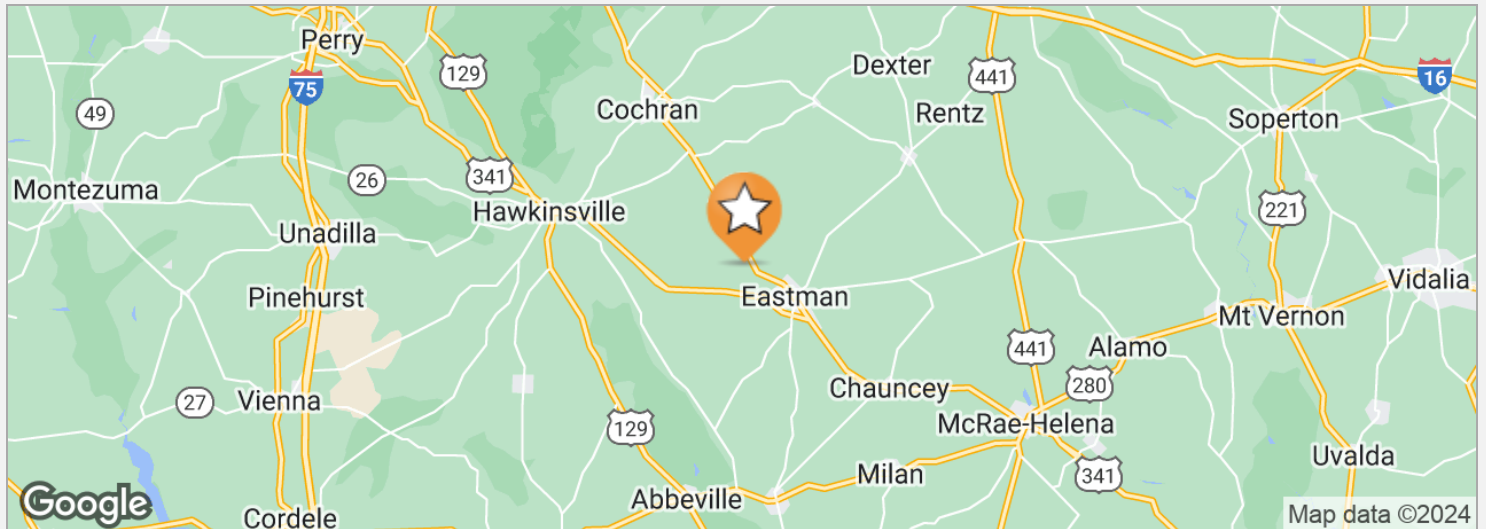


# FOUR PONDS FARM 379 ACRES

140 Antioch Church Road, Eastman, GA 31023

Coordinates: 32.2255, -83.2411

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## DRIVE TIMES

From Eastman 6 minutes  
From Hawkinsville 15 minutes  
From Cochran 20 minutes  
From Atlanta 2 hours  
From Cordele at I-10 50 minutes

## DRIVING DIRECTIONS

From Eastman, GA, proceed north on US 23 about 3 miles to Antioch Church Rd, left about 1 mile to Log Cabin Rd . Farm on the SW corner.  
From Hawkinsville, proceed east on US 341 about 12 miles to Log Cabin Rd, left to farm before Antioch Church Rd  
From Cochran, proceed south on US 23 15 miles to Eastman By pass (SR 87), right 1 mile to Antioch Church Rd, right ¼ mile to Log Cabin Rd. Farm at SW corner