

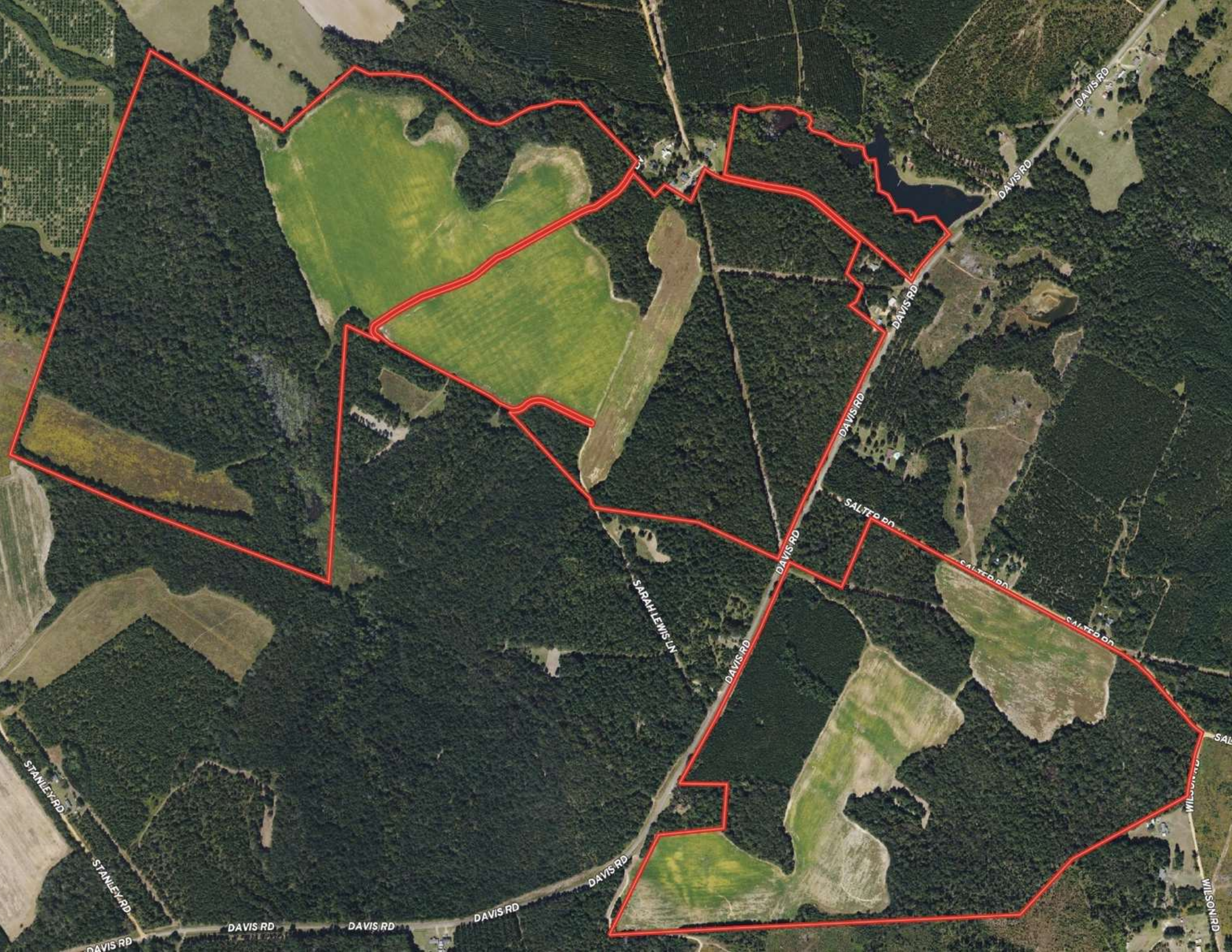


OAK HILL FARM

DAVIS ROAD
DAVISBORO, GA 31018
WASHINGTON COUNTY

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Property Overview



Sale Price **\$1,700,000**

OFFERING SUMMARY

Acreage: **465.79 ± Acres**

Price / Acre: **\$3,649**

Parcel Numbers: 178 028, 178 006

City: Davisboro

County: Washington

Property Type: Farmland, Timberland,
Recreational Hunting
Property

Video: [View Here](#)

PROPERTY OVERVIEW

Located in the rolling hills of Washington County, this 465 ± acre farm features everything that Central East Georgia has to offer. Characterized by rich cultivated farmland, big natural timber, healthy wildlife numbers, and a breathtaking landscape, this is a must-see farm that sits nearly 1 hour from Lake Sinclair and Oconee, 1 hour from Augusta, and directly between Atlanta and Savannah.

Acreage Breakdown:

165.76 ± Acres in non-irrigated cultivated farmland

300.03 ± Acres in mature, natural hardwood and pine timberland

PROPERTY DESCRIPTION

Oak Hill Farm has an impressive 165 acres of non-irrigated farmland that is currently planted in peanuts. The farm has historically produced row crops, but it could be transitioned to support any cattle, pecan, or other agricultural operation in the future. The farm's red dirt soil is mainly composed of highly productive Tifton and Dothan soil varieties. The crown jewel of Oak Hill Farm is the 98-acre cultivated field that is located on the western portion of the property. With a nice, gentle roll, excellent soil, and potential for future irrigation, it has the ingredients to fuel any and all farm pursuits.

Oak Hill Farm's remaining acreage consist of 300 acres of mature, natural timber that holds great value and is pleasing to the eye. Coined with the name 'Oak Hill Farm', this property is littered with big, beautiful oak hardwoods that greatly complement the rolling topography. Along with the native hardwoods, there is an abundance of natural pine stands mixed within the property as well. It is important to note that the size and aesthetic beauty of this natural timber would take years to replicate elsewhere. However, if another use for it were desired, certain portions of the timberland does sit on favorable soils that could be converted to future farmland.

Oak Hill Farm's perfect balance of farm and timberland creates outstanding recreational opportunities. Big whitetail bucks, eastern wild turkeys, and wild hogs are a familiar sight on this farm. Surrounded by timber, the farmland provides sustainable, year-round food source opportunities and creates secluded set ups for tree stand placement. The open forest floor and tall timber will offer exceptional woodsman hunts both fall and spring and are guaranteed to harbor game season after season. Both of these farm and timber attributes set the scene for a property that has no limits recreationally.

Oak Hill farm features 98% uplands, .76 miles of paved road frontage, and also a 15.74-acre parcel that has water frontage and would make a great location for a future homesite or hunt camp.

The one word that sums up Oak Hill Farm is 'Diversity'. This property is the full package, a farm that fully embodies agriculture, timber, and recreation. If you would like to experience one of the finest farms available in Central East Georgia, please connect with us at SVN Saunders to schedule your own private showing.

LOCATION DESCRIPTION

Oak Hill Farm sits in the heart of Central East Georgia. It is near the small towns of Davisboro, Riddleville, and Bartow, and it is positioned 16 miles from the county seat of Washington County, Sandersville. This property is only an hour from Lake Sinclair and Lake Oconee, 1 hour from Augusta, and roughly 2 hours from both Atlanta and Savannah.

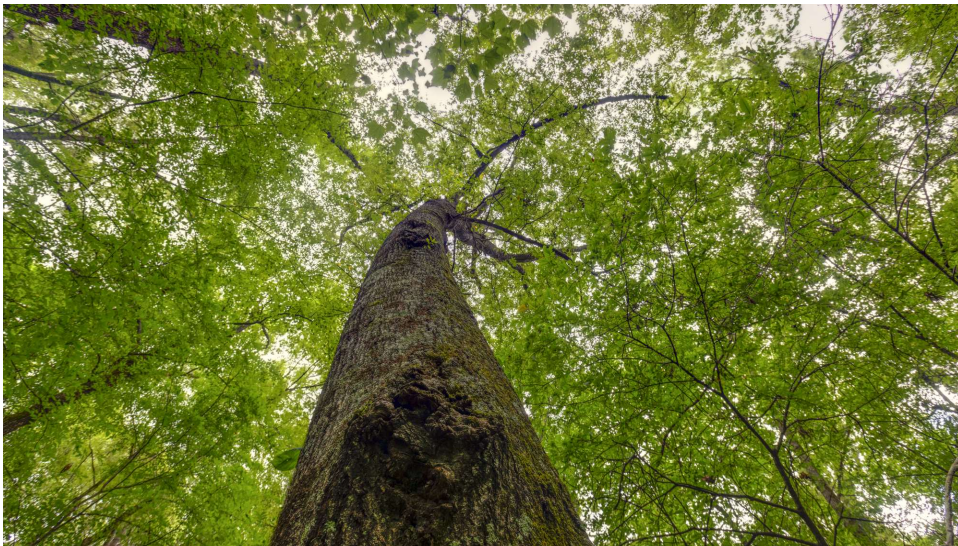
Specifications & Features



SPECIFICATIONS & FEATURES

Land Types:	<ul style="list-style-type: none">• Farms & Nurseries Properties• Hunting & Recreation Properties• Timberland
Uplands / Wetlands:	Uplands = 98.15% Wetlands = 1.85%
Soil Types:	TfB = 194.42 Acres DoB = 78.36 Acres CnC2 = 36.71 Acres MaB = 30.1 Acres TsC2 = 20.03 Acres FsB = 11.61 Acres
Taxes & Tax Year:	Estimated Annual Taxes = \$6,788.06
Lake Frontage / Water Features:	The 15.74 ± acre parcel north of New Hope Church Road has pond frontage
Road Frontage:	0.76 ± Miles of Davis Road Frontage [Paved], 0.52 ± Miles of Salter Road Frontage [Dirt Road], and 0.28 ± Miles of New Hope Church Road Frontage [Dirt Road]
Current Use:	Farm, timber, and recreational use. The property is currently enlisted in a '10 Year Land Covenant', also known as a Conservation Use Valuation Assessment [CUVA]. Expiration date is 2029.
Game Population Information:	Whitetail Deer, Eastern Wild Turkey, Wild Hog
On Site Road Access:	Road and Field Access with a Deeded Easement Ingress and Egress on West Side of Davis Road
Age of Stages of Timber:	Majority of Hardwood is 35 + years old and the Majority of Pine is 30 ± years old

Additional Photos



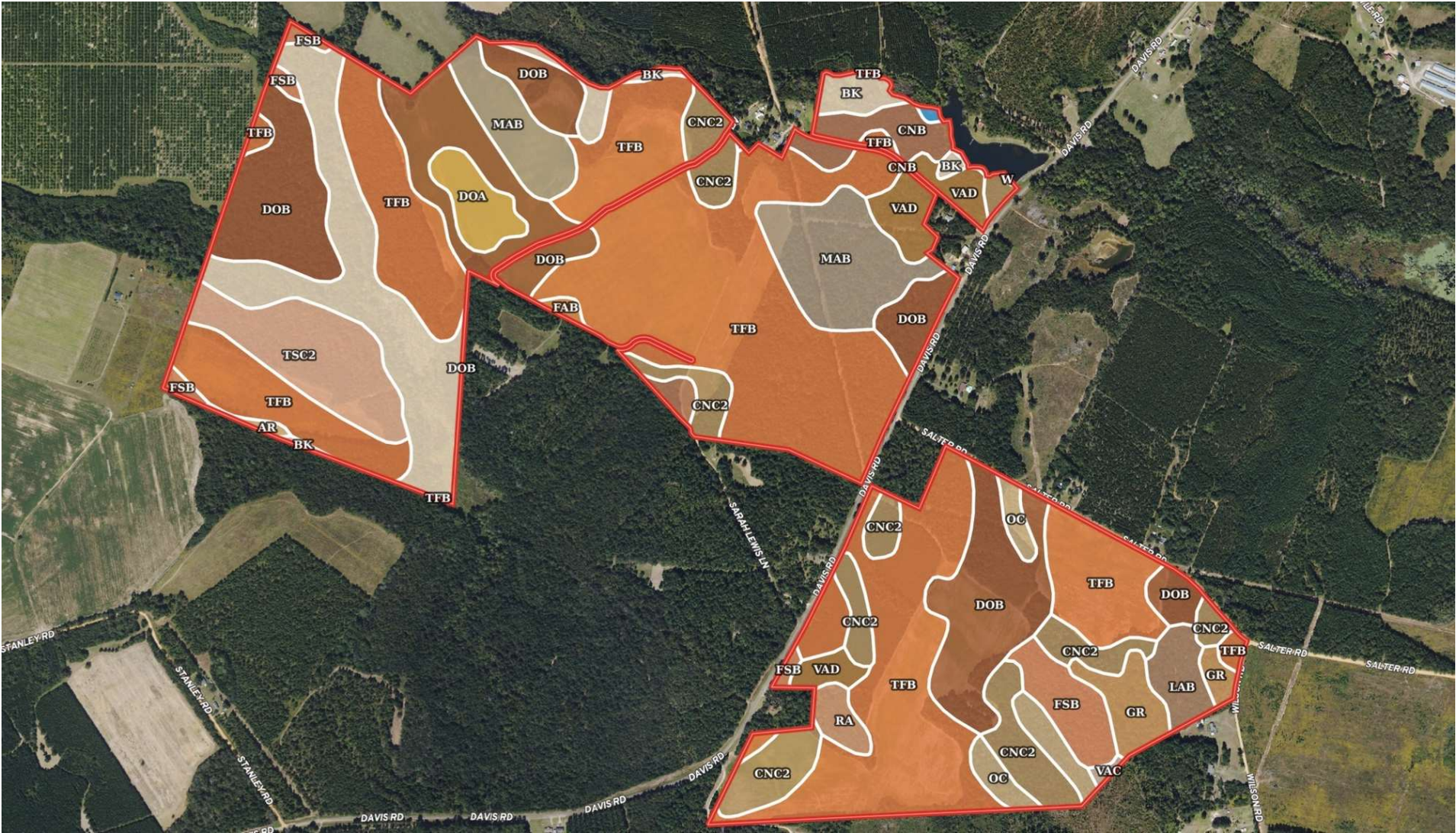
Additional Photos





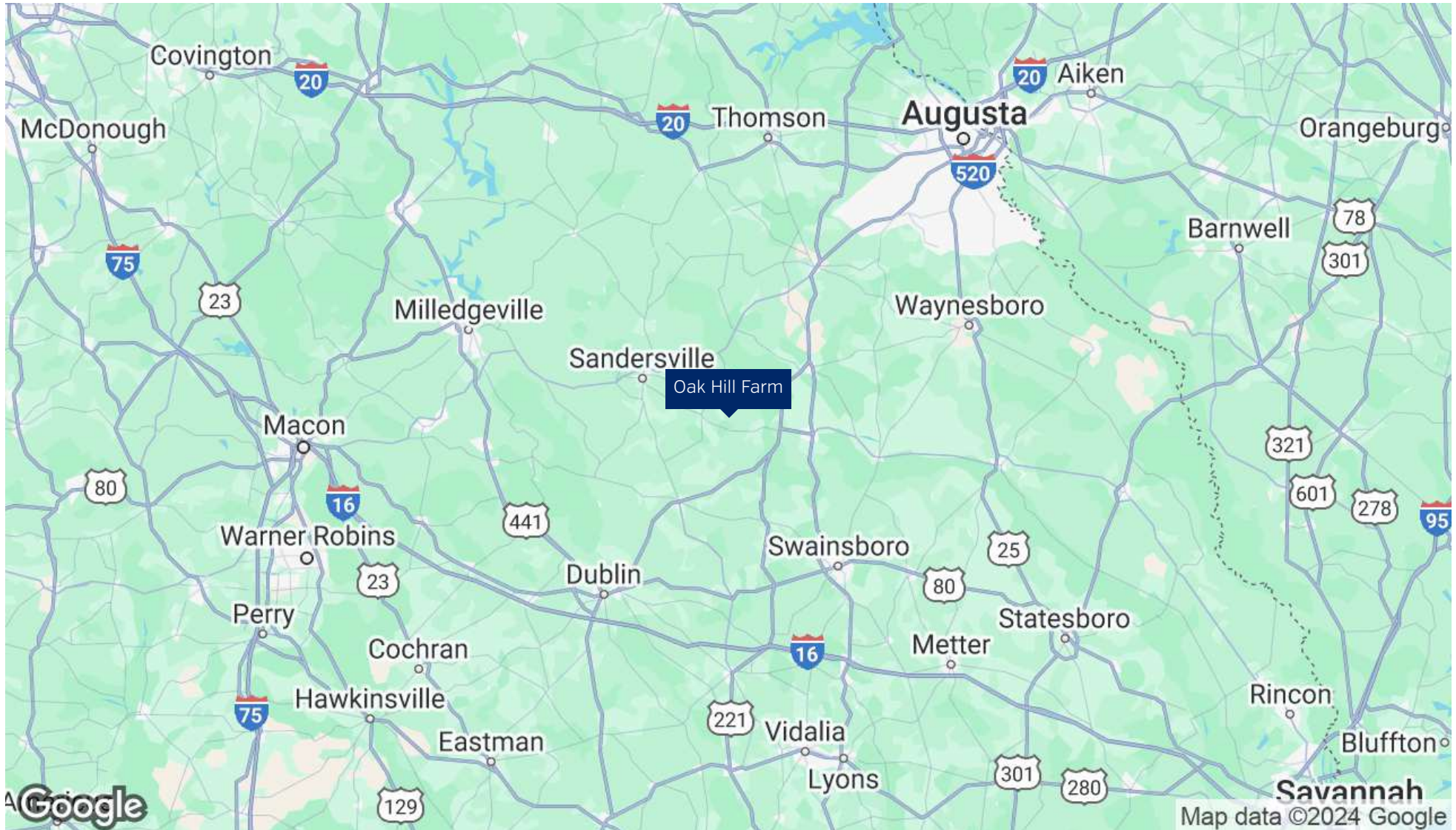


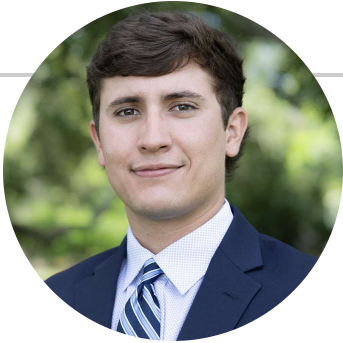
Soil Map



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Location Map





CHAP SHUMAN

Associate Advisor

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PROFESSIONAL BACKGROUND

Chap Shuman is an Associate Advisor at SVN | Saunders Ralston Dantzler Real Estate in Reidsville, Georgia.

As a native of southeast Georgia, Chap brings a deep-rooted connection to the land. He is also a fourth-generation steward of a working family farm who possesses an intimate understanding of the pecan, produce, row crop, and timber industries.

With a profound appreciation for the history and legacy carried by each parcel of land, Chap recognizes that every piece of land has a unique personality. His commitment to preserving each land's sustainability and value for future generations is at the heart of his professional mission. Additionally, Chap is an avid outdoor enthusiast who finds solace in activities like hunting, fishing, and working the land.

Chap's academic journey led him to the University of Georgia's Terry College of Business, where he earned a Bachelor of Business Administration in Real Estate and a Certificate in Personal Organization and Leadership. During his time at UGA, he fueled his love for people by assuming the role of President in the Sigma Phi Epsilon fraternity. It is here that Chap would live out his belief that in order to lead, you must first serve.

As a real estate advisor, Chap is able to combine his two greatest passions - people and land. In believing that land is the most secure and valuable investment available, he seeks to offer his clients the opportunity to invest in and cherish this invaluable natural resource. According to Chap Shuman, "Our land is our life".

Beyond his endeavors in real estate, Chap is anchored by his Christian faith that serves as the bedrock of his personal life and professional ethics. Actively involved in his church and local ministries, he exemplifies the principles of service and community building. Guided by his life's calling to uplift his community, Chap understands the art of attentive listening and channels this skill to craft transparent and expert solutions tailored to his clients' unique needs.

Chap specializes in:

- Agricultural Land
- Pecan Orchards
- Timberland
- Recreational/Hunting Land

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PROFESSIONAL BACKGROUND

Austin Fisher is a Regional Managing Director and Advisor at SVN | Saunders Ralston Dantzler Real Estate in Thomasville, Georgia.

Austin is a skilled real estate professional with over 7 years of experience in land acquisition and residential/commercial development. He is a creative thinker who works closely with his investors to identify and source land acquisition opportunities that align with their risk/return profiles.

Austin received his Bachelor of Science from Florida State University. After serving 11 years in the United States Marine Corps as an Attack Helicopter Pilot, Austin attended the Acton School of Business where he earned his Master of Business Administration. During his spare time, Austin spends his days hunting, fishing, and scuba diving.

Austin specializes in:

- Agricultural Land Management
- Farmland
- Land Entitlement Processes
- 1031 Tax-Free Exchanges
- Residential Development
- Commercial Development

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