

SALE

TURNKEY SUSTAINABLE 867-ACRE LIVESTOCK FARM IN CENTRAL GEORGIA

627 Buford Rd Arabi, GA 31712



SALE PRICE

\$10,000,000

Daniel Wise
(678) 320-4800

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The projections and pro forma budget contained herein represent best estimates on assumptions considered reasonable under the circumstances. No representations or warranties, expressed or implied, are made that actual results will conform to such projections.

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Interested buyers should be aware that the Seller is selling the Property "AS IS" CONDITION WITH ALL FAULTS, WITHOUT REPRESENTATIONS OR WARRANTIES OF ANY KIND OR NATURE. Prior to and/or after contracting to purchase, as appropriate, buyer will be given a reasonable opportunity to inspect and investigate the Property and all improvements thereon, either independently or through agents of the buyer's choosing.

The Seller reserves the right to withdraw the Property being marketed at any time without notice, to reject all offers, and to accept any offer without regard to the relative price and terms of any other offer. Any offer to buy must be: (i) presented in the form of a non-binding letter of intent; (ii) incorporated in a formal written contract of purchase and sale to be prepared by the Seller and executed by both parties; and (iii) approved by Seller and such other parties who may have an interest in the Property. Neither the prospective buyer nor Seller shall be bound until execution of the contract of purchase and sale, which contract shall supersede prior discussions and writings and shall constitute the sole agreement of the parties.

Prospective buyers shall be responsible for their costs and expenses of investigating the Property and all other expenses, professional or otherwise, incurred by them.

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WHY COLDWELL BANKER COMMERCIAL

Owner. Occupier. Investor. Local business or global corporation. No matter who you are, the challenges remain the same.

The success of the CBC organization lies in its striking versatility. The organization deftly combines a powerful national presence with the agility of a regional market innovator. Each CBC affiliate office has the resources and insight to understand its local market and the expertise to convert this knowledge into tangible value for each client. The CBC organization's skillful professionals and nimble affiliate offices service a wealth of business categories in markets of any size, with clients ranging from established corporations to small businesses to individual investors.

- Acquisition and Disposition
- Capital Services & Investment Analysis
- Construction Management
- Corporate Services
- Distressed Assets
- Relocation Services
- Market Research & Analysis
- Property & Facilities Management
- Startups & Small Business
- Tenant Representation
- Landlord Representation

3,300+
Professionals

Presence in
40 COUNTRIES

OVER 12,500
Transactions

\$6.34 BILLION
Sales Volume

\$1.77 BILLION
Lease Volume

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PROPERTY SUMMARY

This impressive 867-acre farm spans across Crisp County and Turner County, Georgia, and represents the pinnacle of sustainable livestock farming. With its gently rolling pastures, rotational grazing system, and a focus on grass-fed livestock, the farm currently supports cattle, goats, sheep, hogs, and laying hens.

Designed for self-sufficiency, the property features on-site compost production, hay cultivation, and solar panel installation underway. Modern barns and processing facilities streamline operations, while the diverse landscape offers endless possibilities for agricultural expansion. This is a rare opportunity to own a turnkey farming operation with a proven track record of sustainability and productivity.

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OFFERING SUMMARY

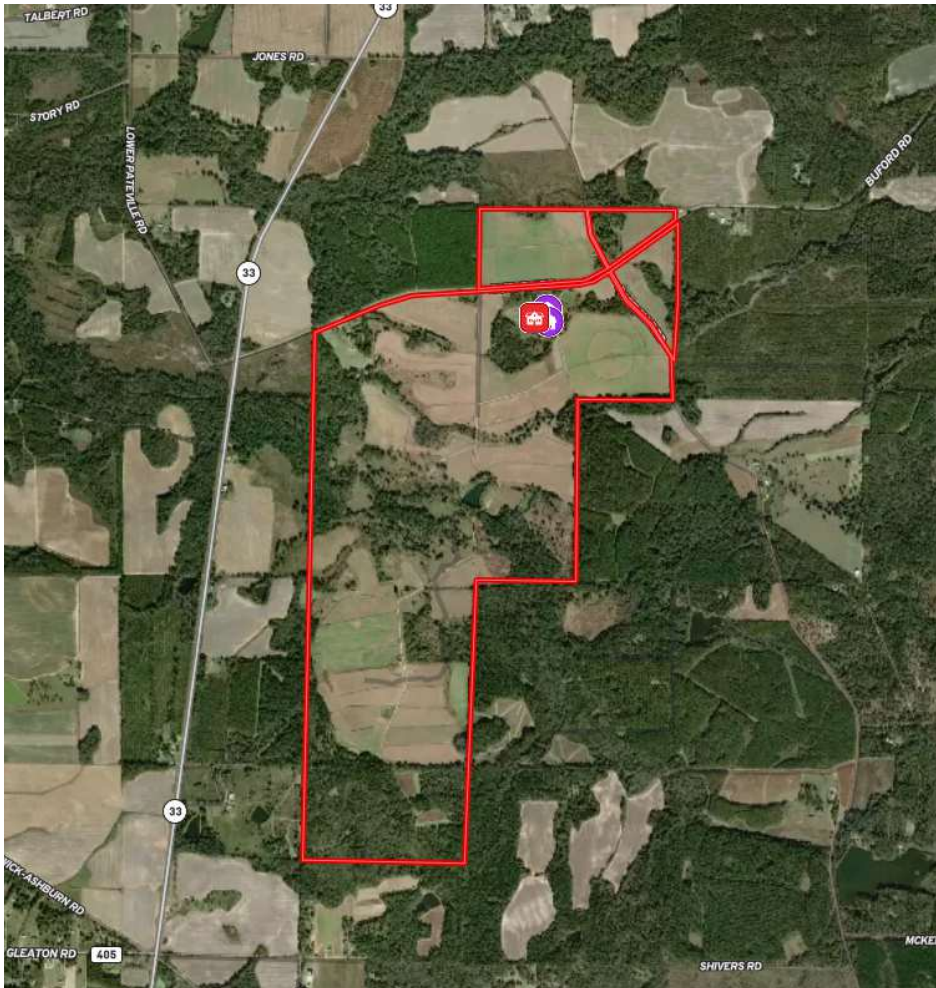
Sale Price:	\$10,000,000
Lot Size:	867 Acres
Building Size:	2,604 SF

DEMOGRAPHICS	0.3 MILES	0.5 MILES	1 MILE
Total Households	1	2	8
Total Population	1	4	20
Average HH Income	\$72,626	\$71,998	\$71,614

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PROPERTY DESCRIPTION

This sprawling 867-acre farm stretches across the picturesque landscapes of Crisp and Turner Counties, Georgia, offering a blend of natural beauty and agricultural opportunity. The property is a testament to the dedication and vision of its owners, who have cultivated it into a thriving, sustainable farming operation since 2009.

The terrain provides a mix of fertile pastureland and wooded areas, perfect for both livestock and future development. The main residence, a spacious 2,604 sq. ft. home, is complemented by three additional rental properties that offer consistent income potential.

The property features abundant water resources, fertile soil, and a commitment to environmental responsibility, with solar panel installation currently in progress and organic certification pending. On-site compost production and hay cultivation enhance the farm's sustainability and self-sufficiency, reducing reliance on external inputs.

The farm has earned recognition for its high standards, including certifications from the American Grassfed Association and Georgia Grown, as well as the Innovator of the Year Award in Crisp County. The farm's dual-county location offers convenient access to local and regional markets, with opportunities to expand into agrotourism, additional crops, or direct-to-consumer sales.

LOCATION DESCRIPTION

Property is off Buford Road between SR 33 to the West and US 41 to the East. Property resides in both Crisp County and Turner County, GA.

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PROPERTY HIGHLIGHTS

- 867 acres of prime agricultural land in Crisp County, Georgia
- Includes a 2,604 sq. ft. owner's home and three income-producing rental properties
- Well-maintained barns, processing facilities, and ~\$500,000 in farming equipment
- Supports rotational grazing with a diverse livestock operation: cattle, goats, sheep, hogs, and laying hens
- Sustainable features include on-site compost and hay production, plus solar panel installation underway
- Pending organic certification enhances marketability and growth potential
- Ideal for farming, agrotourism, or recreational use
- Strong reputation for high-quality, grass-fed and pastured meat products
- Conveniently located in central Georgia with easy access to major markets
- Turnkey operation ready for immediate ownership and expansion opportunities

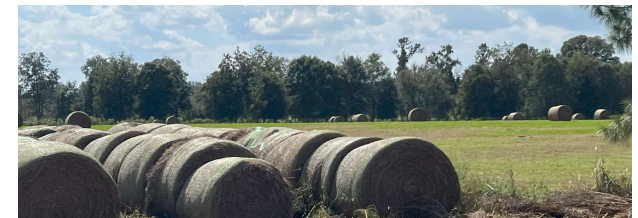
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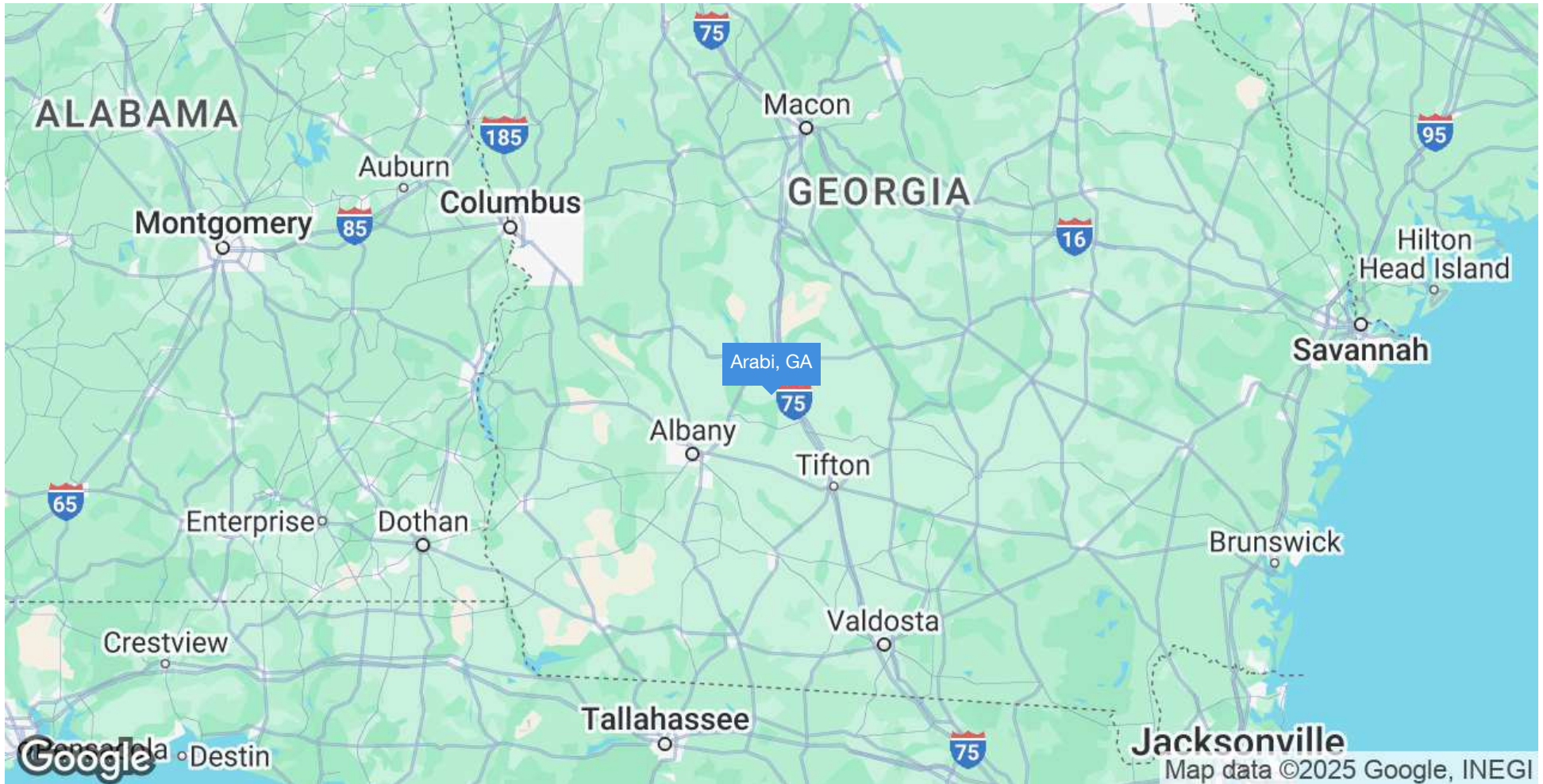
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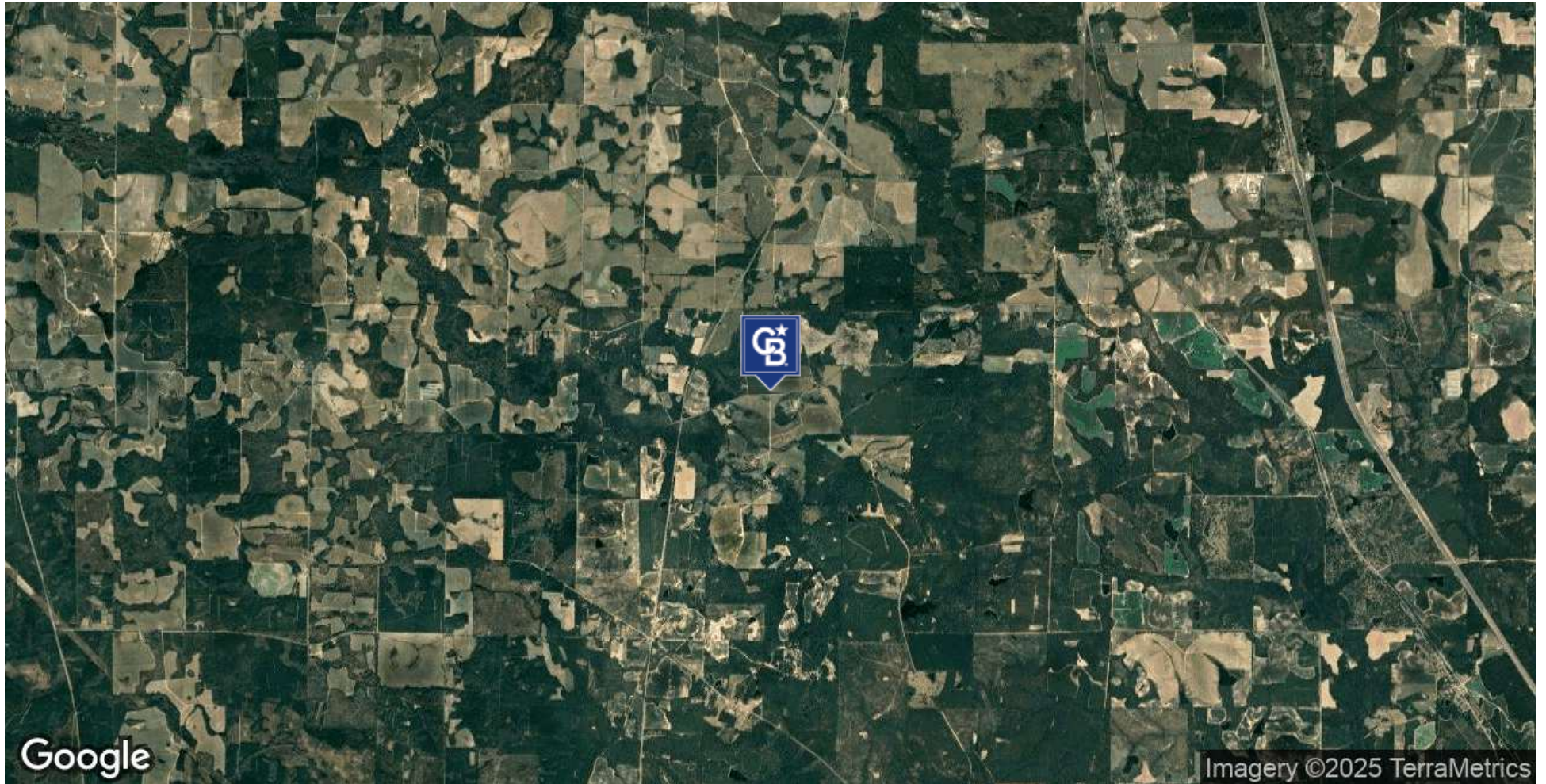
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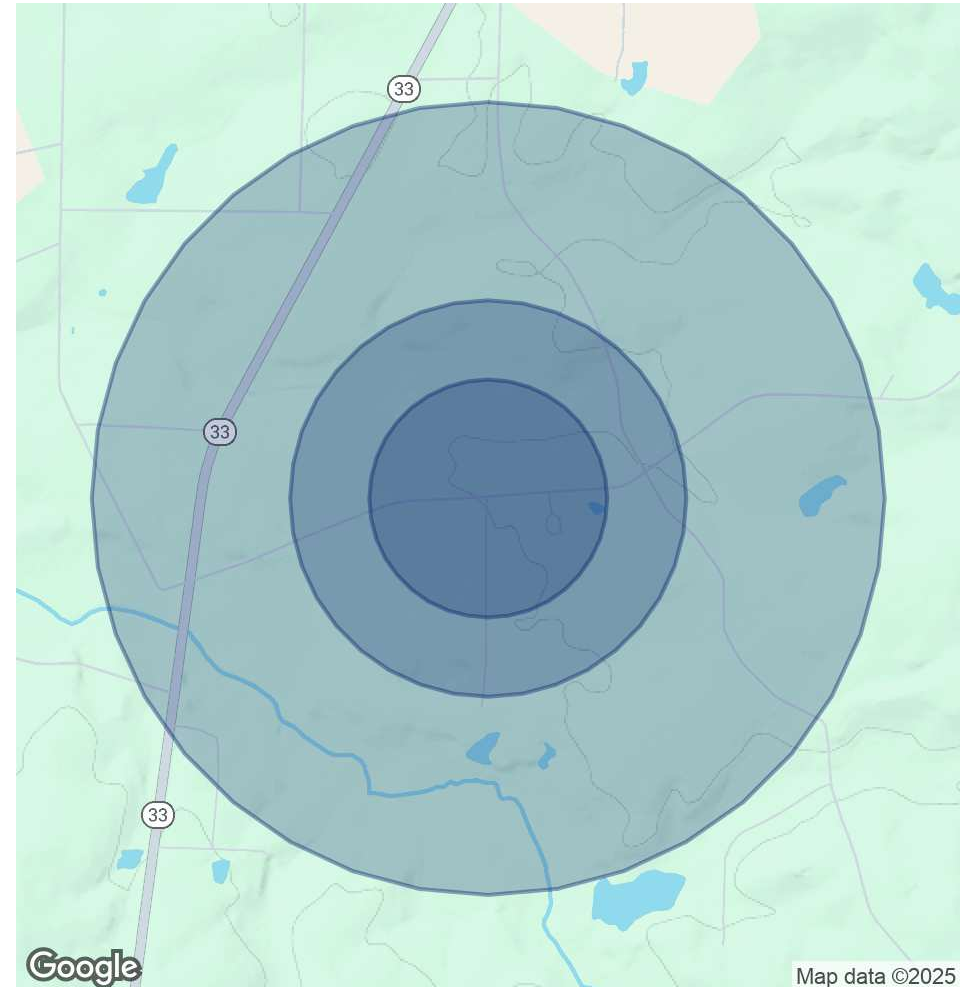
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POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	1	4	20
Average Age	44	44	45
Average Age (Male)	44	44	44
Average Age (Female)	44	44	45

HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	1	2	8
# of Persons per HH	1	2	2.5
Average HH Income	\$72,626	\$71,998	\$71,614
Average House Value	\$174,823	\$173,392	\$183,709

Demographics data derived from AlphaMap



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DANIEL WISE

Commercial Real Estate Agent

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Direct: (678) 320-4800 | Cell: (404) 941-5032

GA #437964

PROFESSIONAL BACKGROUND

Daniel Wise is an analytical, results-driven commercial real estate agent and business broker with Coldwell Banker Commercial, serving the state of Georgia. Daniel holds a BBA in Finance from Emory University and an MBA in Economics from The University of Chicago Booth School of Business. His background in investment banking, where he was involved in major transactions such as high yield bonds and leveraged loans, and his experience as a strategy consultant for Fortune 500 companies, provide him with a solid understanding of market dynamics and investment strategies.

In his role at Coldwell Banker Commercial, Daniel focuses on helping investors find properties that align with their investment objectives and effectively marketing commercial properties to prospective buyers. He also applies his expertise to assist local nonprofits with their fundraising efforts, bringing a community-focused approach to his work. Daniel is committed to delivering practical and effective solutions to meet the specific needs of his clients, whether they are investing in or selling commercial real estate.

Metro Brokers

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