

130± Acre Irrigated Crop Farm Sumter County, Georgia



Location: Approximately 4.3 miles northwest of Leslie on the south side of US Hwy 280. Property has approximately 2,300' of frontage on US Hwy 280.

General Description: First quality highly productive, center pivot irrigated row crop farm. The cropland is class I & II Tifton sandy loamy, considered the most productive cropland soils in GA. The property consists of approximately 55 acres of irrigated cropland, 48 acres of dry cropland, 1 acre pond, and 29 acres of woodland/other. The irrigation equipment consists of a 50 Hp electric motor, 8" well with pump, and a two year old 7 tower Zimmatic center pivot. The property can be cash rented for row crop production for \$14,065 per year.

The irrigated pivot area is planted to Tifway 419 Hybrid Bermuda Sod which is sold for residential and commercial lawn installations. This may be continued or the land converted to annual row crops.

Listing Price: \$3,077 per Acre - \$400,000

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Cash Rental Budget			
	<u>Acres</u>	<u>Price</u>	<u>Total</u>
Revenue			
Center Pivot Irrigated Cropland	55	\$200	\$11,000
Dry Cropland	48	50	2,400
Hunting Lease	133	5	<u>665</u>
Total Revenue			\$14,065
Expenses			
Taxes			1,432
Insurance			500
Repairs & Maintenance			<u>550</u>
Total Cash Expenses			\$2,482
Net Cash Flow			\$11,583
Estimated Depreciation			6,800
Taxable Income			\$4,783
Estimated Depreciation			
	<u>Estimated</u>	<u>Fair</u>	<u>Yearly</u>
Estimated Depreciation	<u>Cost</u>	<u>Value</u>	<u>Depreciation</u>
7 Tower Zimmatic Center Pivot	\$44,000	\$39,600	\$5,657
Electric Motor and Pump	<u>\$10,000</u>	<u>\$ 8,000</u>	<u>\$1,143</u>
Total	\$54,000	\$47,600	\$6,800



All information contained herein or advertised was gathered from reliable sources and is believed to be correct, however, is not guaranteed. All prospective purchasers should examine the property and all documentation carefully, as each purchaser is responsible for evaluating the property and shall not rely on the seller/broker. Broker is representing the seller only in this offering.