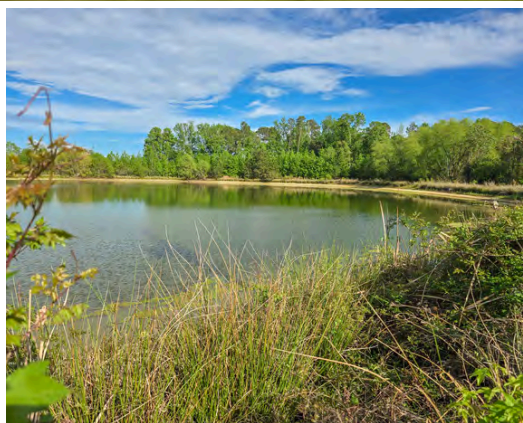




HIGHWAY 24 TURF FARM

BULLOCH COUNTY, GA
282.4+/- ACRES
\$3,812,400



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.

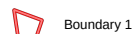
PROPERTY FEATURES:

- 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

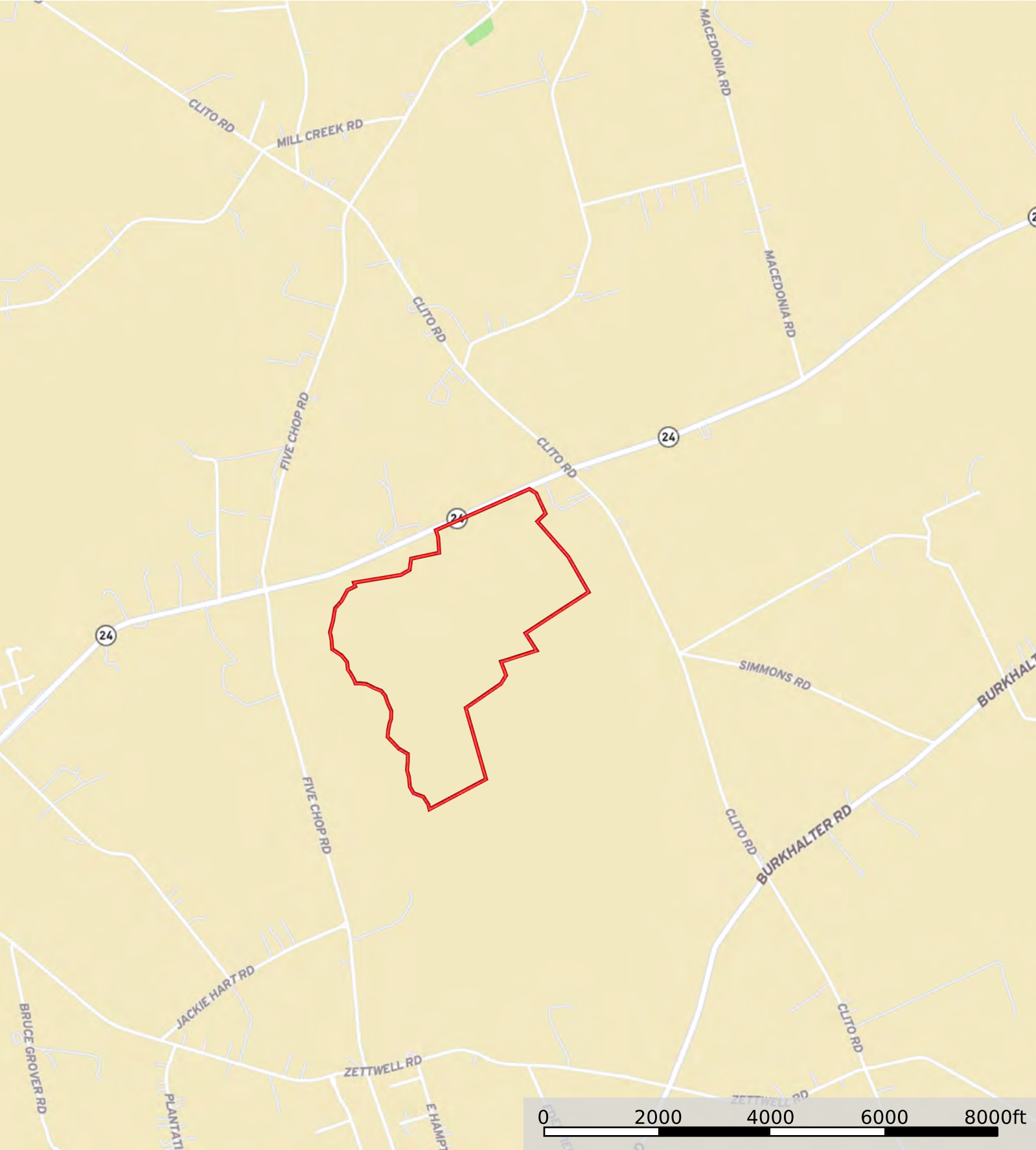
Matthew Bland
C: 912-690-2988

Email: matthewbland@crosbylandco.com
www.CrosbyLandCo.com



Todd Crosby
P: 8437825700 Crosbylandco.com

Highway 24 Turf Farm
Bulloch County, Georgia, 282.4 AC +/-



Boundary 1

Disclaimer: All persons entering upon the property do so at their own risk, all entrants assume all risks and liabilities and agree to indemnify, defend, and hold harmless Seller, its affiliates, officers, directors, managers, agents, representatives, and employees from any and all claims, demands, causes of action, injuries (including death), or damages arising out of, incidental to, or in any way resulting from inspections or exposure to the property. Property inspections shall be conducted during daylight hours only. Seller and Crosby Land Company, Inc. make no representations or warranties as to the condition of the property, access, usage, acreage, or boundaries. All information provided is assumed accurate but is not guaranteed, and no liability is assumed. This offering is subject to errors, omissions, price changes, or withdrawal without notice.

Todd Crosby
P: 8437825700
Crosbylandco.com

The information contained herein was obtained from sources deemed to be reliable. Land id® Services makes no warranties or guarantees as to the completeness or accuracy thereof.



Boundary 1

Disclaimer: All persons entering upon the property do so at their own risk, all entrants assume all risks and liabilities and agree to indemnify, defend, and hold harmless Seller, its affiliates, officers, directors, managers, agents, representatives, and employees from any and all claims, demands, causes of action, injuries (including death), or damages arising out of, incidental to, or in any way resulting from inspections or exposure to the property. Property inspections shall be conducted during daylight hours only. Seller and Crosby Land Company, Inc. make no representations or warranties as to the condition of the property, access, usage, acreage, or boundaries. All information provided is assumed accurate but is not guaranteed, and no liability is assumed. This offering is subject to errors, omissions, price changes, or withdrawal without notice.

Todd Crosby
P: 8437825700
Crosbylandco.com

The information contained herein was obtained from sources deemed to be reliable. Land id® Services makes no warranties or guarantees as to the completeness or accuracy thereof.