



**AFM
REAL ESTATE**

FOR SALE

SOUTHEASTERN TURF GRASS FARM

±96 Acres - \$1,225,000
Screven County, Georgia

AFM Real Estate is pleased to announce the exclusive offering of Southeastern Turf Grass Farm.

Southeastern Turf Grass Farm is an established turf-production property located in Coopersville, Georgia, approximately 10 miles from Statesboro. The offering includes approximately 96 acres of productive farmland, with approximately 90 acres developed and dedicated to irrigated Bermuda 419 Hybrid turf production. An estimated 50–60 acres are currently mature and ready to lift, with current turf inventory estimated at \$400,000 in wholesale market value.

The farm is supported by an eight-inch irrigation well capable of approximately 800 gallons per minute, a five-tower Valley center pivot, supplemental sprinkler irrigation, and electric service. Additional leased production acreage and operational equipment may also be available, providing an opportunity to continue and expand an established turf operation. With all available irrigated acreage in full production, the operation offers the potential for approximately \$1.5 million in gross sod production value based on current market pricing and full utilization.

Property Attributes Include:

- 96 acres of productive farm land.
- 90 acres irrigated and planted in Bermuda 419.
- Estimated 50-60 acres of ready to lift turf.
- Eight inch well servicing a five tower valley pivot.
- Additional acreage available for lease.
- Operational equipment assets purchased separately.
- Owner financing terms available.



CONTACT:

Mark Edwards
Sales Agent – Licensed in Georgia
AFM Real Estate
425 Peat Moss Loop
Sylvania, GA, 30467
C - 912.312.3007
Mark.edwards@afmforest.com

Neither seller nor its representatives warrant the completeness or accuracy of the information. Each prospective purchaser should make its own determination as to timber volumes, timber quality, logging feasibility, acreage, access, and federal and state environmental and regulatory constraints relating to the use of the property and the harvest of timber therefrom. Seller, its brokers, managers, agents and employees, make no representation or warranties, express or implied, as to the accuracy or completeness of the information contained herein or as to the property, its condition, boundaries, timber volumes, acreage, wetlands, or fitness for a particular purpose. The successful purchaser will accept the property in its present condition, "AS IS, WHERE IS, with all faults", at closing.