

Wood Valley Farm

17015 Arlington Highway, Arlington, Georgia 39813

Todd Davis
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PROPERTY OVERVIEW

Sale Price

\$953,092

Offering Summary

Acreage:	203.87 ± Acres
Price / Acre:	\$4,675
State:	Georgia
County:	Calhoun
City:	Arlington
Property Type:	Timberland, Acreage and Estates, Hunting and Recreational Land
Video:	View Here

Property Overview

The Wood Valley Farm consists of 203.87 surveyed acres in Calhoun Co. GA. The property features a well-proportioned mix of hardwood and upland habitat. It has 78.12 acres of 17-year-old longleaf pines, 115.75 acres of mixed hardwood and pine, and approximately 10 acres of food plots. The natural hardwoods provide excellent wildlife habitat for deer and turkey while the upland is a natural element for quail and other small game. It has potential income from the harvest of longleaf pine straw. Perry Creek flows along the western border of the property. Excellent internal road system. Established food plots.

SPECIFICATIONS & FEATURES



Specifications & Features

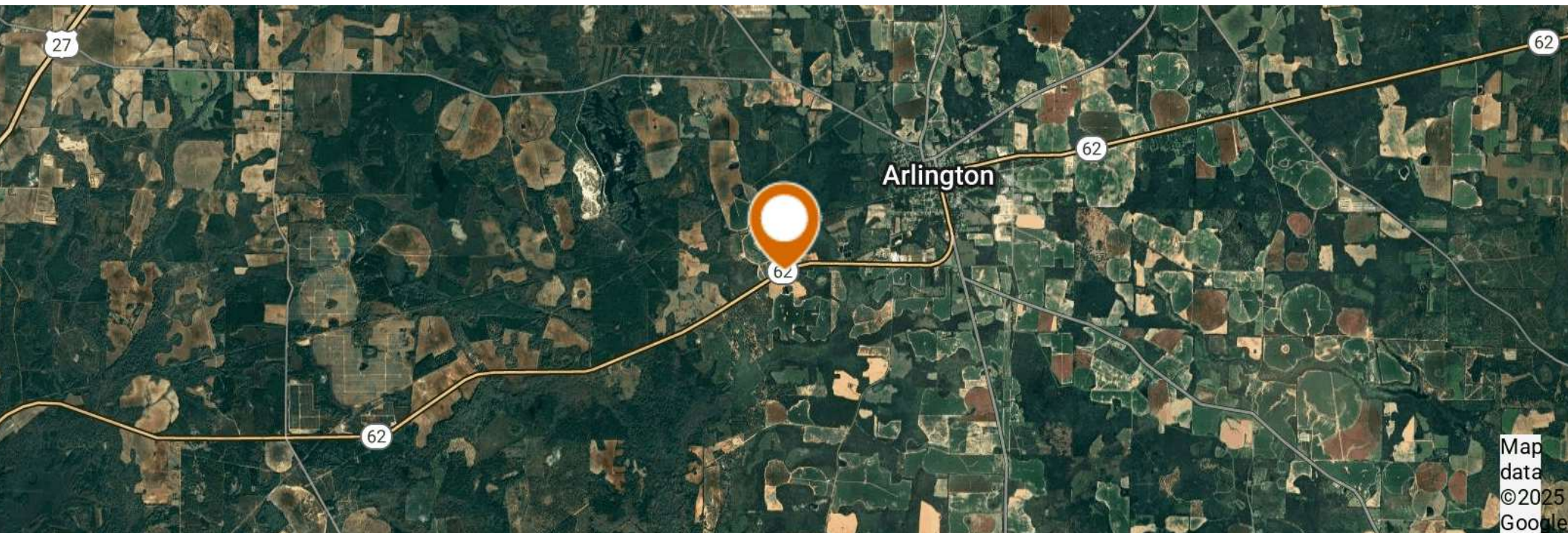
Land Types:	Timberland
Uplands / Wetlands:	Uplands: 70%
Taxes & Tax Year:	\$4,467.03 (2024)
Zoning / FLU:	AG
Water Source & Utilities:	City Utilities
Road Frontage:	Woodvalley Rd: 1,726.69 Ft
Nearest Point of Interest:	Blakely GA: 12 miles Albany GA: 38 miles Tallahassee FL: 74 miles
Current Use:	Recreation and Timber Production
Potential Recreational / Alt Uses:	Deer, Turkey, and Quail Hunting. ATV Riding. Timber Production.
Land Cover:	78.12 Acres: 17-year-old Longleaf Pines 115.75 Acres: Mixed Hardwood and Pine 10 Acres: Food Plots
Game Population Information:	Deer, Turkey, and Quail
Age of Stages of Timber:	78.12 Acres of 17 year old Longleaf Pines

LOCATION



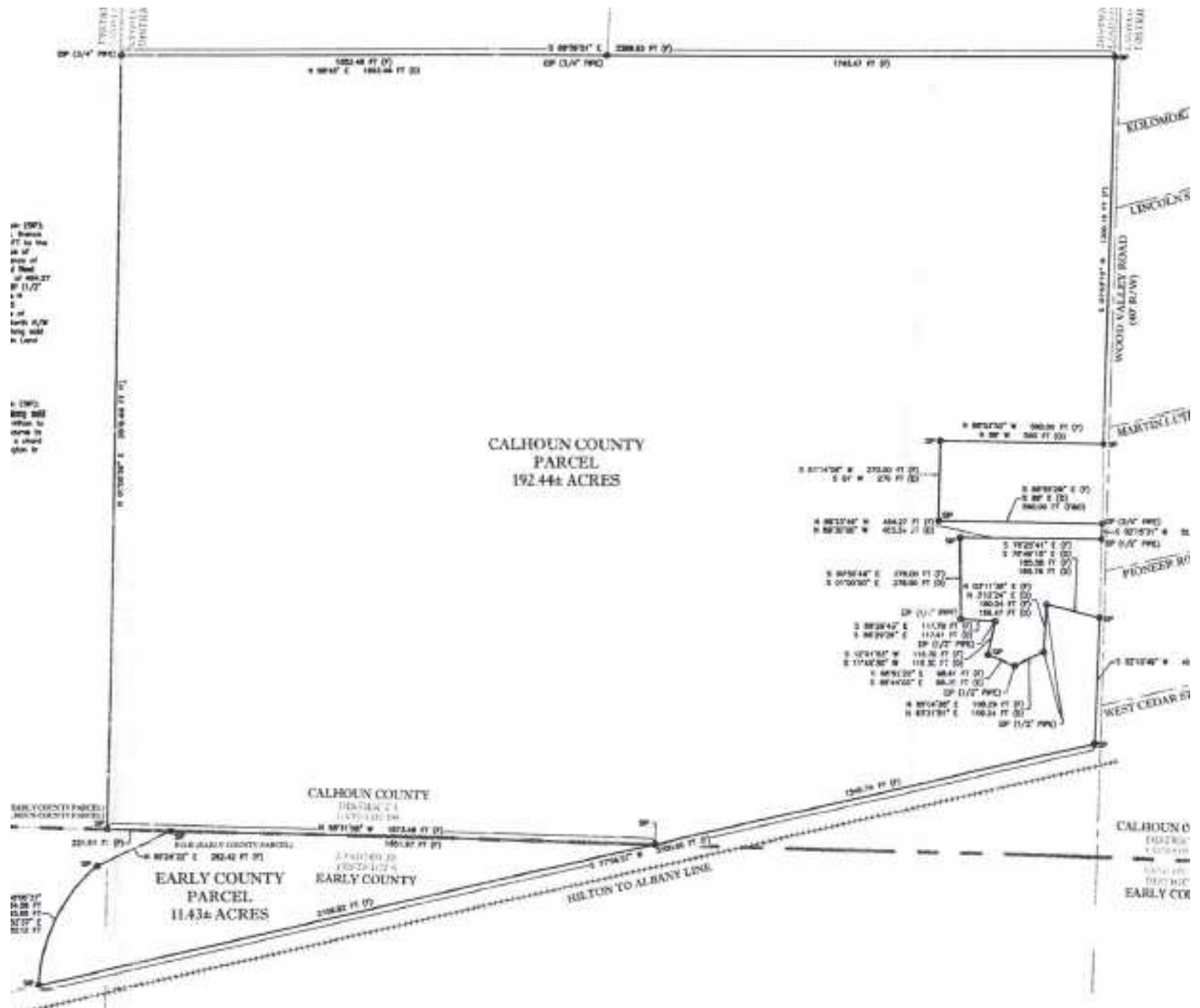
Location & Driving Directions

Parcel:	0079 020IN 0079 020OUT 0022 001 A0022 001A
GPS:	31.4253745, -84.7524244
Driving Directions:	From Arlington, take Cedar St W; it will dead end into the property
Showing Instructions:	Appointment Only. Call the listing agent to schedule.

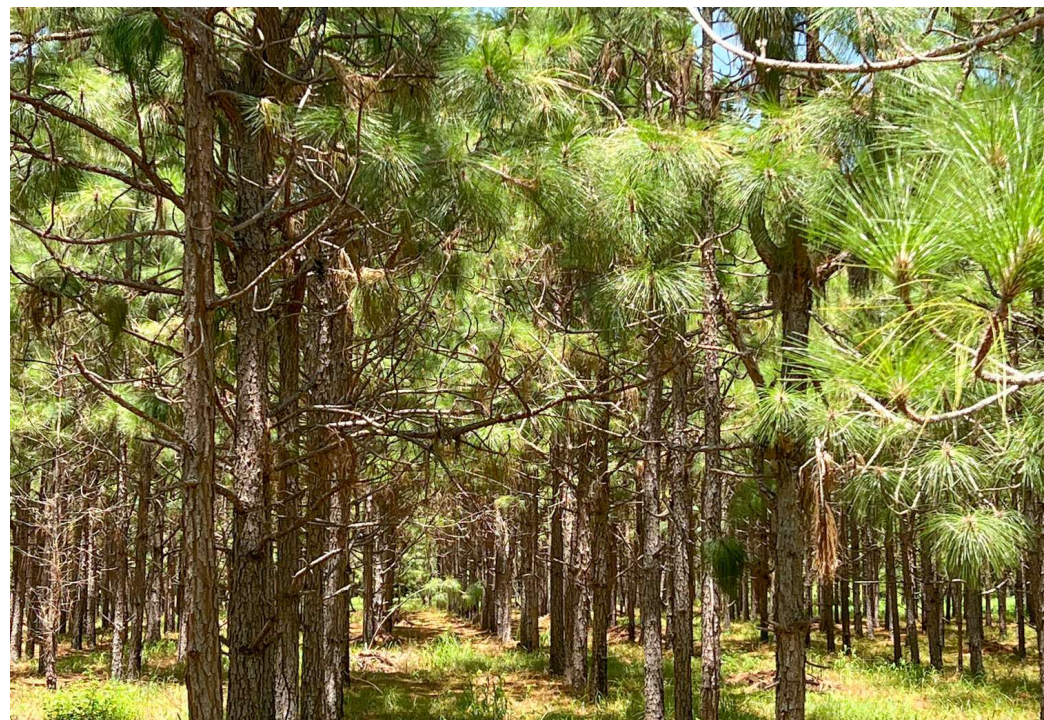


PROPERTY OUTLINE





ADDITIONAL PHOTOS



ADDITIONAL PHOTOS



ADVISOR BIOGRAPHY



Todd Davis

Senior Advisor

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Professional Background

Todd Davis is a Senior Advisor at Saunders Real Estate. He works from his office in Albany, Georgia, and specializes in the state's southwest region.

Todd is an accomplished real estate professional with 25 years of industry experience. His experience ranges from real estate investing, investment property sourcing, land and commercial development, and analysis and management in commercial banking specializing in investor financing and loan origination.

Todd has an accomplished record of successfully advising local, regional, national, and international clients with commercial acquisitions, lease obligations, asset repositions, and dispositions. He is a trusted leader in his industry, with highly-respected expertise regarding his clients' representation. Todd advises and facilitates transactions for investors in commercial, industrial, agricultural, recreational, timberland, plantations, pecan groves, and residential development. During the last four years, Todd has successfully closed over 90 transactions in multiple real estate disciplines.

Todd received a Bachelor's in Business Communications from Valdosta State University. He currently serves on the Executive Board of the Boys & Girls Club of Albany and the Advisory Board for Feeding the Valley Food Bank. Over the years, Todd has dedicated much of his time volunteering in his community. During his spare time, Todd enjoys hunting, fishing, and photography.

Todd specializes in:

- Investment
- Residential Development
- Commercial
- Industrial
- Agricultural
- Recreational
- Timberland
- Plantations
- Pecan Groves



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