

Georgia Peanut Buying Point

740 West Union Street, Vienna, Georgia 31092

Tom Tuggle, ALC
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PROPERTY OVERVIEW



Sale Price

\$1,544,950

Offering Summary

Lot Size:	11 ± Acres
Price / SF:	\$20.93
State:	Georgia
City:	Vienna
County:	Dooly
Property Type:	Industrial
Video:	View Here

Property Overview

This 11+ acre peanut buying facility in Dooly County presents a prime opportunity for agricultural co-ops, commodity buyers, or agri-business operators seeking a turnkey—or easily reactivated—location. Last operational in 2021, the property is well-equipped to support seasonal harvest intake, processing, and storage.

At the heart of the site is an 8,750+ ton peanut warehouse, complemented by a farmer stock peanut cleaner, truck scales with integrated sampler station, and a dedicated office and grading building. Altogether, the property offers over 73,800± square feet under roof, including additional dry storage buildings, equipment sheds, and a maintenance shop.

Infrastructure is already in place to support efficient operations, including municipal water and sewer, three-phase power, paved road access, and secure perimeter fencing with rolling gates.

Strategically located just 3 miles from I-75, the facility provides excellent logistical connectivity for regional distribution and transport. Whether reactivated for peanut handling or repurposed for broader agri-industrial use, this property is well-positioned to meet a variety of operational needs.

SPECIFICATIONS & FEATURES



Specifications & Features

Uplands / Wetlands:	100% Uplands
Taxes & Tax Year:	Estimated \$12,088
Zoning / FLU:	Commercial 1
Road Frontage:	2,577'
Nearest Point of Interest:	Located in Vienna, Georgia, less than 3 miles from I-75.

AERIAL MAP

Lilly

Findlay

41



3rd St

Vienna

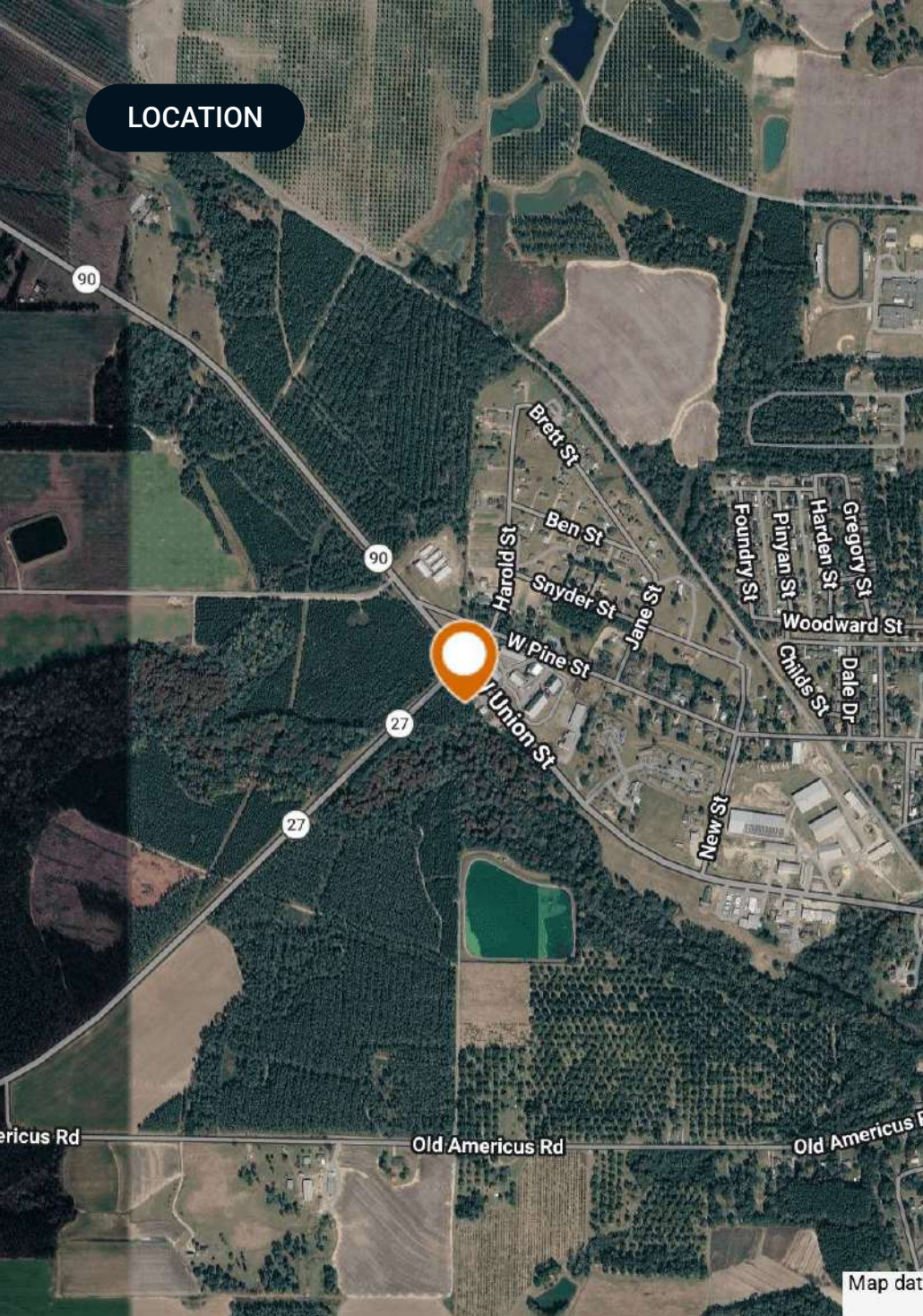
75

41

Google

Map data ©2026

LOCATION



Location & Driving Directions

Parcel: V1420 & V1418C

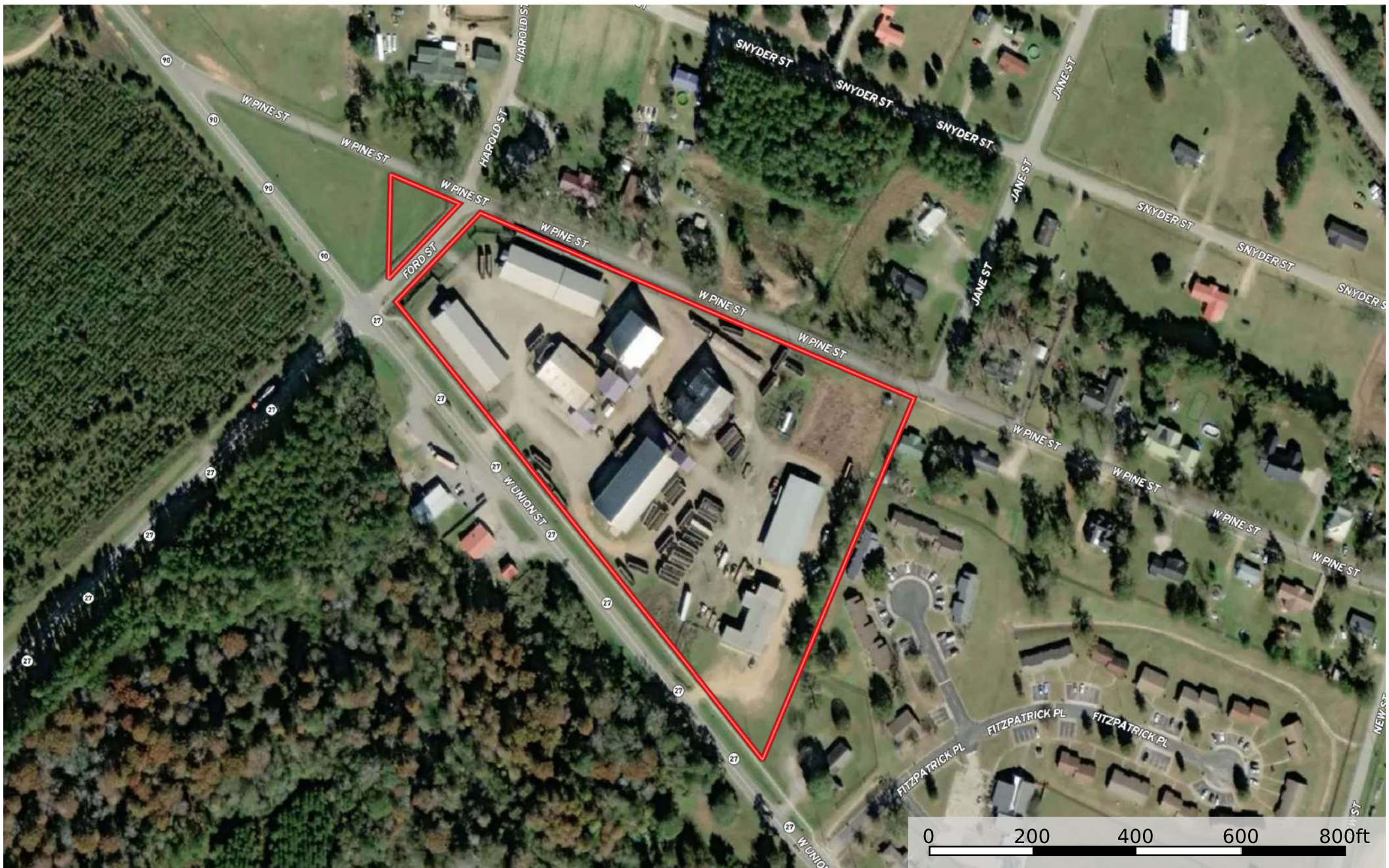
GPS: 32.0969341, -83.8110221

Driving Directions: From Vienna, GA, head down West Union Street for 1 mile

Showing Instructions: Contact Tom Tuggle for showing instructions

Georgia Peanut Buying Point

Dooly County, Georgia, 11 AC +/-



Boundary



ADDITIONAL PHOTOS



ADDITIONAL PHOTOS



ADVISOR BIOGRAPHY



Tom Tuggle, ALC

Advisor

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Professional Background

Tom Tuggle, ALC is an Advisor at Saunders Real Estate.

Tom lives in Perry, Georgia, and works with buyers and sellers of agriculture, recreational, and timberland in the Middle and South Georgia areas. Tom worked with a full-service timber company for more than eight years. With experience in the timber industry, he provides his clients valuable insights into the local timberland and recreational land markets.

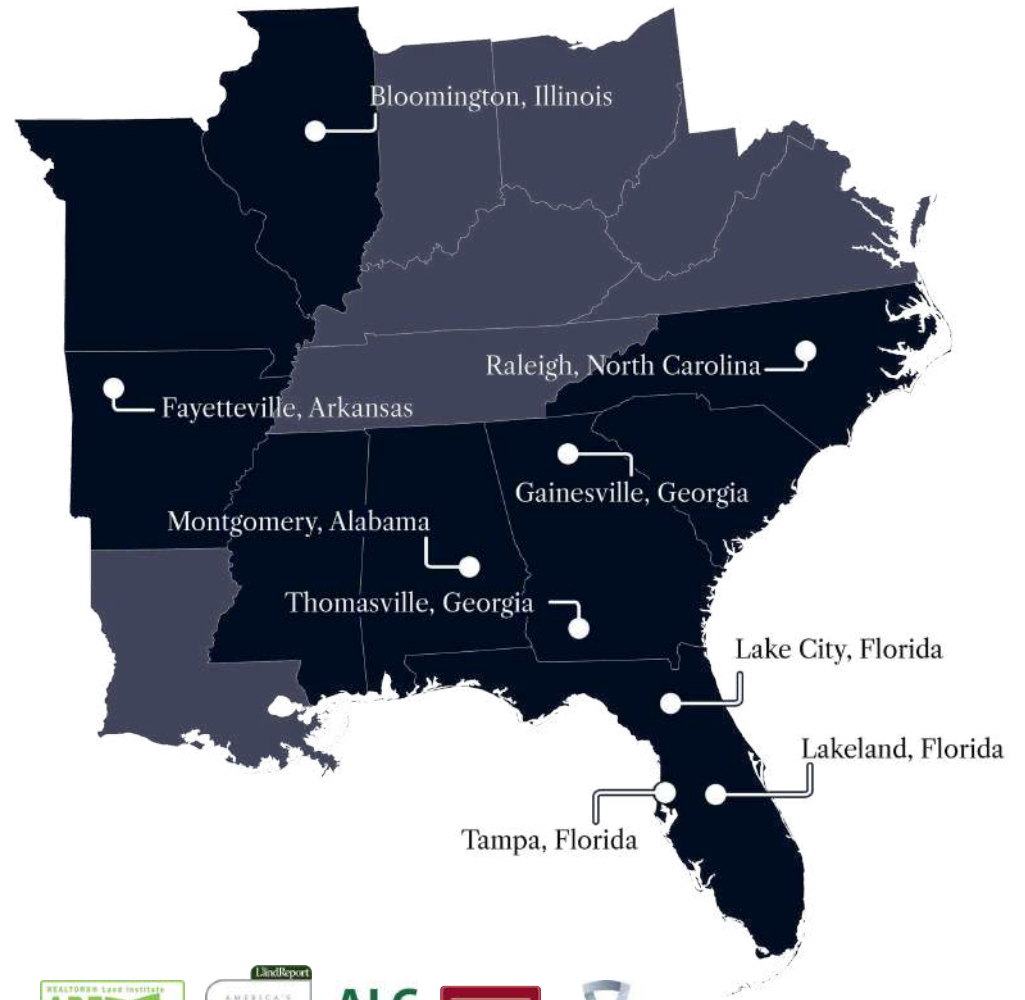
He graduated from Georgia Southern University with a bachelor's degree in Business Management and was an active member of Sigma Chi Fraternity. He now serves on the administration board for Perry United Methodist Church. Tom is a lifelong conservationist and enjoys hunting and fishing in his spare time.

Tom specializes in:

- Timberland
- Recreational land
- Agricultural land



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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