



Dutch Ford Farm

This 819+/- acre farm features an 1870 farmhouse upgraded & expanded over the years with 4,400 heated square feet, brick tenant home, missionary building, several sheds and barns.

The farm, a well-planned operation, consists of approximately 550 acres of irrigated farmland, 30 acres of non-irrigated farmland, 49 acres of ponds, another 30 acres of ponds under construction and the balance of the acreage in various corners about the farm. Another 20 acres of cultivated land is leased from an adjacent landowner allowing pivots to cover ground more efficiently. The irrigation system consists of 9 pivots (1 leased) and 5 pumping units with water provided from spring-fed and watershed ponds and 2-6 inch wells. All ponds are connected by piping and providing maximum utilization of water throughout the property. Three phase electrical power serves the electrical need for power on the farm for cost effectiveness. The farm also has over 50 miles of drain tile to assure proper drainage through times of excessive rainfall on the property. In addition to the improvements mentioned above, there is some 80,000 bushels of grain storage located on the property.

Dutch Ford Farm is a prime row crop farm located just off I-16, 7 miles from Metter, 24 miles from Statesboro and about an hour from Savannah and Georgia's Port and Coast.

Features:

Main House

- § Originally an 1870 farmhouse upgraded and expanded over the years to total its current 4,400 heated square feet
- § 5 bedroom, 3.5 baths (3 bedrooms downstairs and two upstairs)
- § Oak, heart pine, and carpet flooring. Heart pine and plaster walls
- § Great Room/Kitchen combo, parlor, living room, formal dining room, game room and large foyer entrance
- § 4 fireplaces; wood burning stove in bedroom
- § Central electric HVAC with two units
- § Porches, patio, and 3 car garage
- § New roof 200

Brick Tenant House

- § Brick Veneer built 1974, 1550 sq. ft with 300 sq. ft. carport
- § 2 Bedrooms, 1.5 baths
- § Fireplace
- § Central heat with window units for air
- § Steel Frame Equipment Shed
- § 31,500 sq. ft.
- § Concrete floors, metal roof, open sides\
- § Electric lights and loading dock
- § Adjacent asphalt pad 42' X 375'
- § water

Steel Shop Building

- § 8,040 sq. ft, steel roof and sides

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- § Insulated and heated with concrete floor
- § 3 overhead roll up doors, 2 regular doors
- § Good lighting

Commissary Building

- § Built early 1900's
- § Wood frame, 2400 sq. ft,
- § Finished Heart Pine interior
- § Metal roof and 2 fireplaces
- § Two side porches and one front porch
- § Cooled by central air, heated by wall mounted heaters
- § New metal roof 2006

Wood Frame Barn

- § 6,000, sq. ft.
- § Concrete floor and electric lighting
- § Three phase electrical power
- § Water

Wood Frame Storage Building

- § 1,932 sq. ft.
- § Concrete Floor
- § Electrical power & lights

Wood Frame Pole Shed

- § 1,920 sq. ft.
- § Tin roof, concrete floors
- § Electrical power & lights

Wood Frame Storage Building (Converted Horse Stable)

- § Approximately 2,500 sq. ft
- § Concrete floors
- § 2 bathrooms
- § Electrical power, water & lights

Wood Frame Tobacco Packing Shed

- § Approximately 800 sq. ft
- § Wood floors

Water Supply

- § 2- four inch deep wells supply the water for all the improvements

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Price: \$3,400,000

Property Type: Land

Status: Sold

Street/Address: 1710 Strawberry Lane

City: Metter

State: Georgia

Zip code: 30439

County: candler

Acreage: 819

Per Acre Price: \$4,148.00

Phone Number:

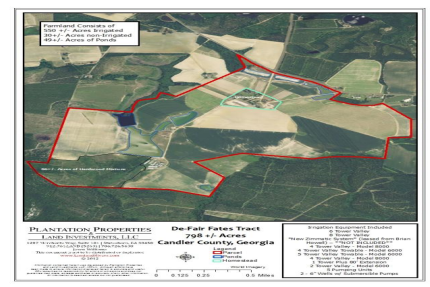
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