



**Fountains
Land**
AN F&W COMPANY

The Arrowhead Orchard

A unique investment opportunity featuring well-managed young pecan orchards in thriving Houston and Pulaski Counties, Georgia.

The Arrowhead Orchard presents a unique investment opportunity ideal for buyers seeking the following attributes:

- Potential for significant land value appreciation due to its choice location within North Pulaski County, including a small portion in Houston County, GA.
- Annual income potential through the lease or management of approximately 70 acres of pecan orchards that should dramatically increase each year.
- A 16-inch well, constructed in 2020 and powered by three-phase electricity, provides abundant water for micro-jet irrigation of the entire orchard, with the capacity to include additional acres.
- The orchard features high-demand varieties, including Cape Fear, Caddo, and Avalon.
- Expertly managed orchard that included planning, transplanting, annual precision hand pruning, prescribed fertilization from soil and foliar analysis, and use of cover crops to enhance soil qualities.
- The Arrowhead Orchard has the prestigious designation of Certified Sustainably Grown Farm by SCS Global Services, a recognized leader in third-party certification, validation, and verification.
- Significant opportunity to subdivide into smaller parcels that could be used for mini-farms and residential use.

Property Highlights

 **\$800,000**

 **73 Acres**

 **Central GA**

 **Agriculture/
Mini Farms**



George Peake | Associate Broker
(478) 972-2971 | george.peake@fountainsland.com
www.fountainsland.com

LOCATION



This property is ideally located in one of Georgia's premier pecan production areas.

The Arrowhead Orchard is situated in the Upper Coastal Plains, in the heart of Central Georgia. This region is generally known as the beginning of Georgia's most fertile and productive soils, benefiting from abundant rainfall and subsurface aquifers for irrigation.

Particularly, the area encompassing Houston and Pulaski Counties has been acknowledged as one of the premier locations in the world for pecan and peach production, with Georgia being the leading producer of pecans in the United States. In addition, this property is located in South Houston and North Pulaski Counties, which have seen significant growth in country homes and mini-farms.

Houston County includes the municipalities of Warner Robins, Centerville, Kathleen, Haynesville, Elko, and Henderson, with Perry as the county seat. The county has become a highly sought-after place to live, work, and play. Houston County is well-regarded for its high-quality education, healthcare facilities, progressive government, robust job market, and overall quality of life.

This growth and appeal have extended to neighboring counties, such as Pulaski. The county seat of Pulaski, Hawkinsville, is a historic river town located on the Ocmulgee River. Hawkinsville, especially North Pulaski, is experiencing positive growth due to effective government planning, new businesses, harness horse racing, and its role as a bedroom community for nearby Houston County.

Perry's motto, "Where Georgia Comes Together," is well-deserved. Interstate I-75 runs north and south through the middle of Perry and west-central Houston County. U.S. Highways 341 and 41 intersect in Perry, while Georgia Highway 26 runs along the southern edge of Houston County and provides one of the access points to The Arrowhead Orchard.

PROPERTY DESCRIPTION



The property features a 16-inch gravel-packed well constructed in 2020 by Grosch Well Drilling.

The Arrowhead Orchard consists of level to gently rolling farmland featuring Tifton, Dothan, Greenville, and Faceville loamy sand and clay soil types. These soils are among the most desirable for agriculture in Georgia and are particularly suited for Pecan Orchards. Since the purchase by the current owners in 2019, the farmland has been meticulously groomed and prepared for pecan orchards.

Abundant subsurface water for irrigation is available through a 16-inch gravel-packed well constructed in 2020 by Grosch Well Drilling (now known as GIC Water Systems), based in Dublin, Georgia. This well supplies water to the entire Orchard.

In January 2020, this property was planted with two-year-old pecan trees of improved varieties. They have been exceptionally well-managed as young orchards and are expected to produce their first crop in 2025. Tree production is anticipated to increase significantly each year until the trees reach maturity. The typical productive life of a pecan orchard is 50 years or more, with some orchards lasting over 100 years.

The land's value must also be taken into account. Houston County land has always been in high demand, particularly with the ongoing population growth and the increasing need for residential and mini-farms. The location of The Arrowhead Orchard enhances the value of the land far beyond the high-quality farmland it contains, and this value will continue to rise, especially as available land decreases.

With ample road frontage, The Arrowhead Orchard could easily be divided into popular 15 to 20-acre mini-farms, which are highly sought after in South Houston and North Pulaski Counties.

ACCESS



The young orchards are exceptionally well-managed.

The Arrowhead Orchard has excellent access from a county-maintained dirt road, Depot Road in Pulaski, and the paved Ga HWY 26. The majority of the property is located in Pulaski County, with a small amount of the property being in Houston County. It features approximately 1,448.4 feet of frontage on Depot Road, along with some frontage on Hwy 26. The Arrowhead Orchard is equipped with three-phase power supplied through underground wiring to service the 16-inch irrigation well. Mid Georgia EMC provides the electricity for this property.

TAX & TITLE



The orchard has the prestigious designation of Certified Sustainably Grown Farm by SCS Global Services.

The Arrowhead Orchard is enrolled in the Conservation Use Valuation Agreement (CUVA), which is available through the tax assessor's offices in Houston and Pulaski counties.

This agreement allows the properties to be assessed and taxed based on their current use rather than on a potential "Higher and Better Use." As a result, it helps to reduce the ad valorem tax burden on the properties.

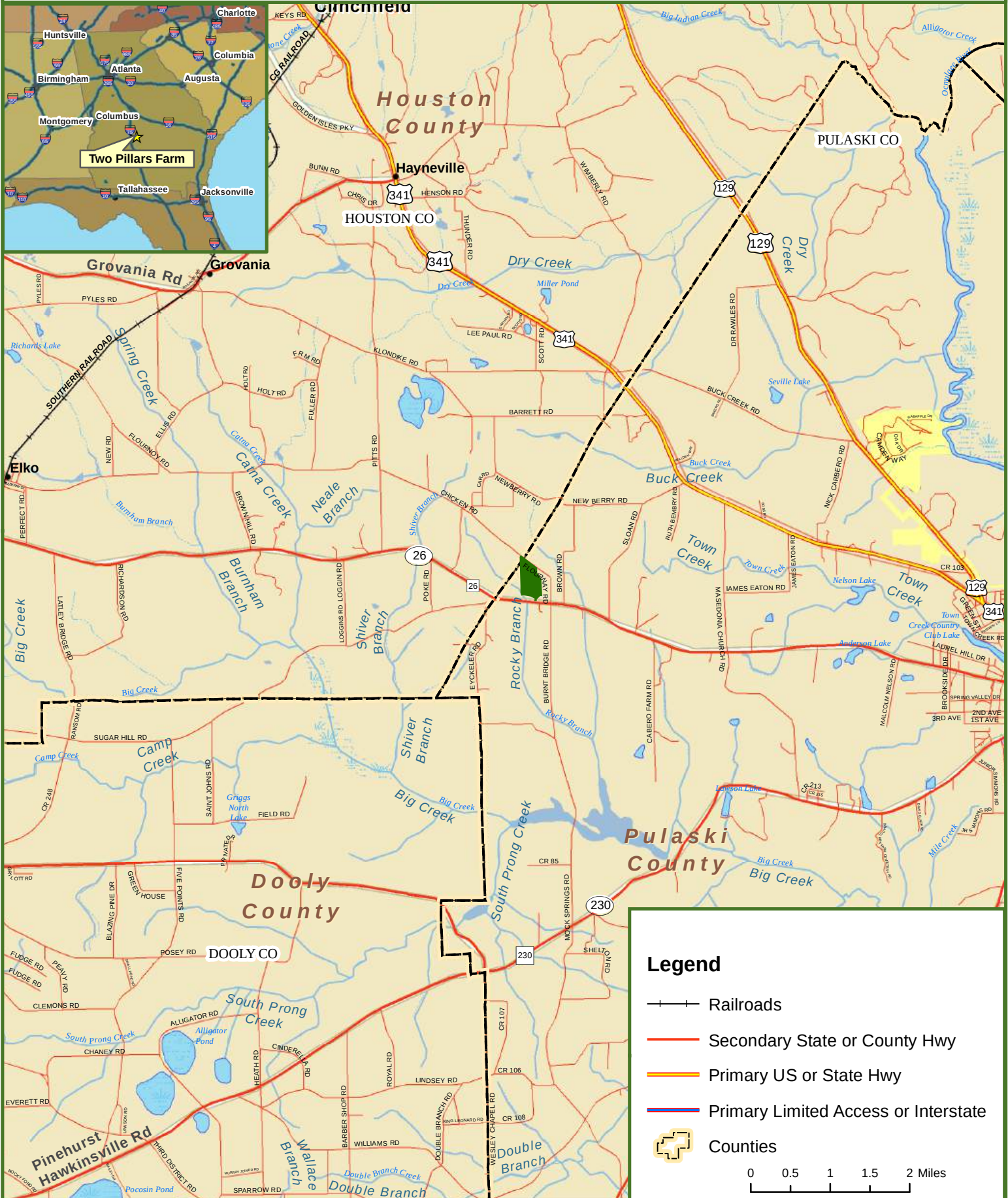


Locus Map

Two Pillars Farm - Arrowhead Parcel

Pulaski County, GA

72.81 ± Acres





Two Pillars Farm

Arrowhead Farm
Pulaski County, GA
± 72.81 Acres



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This is Not A Survey

0 330 660
Feet

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.

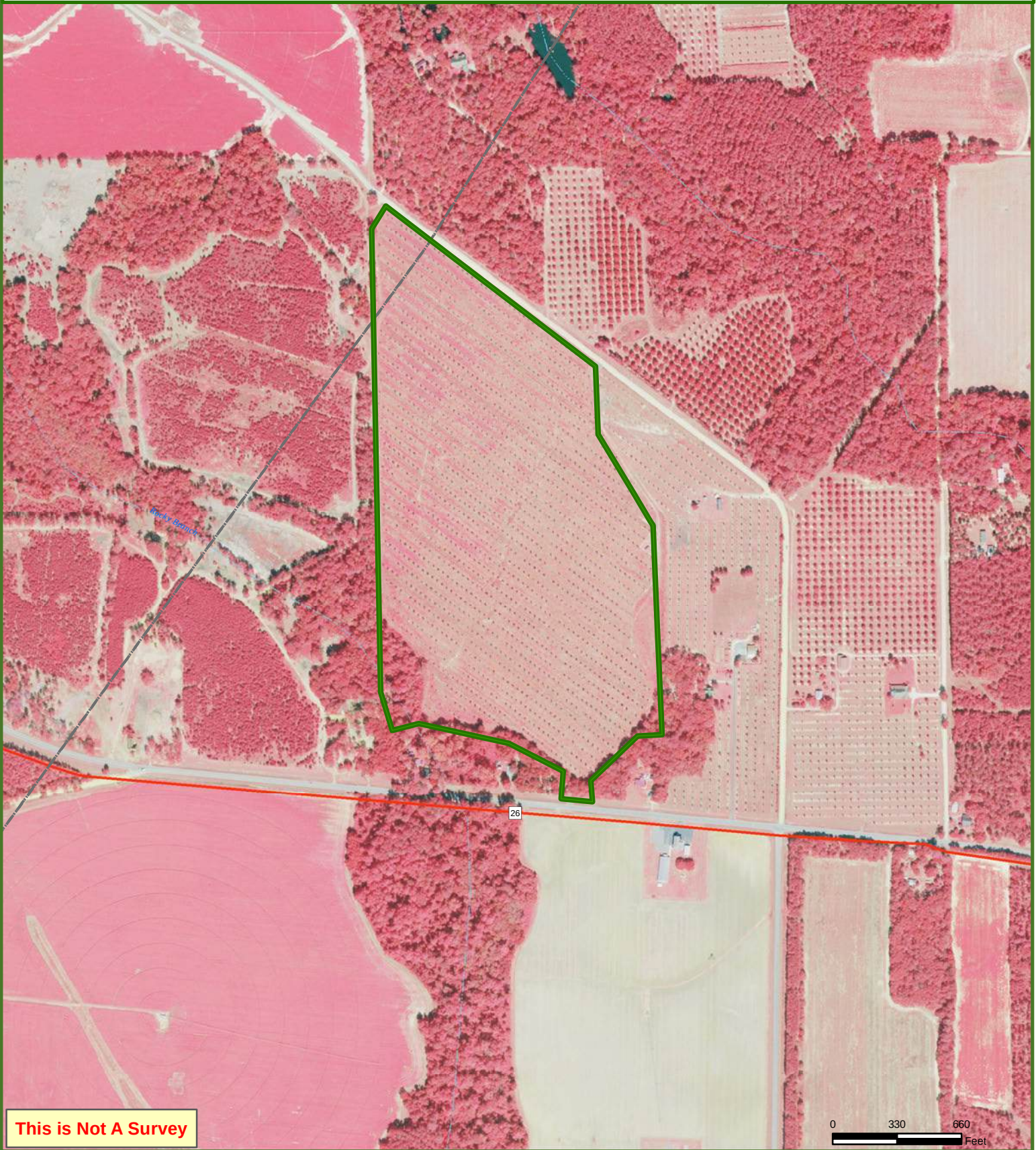


Two Pillars Farm

Arrowhead Farm
Pulaski County, GA
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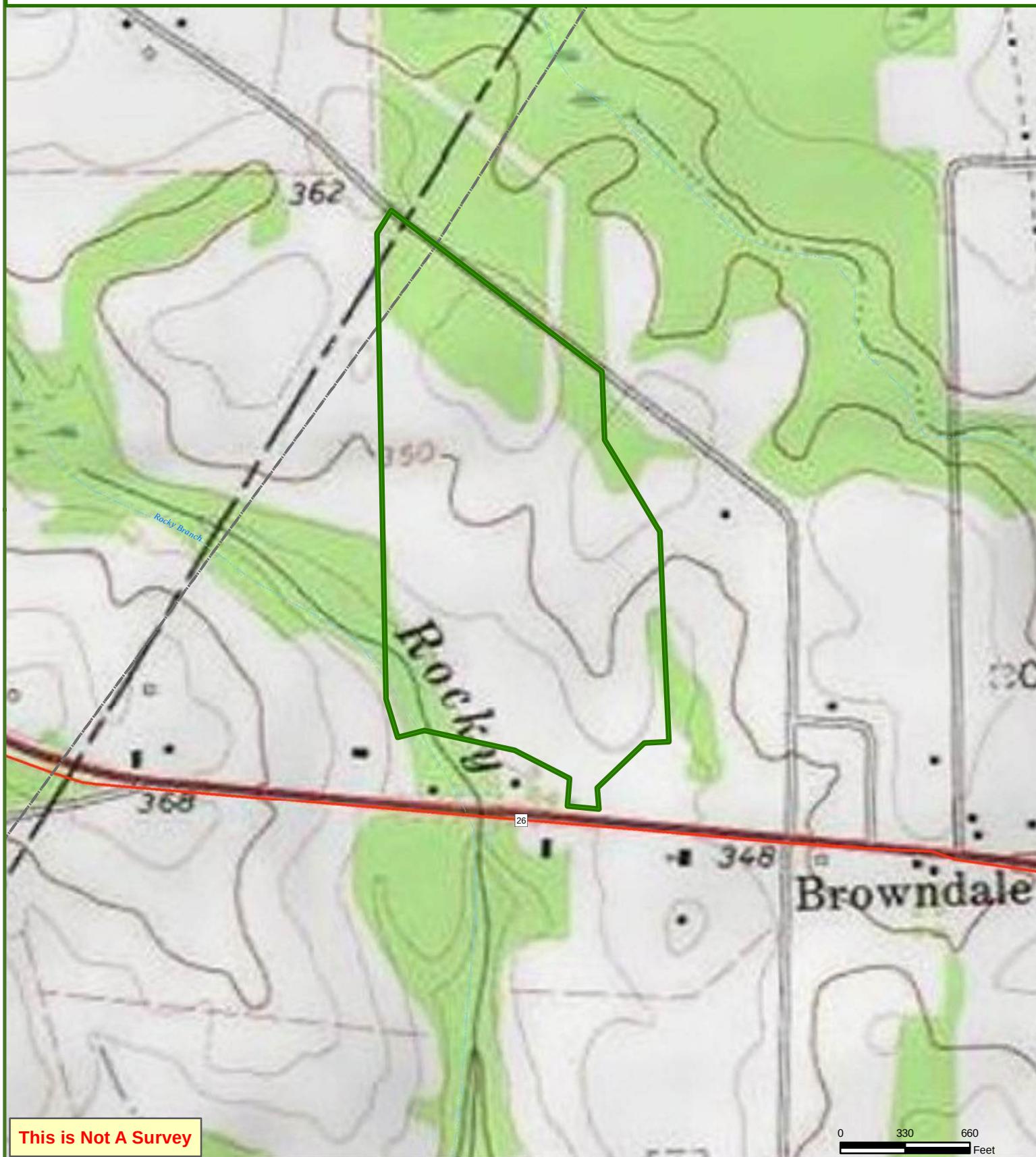


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