

JOHNSON COUNTY  
239 ACRES

BRANCH  
FARM & TIMBERLAND





#### Description:

239 acres irrigated farm in a well-established farming community with over 148 acres of irrigated row crop land with gorgeous hardwood bottoms on the Ohooppee River that offer excellent hunting.

- Irrigated Acres: 148
- Wooded Acres: 91 acres in hardwoods and grassed drainage.
- Yields-peanuts at 5,000 lbs, four bale cotton, (1250-1300), corn 261 bushels
- Permitted out of the Ohooppee River GPM 900 permitted.
- Diesel pump. very efficient.
- Phase converter at the road.
- Farmer has used cover crops and strip or no till farming practices for the last 8 years.

Price: \$1,400,000

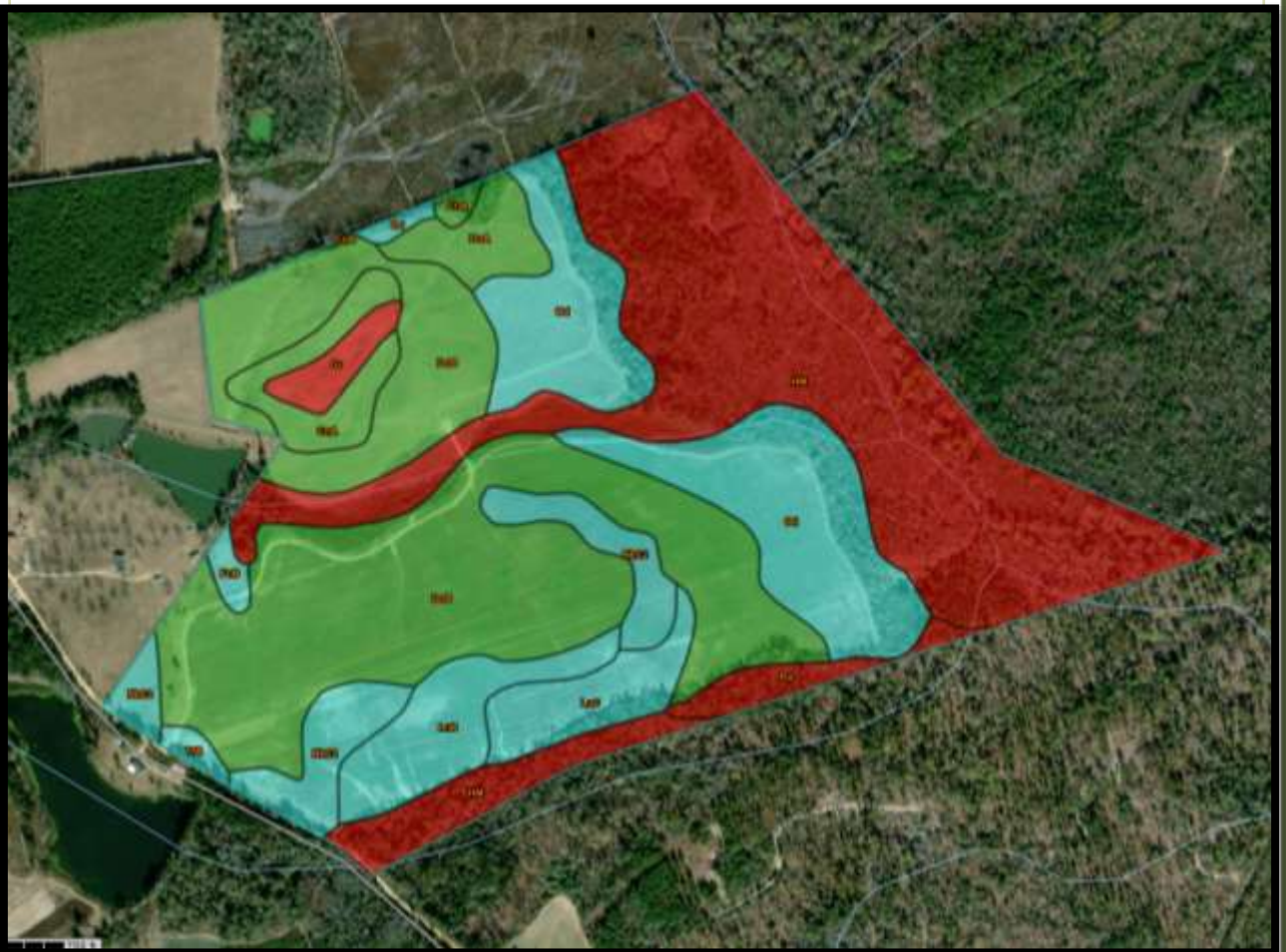
#### Contact:

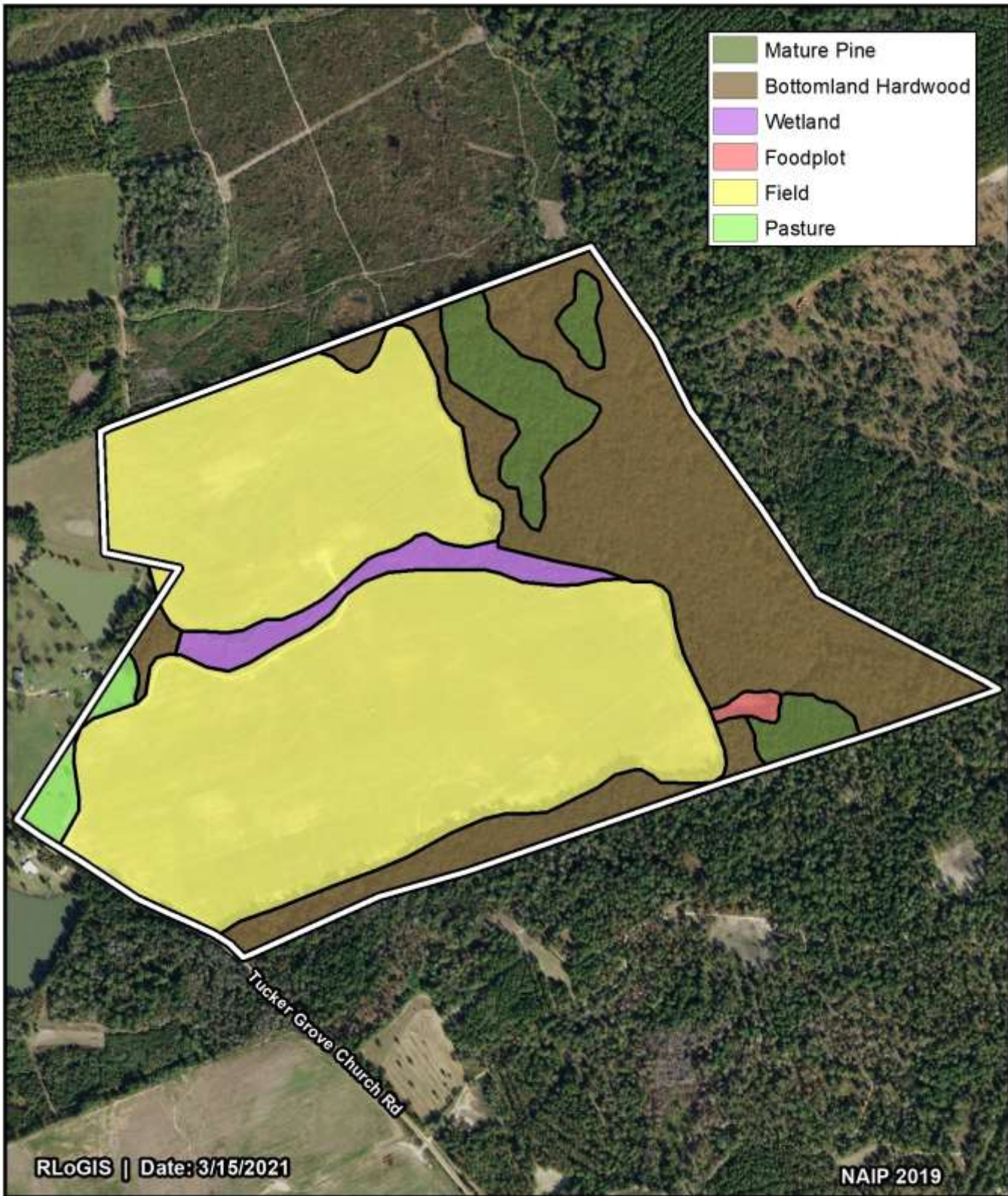
Jim Branch

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# Over 67% Prime Agricultural Soils





0 feet 800  
1" to 660'

Johnson County, GA





RLoGIS | Date: 3/15/2021

NAIP 2019

0 feet 800  
1" to 660'

**Johnson County, GA**



## Location:

This property is ideally located just outside of Wrightsville in a beautiful farming area with strong agricultural markets.

