Cain Farms
4497 Howard Road
Pavo, GA 31778

$1,850,000
201.5± Acres
Brooks County







MORE INFO ONLINE:

https://mossyoakproperties.com/

SUMMARY

Address
4497 Howard Road

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 Website
www.mossyoakproperties.com







PROPERTY DESCRIPTION

For more information regarding this listing, please contact listing agent **Cole Bonner** at 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 Moultire, 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





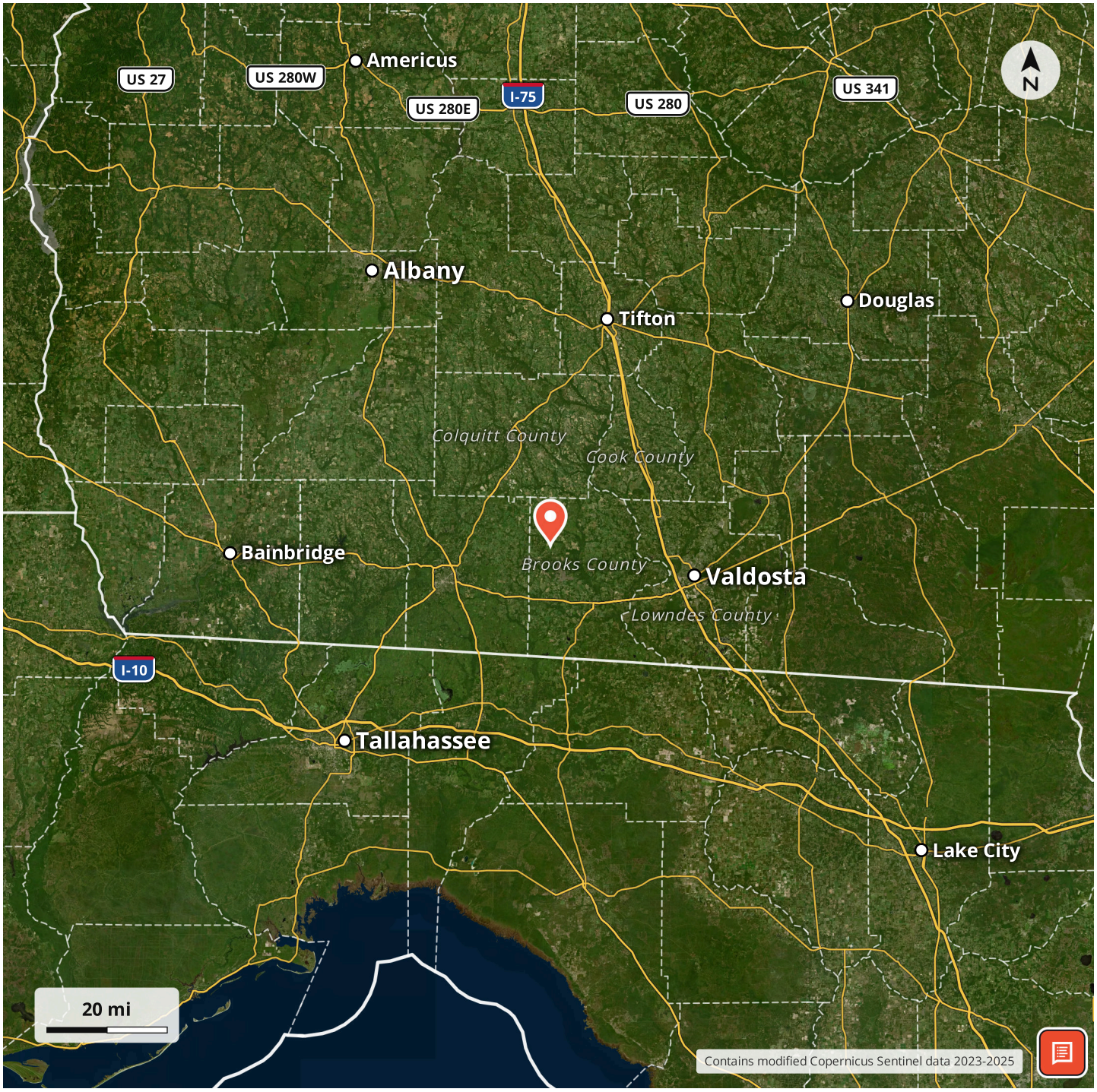




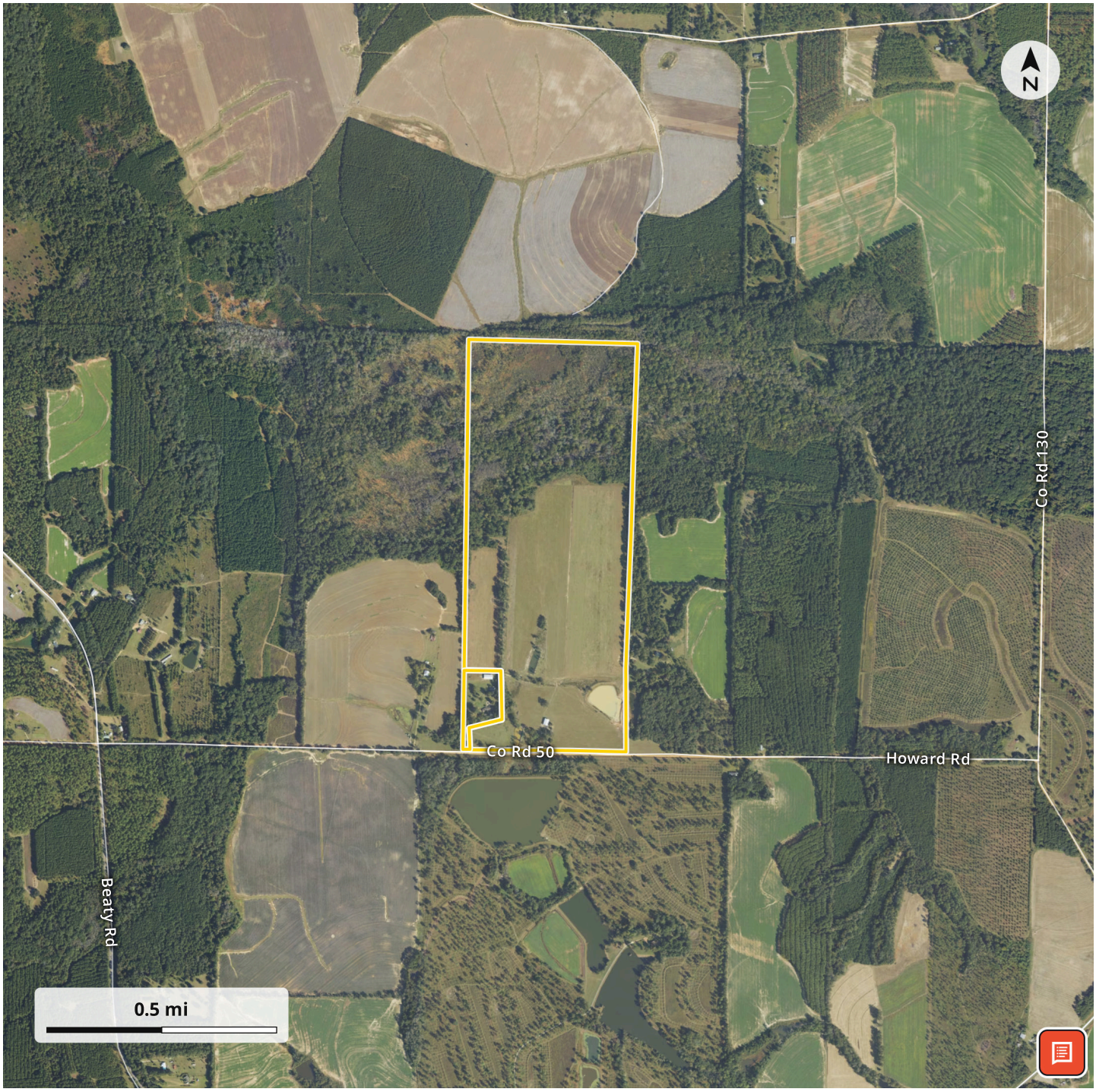




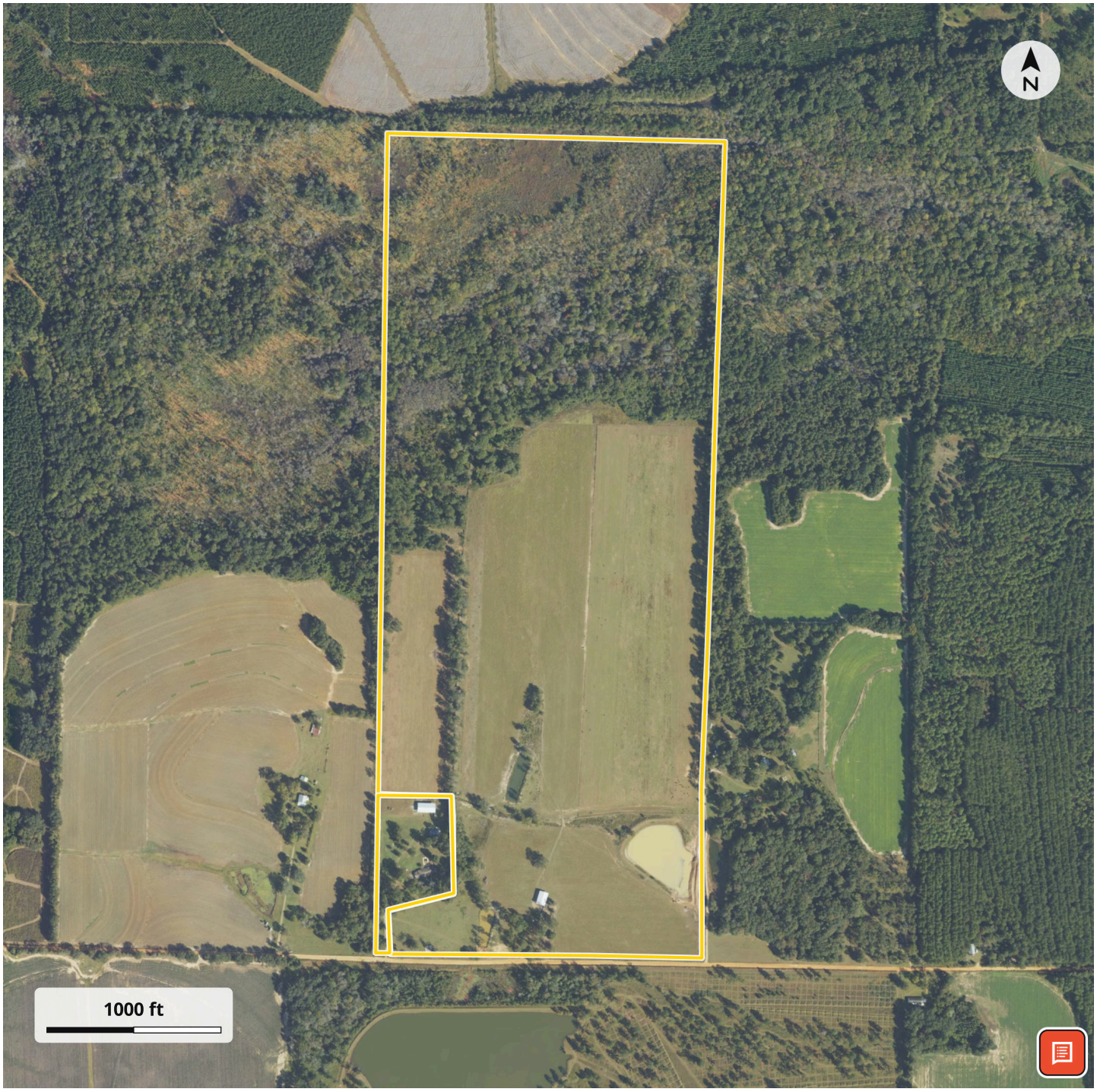
Regional Map



Locator Map



Aerial Map



LISTING REPRESENTATIVE

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