



# BULLOCH TURF FARM 2

BULLOCH COUNTY, GA

100 +/- ACRES

\$1,400,000



## PROPERTY DESCRIPTION

### Highly Productive 100-Acre Agricultural & Development Estate - Hwy 24

Positioned just 5 miles from the Statesboro bypass, this 100-acre tract offers a unique blend of immediate agricultural income, robust infrastructure, and premium development potential. Boasting approximately 1,700 feet of prime road frontage on State Highway 24, the property is perfectly suited for a high-end farm, a private recreational retreat, or a strategic rural residential development.

### Turf & Orchard Operations

The property features 45 acres of open fields currently dedicated to centipede turf production. This includes approximately 25 acres of mature, ready-to-cut grass, providing a significant immediate return for the new owner. Complementing the turf is a 13-acre pecan orchard, adding diversity and long-term agricultural value to the estate.

### Advanced Infrastructure

Built for efficiency, the land is equipped with two center-pivot irrigation systems and a dedicated irrigation pond to ensure consistent yields. The property is further enhanced by 3-phase power and a substantial equipment shelter, providing the necessary utilities and storage for a large-scale operation or future construction.

### Natural Beauty & Versatility

Beyond the managed acreage, the property transitions into expansive natural growth areas, offering excellent habitat for local wildlife and a picturesque backdrop for a custom homesite. With its significant highway frontage and proximity to Statesboro's growing corridor, this is a rare opportunity to acquire a versatile asset with both operational revenue and long-term appreciation potential.

## PROPERTY FEATURES:

- 13 Acres of Pecan Orchard
- 45 Acres of Cultivated Fields
- 1/2 Irrigation Pond (2.87 Acres)
- 2 Center Pivot Irrigation Systems
- Natural Vegetation & Wildlife Plots
- 1700 Feet of State Highway Road Frontage

## 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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