



BULLOCH TURF FARM 1

BULLOCH COUNTY, GA

182.4 +/- ACRES

\$2,553,600



PROPERTY DESCRIPTION

Prime Investment & Income-Producing Estate - 182.4 Acres on Hwy 24

Discover a rare opportunity to own a high-yield, turnkey agricultural and recreational powerhouse located just 5 miles from the Statesboro bypass. This 182.4-acre tract perfectly balances immediate revenue with long-term development potential.

Immediate Income Stream

The centerpiece of this property is 60 acres of meticulously maintained, open-field centipede turf. With approximately \$500,000 remaining in wholesale, ready-to-cut grass currently on the ground, this is an "instant-revenue" investment. Supporting the operation is a reliable center-pivot irrigation system with established irrigation pond rights, ensuring consistent production regardless of the season.

Diverse Land Use

Beyond the turf fields, the property features a productive Longleaf Pine plantation, offering an additional secondary income stream through pine straw production. The remaining acreage consists of beautiful natural growth areas, providing excellent cover for wildlife and making this a premier choice for a private hunting retreat or recreational getaway.

Unbeatable Location & Versatility

With 100 feet of road frontage directly on Highway 24, access is seamless. Whether you are looking to continue a high-end farming operation, build a secluded family estate, or capitalize on the growing demand for rural residential development near Statesboro, this land fits the bill. Properties of this scale, featuring substantial standing inventory and sophisticated irrigation infrastructure so close to town, are a rare find. Secure your footprint in one of South Georgia's most desirable corridors.

PROPERTY FEATURES:

- Center Pivot
- 1.3 Acre Pond
- Irrigation Pond Rights
- 60 Acres of Cultivated Fields
- 33 acres of Longleaf Pine Plantation
- Natural Growth, Vegetation & Wildlife Plots

DIRECTIONS:

Take East Main street from downtown Statesboro and head towards Oliver. After crossing the bypass, continue on Hwy 24 for 5 miles. The property will be on the right.

CONTACT

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