



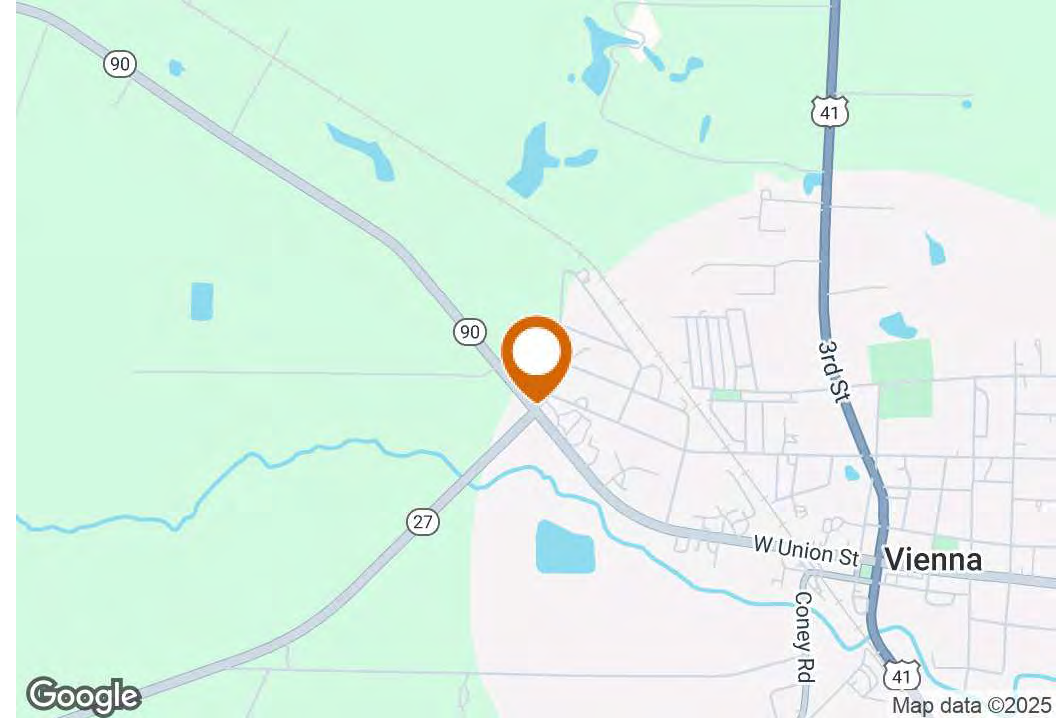
GEORGIA PEANUT BUYING POINT

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PROPERTY SUMMARY



OFFERING SUMMARY

Sale Price:	\$1,544,950
Building Size:	73,800 SF
Lot Size:	11 Acres
City:	Vienna
County:	Dooly

PROPERTY OVERVIEW

This 11+ acre peanut buying point in Dooly County is ready for quick reactivation by an agricultural co-op, commodity buyer, or agri-business. Last in operation in 2021, the site includes an 8,750+ ton peanut warehouse, farmers stock peanut cleaner, truck scales with a sampler station, and an office/grading building—making it ideal for handling seasonal harvests or expanding ag operations. With over 73,800± square feet under roof, the property also features dry storage buildings, equipment sheds, and a shop for maintenance and support. Municipal water and sewer, three-phase power, paved road access, and secure perimeter fencing with rolling gates are already in place. Just 3 miles from I-75, this facility offers excellent logistical access and is well-suited for ongoing agricultural use or agri-industrial redevelopment.



Section 1

PROPERTY INFORMATION

PROPERTY DESCRIPTION



PROPERTY DESCRIPTION

This 11-acre facility in Dooly County offers a turnkey opportunity for an agricultural co-op or agri-business to step into a well-equipped site with infrastructure already in place. Last operated in 2021 as a peanut buying point, the property is well-positioned for a quick reactivation or redevelopment.

Located just 3 miles from I-75, it offers excellent access to Georgia's primary transportation corridor—ideal for handling harvest operations, equipment storage, or broader agri-industrial use.

Core Facilities:

8,750+ ton peanut warehouse

Farmers stock peanut cleaner

Truck scales and sampler station

Office and peanut grading building

Secure fencing with 3,125 linear feet, rolling gates, and barbed wire

On-Site Structures (Totaling 73,800± SF):

Dryer Storage #1: 200' × 70' = 14,000 sq ft

Dryer Storage #2: 175' × 70' = 12,250 sq ft

Peanut Warehouse: 86' × 82' = 7,052 sq ft

Office / Grading Building: 45' × 33' = 1,485 sq ft

Shop Building: 127' × 50' = 6,350 sq ft

Warehouse #1: 100' × 82' = 8,200 sq ft

Warehouse #2: 100' × 82' = 8,200 sq ft

Equipment Shed #1: 160' × 72' = 11,520 sq ft

Equipment Shed #2: 120' × 31' = 3,720 sq ft

Utilities:

Municipal water, sewer, and three-phase power

Paved road access and efficient site layout

With over 73,800 square feet under roof, key peanut infrastructure, and utility access, this site is well-suited for a return to active use or for strategic redevelopment in a high-producing agricultural region.

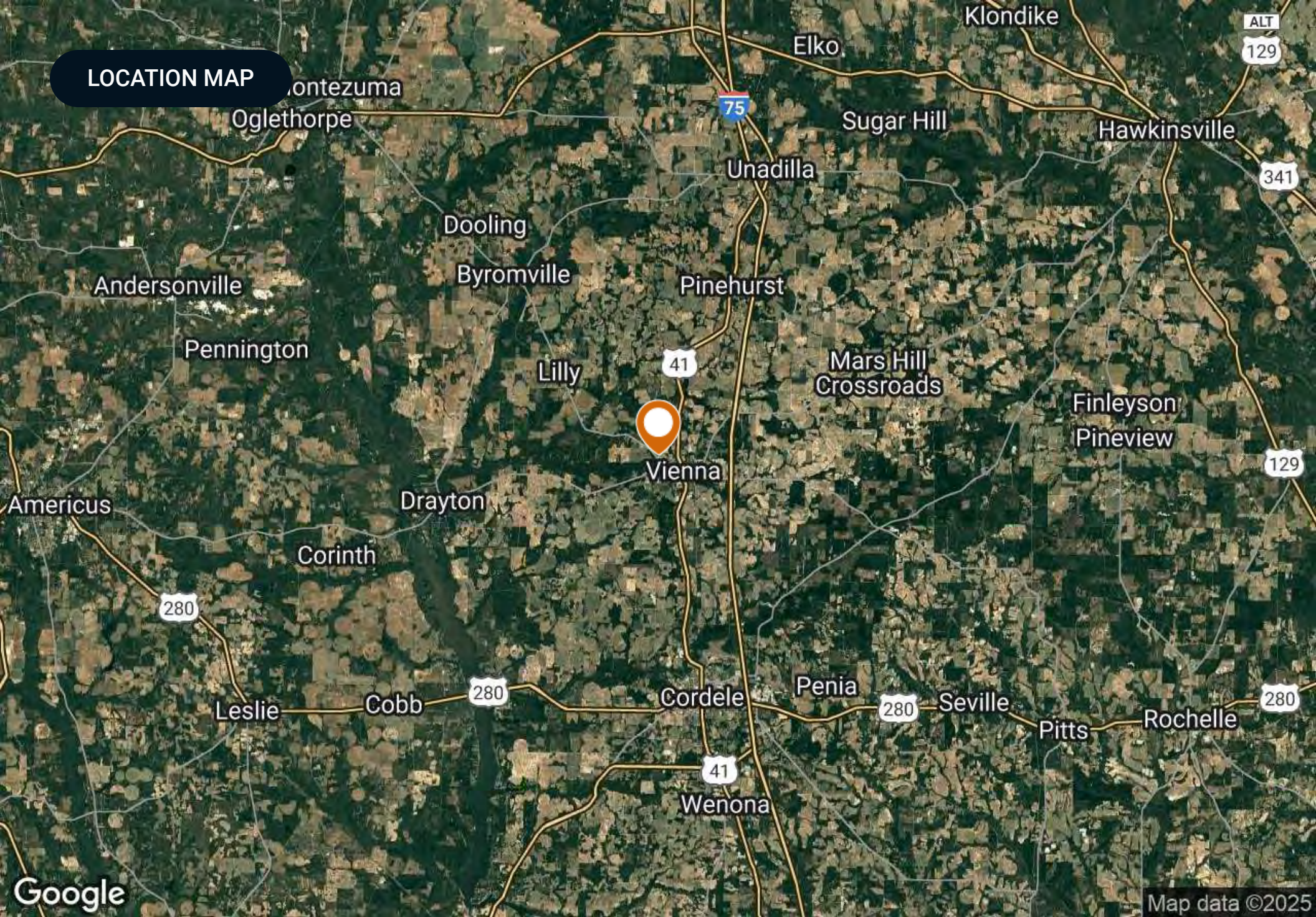


Section 2

LOCATION INFORMATION



LOCATION MAP





Section 3

MAPS AND PHOTOS

Georgia Peanut Buying Point
Dooly County, Georgia, 11 AC +/-



Boundary



The information contained herein was obtained from sources deemed to be reliable. Land ID™ Services makes no warranties or guarantees as to the completeness or accuracy thereof.




ADDITIONAL PHOTOS



ADDITIONAL PHOTOS



A large, white, industrial-style building with a steep, corrugated metal roof. The building has a red metal frame structure in the foreground, possibly a loading dock or a support structure. The sky is clear and blue. The building appears to be made of metal siding. There are some small windows or vents near the roofline. The foreground is a grassy area.

Section 4

AGENT AND COMPANY INFO

ADVISOR



TOM TUGGLE, ALC

Advisor

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PROFESSIONAL BACKGROUND

Tom Tuggle, ALC, is an experienced land and commercial real estate advisor at Saunders Real Estate, focuses on selling in agricultural, timber, recreational, transitional land, commercial retail, and residential development properties across Middle and South Georgia. With over a decade of experience in the private timber sector, Tom brings invaluable knowledge of land productivity, timber valuation, and long-term investment strategies to his clients.

Tom has completed over 100 hours of specialized education through LANDU®, covering a wide range of topics essential to land and commercial real estate. His coursework includes Fundamentals of Land Brokerage, Land Investment Analysis, and Transitional Land Real Estate, as well as specialty courses in Recreational Land Real Estate, Subdivision Land Development, Tax Deferred 1031 Exchanges, and Timberland Real Estate. This extensive training equips Tom with the knowledge and skills to provide expert guidance to buyers and sellers, helping them maximize the value of their land assets.

Tom earned his bachelor's degree in Business Management from Georgia Southern University, where he was an active member of Sigma Chi Fraternity. He is an Accredited Land Consultant (ALC), a designation held by the most knowledgeable and experienced land professionals in the country.

Beyond real estate, Tom is deeply involved in his community. He serves his church faithfully at Perry Methodist Church and is the Vice Chair of the Perry Downtown Development Authority, helping drive economic growth while preserving the town's historic character. A lifelong conservationist, he is passionate about land stewardship, wildlife conservation, and habitat management. An avid outdoorsman, he enjoys hunting, fishing, and preserving Georgia's rich outdoor heritage.



For more information visit www.saundersrealestate.com

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