



BAINBRIDGE FARM

S SPRING CREEK ROAD
BAINBRIDGE, GA 39817

Trent Saunders, ALC

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Mike Lansdell, ALC

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Property Overview



Sale Price **\$4,177,600**

OFFERING SUMMARY

Acreage: **522± Acres**
Price / Acre: \$8,000
City: Bainbridge
County: Decatur
Property Type: Farms & Nurseries Properties

PROPERTY OVERVIEW

This expansive 522.2-acre farm, located near Bainbridge, Georgia, offers an exceptional opportunity to acquire a fully leased, turnkey agricultural property. Historically under cultivation with corn, cotton, and peanuts, the farm benefits from rich, fertile soil and an ideal climate for high crop yields.

The sale includes all pivots, ensuring a smooth and immediate transition for the new owner. The farm is well-maintained and strategically located near major transportation routes, making it an excellent choice for those looking to expand their farming operations or invest in productive farmland. With its ongoing lease, this property also provides an immediate revenue stream, making it a solid investment in one of Georgia's top agricultural regions.

Specifications & Features



SPECIFICATIONS & FEATURES

Land Types:	Farms & Nurseries Properties
Uplands / Wetlands:	5 acres of Wetlands/ 518.20 of Uplands <ul style="list-style-type: none">• Orangeburg loamy sand• Lucy loamy sand• Bonneau loamy sand
Soil Types:	
Taxes & Tax Year:	20,470.08 - 2023
Zoning / FLU:	Agriculture
Current Use:	Cotton, and the land has historically been used for peanuts and corn.
Income Features:	Contact Agent for Lease Details
Irrigation:	Pivot
Equipment in the Sale:	Pivots
Turn Key Describe:	This is a turnkey, fully leased farm. It is an income-producing farm.

Location



LOCATION & DRIVING DIRECTIONS

Parcel: 00630030 00630017
00630016 00630015A00

GPS: 30.9037071, -84.6050159

Driving Directions:

- From 27, turn west onto 253; from there, continue west, take a slight right onto Spring Creek Road, and continue for .2 miles
- The property is on the north side of the road.

Showing Instructions: Contact Agent







Additional Photos



Meet The Team



TRENT SAUNDERS, ALC

Senior Advisor

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MIKE LANSDPELL, ALC

Senior Advisor

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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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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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