

White Oak Pasture and Pecans

310 Acres

Randolph County, GA

\$1,100,500



HAYDEN  OUTDOORS.

White Oak Pasture and Pecans

TOTAL ACRES:

310.00

PRICE:

\$1,100,500

COUNTY:

Randolph County

CLOSEST TOWN:

Cuthbert, GA

Presented by



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HAYDEN OUTDOORS.
REAL ESTATE





Property Summary

Now is the time to acquire your own 310+- acres in Randolph County Ga. This tract is loaded with opportunity to expand your farm, start your own farming operation, or build this tract into a top recreational piece. 59 +- acres of Pecan trees, 140+- acres of pasture, 40+- acres in cultivation, 3-4 acre pond, and 70+- acres of wooded edges for that perfect deer and turkey hunting experience. Contact me today for your qualified showing.





Activities & Amenities

ATV/Off Road
Development Potential
Farm/Crops/Ag
Hunting - Turkey
Wooded
Cattle/Ranch
Equestrian/Horse Property
Hunting - Big Game
Outbuilding/Barn/Shed/Shop

Land Details

Address: US Hwy 27, Cuthbert, Georgia 39870,
USA

Closest Town: Cuthbert

Total Acres: 310.00

Zoning: AG

Elevation: 490

Topography: Rolling

Tillable/Crop/Orchard Acres: 59

Pasture Acres: 180

Water Rights: Yes

Mineral Rights: Yes

Source of lot size: Assessor/Tax Data



Land

White Oak Pastures and pecans is located just north of the town of Cuthbert, Ga on US hwy 27 in Randolph County. This county is an ideal spot for deer hunters and sporting enthusiast. This tract is comprised of 310 +- acres in one rectangle block. The north east end has an established pond of 3-4 acres, with a brick patio and fireplace overlooking the pond. There is a deep well and power can be restored to this site. This would make a great location for a permanent structure, deer camp or just a hideaway for the family. This location on the property is surrounded by mature hardwoods with an open understory.

The property is accessed from the 4 lane -US Hwy 27 and the road has a break in the median at the gate for easy ingress and egress to the property. The tract is partially fenced and cross fenced from its previous use as cattle ground. Currently, there is a 40 +- acre field in cultivation, 59+- acres of mature pecan trees and 142 +-acres of open ground and pasture. The balance of the property is wooded with various age and species of pine and hardwood.

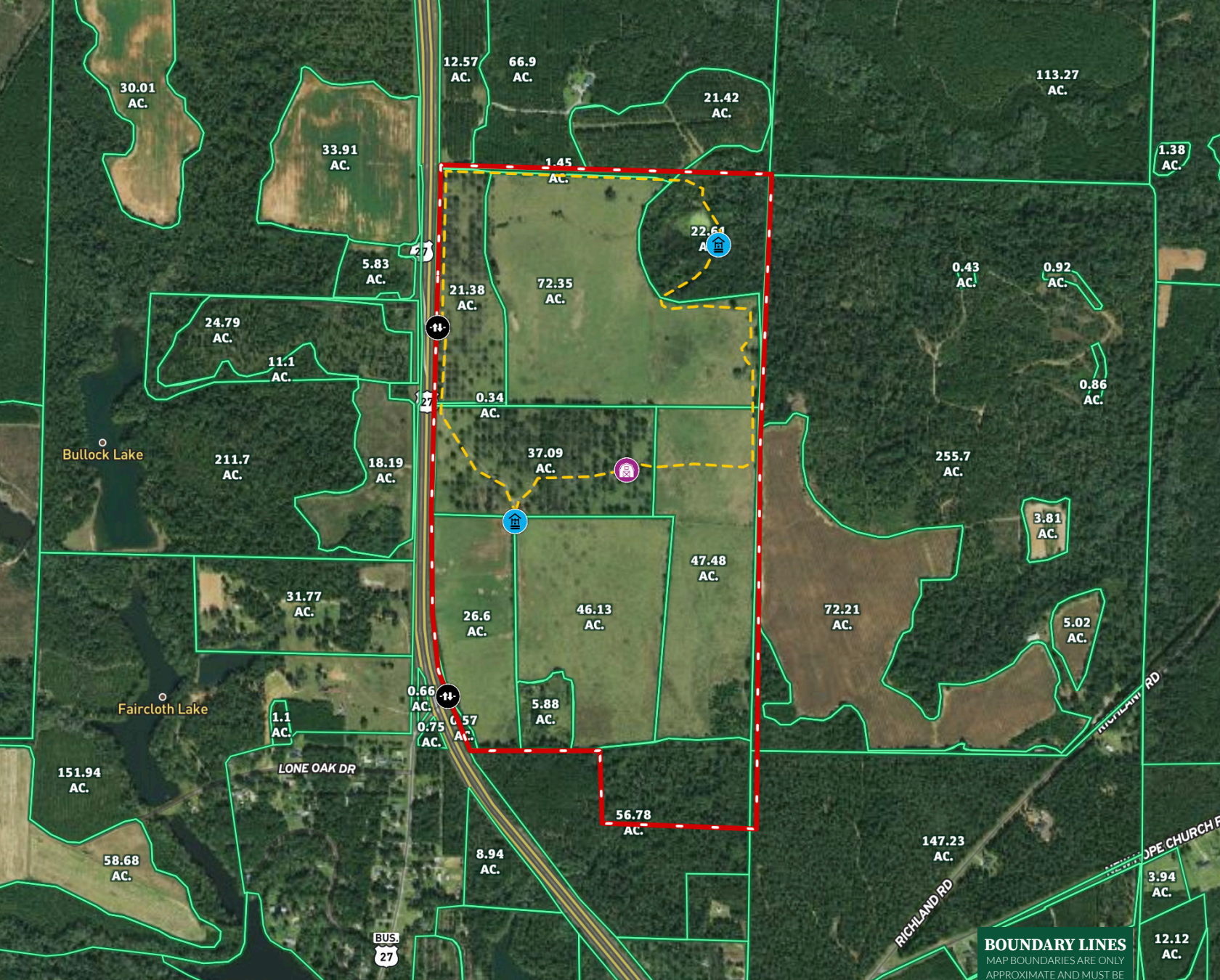
The parcel has great soils for production agriculture on the south end and suitable soils for grazing on the north end.

This would be an easy tract to create quail cover for that personal quail course as well as establish some ideal locations for food plots and deer stands. There have been multiple sightings of deer and turkey on this property.

Additional factors to consider would be the 4700 feet of US Hwy 27 frontage. This frontage to add value to this parcel in the future

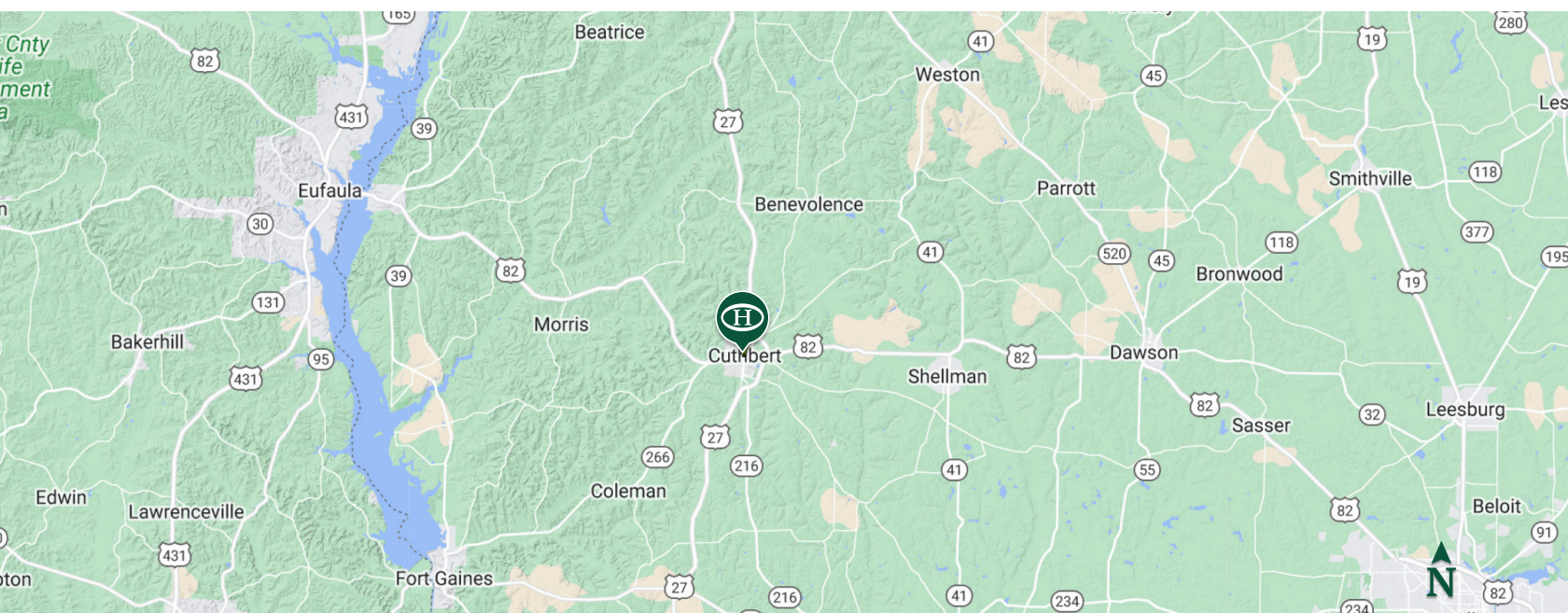






▭ Boundary
 ● Water Well
 ● Barn

BOUNDARY LINES
 MAP BOUNDARIES ARE ONLY APPROXIMATE AND MUST BE VERIFIED FOR ACCURACY.





Improvements

Improvements on this tract include a (red steel in concrete pillars) 40 x 80 barn that just needs to be re-skinned. There is a deep well close by and power is run into the property.

The property is fenced and cross fenced and the fencing would need a little TLC to securely lock in your livestock. There are some locations for water tanks and the makings of a separation and sorting pen for your animals.

Recreation

If hunting is your passion, do not overlook this opportunity. One could hunt deer and turkey as well as create the right cover and habitat for dove and quail. This is a great location for a hunt camp with easy access to the paved road and town.

There is room to roam here so bring your 4-wheelers and side by sides and ride all over this tract. As with any rural large acreage tract, the options here are endless for your outdoor enjoyment





Agriculture

In addition to the all the hunting and recreational opportunities on this tract, there may be potential to install a full circle pivot to cover the best dirt in the pasture. There are many option to consider when trying to configure the best approach, but with irrigated farm land in very high demand, this addition could add a great yearly income to the mix.

According to the USDA Statistical data from 2017, Randolph county ranks number 70 out of 159 in the state for the value of agricultural products sold. Randolph County ranks number 33 in the state for crop values on the state level and number 1885 out of 3077 on the national level. The main crops for this area is peanuts, corn, cotton, and other grains.

Tillable land is in high demand across the south and it is a stable investment. Convertible farm ground is hard to find in the south. This farm may be a candidate for some growers to consider. If you are looking for more cattle ground, this farm could also be a candidate to increase your livestock numbers.

Pecan growers should take a hard look at this offering with the potential to add an additional 180 or so acres of Grove area taking in the pasture land and tillable land. This tract offers many options for potential buyers to increase and further develop the revenue streams on this farm.

SOIL TYPES:

- Faceville Sandy Loam FeA, FeB
- Nakin-Cowarts Complex NcB, NcD
- Henderson gravelly sandy



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Buyer Process

BUYER QUALIFICATION: Each potential purchaser will be evaluated with respect to very specific submission requirements. Confidentiality will be held in the highest regard. Sellers will be made aware of each potential purchaser's ability to perform, should that become their goal.

PROPERTY SHOWINGS: With regards to scheduling showings on your property, Hayden Outdoors understands and respects your livelihood and personal items. The property will be presented to potential purchasers by a Hayden Outdoors representative by appointment only, unless arranged otherwise.

REPRESENTATION OF OFFERS: Hayden Outdoors will advise and support sellers in the presentation and representation of offers. Hayden Outdoors will supply active and current marketing materials when dealing with each potential offer. Offers must be presented in a timely manner, and Hayden Outdoors brokers will travel to present the offers, and in special cases, Hayden Outdoors may execute a webinar for presentation.

BROKER PARTICIPATION: Hayden Outdoors welcomes outside brokers to bring buyers to purchase our properties. We offer cooperating commission rates to participating brokers. All properties marketed with Hayden Outdoors are exclusively promoted and listed through the real estate process.

EQUAL HOUSING: Hayden Outdoors is proud to be an Equal Housing Opportunity Brokerage. All real estate advertised is subject to the Federal Housing Act, which makes it illegal to advertise "any preference, limitation, or discrimination because of race, color, religion, sex, handicap, familial status, or national origin, or intention to make any such preference, limitation, or discrimination."



"The service you get transcends anything I've ever heard of. They literally turn your vision into reality. I mean, who else does that for you. Nobody"

- RICK STEINER, SELLER/BUYER

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testimonials





**HAYDEN
OUTDOORS®
REAL ESTATE**

THE BRAND THAT SELLS THE *Land*®

Hayden Outdoors is a family-owned real estate company and brokerage with a background in the cattle and ranching business. In 1976, Leo Hayden founded the company as the Property Exchange, working with farms and ranches for sale near Hays, Kansas. The brokerage moved to Goodland, Kansas in 1981 and became Hayden Inc. In the late 1990's, Leo was joined by his two sons, Dax and Seth, to help grow the business in multiple states. In 2003, Hayden Outdoors was formed to represent sellers and buyers on farm, ranch, and recreational properties in the Great Plains and Rocky Mountains.

The team at Hayden Outdoors has grown and prospered to include over 200 brokers, agents, and an excellent full-time staff supporting the sale of rural land. Hayden Outdoors represents the finest farms, legacy properties, working ranches, hunting lands and recreational properties from coast to coast.

Over time, we have built our team to be composed of brokers and agents with experience and knowledge in their markets and an affinity to "Do what they say they will". Hayden Outdoors is about honesty and integrity with customers and a rich sense of land stewardship. We understand land, water, habitat, livestock, wildlife, minerals and what is necessary to maximize value for our clients. **We truly love the great outdoors!**

We are blessed to work with the owners and buyers of the farms, ranches and other fine recreational properties we represent, because it is still the diversity of owners over the years that make these places so special.

At Hayden Outdoors, we're proud to say that we only work with the **best** brokers and agents who are experienced farmers, ranchers & outdoor enthusiasts.

Hayden Outdoors Real Estate

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