

## Manning Farm

**Nestled in quiet Lee County, this farm offers excellent agricultural opportunity surrounded by high quality hunting properties.**



**245 Acres**  
**Leesburg, Lee County, Georgia**

**Price: \$1,549,800**

## OVERVIEW

The Manning Farm is ideally located around the agricultural production and plantation properties of east Lee County. This farm provides the opportunity to expand your current farming operations, establish a rural residential estate, or as a fantastic hunting property. Stately live oaks border the agricultural fields, providing scenic views and wildlife cover. The extensive frontage on New York Road offers subdivision opportunities as well. This property sale consist of two ownerships that will be sold together in simultaneous closing. Owners information is described in the tax portion of this report.

## LOCATION

Manning Farm is located in a heavily agriculture-dominated region. The landscape is comprised of mixed agriculture, timber, and recreation uses. Property uses to the north, south, and west include agricultural production and hunting properties, while uses to the east include rural residential ownership. The Flint River is less than 3 miles to the east of the property.

The closest population center to the property is Leesburg, Georgia, a bedroom community in the Albany metropolitan area. Phoebe Putney Memorial Hospital in Albany is the region's main healthcare facility. Local attractions include Chehaw Park, Radium Springs, Lake Blackshear, and Andersonville National Cemetery.

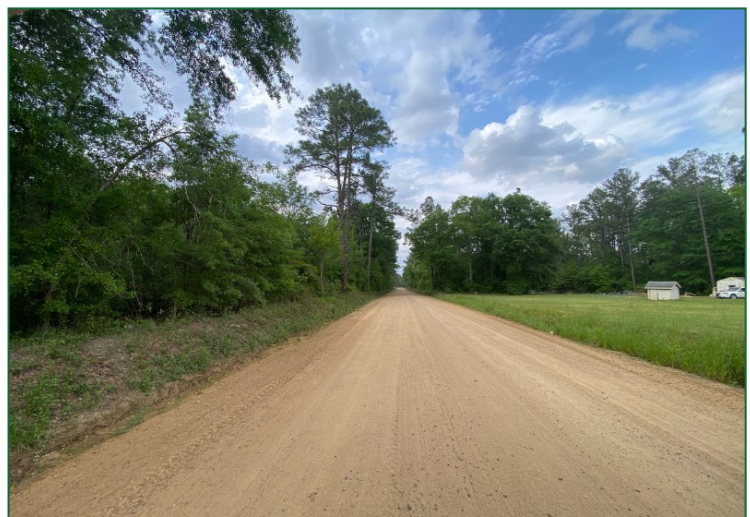
US Hwy 19 is a major north/south corridor that connects the Atlanta area with South Georgia and North Florida. GA Hwy 300 is a connector to I-75 for southwest Georgia. US Hwy 82 is an east/west connector that runs from the Georgia coast to Alabama west. Numerous local county and state roads connect with these major corridors to transport agricultural goods and timber products across the region while serving as main travel ways for commuters. Population centers in the region include Leesburg (population 3,480), located 9 miles southwest; Albany (population 67,192), located 18 miles to the south; Cordele (population 9,914), located 28 miles to the northeast, Americus (population 15,642), located 28 miles to the north, and Dawson (population 4,414) located 28 miles to the west. Southwest Georgia Regional Airport is located in Albany, 22 miles south.



A view of the south field.



The edge of the east field.



The tract is bisected by Laramore Road along the eastern

## ACCESS

The property is bisected by New York Road east to west and Laramore Road along the eastern boundary in east Lee County. New York is a paved county road that has recently been resurfaced. Laramore Road is a county-maintained graded road. There is one driveway cut to access the northern portion of the property and one access point near the intersection of New York Road and Philema Road for the southern portion of the property. The property has 0.6 miles of frontage on New York Road and 0.2 miles on Laramore Road. Power is located along the 0.6 miles of frontage of New York Road. Internal access is provided by field roads that traverse the field edges of the property.



The tract has great road frontage on New York Road.

### *Detailed Directions to Property:*

From the intersection of GA Hwy 32 and US Hwy 19 in Leesburg, go west 180 feet to the intersection with GA Hwy 195, take left at the stop sign onto Hwy 195, and travel 4 miles to the intersection with New York Road. Turn Right on New York Road and travel 4.6 miles to the western property boundary. The property is on the north and south sides of New York Road.

## SITE DESCRIPTION

Manning Farm consists of 173.5 acres of dry land cultivated fields, 18 acres of natural upland timberland, 29 acres of natural lowland timberland, and 14.5 acres of natural upland timberland. Soils consist of Tifton sandy loam (47.2%), Tifton loamy sand (25.5%), Irvington loamy sand (18.7%), Grady soils (5.5%), Goldberg loamy sand (2.0%), Sunsweet sandy loam (1.0%), and Norfolk loamy sand (0.1%). Except for the Grady soils, all other soils are well-drained for all agriculture and timber production. Stately live oaks adorn the natural woodland areas and field edges. A 1-inch well is located in the northern portion of the property but is not currently connected to power. Abundant wildlife traverses the property, including deer, turkey, and quail.



This tract features excellent soils and timbered wildlife habitat.

## TIMBER

The property consists of naturally regenerated timber in 2020, with natural hardwood and pine thickets interspersed across the property, providing excellent wildlife habitat.



Natural timber is bordering the field's edges.

## TAXES & TITLE

### *Parcels #067 056, #067 058, and #067 014*

Colleen Conners, Trustee of the Patricia Manning Irrevocable Trust owns parcels 067 056, 067 058, and 067 014. The parcels are recorded in deed book 2468 on pages 60-62, 63-65, and 66-68. The 2023 tax bill for these three parcels was \$2,572.59. Established fence rows and roads identify the property's boundaries. No survey is available for parcel 067 014, but a recorded survey is available for parcels 067 056 and 067 058. The property is currently enrolled in the Current Use Assessment of Bone Fide Agricultural Property with Lee County, which expires on December 31, 2025. The purchaser must assume covenant and is responsible for breach or penalty after closing.



This property features stately live oaks.

### *Parcel #067 057*

Thomas Bryant and Merritt Johnson Tolar own parcel 067 057, which is recorded in deed book 2209 on page 194. The 2023 tax bill for this parcel was \$130.85. Established fence rows and roads identify the property's boundaries. The property is currently enrolled in the Current Use Assessment of Bone Fide Agricultural Property with Lee County, which expires on December 31, 2031. The purchaser must assume covenant and is responsible for breach or penalty after closing.



A southeast view of the south field.



A west view of the north field.

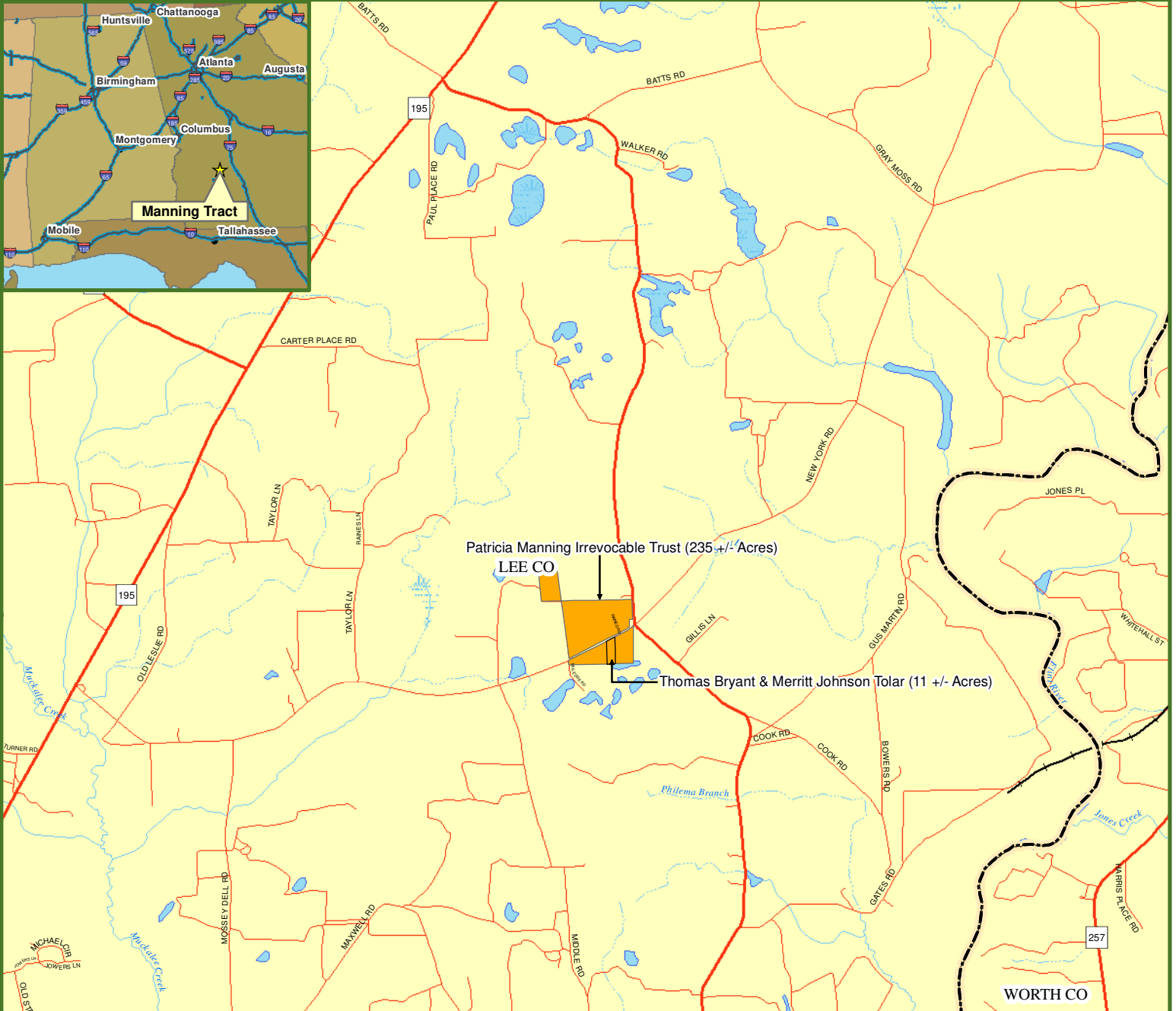
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Fountains Land is the exclusive broker representing the seller's interest in the marketing, negotiating and sale of this property. Fountains has an ethical and legal obligation to show honesty and fairness to the buyer. The buyer may retain brokers to represent their interests. All measurements are given as a guide, and no liability can be accepted for any errors arising therefrom. No responsibility is taken for any other error, omission, or misstatement in these particulars, nor do they constitute an offer or a contract. We do not make or give, whether in these particulars, during negotiations or otherwise, any representation or warranty in relation to the property.

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# Locus Map Manning Tract Lee County, GA 245.00 ± Acres



### Legend

-  Manning Tract
-  Railroads
-  Secondary State or County Hwy
-  Primary US or State Hwy
-  Primary Limited Access or Interstate
-  Counties

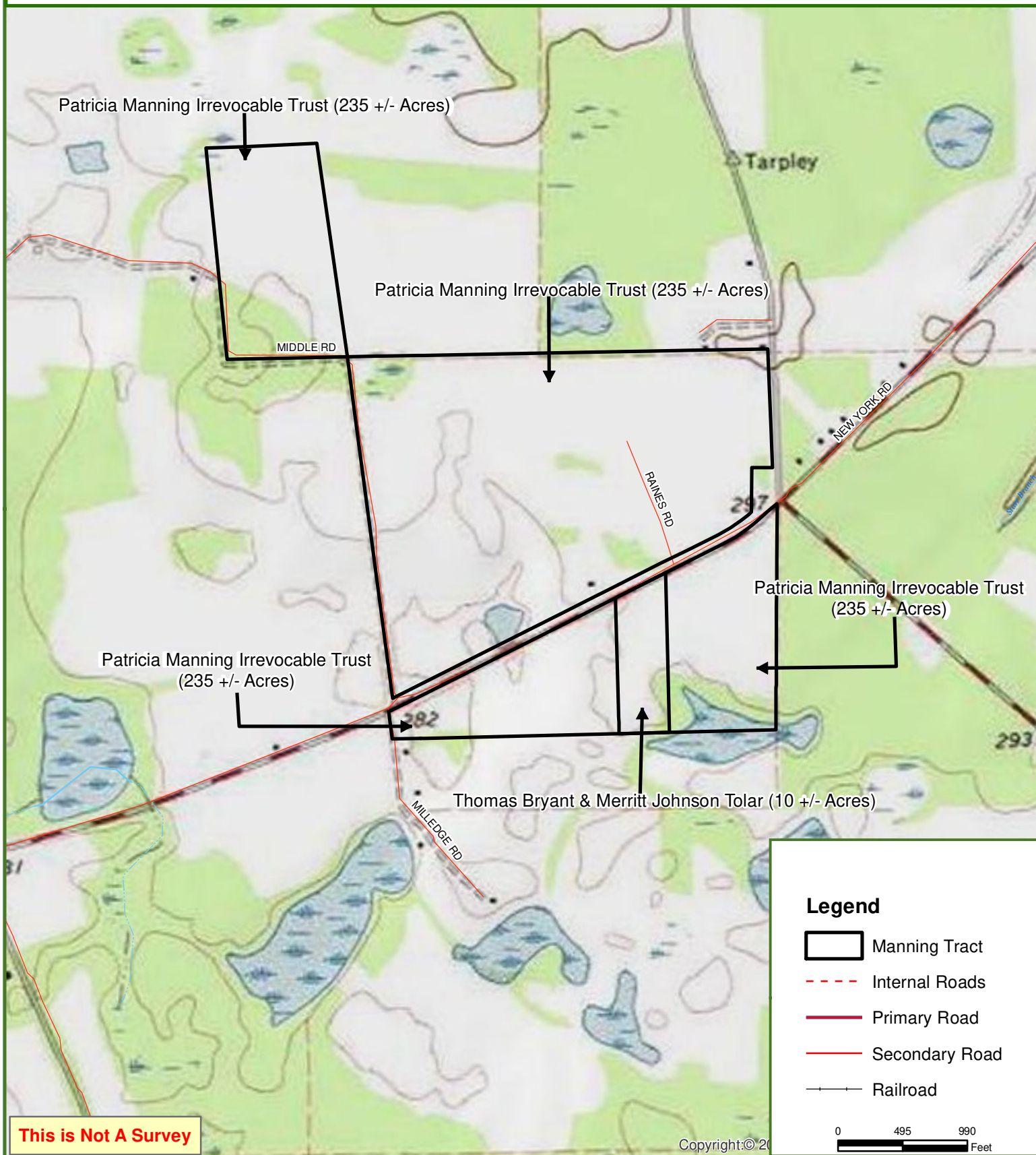




# Manning Tract

## Lee County, GA

245.00 ± Acres



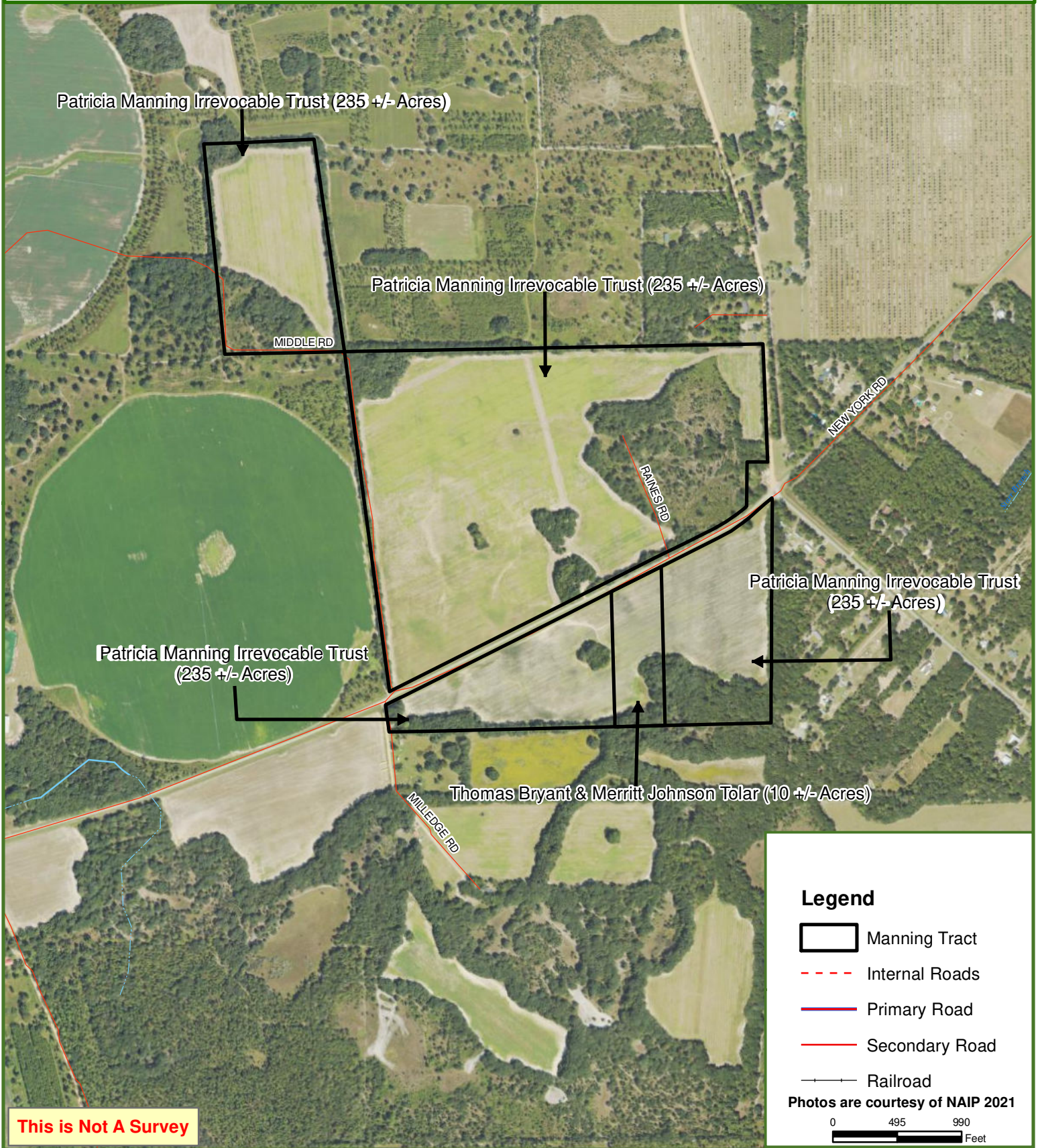
This map was produced from information supplied by the seller and the use of aerial photography. The boundary lines portrayed on this map are approximate and could be different than the actual location of the boundaries found in the field.



# Manning Tract

## Lee County, GA

245.00 ± Acres



**This is Not A Survey**

### Legend

- Manning Tract
- Internal Roads
- Primary Road
- Secondary Road
- Railroad

Photos are courtesy of NAIP 2021



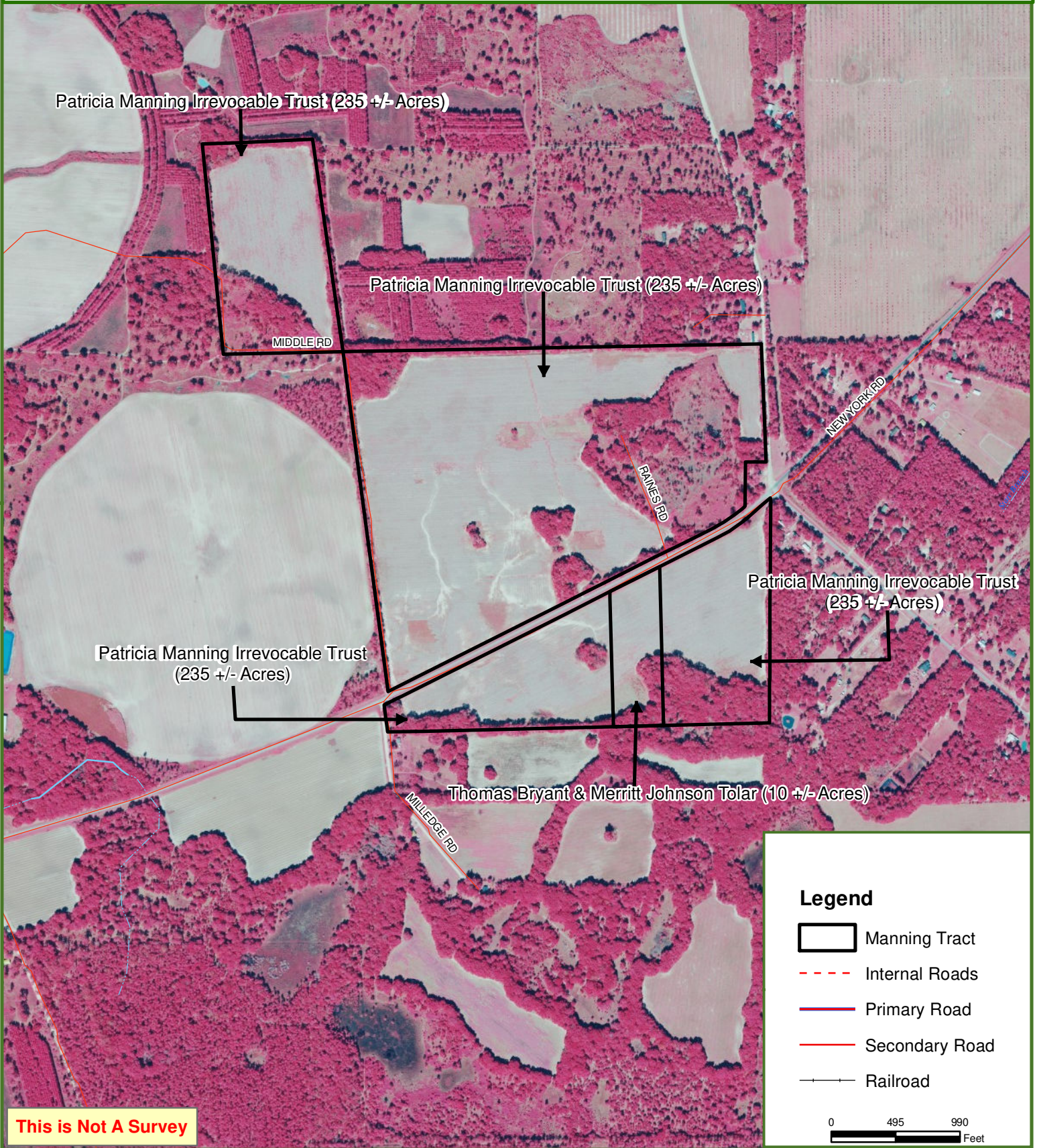
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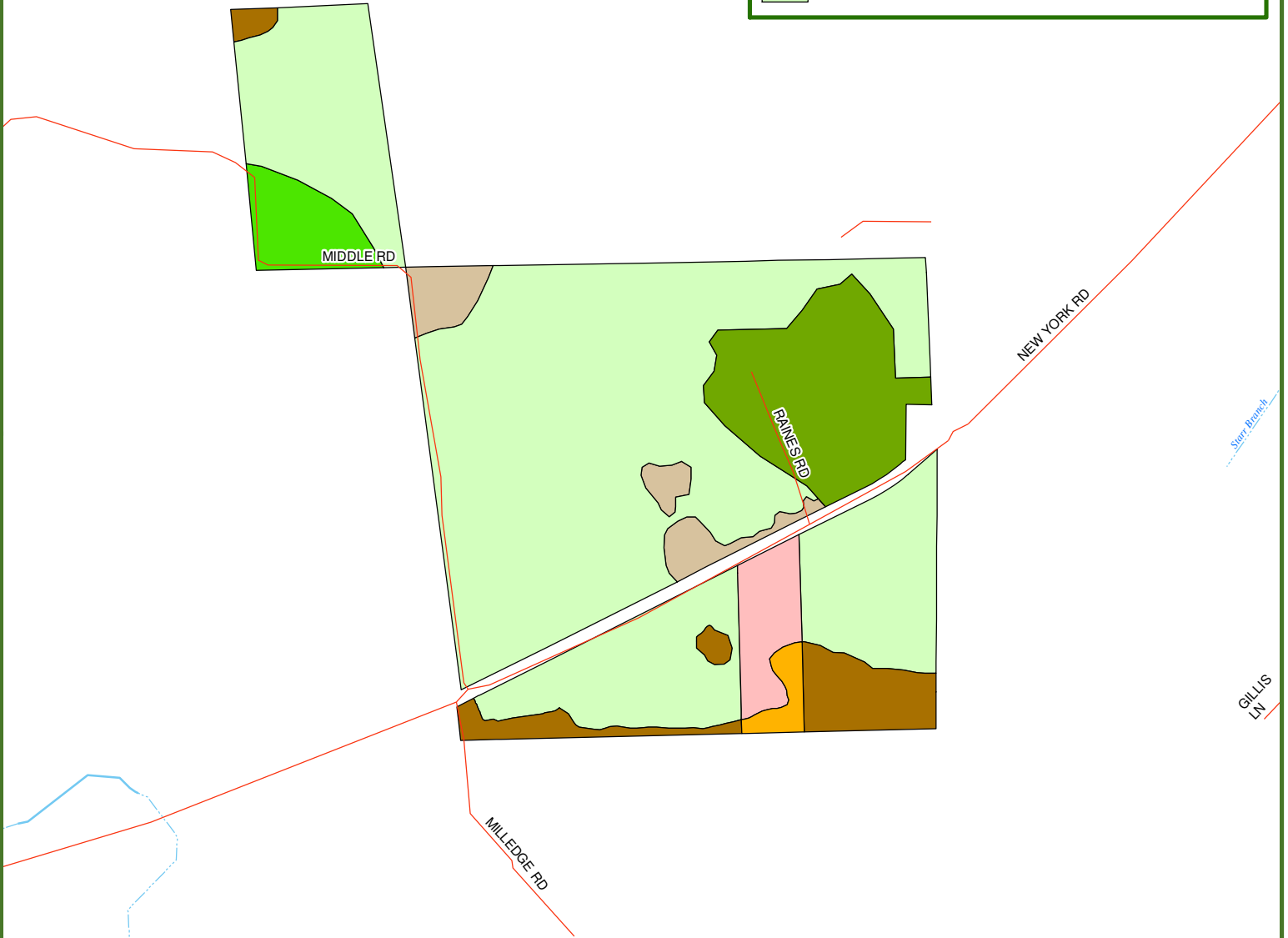
## Lee County, GA

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### Patricia Manning Irrevocable Trust (235 +/- Acres)

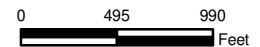
-  Natural Lowland Mixed Hardwood/Mixed Pine 2020
-  Natural Upland Mixed Hardwood/Mixed Pine 2020
-  Natural Upland Mixed Hardwood 1970
-  Natural Bottomland Mixed Hardwood 1970
-  Cultivated Field



### Bryant & Merrit Tolar (10 +/- Acres)

-  Natural Bottomland Mixed Hardwood 1970
-  Cultivated Field

**This is Not A Survey**



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