



SMITHVILLE FARM

CHILDERS RD
SMITHVILLE, GA 31787

Trent Saunders, ALC	Mike Lansdell, ALC
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Property Overview



Sale Price

\$4,230,400

PROPERTY OVERVIEW

This expansive 528.8-acre farm, located just outside Smithville, Georgia, presents a rare opportunity to acquire a fully leased, turnkey agricultural operation. Currently producing peanuts, cotton, and corn, the farm boasts fertile soil and a favorable climate, ensuring consistent crop yields.

OFFERING SUMMARY

Acreage:	528± Acres
Price / Acre:	\$8,000
City:	Smithville
County:	Lee
Property Type:	Farms & Nurseries Properties

The property uses pivots for irrigation which are included in the sale, allowing for a seamless transition for the new owner. Well-maintained fields and strategic positioning near key transportation routes further enhance the farm's appeal. Whether you're looking to expand your farming operations or invest in high-quality agricultural land, this property offers productivity, potential, and immediate income generation.

Specifications & Features



Boundary

SPECIFICATIONS & FEATURES

Land Types:	Farms & Nurseries Properties
Uplands / Wetlands:	18.3 acres of wetlands/ 510.5 Acres of uplands <ul style="list-style-type: none">• Orangeburg loamy sand• Goldsboro loamy sand• Norfolk loamy sand
Soil Types:	
Taxes & Tax Year:	\$13,892.35 - 2023
Zoning / FLU:	Agricultural (Nec)
Road Frontage:	3818 Feet of frontage on Childers Road and 50 feet of frontage on highway 181
Nearest Point of Interest:	Smithville
Current Use:	Agricultural
Income Features:	Contact Agent for Lease Information
Crop Yield / Income:	Corn, Cotton and Peanuts have historically been grown.
Irrigation:	Pivot, electric wells
Equipment in the Sale:	Pivot
Turn Key Describe:	Turn-key farm investment, Fully leased and is income-producing.

Location



LOCATION & DRIVING DIRECTIONS

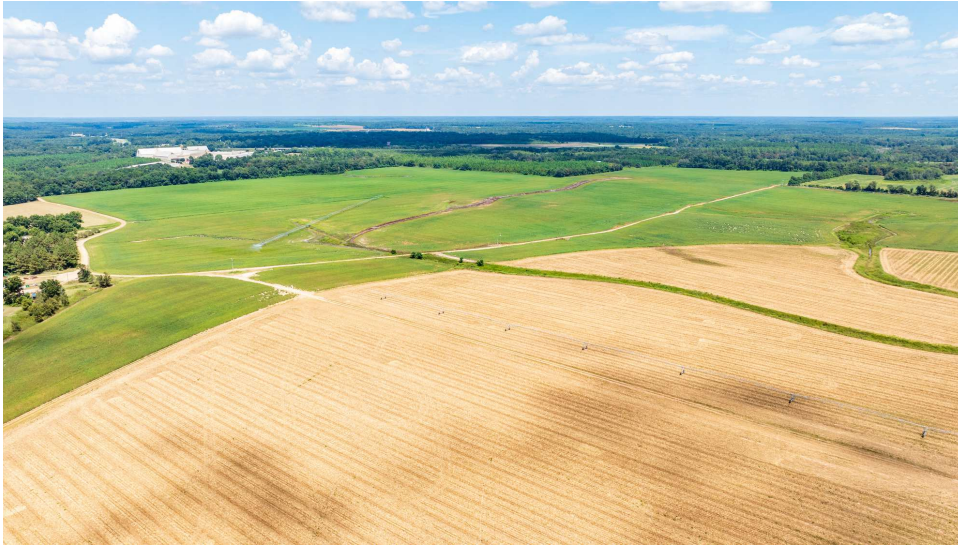
Parcel: 009-010 [9010]
GPS: 31.8400386, -84.2527601
Driving Directions: From 19 turn west onto 181 and continue for .72 miles, entrance is on the south side of 181.
Showing Instructions: Contact Agent







Additional Photos



Meet The Team



TRENT SAUNDERS, ALC

Senior Advisor

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MIKE LANSDELL, ALC

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TRENT SAUNDERS, ALC

Senior Advisor

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PROFESSIONAL BACKGROUND

Trent Saunders, ALC is a Senior Advisor at SVN | Saunders Ralston Dantzler Real Estate in Lakeland, Florida.

Trent is a licensed real estate associate with a proven track record in agricultural land, ranchland, recreational land, and large acreage properties. With over \$250 million in transactions, Trent's expertise in the industry is unparalleled. He primarily works with off-market properties and specializes in finding the perfect properties for buyers.

As a 9th-generation Floridian, Trent hails from a family deeply rooted in Florida's agriculture, citrus, and real estate industries. His rich heritage provides him with a unique perspective and deep knowledge of the land and its value.

Trent's robust background in real estate encompasses GIS mapping, comprehensive property research, and statistical data analysis on land sales. His skills in property project coordination ensure seamless transactions and satisfied clients.

A graduate of Florida Southern College in Lakeland, Florida, Trent holds a Bachelor of Science degree in Citrus, with a minor in Business. Florida Southern College stands out as the only institution nationwide offering a full degree in citrus. He is also a proud member of the Lakeland Association of Realtors®.

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Advisor Biography



MIKE LANSDELL, ALC

Senior Advisor

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PROFESSIONAL BACKGROUND

Mike Lansdell, ALC is a Senior Advisor at SVN | Saunders Ralston Dantzler Real Estate in Thomasville, Georgia.

Born and raised on a farm in Southern Georgia, Mike has always held a passion for the land industry. After graduating high school, he would attend Abraham Baldwin Agriculture College and then the University of Georgia where he earned his Bachelor of Science degree in Agriculture.

For six years, Mike sold specialty chemicals for companies like the Helena Chemical Company Forestry Division where he grew knowledgeable on all aspects of forestry herbicides and silviculture. Later in his career, he kickstarted his own land management company that provided a wide range of services including timber management, harvesting, and whole tree chipping. For twelve years, Mike was highly involved in the daily buying, selling, and reforestation of timber tracts throughout the southern United States.

His diverse background, agricultural experience, and vast knowledge in forestry led Mike to acquire his real estate license. In 2017, he earned the ALC designation through the Realtors Land Institute. Mike now specializes in timber and recreational land.

Mike's love of the outdoors combined with his career history, offers clients a knowledgeable and professional buying experience in various land transactions.

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203 E Monroe St.
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