HIGHWAY 24 TURF FARM

BULLOCH COUNTY, GA

282.4+/- ACRES

$3,250,000

CROSBY LAND COMPANY









PROPERTY DESCRIPTION

Located just 5 miles from the Statesboro bypass, this 282.4± acre property offers a unique combination of established agricultural operations, income-producing potential, and recreational and residential opportunities. With approximately 1,800 feet of frontage along State Highway 24, the property provides excellent accessibility and is well-positioned for continued agricultural use, long-term investment, or future development.

The property features approximately 105 acres of cultivated centipede turf fields, including mature, ready-to-harvest grass that offers immediate income potential. An established irrigation system consisting of three center pivots and irrigation ponds supports the turf operation, providing infrastructure for continued production. Additional improvements include three-phase power and a substantial equipment shelter for agricultural machinery and storage.

Beyond the turf operation, the property includes approximately 13 acres of established pecan orchard and 33 acres of planted longleaf pine, offering additional agricultural and pine straw income opportunities. The remaining acreage consists of natural vegetation, wooded areas, and wildlife habitat, creating opportunities for hunting, recreation, and outdoor enjoyment.

With its combination of productive agricultural acreage, established infrastructure, extensive highway frontage, and proximity to Statesboro, this property presents an opportunity for buyers seeking an operating agricultural investment with additional recreational, residential, and long-term development potential.

PROPERTY FEATURES:

- 13 Acres of Established Pecan Orchard
- 33 Acres of Longleaf Pine Plantation
- Three Center-Pivot Irrigation Systems
- Three-Phase Power and Equipment Shelter
- 105 Acres of Cultivated Centipede Turf Fields
- Irrigation Ponds with Established Irrigation Rights
- Approximately 1,800 Feet of State Highway 24 Frontage
- Mature, Ready-to-Harvest Turf with Immediate Income Potential
- Natural Woodlands, Wildlife Habitat, and Recreational Opportunities
- Potential for Continued Agricultural Operations, Residential Use, or Future Development

CONTACT

Matthew Bland

C: 912-690-2988

Email: matthewbland@crosbylandco.com

www.CrosbyLandCo.com