



Ellenton Irrigated Farm

153 Booth Road, Ellenton, Georgia 31747

Todd Davis
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PROPERTY OVERVIEW



Sale Price

\$1,250,000

Offering Summary

Acreage:	198.09 Acres
Price / Acre:	\$6,310
State:	Georgia
City:	Ellenton
County:	Colquitt
Property Type:	Farms and Cropland, Hunting and Recreational

Property Overview

The Ellenton Irrigated Farm is located in Colquitt County, Georgia. Of the 198.09 acres, approximately 111 are irrigated acres that has been utilized for multiple crops. This farm is home to a diversified soil profile, with a majority being Tifton loamy sand that has historically produced great yields on this property and in this region of Georgia.

Ellenton Farm is composed of three individual fields separated by internal roads and water features. There are three Valley pivots that are supplied by two freshwater surface water permits with each having a capacity of 1,400 GPM. An 8-inch well producing 400 GPM supplements the pond water supply. The northern pond bisects the two northern fields and supplies the irrigation for both fields. The southern pond serves as the irrigation source for the southern most field on the property. Altogether, surface water features comprise just above 10 total acres of the property. Currently, there is a lease in place until 12/31/26, which will be pro-rated upon closing. The total acreage was enrolled in the CUVA program in 2021.

Where this property is not cultivated farmland, there is just shy of 24 acres of forestland. This forestland is a mix of hardwood bottoms with some wetland features, as well as mature voluntary pine trees that host a spacious forest floor. There are notable wild game trails in the forestland on this property, as well as noted evidence of bedding. With plenty of internal road infrastructure and navigable forest, recreation opportunities are abundant along the southeastern portion of this farm.

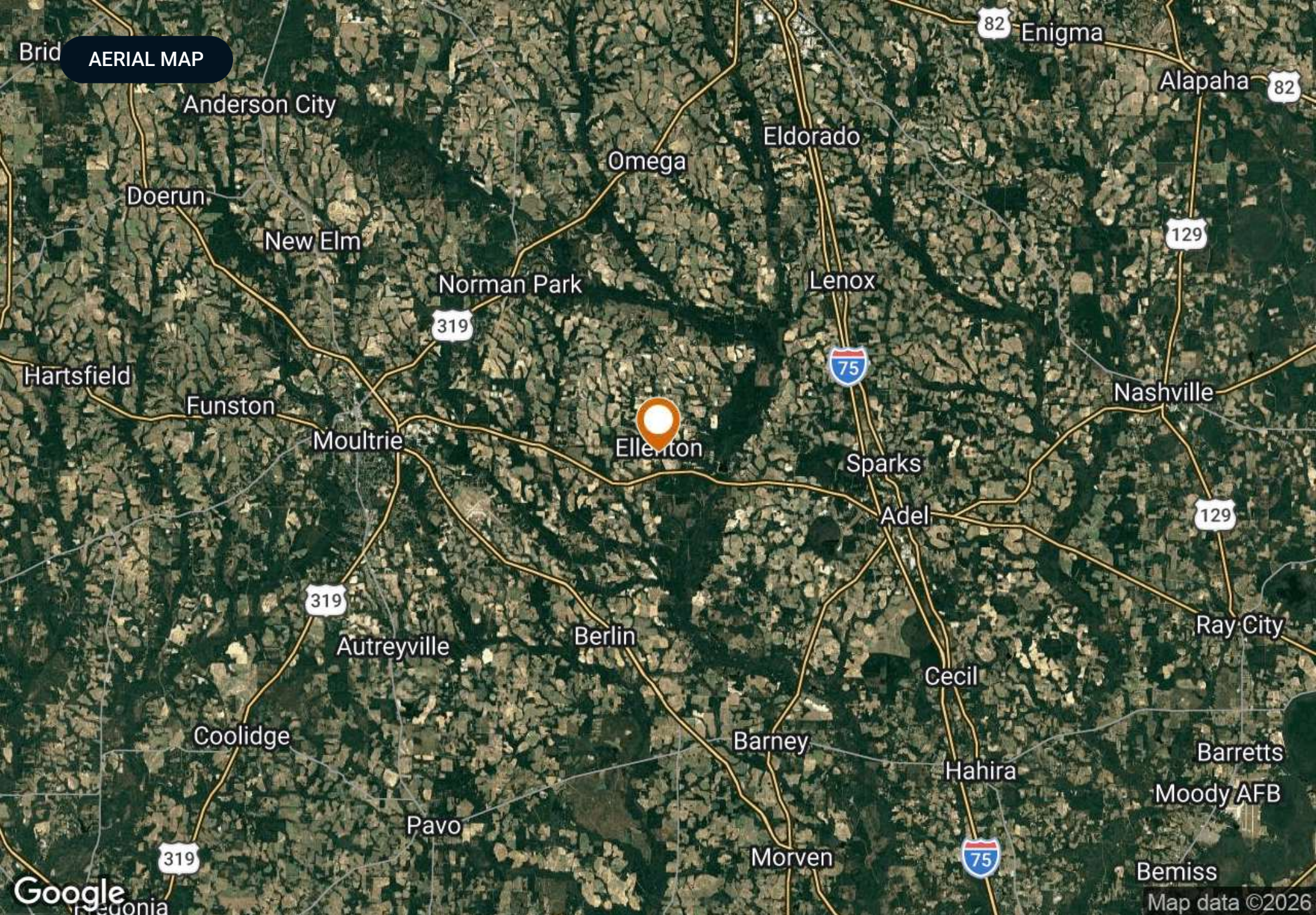
In Southwestern Georgia, irrigated farmland capable of producing a multitude of agricultural commodities does not come on the market often. Whether you are seeking to expand your agri-business, looking to invest in irrigated farmland, or enjoy multi-use opportunities in South Georgia, the Ellenton Irrigated Farm fits the bill. With the soil profile, infrastructure, and ample space, this farm is a premier piece of land.

SPECIFICATIONS & FEATURES

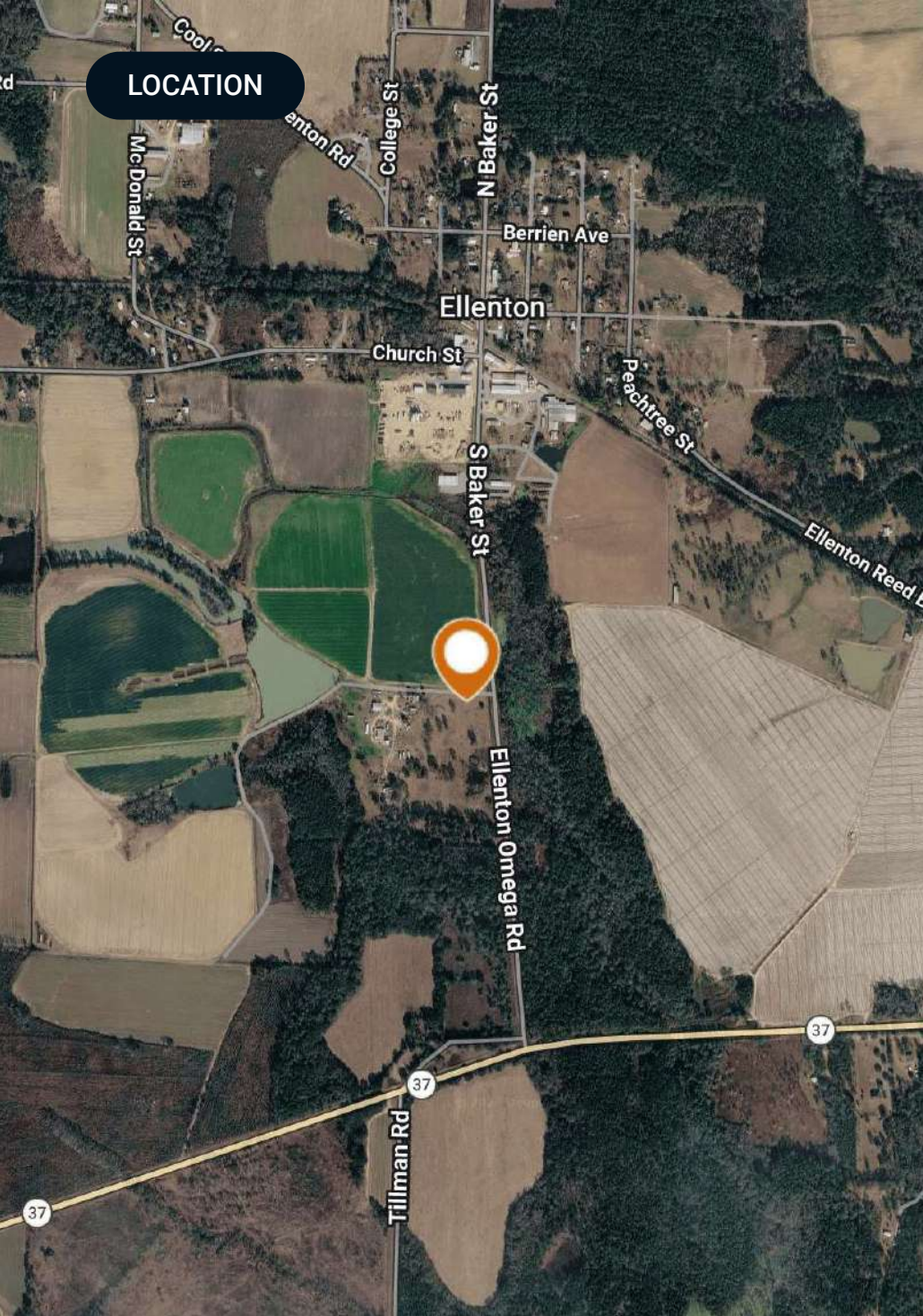


Specifications & Features

Uplands / Wetlands:	98% Upland Acreage Tifton Loamy Sand = 78.0 Acres Alapaha Loamy Sand = 12.8 Acres Fuquay Loamy Sand = 11.1 Acre Irvington Loamy Sand = 10.8 Acres
Soil Types:	Leeffield Loamy Sand = 5.4 Acres Robertsdale Loamy Sand = 2.0 Acres
Taxes & Tax Year:	Estimated 2026 Taxes = \$7,218.19
Zoning / FLU:	AG
Lake Frontage / Water Features:	Ponds: 10.8 Acres
Water Source & Utilities:	Two Surface Water Ponds for Irrigation Pivots
Road Frontage:	Ellenton Omega Rd: 1,172.71 Ft
Nearest Point of Interest:	Moultrie, GA: 11.5 miles Interstate 75 / Adel, GA: 9.5 miles Valdosta, GA: 30 miles
Current Use:	Irrigated farmland utilized for a multitude of produce farming, currently planted in kale and broccoli.
Potential Recreational / Alt Uses:	Mix of hardwood forestland and volunteer pine stands with noted game trails and bedding on the property. Internal road infrastructure allows great access points to forests and easy navigation for hunting.



AERIAL MAP



Location & Driving Directions

Parcel: C078 001 E001 138

GPS: 31.1689421, -83.5880102

**Driving
Directions:**

- From Moultrie, take Hwy 37 east for 11 miles
- Turn left on Ellenton Omega Rd
- The property is .5 miles on the left

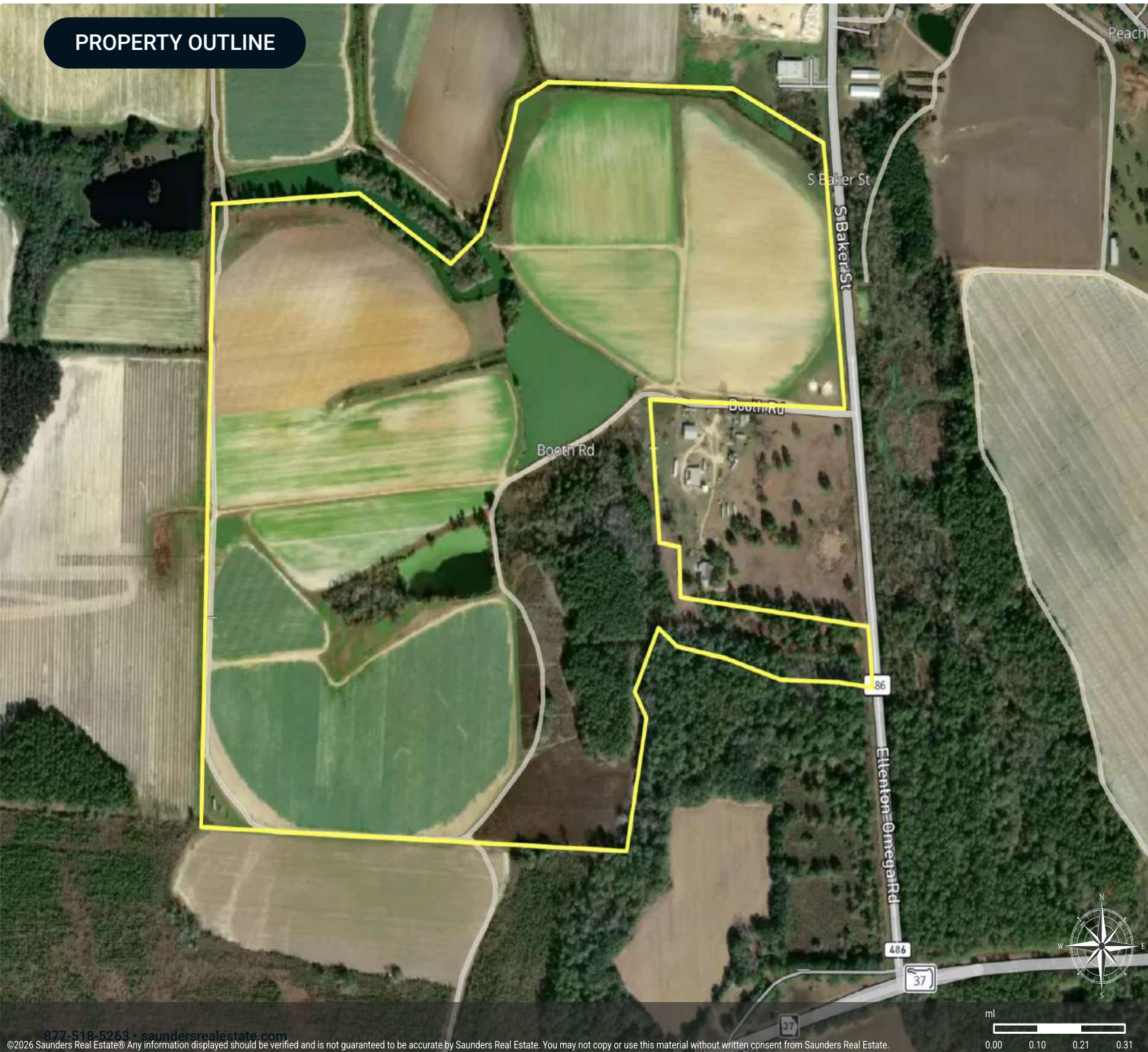
**Showing
Instructions:**

Call listing agents to schedule a showing.

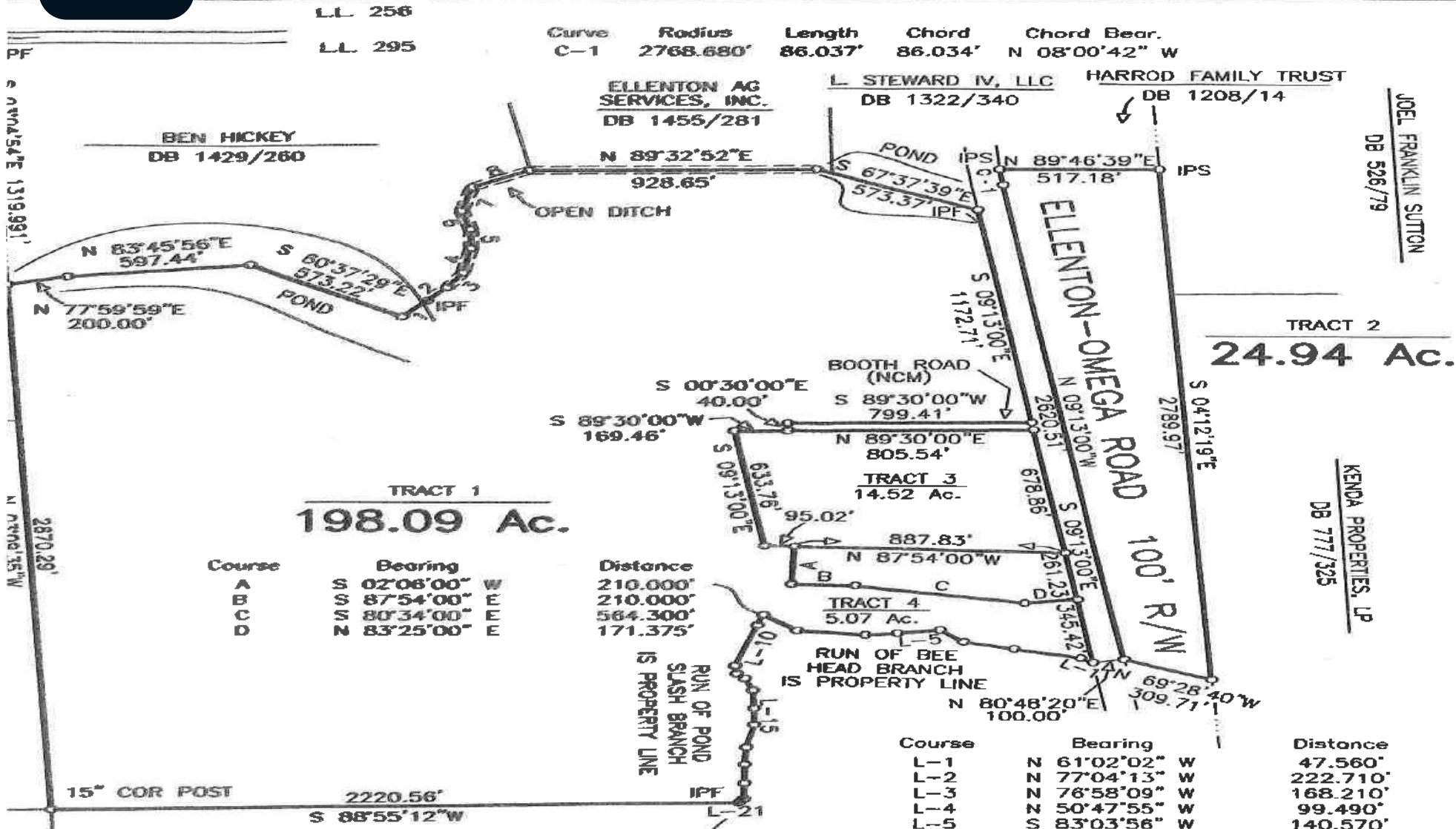
PROPERTY OUTLINE

Ellenton Irrigated Farm

- Line
- Census Roadways TIGER
- County Roads
- Interstates
- State Roads
- Highways



SURVEY



Course	Bearing	Distance
A	S 02°06'00" W	210.000'
B	S 87°54'00" E	210.000'
C	S 80°34'00" E	584.300'
D	N 83°25'00" E	171.375'

Course	Bearing	Distance
L-1	N 61°02'02" W	47.560'
L-2	N 77°04'13" W	222.710'
L-3	N 76°58'09" W	168.210'
L-4	N 50°47'55" W	99.490'
L-5	S 83°03'58" W	140.570'
L-6	S 84°22'50" W	107.370'
L-7	N 83°54'53" W	227.940'
L-8	N 52°15'33" W	138.220'
L-9	S 17°22'23" W	58.560'
L-10	S 17°22'23" W	231.820'
L-11	S 06°41'12" E	44.090'
L-12	S 46°22'13" E	37.090'
L-13	S 22°08'58" E	68.420'
L-14	S 02°51'45" E	98.680'
L-15	S 00°56'02" E	89.650'
L-16	S 10°54'18" W	127.170'
L-17	S 03°03'29" W	93.060'
L-18	S 00°00'52" E	101.900'
L-19	S 01°11'08" W	85.800'
L-20	S 38°14'18" W	23.600'
L-21	S 88°55'12" W	26.810'

LEGEND

- NCM = NOT COUNTY MAINT'D
- CMF = CONCRETE MONUMENT FOUND
- DB = DEED BOOK
- IPS = IRON PIN SET, 1/2" RE-BAR
- IPF = IRON PIN FOUND
- N/F = NOW OR FORMERLY
- P.O.B. = POINT OF BEGINNING
- P.O.C. = POINT OF COMMENCEMENT
- x-x- = FIELD WIRE FENCE

REVISIONS

NO.	DATE	DESCRIPTION

ADDITIONAL PHOTOS



ADDITIONAL PHOTOS



ADVISOR



Todd Davis

Senior Advisor

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Direct: **877-518-5263 x384** | Cell: **229-349-3884**

Professional Background

Todd Davis is a Senior Advisor at Saunders Real Estate. He works from his office in Albany, Georgia, and specializes in the state's southwest region.

Todd is an accomplished real estate professional with 25 years of industry experience. His experience ranges from real estate investing, investment property sourcing, land and commercial development, and analysis and management in commercial banking specializing in investor financing and loan origination.

Todd has an accomplished record of successfully advising local, regional, national, and international clients with commercial acquisitions, lease obligations, asset repositions, and dispositions. He is a trusted leader in his industry, with highly-respected expertise regarding his clients' representation. Todd advises and facilitates transactions for investors in commercial, industrial, agricultural, recreational, timberland, plantations, pecan groves, and residential development. During the last four years, Todd has successfully closed over 90 transactions in multiple real estate disciplines.

Todd received a Bachelor's in Business Communications from Valdosta State University. He currently serves on the Executive Board of the Boys & Girls Club of Albany and the Advisory Board for Feeding the Valley Food Bank. Over the years, Todd has dedicated much of his time volunteering in his community. During his spare time, Todd enjoys hunting, fishing, and photography.

Todd specializes in:

- Investment
- Residential Development
- Commercial
- Industrial
- Agricultural
- Recreational
- Timberland
- Plantations
- Pecan Groves

ADVISOR



Dillon Hendrix

Associate Advisor

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Professional Background

Dillon Hendrix is an Associate Advisor at Saunders Real Estate.

Based in Irwin County, Georgia, Dillon lives and works every day in a region defined by the land. Carrying a profound understanding of rural Georgia and its timber, agriculture, and recreation history, he is postured to help landowners in a multitude of ways through any transaction.

Before joining Saunders Real Estate, Dillon worked for the Georgia Forestry Association where he was the Director of Membership, serving thousands of landowners, timber suppliers, and various forestry professionals all around the state. Before GFA, he served as an Infantry Officer in the United States Marine Corps, where he learned that people are your best asset and they make all the difference, a lesson he remembers each day.

Dillon is a proud graduate of Abraham Baldwin Agricultural College, as well as a "Double Dawg" graduate of the University of Georgia.

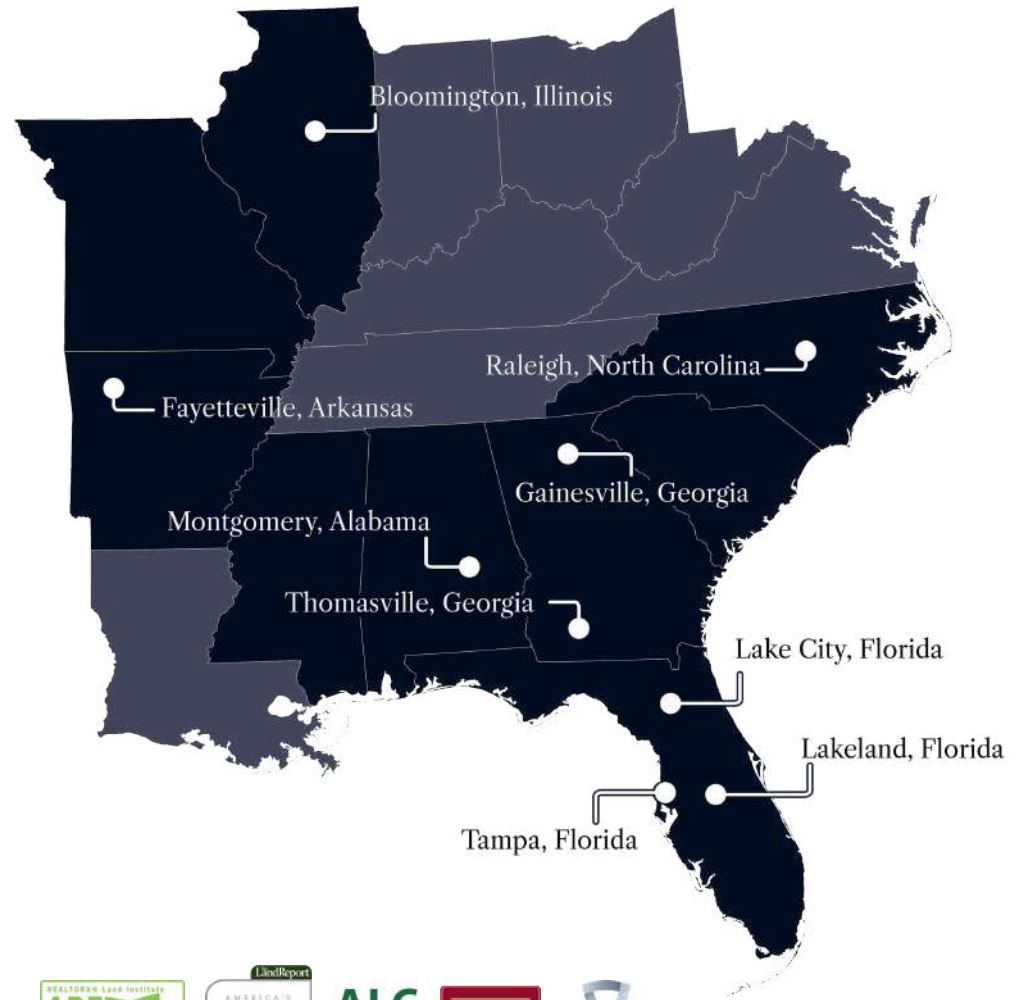
Being a husband, father, and a Christian servant are priorities for Dillon. In his spare time, he enjoys fitness, hunting, firearms, reading, and ministry.

Dillon specializes in:

- Timberland
- Hunting and Recreational Land
- Farms and Cropland



At Saunders Real Estate, we deliver full-service real estate solutions, built on more than 30 years of trusted experience. Our dedicated teams offer tailored guidance backed by deep regional insight and a proven track record. We believe that successful outcomes start with strong relationships built on trust and a shared commitment to your goals.



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