



K ROW FARM

1741 Ga Highway 112 N, Cairo, GA 39827

Todd Davis

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Carson Futch

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PROPERTY OVERVIEW



Sale Price

\$1,749,000

OFFERING SUMMARY

Acreage: **250± Acres**

Price / Acre: **\$6,996**

City: **Cairo**

County: **Grady**

Property Type: **Blueberry, Farms & Nurseries Properties, Land Investment, Nursery, Sod, Commercial**

Video: [View Here](#)

PROPERTY OVERVIEW

Unlimited farm and/or nursery opportunities located in Grady County, Georgia. The K Row Farm is a former Monrovia Nursey and consists of 306.42 acres. This property has a 1,500 SF office, a 45,000 SF packing building with 5 dock-height truck wells, and drive-in access, a 3,000 SF maintenance shop, a 2,500 SF shop, and an employee break facility. Former Greenhouses include 3 ranges of 3x3 steel post structures and wire for a total of 250,000 SF of former Cravo System (retractable shade system) that will need motors and a shade system. There are 5 permitted wells on the property: 2 four inch, 3 twelve inch (650 GPM, 1500 GPM, 1200 GPM), and a surface permit for 1,000 GPM. The property has an engineered ditch system that feeds into a 6-acre pond (surface permit). Also, there are 3 one-acre ponds. Access points on Hwy 112 and Gainous Rd. It is conveniently located on major trucking routes, US Hwy 84, and Interstate 10.

Highlights:

Excellent graveled road system
Truck disinfectant station

LOCATION



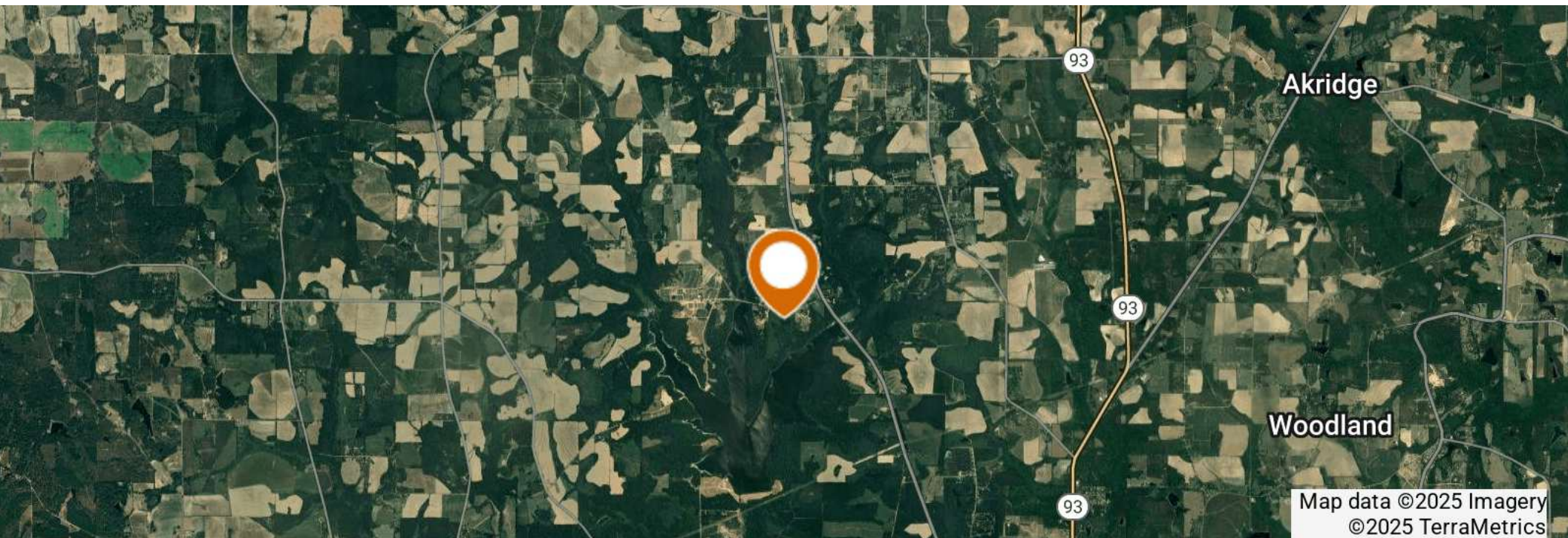
LOCATION & DRIVING DIRECTIONS

Parcel: 00350026

GPS: 30.954813, -84.255944

Driving Directions: From Cairo Ga take Hwy 112 for 4 miles and the property will be on the left.

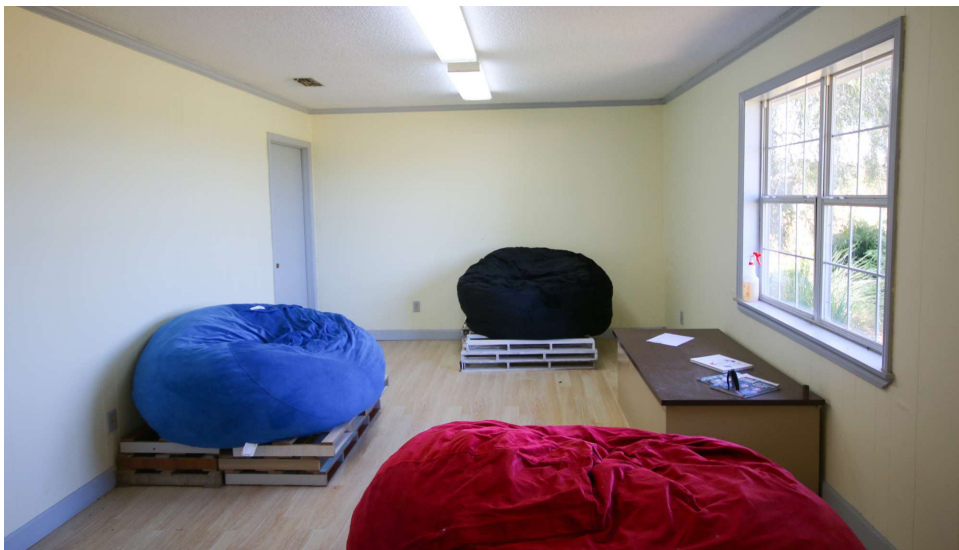
Showing: Shown by appointment



BOUNDARY MAP



ADDITIONAL PHOTOS



ADDITIONAL PHOTOS



ADVISOR BIOGRAPHY



TODD DAVIS

Senior Advisor

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PROFESSIONAL BACKGROUND

Todd Davis is a senior advisor at SVN | Saunders Ralston Dantzler 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.

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.

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ADVISOR BIOGRAPHY



CARSON FUTCH

Senior Advisor

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PROFESSIONAL BACKGROUND

Carson Futch is a Senior Advisor at SVN | Saunders Ralston Dantzler Real Estate in Thomasville, Georgia.

While located in Northeast Georgia, Carson holds a Broker Associate license in both Florida and Georgia. He is a 6th-generation Floridian, a Plant City native, and grew up on a working ranch and citrus operation. During the 41 years of his career, Carson has been an owner and manager of different businesses involved in real estate sales, development, production, agriculture, harvesting, marketing, and agritourism. While at SVN | Saunders Ralston Dantzler, Carson has accumulated over \$50 million in sales since 2015, representing 6200+ acres. He has represented buyers and sellers of plant nursery operations, cattle ranches, hunting and recreational properties, as well as citrus groves and nurseries. Carson has also worked on many transactions involving the conversion of groves and ranches into solar farms, strawberry, vegetable, and tree farms, fish farms, commercial properties, and medical marijuana facilities. In 2018, Carson was appointed to serve on the UF/IFAS Industrial Hemp Pilot Project Advisory Committee. In this role, he helped to assess and recommend guidelines for growing, manufacturing, and processing a variety of hemp production across Florida as a new agricultural industry.

Additionally, Carson is a member of the Georgia Mountain Lakes Association. He is also an active volunteer who has served on various councils and committees for his church, community, and the agricultural industry. He is a past president of the Rotary Club of Plant City, Florida where he was a member for 28 years.

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