

FERRY LAKE PROSPECT

A magnificent getaway or conversion opportunity nested on the outskirts of Tifton with exceptional access and road frontage located in Tift County, Georgia.



68.42 Acres
Tifton, Tift County, Georgia

Price: \$790,000

OVERVIEW

Ferry Lake Prospect is located on the outskirts and could be converted to other purposes once it gets the green light from the Greater Tift County Planning and Zoning Commission. It has been traditionally used for farming and timber production, and the cultivated areas have been replanted with longleaf pine around 2001. These areas have been a source of income from the harvest of pine straw.

The rest of the land is composed of natural uplands and hardwood drainages. It is an ideal spot for a rural residential estate or any other development, given its extensive frontage on Highway 319 and Ferry Lake Road.



Extensive road frontage on US Highway 319 and Ferry Lake Road.

LOCATION

The property is situated on the eastern boundary of the City of Tifton along Hwy 319 and Ferry Lake Road. The neighboring areas to the west and north consist of residential neighborhoods and commercial businesses, with Tift Regional Medical Center located just 2 miles away from the property. To the east and south, the region features rural residential, agriculture, and timber use.

The City of Tifton boasts several amenities, such as restaurants, medical offices, grocery stores, and retail shops. Tifton is located along Interstate 75, and access to I-75 is only 4 miles from the property. Tifton is also the home to Abraham Baldwin Agricultural College and the University of Georgia Tifton campus.



Longleaf planted pine upland sites with annual pine straw income.

The area has many majority travel routes, including I-75, U.S. Highways, Georgia State Highways, and local county-maintained roads, which is great for travel or transporting goods. The closest commercial airports are in Albany, GA, and Valdosta, GA, both with commercial flights offered by Delta Air Lines.

ACCESS

The property is intersected by U.S. Highway 319, a paved public highway, and is bounded on the north by Ferry Lake Road and on the west by New River Church Road, both of which are county-maintained paved roads. The property has 2,450 feet of road frontage on Highway 319, with property on the north and south sides of the roadway. The road frontage on Ferry Lake Road is 2,100 feet, and 1,260 feet of road frontage on New River Church Road.



Great access on Ferry Lake Road running the entire north border of the property.

Internal access to the property consists of two path woods roads that provide access to the property off U.S. Highway 319 and Ferry Lake Road. Tift County's existing water service is available for the property, along with electrical service located along U.S. Highway 319, Ferry Lake Road, and New River Church Road. Two fire hydrants are located at the northwest intersection of Ferry Lake Road and New River Church Road.

SITE DESCRIPTION

The property is well suited for agricultural and timber production and ideally located for future development. Being located on U.S. Highway 319 and two county-maintained roads, the location is well suited for residential development or commercial development pending approval from the Greater Tift County Planning and Zoning Commission.

The property is primarily flat with intersecting drainages consisting of 23.90% Dothan loamy sand, 20.90% Ocilla loamy sand, 27.30% Pelham loamy sand, 5.50% Stilson loamy sand, and 22.40% Tifton loamy sand. The Dothan loamy sand, Stilson loamy sand, and Tifton loamy sand soils are well-drained and highly desirable for agricultural and timber production and have a “no limit” rating for residential and commercial development.

The Ocilla and Pelham loamy sand are unsuitable for agricultural and timber production and have a “somewhat limited and very limited” rating for residential and commercial development.

TIMBER

The property is all wooded and consist of 37 acres of Planted Old Field Longleaf Pine established in approximately 2002. The remainder of the property is 31 acres of Natural Pine and Hardwood timber and less than 1 acre in utility right of way.

TAX & TITLE

The Ferry Lake Prospect property is owned by Monica Smith Hart. The deed is recorded in the Tift County Courthouse in Book 1774 on Page 66. The 2023 tax bills were estimated at \$1,438.64.



Internal access located on Ferry Lake Road.



Road frontage on Highway 319.



A drainage ditch on the southern portion of the property.

Property inspections shall be done during daylight hours. Seller and Fountains Land in no way make any representations or warranties regarding the conditions of the property, including any and all access routes, and all persons entering upon the property do so at their own risk and accept said property “as-is” in its existing condition during such inspections. All persons entering upon the property assume all risks and liabilities and agree to indemnify, defend, and hold harmless Seller, its affiliates, officers, directors, managers, agents, representatives and employees from and against any and all claims, demands, causes of action, injuries (including death) and damages resulting from any accident, incident, or occurrence arising out of, incidental to or in any way resulting from his or her inspection of the property or his or her exposure to the conditions of the property.

Ferry Lake Prospect Ferry Lake Rd Tract Tift County, GA 68.42 Acres

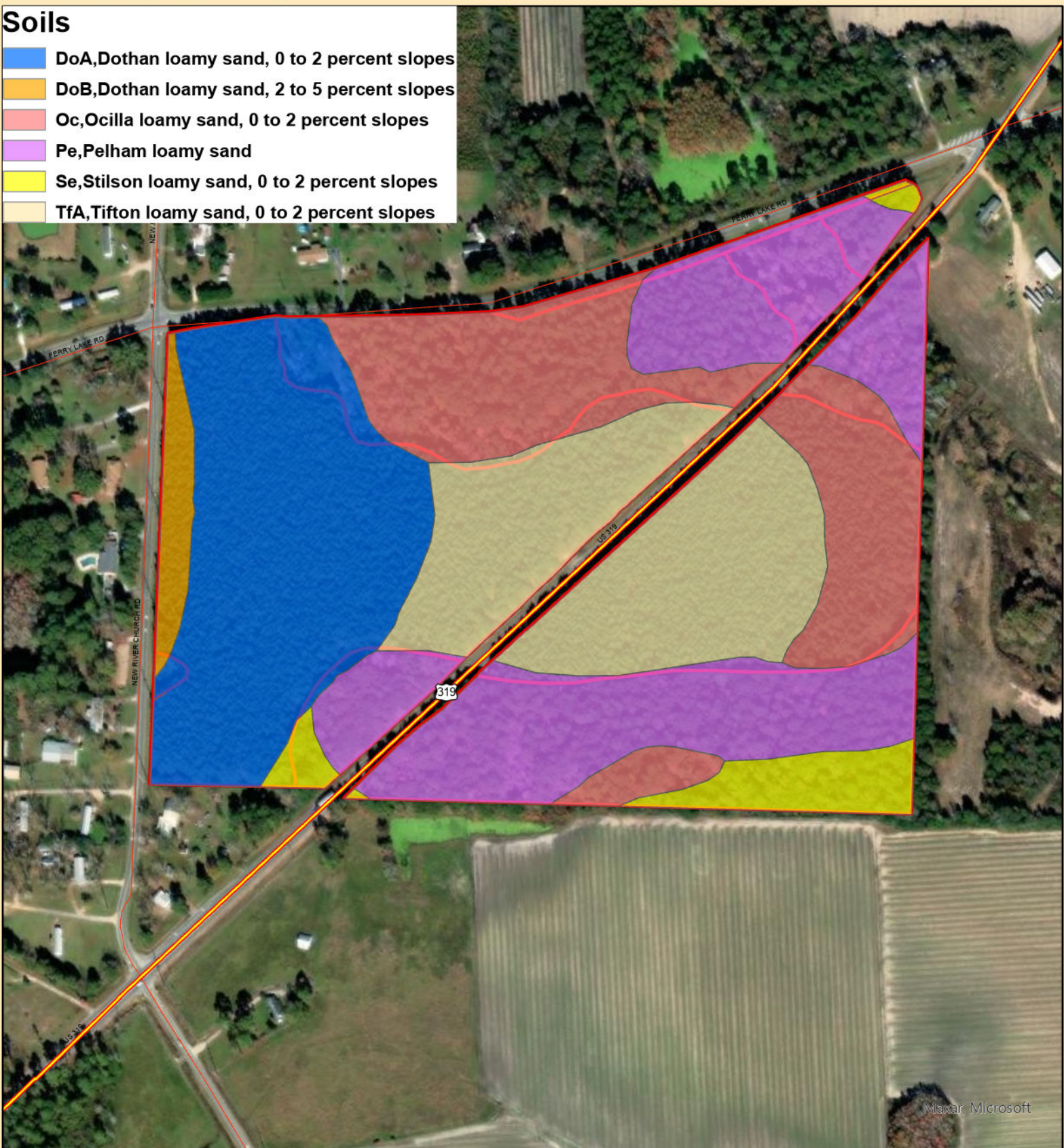


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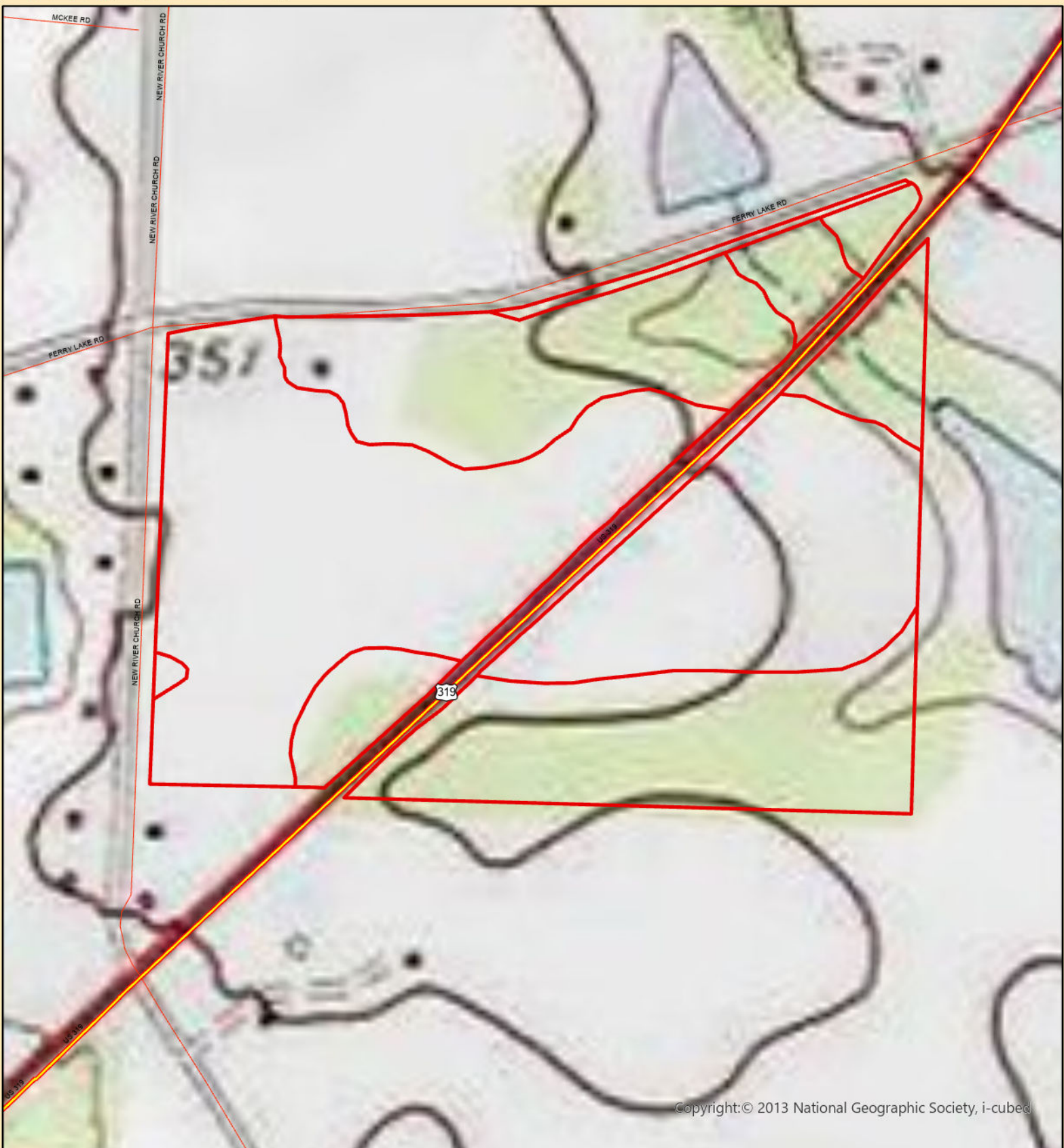
- ### Soils
- DoA, Dothan loamy sand, 0 to 2 percent slopes
 - DoB, Dothan loamy sand, 2 to 5 percent slopes
 - Oc, Ocilla loamy sand, 0 to 2 percent slopes
 - Pe, Pelham loamy sand
 - Se, Stilson loamy sand, 0 to 2 percent slopes
 - TfA, Tifton loamy sand, 0 to 2 percent slopes



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