

Cain Farms
4497 Howard Road
Pavo, GA 31778

\$1,850,000
201.5± Acres
Brooks County



Cain Farms
Pavo, GA / Brooks County

SUMMARY

Address

4497 Howard Road null

City, State Zip

Pavo, GA 31778

County

Brooks County

Type

Farms, Ranches, Hunting Land

Latitude / Longitude

30.921955 / -83.680058

Dwelling Square Feet

1,848

Bedrooms / Bathrooms

3 / 2

Acreage

201.5

Price

\$1,850,000



PROPERTY DESCRIPTION

For more information regarding this listing, please contact listing agent **Cole Bonner** at [229-561-5111](tel:229-561-5111)

Located just outside of Pavo in Brooks County, Georgia, this exceptional 201.5-acre turnkey cattle farm offers the perfect blend of productive pastureland, modern improvements, and outstanding recreational opportunities. Built in 2024, the custom home overlooks a picturesque South Georgia landscape, making this property equally suited for a working farm, family homestead, or sporting estate.

The property is fenced and cross fenced and is established in an improved Bahia grass blend consisting of approximately 45% Tifton 9, 45% Tifton Quick, and 10% Argentine Bahia, providing exceptional forage for livestock. Three ponds are located throughout the property, while a 50' x 75' shade barn offers ample shelter for cattle.

The custom built home features approximately 1,848± heated square feet, with 3 bedrooms and 2 bathrooms. Enjoy panoramic views from the expansive 1,440 square foot wraparound porch, while the 754 square foot garage and storage area provides plenty of room for vehicles, tools, and equipment.

Beyond its agricultural value, the property boasts frontage along Mule Creek, creating a beautiful natural corridor that provides outstanding wildlife habitat. The creek bottom and surrounding hardwoods offer what many consider some of the best deer hunting in Brooks County, with excellent opportunities for whitetail deer, and other native wildlife. Whether you're watching cattle in the pasture or chasing South Georgia bucks in the fall, this property offers the best of both worlds.

For buyers looking to expand, additional acreage and an additional home are also available for purchase, presenting a rare opportunity to create a larger working farm, family compound, or legacy property.

The property is enrolled in Georgia's Conservation Use Valuation Assessment (CUVA) program, helping maintain lower property taxes while preserving its agricultural and rural character. A new boundary survey will be required to determine the final acreage prior to closing. The owner will consider owner financing for qualified buyers.

Highlights:

- 201.5 ± Acres in Brooks County, Georgia
- New Construction Home Built in 2024
- 3 Bedrooms | 2 Bathrooms
- 1,848 ± Heated Sq. Ft.
- 754 ± Sq. Ft. Garage & Storage
- 1,440 ± Sq. Ft. Wraparound Porch
- Fenced & Cross Fenced
- Three Ponds
- 50' x 75' Cattle Shade Barn
- Established Bahia Grass Pastures
- Mule Creek Frontage
- Peaceful Country Setting
- Additional Home & Acreage Available
- Convenient to Valdosta, Thomasville, and Tallahassee

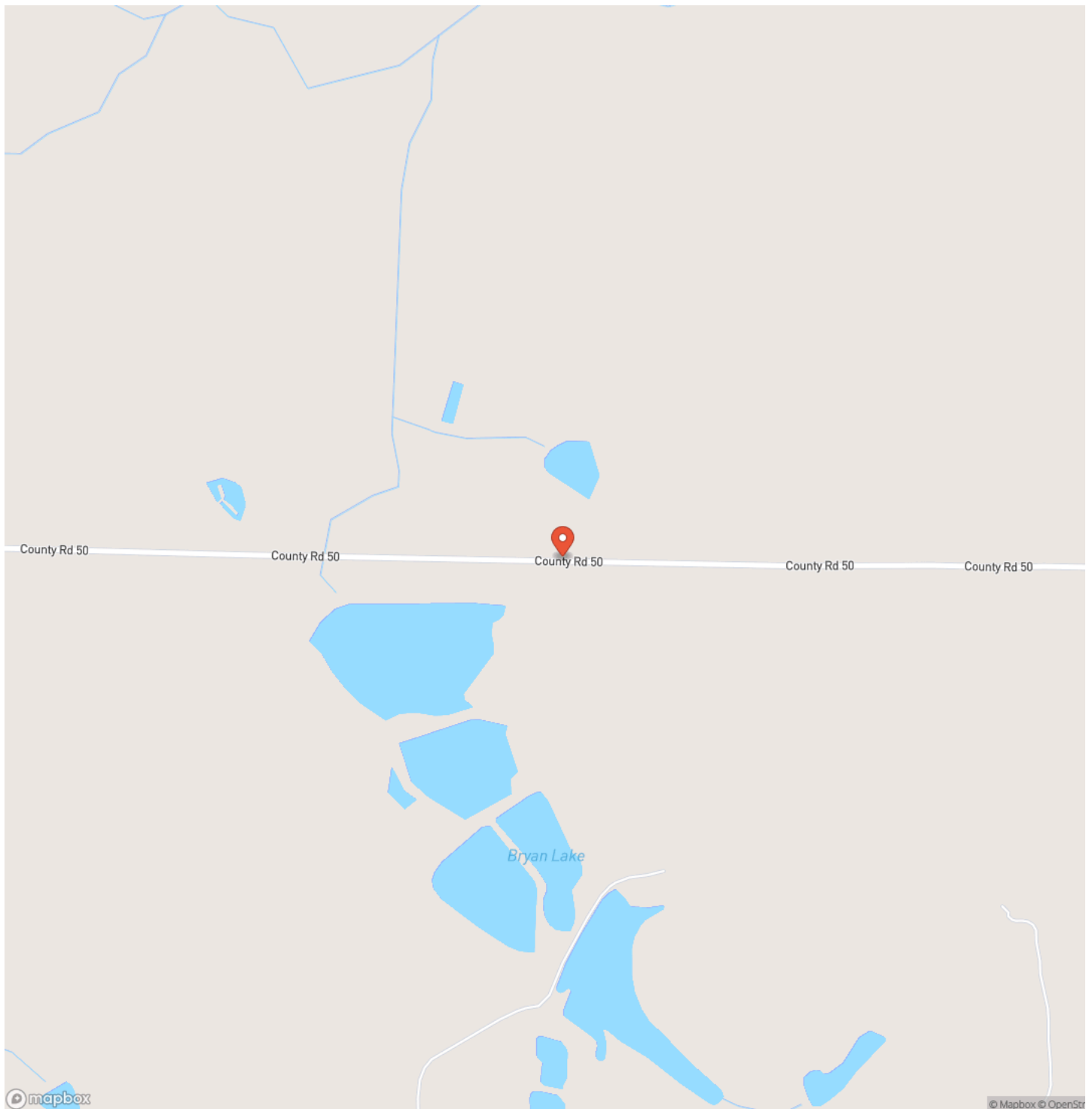
Location:

- 30 minutes to Moultrie, GA
- 35 minutes to Thomasville, GA
- 40 minutes to Valdosta, GA
- 1 hour and 15 minutes to Tallahassee, FL
- 2 hours and 30 minutes to Ocala, FL
- 3 hours and 30 minutes to Orlando, FL

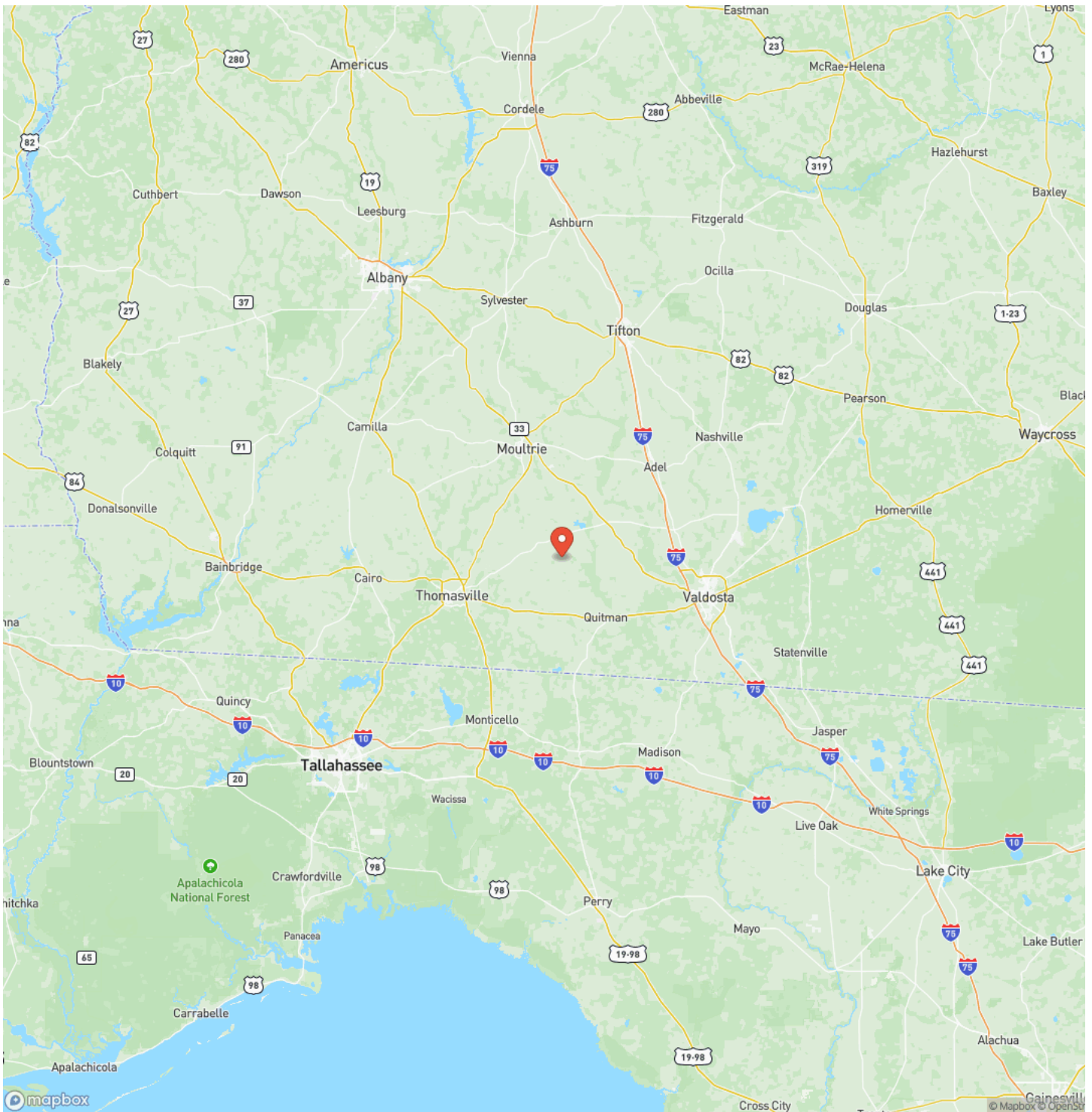
- 3 hours and 45 minutes to Tampa, FL



Locator Map



Locator Map



Satellite Map



LISTING REPRESENTATIVE
For more information contact:



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Cole Bonner

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City / State / Zip
Madison, FL 32340

NOTES

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DISCLAIMERS

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Maps are provided for illustration purposes only, the accuracy is not warranted. Parcels on interactive maps are not adjusted to match aerial backgrounds. This information is for reference purposes only and is not a legal document. Data maps contain errors. The seller and seller's agent are making known to all potential buyers that there may be variations between the location of the existing fence lines and the legal description of the deeded property. Seller and seller's agent make no warranties with regard to the location of the fence lines in relationship to the deeded property lines, nor does the Seller make any warranties or representations with regard to the specific acreage contained within the fenced property lines. Seller is selling the property in an "as is" condition, which includes the location of the fences as they exist. Boundaries shown on the accompanying maps are approximate, based on county parcel data. The maps are not to scale. The accuracy of the maps is not guaranteed. Prospective buyers are encouraged to verify fence lines, deeded property lines and acreages using a licensed surveyor at their own expense.

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