



## **East Georgia Produce**

East Georgia Produce is 46+/- acres outside of the small town of Bartow. This farm has been used for the last five years to produce top quality, organic produce. This is a turnkey farm with a good business and marketing base already established.

The farm is made up of 20+/- acres of irrigated vegetable beds. These are spit into fifty .25+/- acre beds that are supplied by approximately 3000' of irrigation pipe. These beds are complete with drip irrigation. The green houses make up 4,800 square feet of growing area. This allows vegetables to be produce earlier than conventional planting. These features allow the producer to grow some plants almost year round.

There is 3+/- acres of irrigated fruit orchard located in front of the vegetable beds. Varieties include plums, pears, apples, figs, and persimmons. Beyond the orchard is 17+/- acres of pasture that is ready to be converted into cultivation or orchard. This land will make a great vegetable or fruit producing area.

The processing facilities are made up of 1 14x14 walk in cooler, 1 10x10 walk in cooler, and a 14x20 wash and packing station.

A 16'x72' mobile home is located on the property to serve as a base of operations for the farm. An additional septic tank has been installed on the property that is rated for a 3br/2ba home. There is also 5+/- acre chicken enclosure for raising chickens for meat or egg production. Next to the chicken pen is a muscadine vineyard. Its is 30+/- acres with both wooded and open land.

All acreages of divided parcels are estimates and will be surveyed prior to closing.

The 2009 40hp John Deere tractor equipped with a front end loader and several implements, such as a plow, tiller, sprayer, and bush hog can be purchased at a additional cost.

This farm is turnkey and ready for a new owner to capitalize on the work already done while taking it in many directions. Buying this farm is more than buying land. This is an operating farm that is now servicing CSA programs, wholesale accounts, restaurants, and farmer's markets. This farm produced approximately \$150,000 in sales for 2014. Please give us a call to see a very unique property.



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**Price:** \$160,000

**Property Type:** Land

**Status:** Sold

**Street/Address:** Moxley Bartow Road

**City:** bartow

**State:** Georgia

**Zip code:** 30413

**County:** jefferson

**Acreage:** 46

**Per Acre Price:** \$0.00

**Phone Number:** (478)279-2148

**Email:** [michael@landandrivers.com](mailto:michael@landandrivers.com)

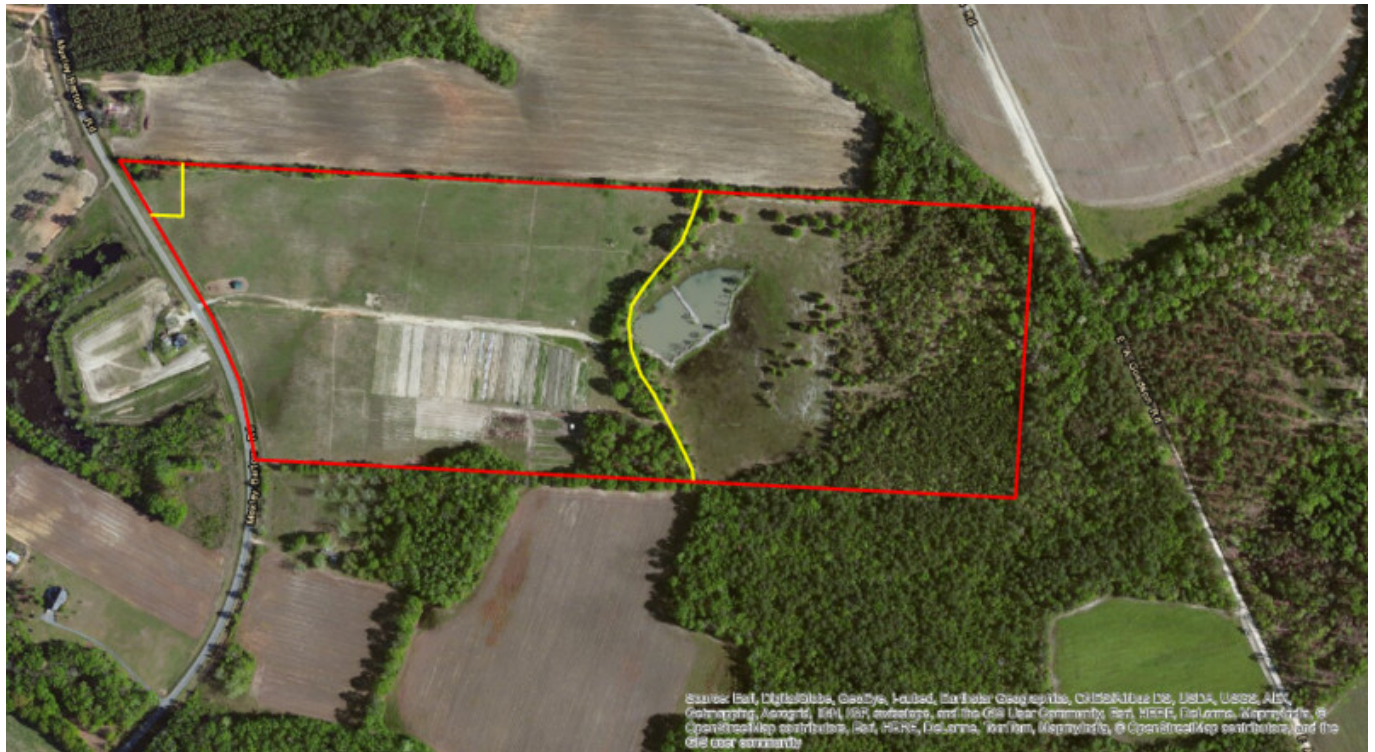
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