

# 7 ROCKS FARM

980 ACRES  
LANIER COUNTY, GEORGIA



7 Rocks Farm is an exciting opportunity to own a true investment grade recreational farm in Lanier County, GA. Located just minutes from Lakeland and Valdosta with easy access to I-75, this highly productive farm offers the landowner a little bit of everything. With 233 acres of leased irrigated farmland and 55 acres of leased non-irrigated farmland, 7 Rocks provides an income stream from farming as well as income from timber production.



## THE WRIGHT GROUP

Real Estate Advisory & Brokerage Services  
109 South Broad Street | Thomasville, Georgia 31792  
229.226.2564 Office | [WRIGHTBROKER.COM](http://WRIGHTBROKER.COM)

Ben W. McCollum, Broker | 229.221.6680  
[ben@wrightbroker.com](mailto:ben@wrightbroker.com)

Eric J. McCollum, Associate | 229.200.4457  
[eric@wrightbroker.com](mailto:eric@wrightbroker.com)

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Additional property features include over 43 acres of established Tift Bahia pasture with fencing and cross fencing currently in cattle production, mature planted pines, pre-merchantable planted pines, multiple fishing and cattle ponds, and hardwood bottoms that are ideal for game habitat. 7 Rocks is well improved with a comfortable barndominium lodge, two large metal buildings for storage, a manager's house, fencing, corrals, and numerous large wells that service the farm headquarters as well as the irrigated farmland.

For the recreational enthusiast, 7 Rocks is an outstanding hunting tract with a prolific deer, dove, duck, and turkey population utilizing established wildlife food plots and dove fields. If you are looking for a recreational investment farm with an aggregate of highly desirable features, please contact our office today for your private showing. Reasonably Priced at \$3,995,000.



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- Turn-Key Recreational Working Farm in Desirable Lanier County, GA
- 233 Acres of Leased Irrigated Farmland with New Pivot Systems and Wells
- 55 Acres of Non-Irrigated Leased Farmland
- 43 Acres of Established Tift Bahia Pasture
- Multiple Portions Fenced and Cross Fenced with Corrals for Existing Cattle Operation
- 3000 Square Foot Barndominium (Lodge)
- 11 Acre Pecan Orchard
- Mature Planted Pines and Pre-Merchantable Timber
- Numerous Ponds and Cattle Ponds
- 4250 Sq. Ft Metal Building for Equipment Storage
- 2400 Sq. Ft. Metal Building for Additional Storage
- 2040 Sq. Ft. Ranch Style Manager House
- Additional Improvements Include a Generator, Fertigation Tanks, and Fuel Tanks
- Exceptional Deer, Dove, Duck and Turkey Hunting
- Priced at \$3,995,000



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# 7 Rocks Farm- Lanier County



**The Wright Group**

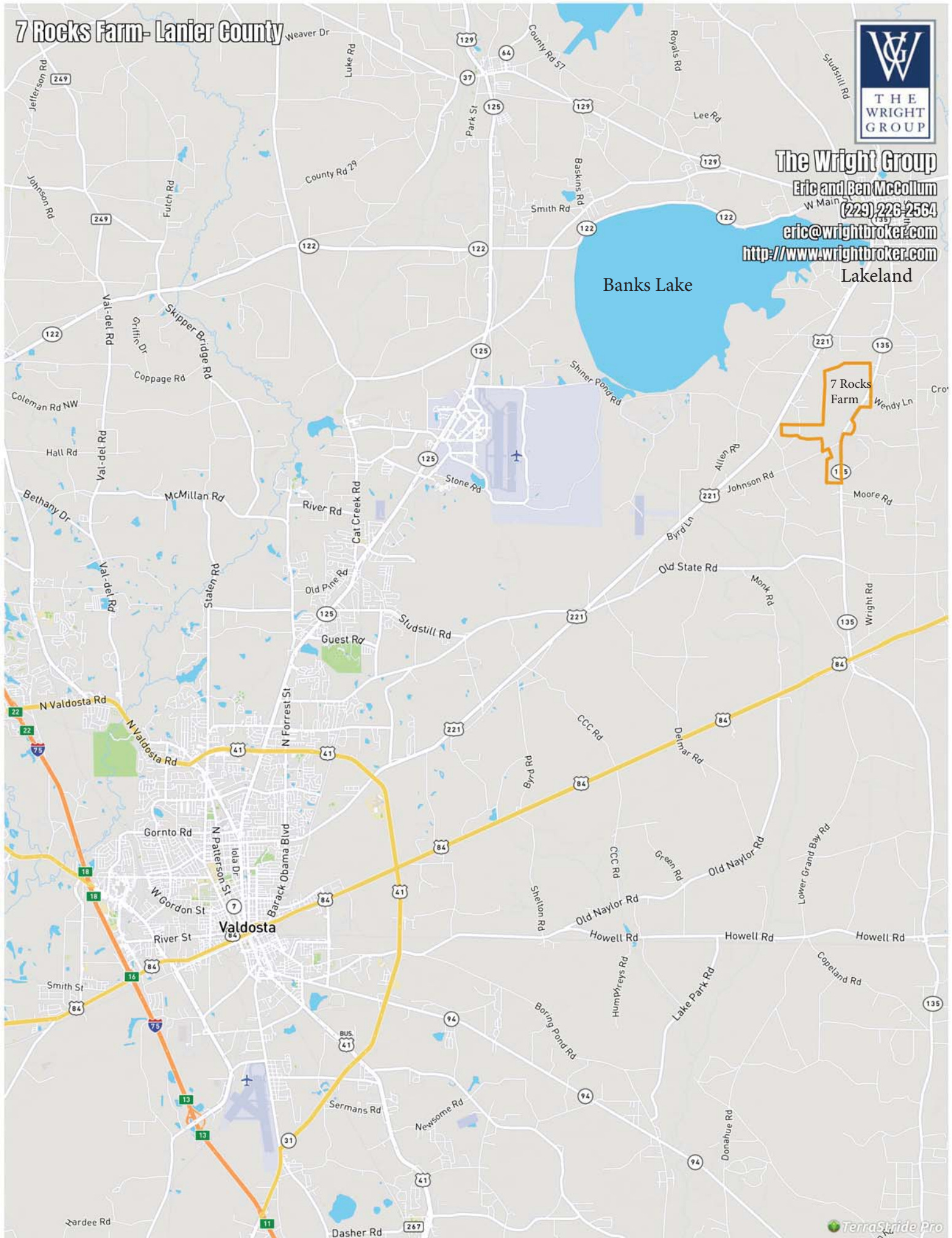
Eric and Ben McCollum

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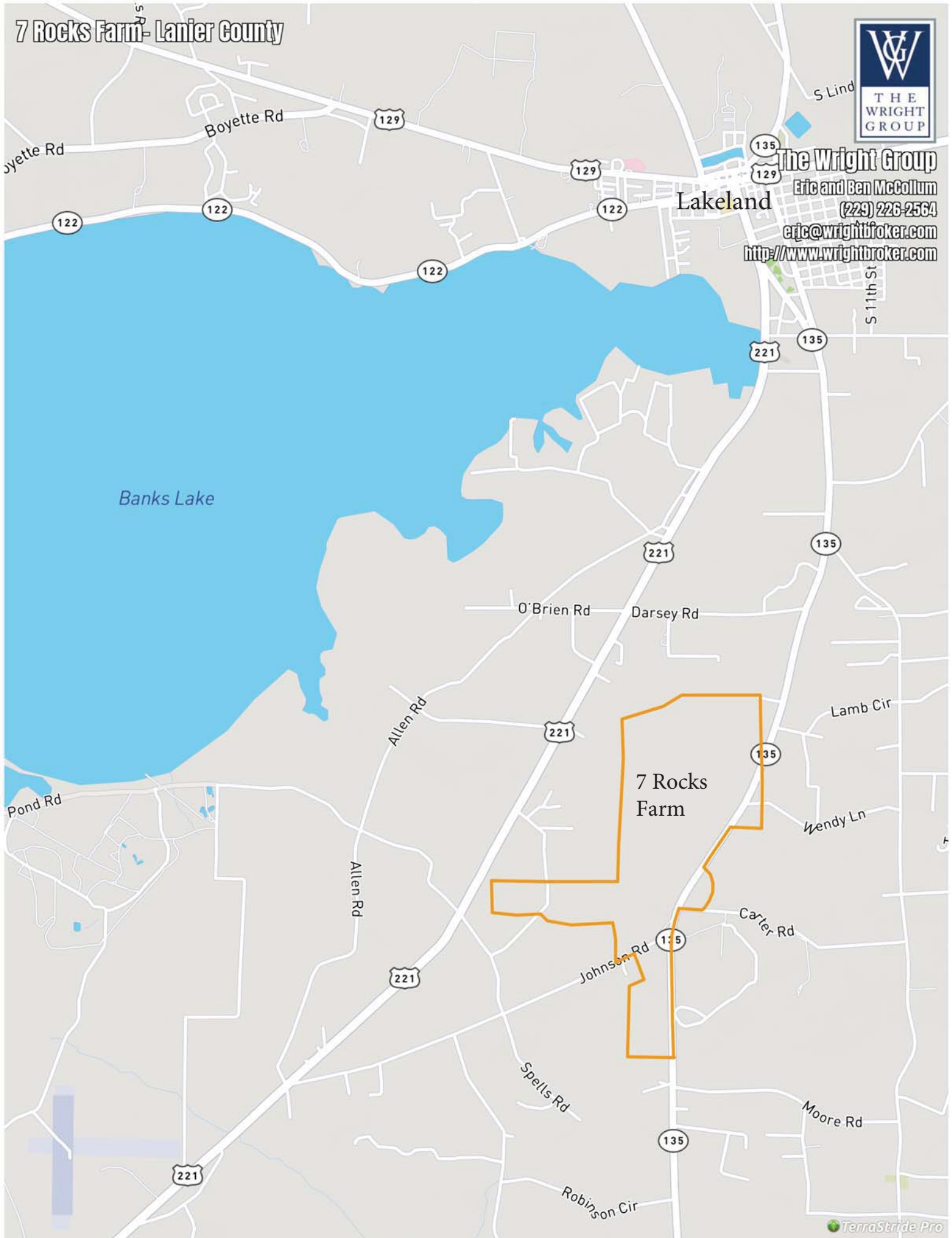
Lakeland



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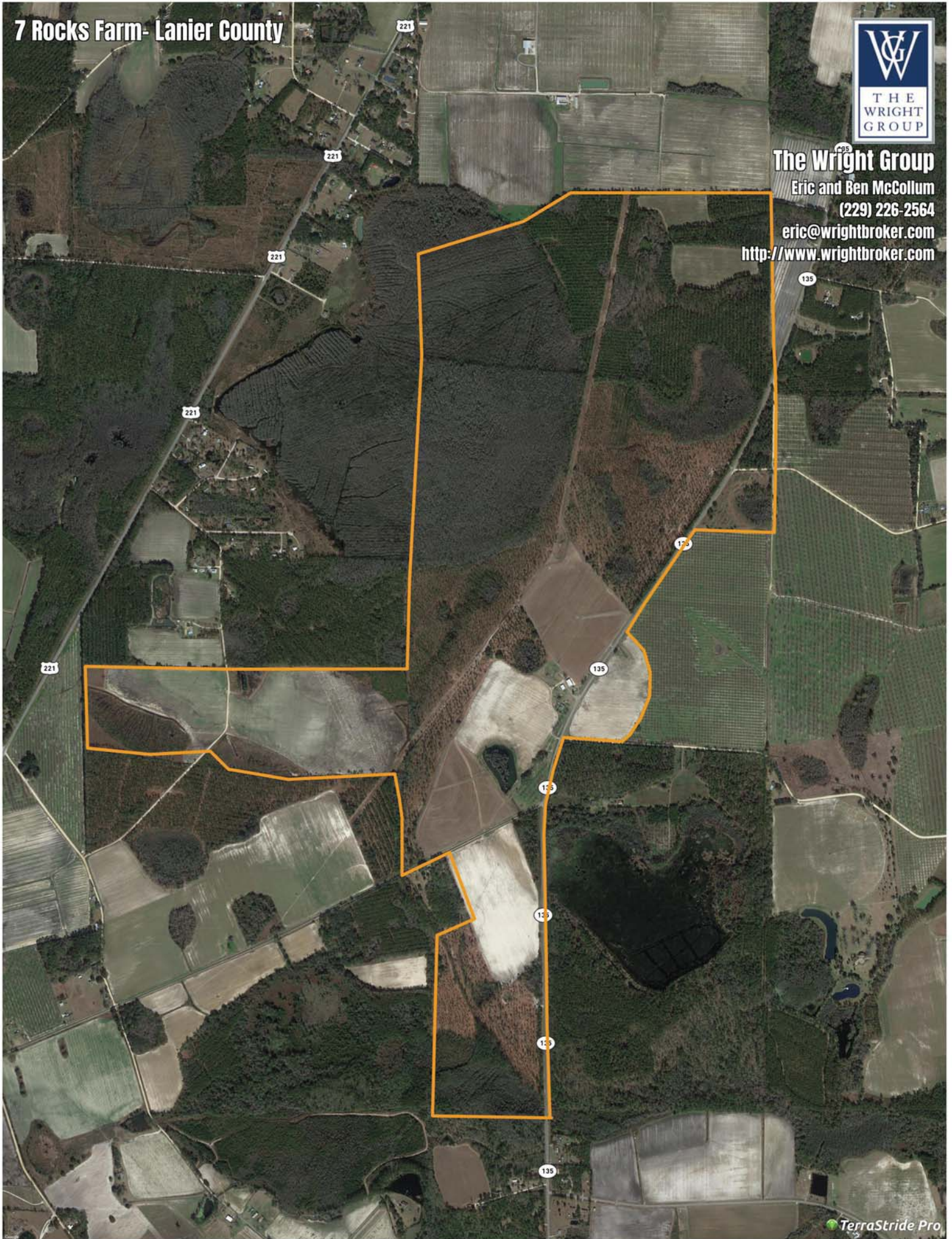


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