



**Fountains  
Land**  
AN F&W COMPANY



## Irby Farm

**A highly productive irrigated farmland with beautiful lakes and ponds accented by a custom-built log home and lake house.**

Situated in one of the most desirable areas of Central Georgia, Irby Farms is a unique agriculture and timberland property featuring:

- 🌲 760 acres of high-quality row crop land, including 600 acres of center pivot irrigation and 12 center pivot systems
- 🌲 Abundant subsurface water from 8 high capacity irrigation wells ranging 6 to 12 inch in diameter and 3, 4 inch diameter wells.
- 🌲 3 homes including a custom-built log home that overlooks one of three ponds on the property.
- 🌲 Excellent road frontage along Hwy 224, Sam Batton Road, and Derrick Irby Road.
- 🌲 Significant cash flow from farmland rental, hunting lease, and home rentals.
- 🌲 Stunning hardwood and pine forest provide shelter for trophy quality deer and turkey.

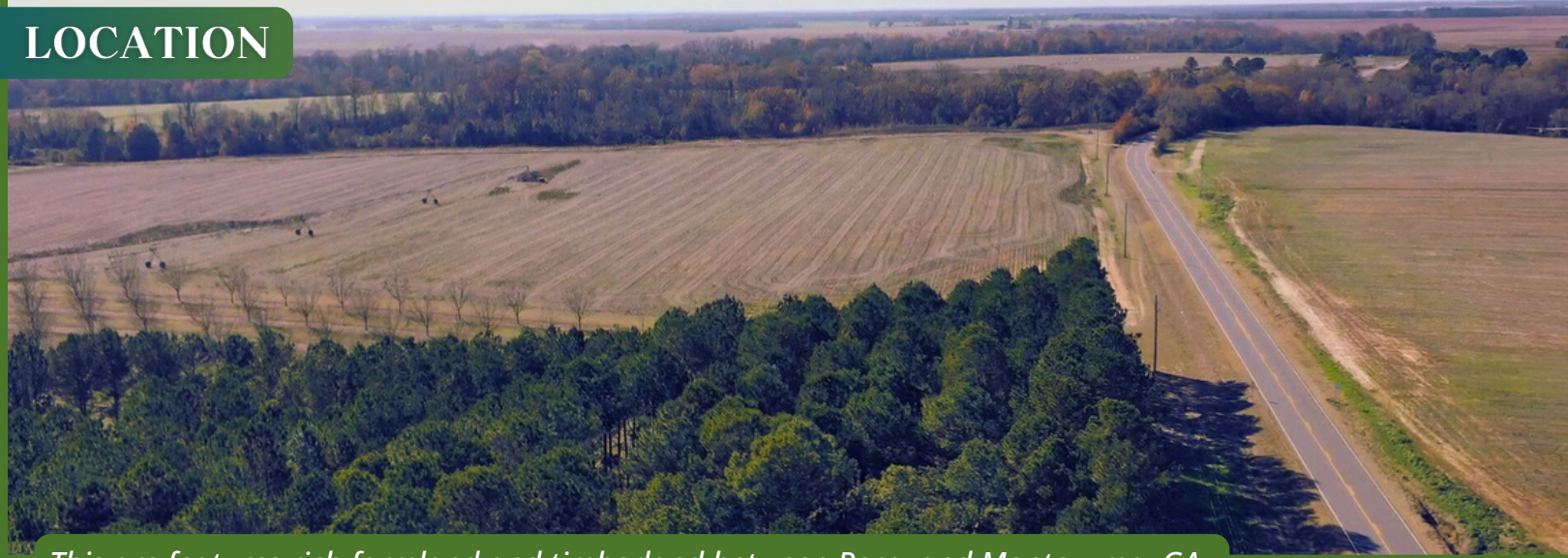
### Property Highlights

- 💰 \$14,000,000
- 📏 1,189 Acres
- 📍 Montezuma, GA
- 🏠 Home & Land



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## LOCATION

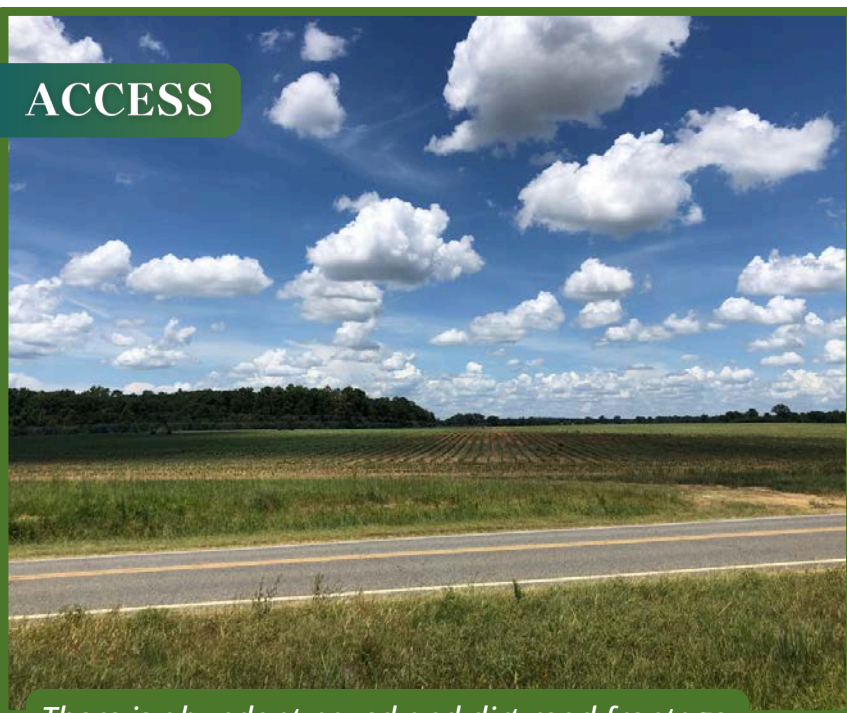


*This are features rich farmland and timberland between Perry and Montezuma, GA.*

Irby Farm is situated in the Upper Coastal Plains region of South Georgia, an area known for its highly productive farmland in the Southeastern United States. This region boasts a rich diversity of agricultural enterprises, including stately pecan orchards, peach plantations, both large and small dairies, vegetable farms, honey bee operations, and major turfgrass producers.

Irby Farm is located near several thriving communities. Perry is just 10 minutes away and Warner Robins is 20 minutes away, both having experienced significant growth over the past several decades and continue to attract new residents. These communities offer excellent healthcare facilities, high-quality public and private schools, vibrant volunteer organizations, and numerous cultural and recreational opportunities. Additionally, the Perry-Houston County Airport is one of the best-equipped airports outside Atlanta. All of these factors contribute to the high demand for land in this area.

## ACCESS



*There is abundant paved and dirt road frontage.*

Irby Farm features a magical entrance to its custom-built log home. A gently curving path, lined with towering pine trees, begins on GA HWY 224. This road winds through the pines and past a young pecan orchard, gradually revealing the beautiful lake. As you approach the primary home, ornamental plants and fruit vines come into view, all overlooking the lake and lake house. The farm offers multiple entrances from GA HWY 224 and Derrick Irby Road, benefiting from extensive road frontage along these paved routes.

# HOMES

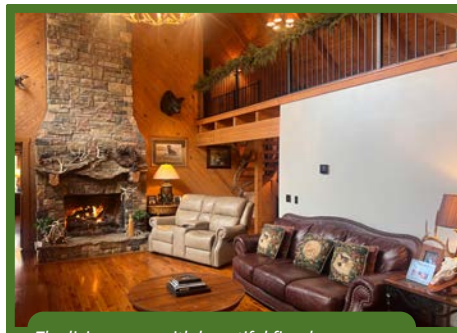


*The custom-built log home features beautiful views of the dock and pond.*

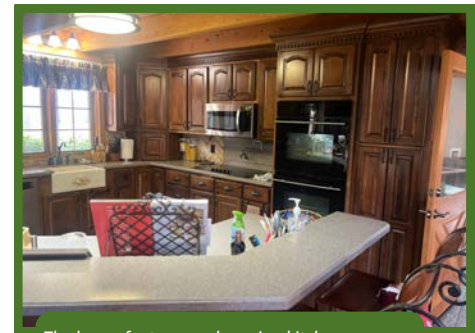
Irby Farm features three homes on the property. The primary residence is a beautiful, custom-built log home that spans 2,500 square feet. This home includes three bedrooms, three and a half bathrooms, and a gorgeous kitchen, living room, dining room, and recreational room. Additionally, it boasts a two-car garage. The front and back porches provide a lovely space to enjoy the breathtaking landscape and scenic views overlooking the lake, dock, and lake house. The second home measures 2,700 square feet and contains three bedrooms and two and a half bathrooms. Built in 1956, this house served as the primary residence until the log home was constructed in 2004. The third property is a lake house situated by one of the property's three ponds. While it is in decent condition, it offers potential as a fixer-upper for a guest home.



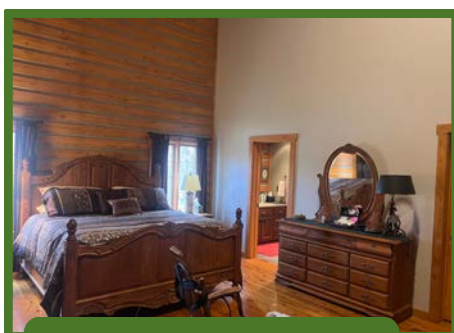
*Gorgeous custom-built log home.*



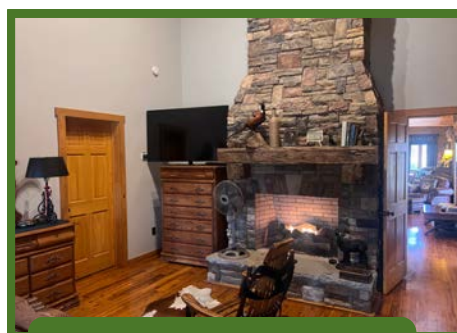
*The living room with beautiful fireplace.*



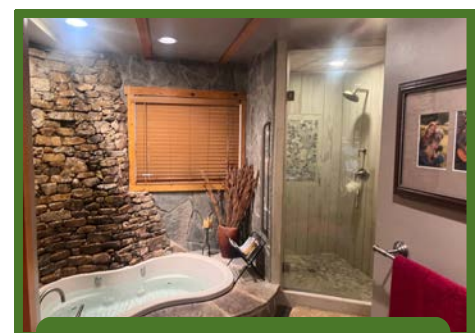
*The home features a charming kitchen.*



*The primary bedroom.*



*The primary bedroom's stunning fireplace.*



*The primary bathroom with a gorgeous stone bath.*

## TAX & TITLE



*The property features 760 acres of high-quality row crop land.*

The property sale includes several parcels that are recorded in the Macon County Tax Assessor's office. This property is enrolled in Macon County's Conservation Use Valuation Agreement, which provides preferential ad valorem tax rates. A purchaser may assume this agreement if they choose. The estimated ad valorem taxes for 2024 were approximately \$18,000.



*The hardwood and pine forest provides shelter for deer and turkey.*



*The property offers three ponds for recreational enjoyment.*



*The property features pivot irrigation.*

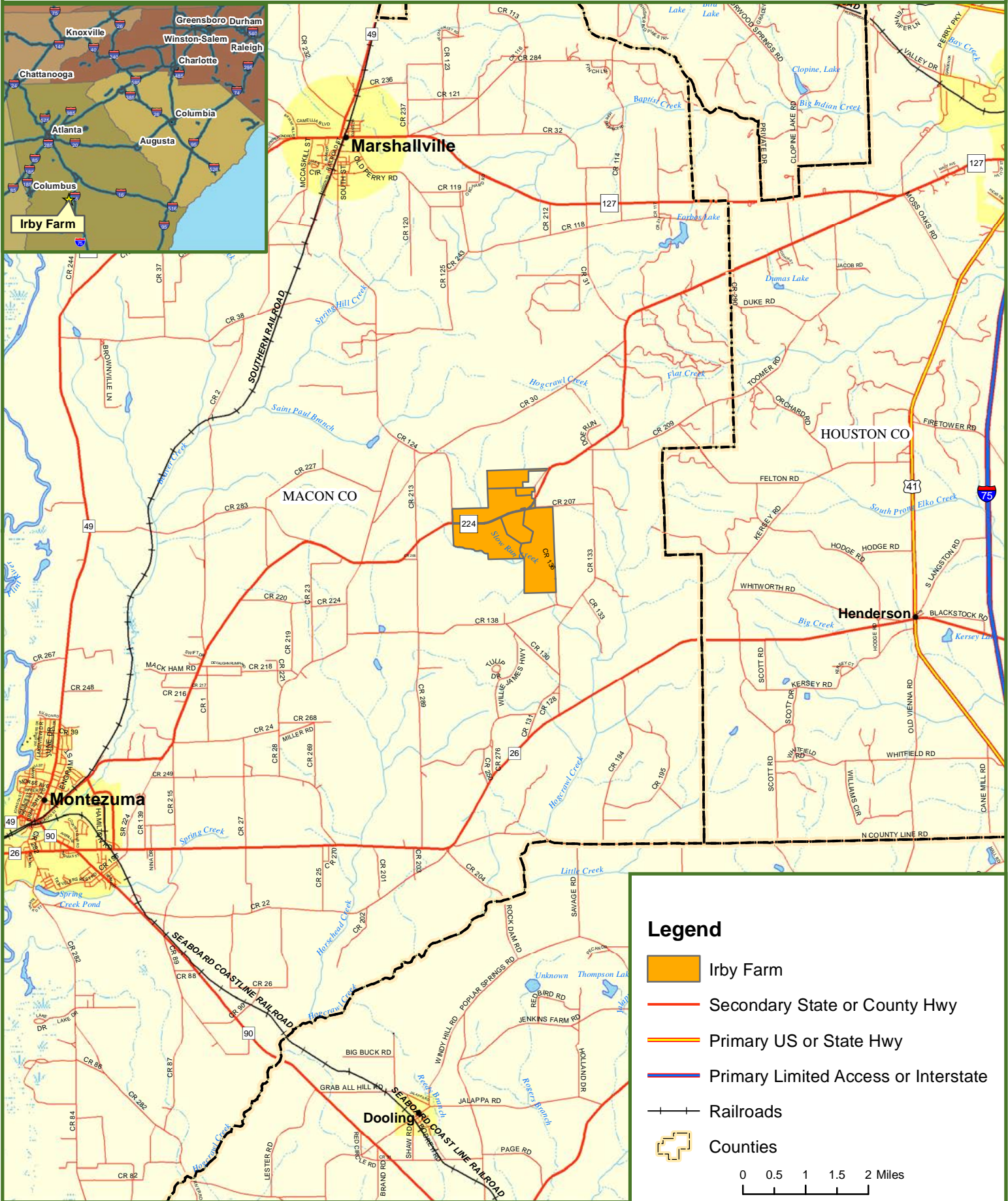
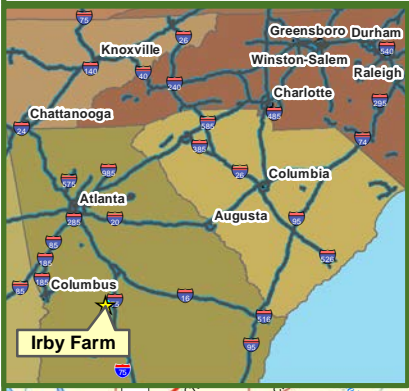


*A nice metal barn to store equipment.*

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# Locus Map Irby Farm Macon County, GA 1,189 +/- Acres



**Legend**

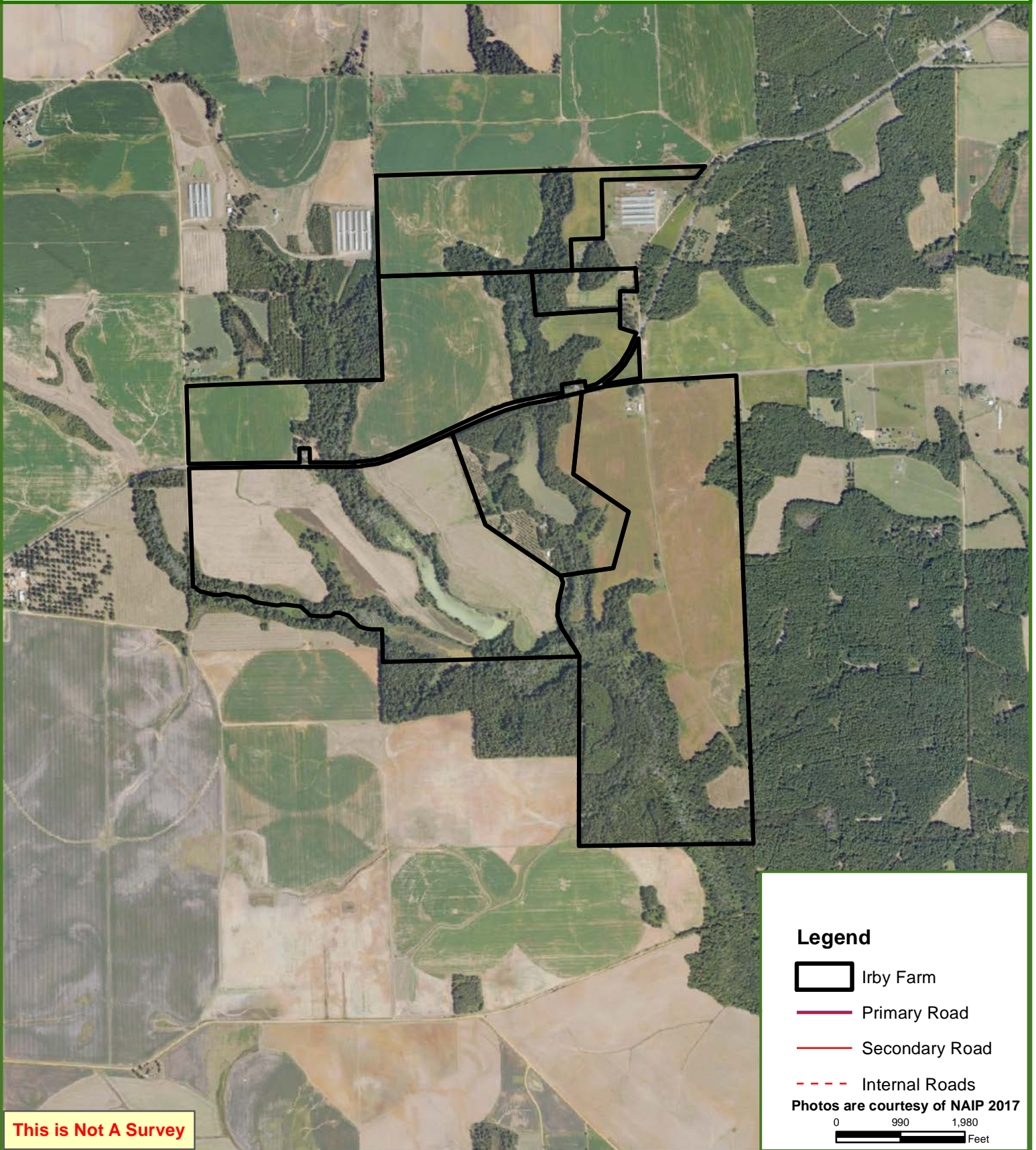
- Irby Farm
- Secondary State or County Hwy
- Primary US or State Hwy
- Primary Limited Access or Interstate
- Railroads
- Counties

0 0.5 1 1.5 2 Miles



# Irby Farm

1,189 +/- Acres  
Macon County, GA



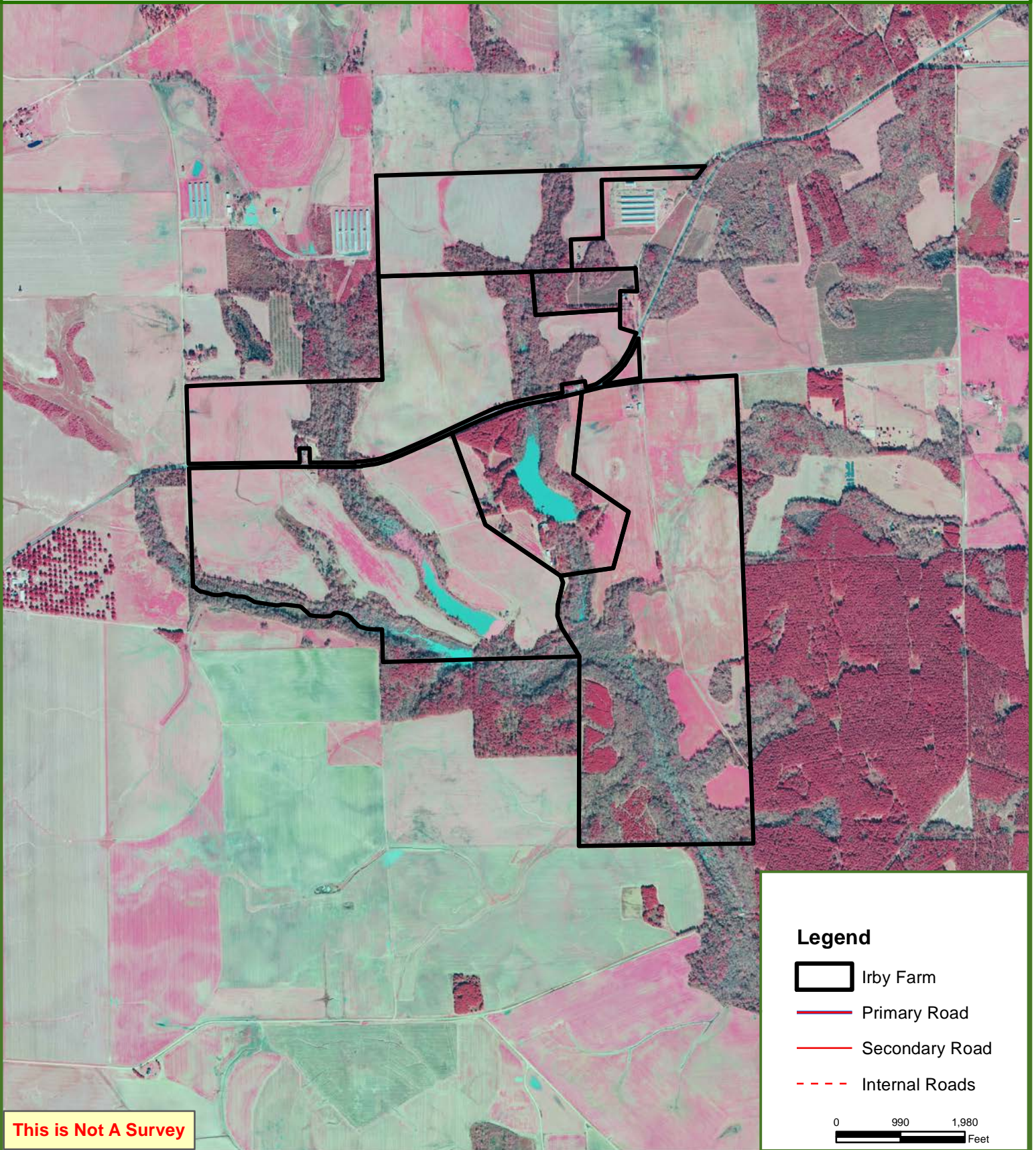
**This is Not A Survey**

This map was produced from information supplied by the seller and the use of aerial photography. The boundary lines portrayed on this map are approximate and could be different than the actual location of the boundaries found in the field.







# Irby Farm

1,189 +/- Acres  
Macon County, GA



This is Not A Survey

### Legend

-  Irby Farm
-  Primary Road
-  Secondary Road
-  Internal Roads

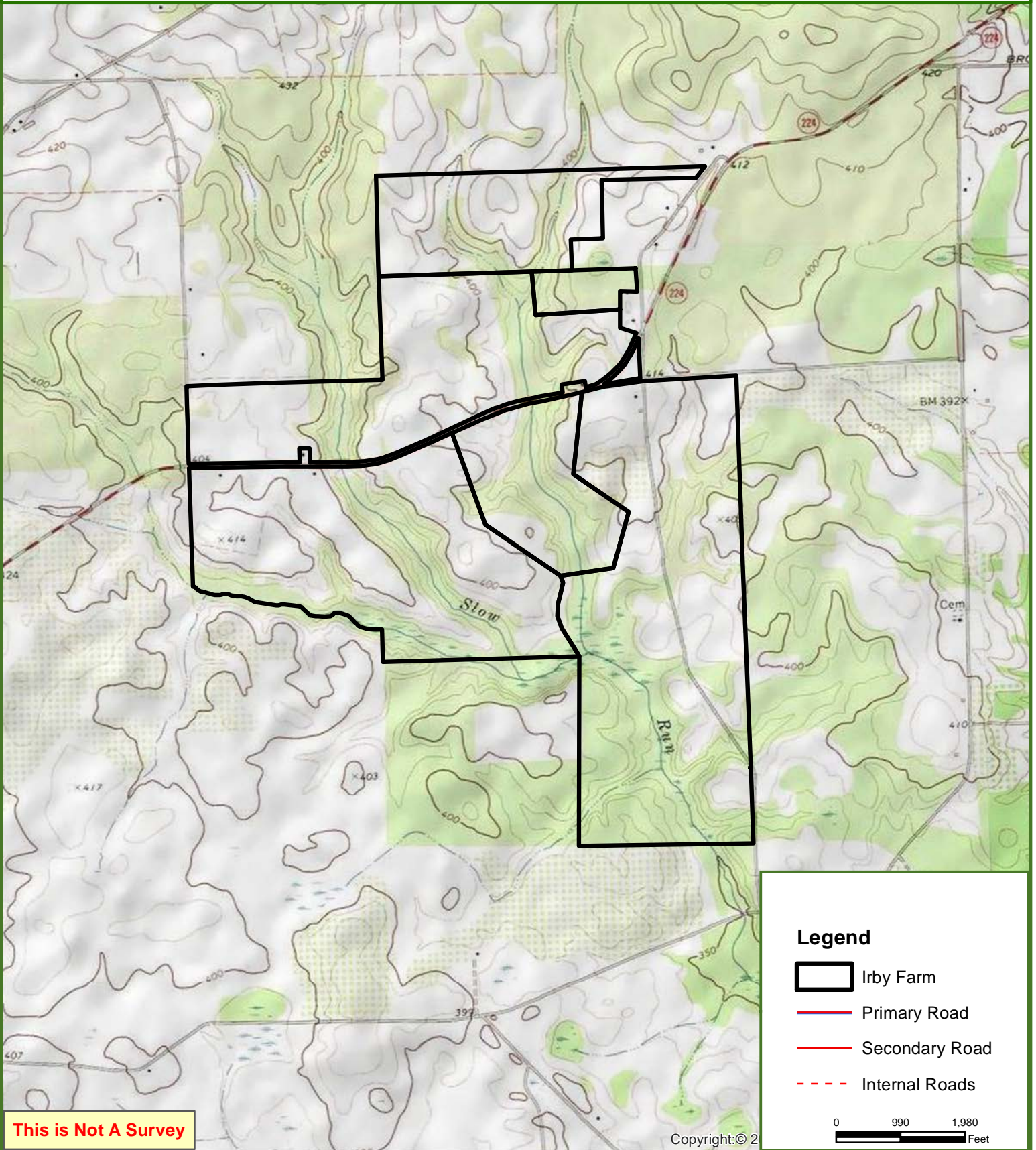
0 990 1,980  
Feet

This map was produced from information supplied by the seller and the use of aerial photography. The boundary lines portrayed on this map are approximate and could be different than the actual location of the boundaries found in the field.



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1,189 +/- Acres  
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