



COMMERCIAL REAL ESTATE

LAND FOR SALE



South Georgia Blueberry Farm

Harmony Rd.
Meigs, GA 31765

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EXECUTIVE SUMMARY

SOUTH GEORGIA BLUEBERRY FARM

HARMONY RD, MEIGS, GA 31765

**OFFERING SUMMARY**

| | |
|----------------------|---------------|
| Sale Price: | \$350,000.00 |
| Price / Acre: | \$13,720.00 |
| Lot Size: | 32.8 Acres |
| APN: | 01540-029-B00 |

PROPERTY OVERVIEW

REDUCED! 32 +/- acre South Georgia Blueberry Farm offered for sale in Mitchell County. This farm offers turn-key operations with potential value add opportunity.

The farm has 17+/- acres currently in production consisting of the varieties Rebel, Star, Farthing and Meadowlark. All crops are drip irrigated and also have overhead sprinklers in place for frost protection. A 15 hp and 35 hp well service the drip system while a 6-cylinder diesel pump draws water from a 4+/- acre pond for frost protection. The drip system includes multiple injection tanks under roof for service to the crop.

LOCATION OVERVIEW

Meigs Georgia is located 30 minutes west of Thomasville Ga and one hour north of Tallahassee Fl.

REDUCED PRICE!

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BLUEBERRY FIELDS & IRRIGATION
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WATER IRRIGATION
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PARCEL

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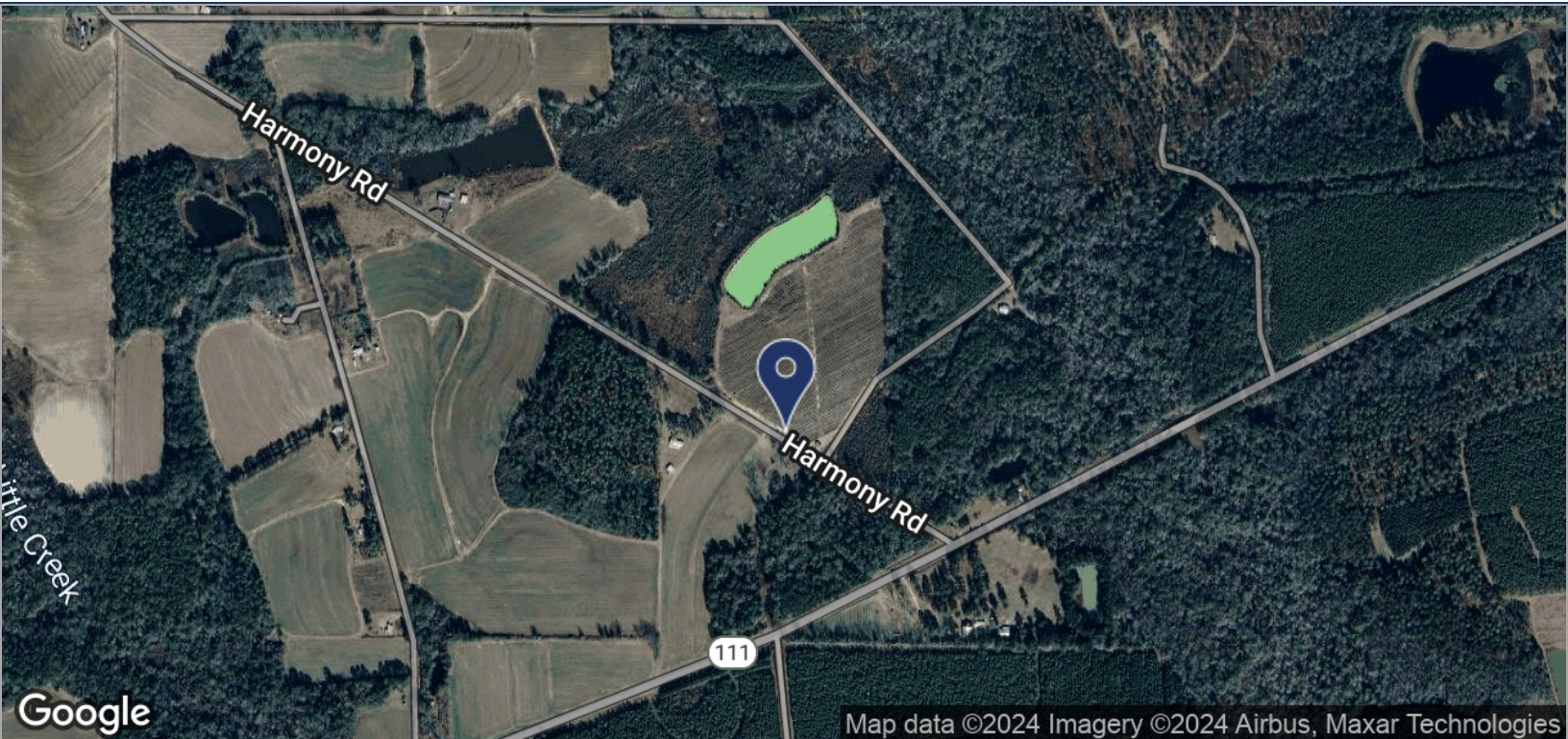




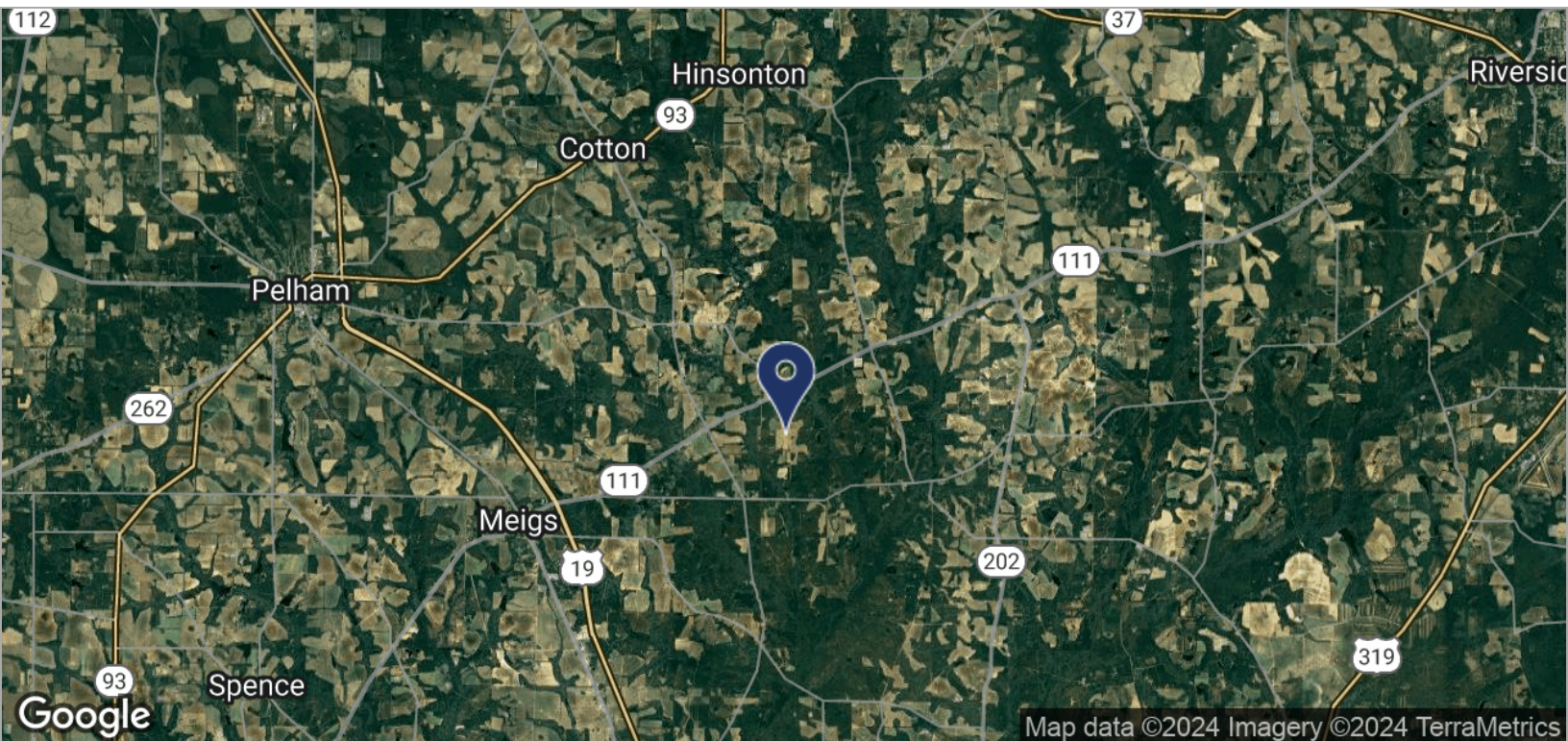
LOCATION MAPS

SOUTH GEORGIA BLUEBERRY FARM

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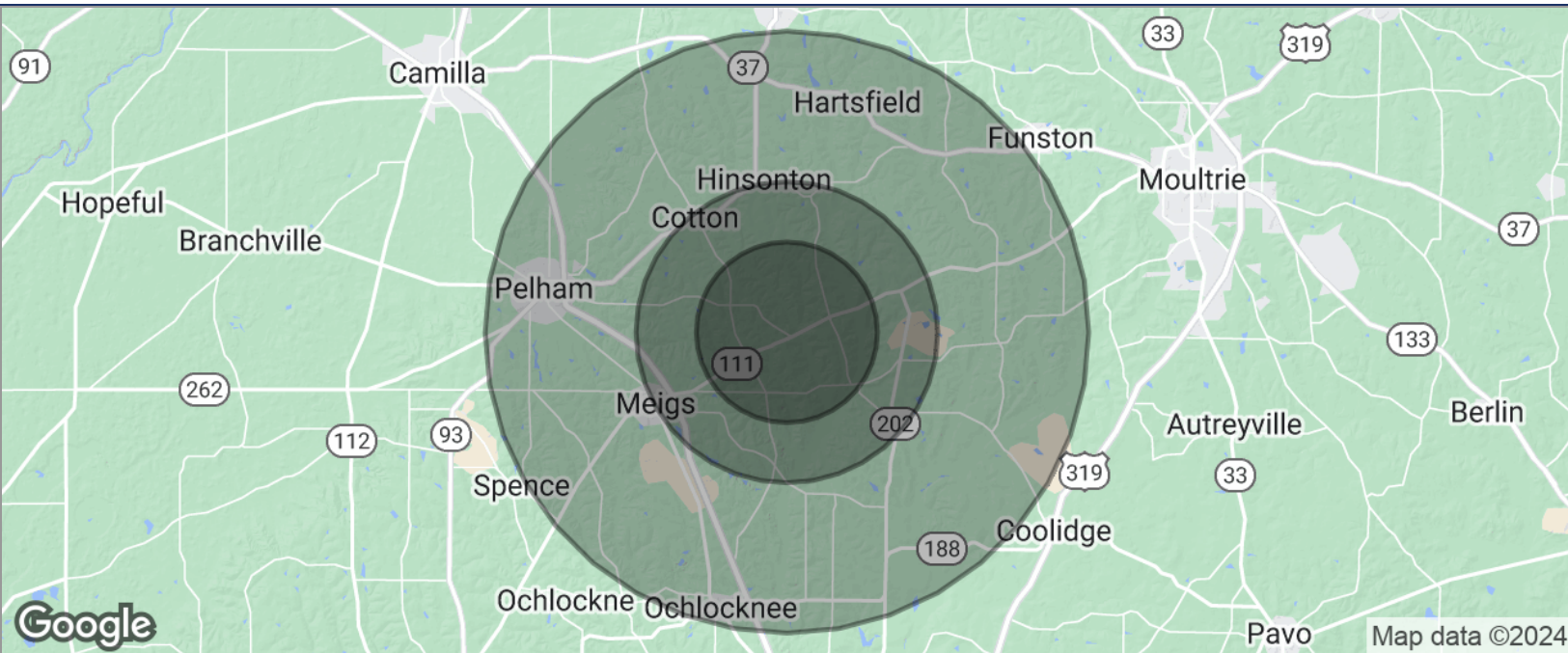




DEMOGRAPHICS MAP

SOUTH GEORGIA BLUEBERRY FARM

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**POPULATION**

| | 3 MILES | 5 MILES | 10 MILES |
|---------------------|----------------|----------------|-----------------|
| TOTAL POPULATION | 857 | 2,356 | 14,385 |
| MEDIAN AGE | 48.4 | 49.0 | 43.2 |
| MEDIAN AGE (MALE) | 43.4 | 44.6 | 41.2 |
| MEDIAN AGE (FEMALE) | 49.8 | 49.8 | 47.8 |

HOUSEHOLDS & INCOME

| | 3 MILES | 5 MILES | 10 MILES |
|---------------------|----------------|----------------|-----------------|
| TOTAL HOUSEHOLDS | 394 | 1,121 | 6,243 |
| # OF PERSONS PER HH | 2.2 | 2.1 | 2.3 |
| AVERAGE HH INCOME | \$39,434 | \$39,266 | \$43,086 |
| AVERAGE HOUSE VALUE | \$97,245 | \$98,002 | \$108,068 |

* Demographic data derived from 2020 ACS - US Census

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