



LOST FARM

Lost Road, Arabi, GA 31712

Tom Tuggle, ALC

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PROPERTY OVERVIEW



Sale Price

\$556,875

PROPERTY OVERVIEW

This 101.25-acre farm is located in the southeastern corner of Crisp County, just a few miles from I-75. The property offers a balanced mix of income-producing acreage, open pasture, and natural features, making it well-suited for continued agricultural use, cattle, or a long-term land investment with homesite potential.

Currently, 33 acres of irrigated cropland and an additional 12 acres of dryland agricultural ground are leased to a local row crop farmer, providing reliable annual income. Nearly 50 acres of pasture are leased to a local cattle producer, making this an ideal setup for someone looking to step into a turnkey grazing operation or expand an existing herd.

The farm is equipped with an 8-inch well and a pivot irrigation system serving the cropland. A small pond and seasonal creek run through the property, offering natural watering points and enhancing the landscape. Approximately 10 to 15 acres of timberland are located along the field edges and creek, providing natural buffers and wildlife habitat.

For those interested in land stewardship or habitat improvement, the pasture and non-irrigated areas may be suitable for longleaf pine planting or enrollment in conservation programs such as EQIP or CRP—offering additional income potential and upland game benefits.

With productive soils, active lease income, and strong access via county-maintained roads, this tract offers an attractive opportunity for investors, cattlemen, or someone looking to build a rural home on a working farm.

OFFERING SUMMARY

Acreage:	101.25 Acres
Price / Acre:	\$5,500
City:	Arabi
County:	crisp
Property Type:	Farms & Nurseries Properties, Land Investment

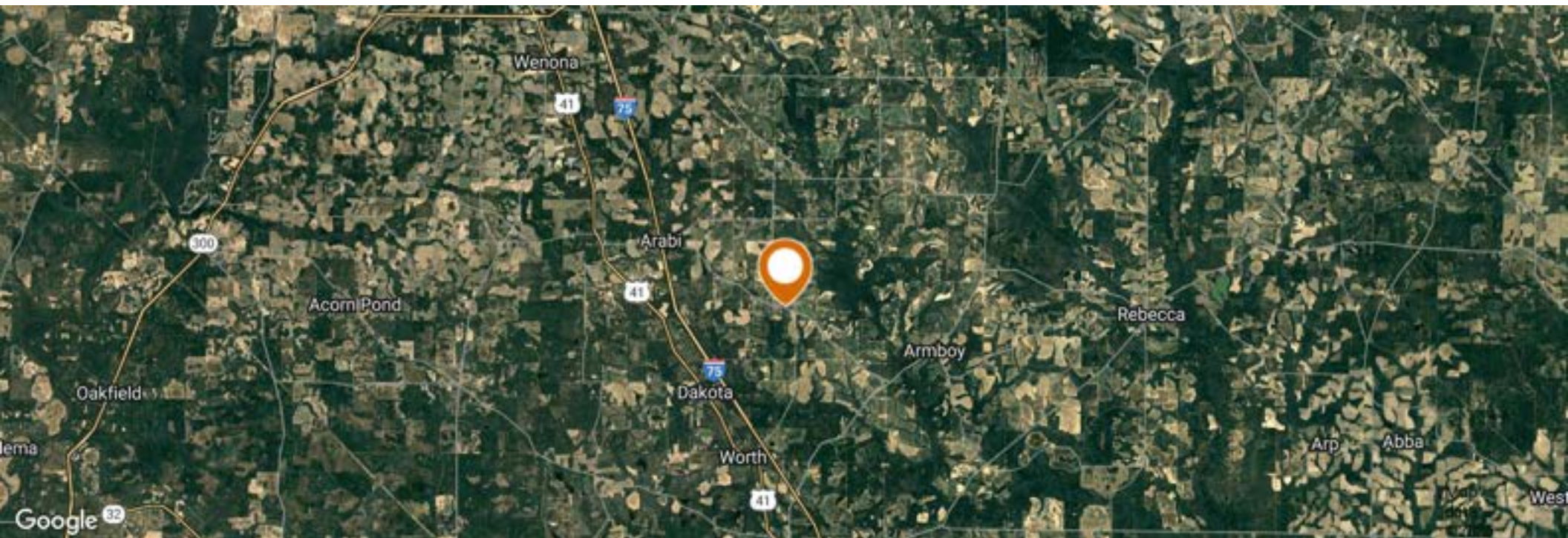


LOCATION



LOCATION & DRIVING DIRECTIONS

Parcel:	051 026A
GPS:	31.8228153, -83.6566898
Driving Directions:	Located on the corner of Lost Road and Brock Road in Arabi, Georgia.
Showing Instructions:	Contact listing agent: Tom Tuggle.



SPECIFICATIONS & FEATURES



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Land Types:	<ul style="list-style-type: none">• Farms & Nurseries Properties• Hunting & Recreation Properties• Land Investment
Uplands / Wetlands:	96%/4%
Soil Types:	<ul style="list-style-type: none">• Tifton Loamy Sand• Alapaha Loamy Sand• Cowarts Sandy Loam
Taxes & Tax Year:	Estimated: \$860
Zoning / FLU:	AG
Lake Frontage / Water Features:	Small Creek
Water Source & Utilities:	8" Well and Power
Road Frontage:	4662 feet
Nearest Point of Interest:	Arabi, Georgia (4.7 Miles) Cordele, Georgia (14 Miles)
Current Use:	Leased out for row crop farming and cow pasture leased out
Land Cover:	33 acres irrigated farm land, 13 acres dry land farmland, 6 acres of natural hardwood and pine, 49 +/- acres in pasture land
Structures & Year Built:	8" well and pivot

Lost Farm

Crisp County, Georgia, 101.25 AC +/-



 Boundary

Lost Farm

Crisp County, Georgia, 101.25 AC +/-



 Boundary

ADDITIONAL PHOTOS



ADVISOR



TOM TUGGLE, ALC

Advisor

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PROFESSIONAL BACKGROUND

Tom Tuggle, ALC, is an experienced land and commercial real estate advisor at Saunders Real Estate, focuses on selling in agricultural, timber, recreational, transitional land, commercial retail, and residential development properties across Middle and South Georgia. With over a decade of experience in the private timber sector, Tom brings invaluable knowledge of land productivity, timber valuation, and long-term investment strategies to his clients. Tom has completed over 100 hours of specialized education through LANDU®, covering a wide range of topics essential to land and commercial real estate. His coursework includes Fundamentals of Land Brokerage, Land Investment Analysis, and Transitional Land Real Estate, as well as specialty courses in Recreational Land Real Estate, Subdivision Land Development, Tax Deferred 1031 Exchanges, and Timberland Real Estate. This extensive training equips Tom with the knowledge and skills to provide expert guidance to buyers and sellers, helping them maximize the value of their land assets. Tom earned his bachelor's degree in Business Management from Georgia Southern University, where he was an active member of Sigma Chi Fraternity. He is an Accredited Land Consultant (ALC), a designation held by the most knowledgeable and experienced land professionals in the country. Beyond real estate, Tom is deeply involved in his community. He serves his church faithfully at Perry Methodist Church and is the Vice Chair of the Perry Downtown Development Authority, helping drive economic growth while preserving the town's historic character. A lifelong conservationist, he is passionate about land stewardship, wildlife conservation, and habitat management. An avid outdoorsman, he enjoys hunting, fishing, and preserving Georgia's rich outdoor heritage.

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For more information visit www.saundersrealestate.com

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