



## Rocky Ford Farm

Ideal income producing irrigated farm located in Rocky Ford, GA. This 368± acre farm is located on Old Rocky Ford Rd just off Beaver Rd and Blueberry Rd. Approximately 23 miles north of Statesboro, Georgia and about 78 miles northwest of Savannah, Georgia. The farm consists widely of income producing irrigated crop land and a combination of dry farmland, a small pond, some cutover land, and three sheds including one big shed to store farm equipment. The farm has good soils for agriculture and timber production. The acreage breakdown for the farm land is a total of 205 acres of irrigated crop land and 40 acres of non-irrigated. There are two pivots located on the property and irrigation is supplied by two wells pumping 700 gallons per minute. There are also two diesel motor generators that supply power to the pivot and well. This farm offers a great investment opportunity! Make this property your new farm, hunting retreat, home site or venture property. Enjoy farming, fishing, hunting, camping and more all on your own land. Call Jason Williams today to schedule a tour 912.764.5263\*\*Equipment is not included in the sale. Total Annual Farm Income: The farm land currently rents for \$50,000/year.



**Price:** \$995,000

**Property Type:** Land

**Status:** Sold

**Street/Address:** 471 Old Rocky Ford

**City:** Rocky Ford

**State:** Georgia

**Zip code:** 30467

**County:** screven

**Acreage:** 368

**Per Acre Price:** \$2,700.00

**Phone Number:** 912.764.LAND(5263)



## Rocky Ford Farm

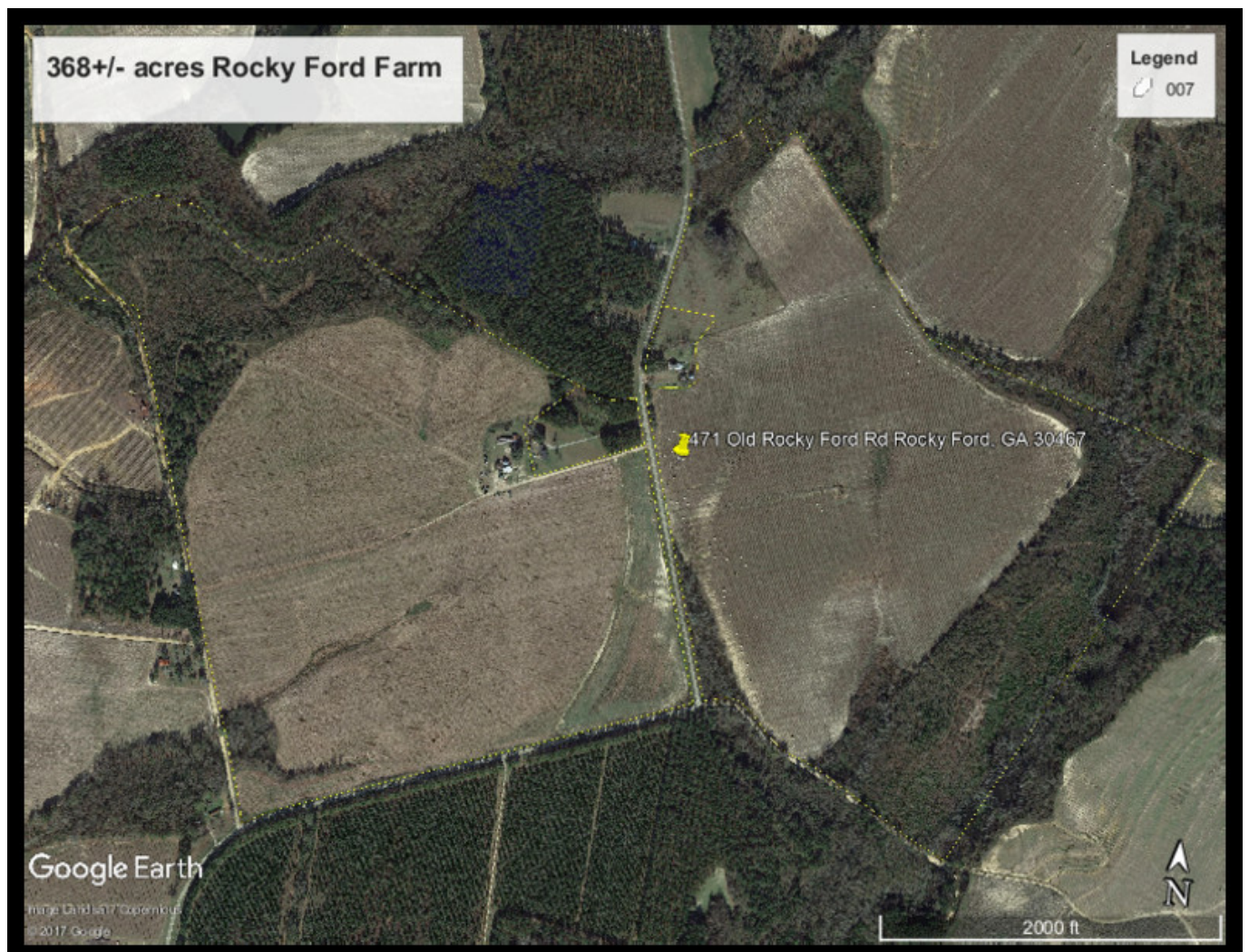
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## Aerial Map



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