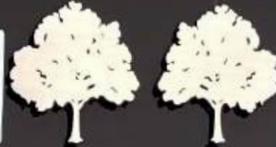




**Fountains
Land**
AN F&W COMPANY



**TWO PILLARS
FARMS**
EST. 2019

The Orchards of Two Pillars Farms

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

The Orchards of Two Pillars Farms present a unique investment opportunity ideal for buyers seeking the following attributes:

- 🌳 Potential for significant land value appreciation due to the choice location within South Houston County, GA.
- 🌳 Annual income potential through lease or management of approximately 136 acres of pecan orchards that should dramatically increase each year.
- 🌳 One 16-inch well, powered by three-phase electricity, provide abundant water for micro-jet irrigation of all orchards.
- 🌳 Pecan orchards consist of high-demand varieties, including Pawnee, Cape Fear, Avalon, and Sumner.
- 🌳 Expertly managed orchard included planning, transplanting, annual precision pruning, prescribed fertilization from soil and foliar analysis, and use of cover crops to enhance soil qualities.
- 🌳 The entire farm 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

💰 \$2,100,000

📏 168 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 Orchards of Two Pillars Farms are 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 County 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 an area that has seen significant growth in the number of 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.

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 is within one mile of The Orchards of Two Pillars.

PROPERTY DESCRIPTION



The young orchards are exceptionally well-managed.

The Orchards consist 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.

A 16-inch gravel-packed well, installed by Grosch Well Drilling (now known as GIC Water Systems) based in Dublin, GA, provides abundant subsurface water for irrigation. The well was originally installed in 2008 and underwent major renovations in 2021.

In January 2020, these properties were 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 second crop in 2026. Tree production is expected 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 become highly sought after, particularly amid ongoing population growth and the increasing demand for residential and mini-farm properties. The location of The Orchards of Two Pillars Farms 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 Orchards could easily be divided into popular 20 to 40-acre mini-farms, which are very popular in South Houston County. Additionally, there are approximately 16 acres of beautiful hardwood forest on the northern part of the property, adding charm and aesthetic appeal to The North Carr Farm.

ACCESS



The property features a serene entrance with excellent access.

The Orchards of Two Pillars Farms has excellent access from a county-maintained dirt road, Carr Road in Houston, and the paved East Fournoy Road.

The Carr Farm is divided by the county-maintained dirt Carr Road. The section north of this road is referred to as “North Carr” and boasts extensive frontage on Carr Road. Additionally, it has a graded and asphalt-milled road that runs through the center of the orchards and hardwood forest. The section south of Carr Road is known as “South Carr.” This area includes the 16-inch irrigation well established in 2008 with substantial renovation in 2021, and has frontage on Carr Road as well as approximately 700 feet of frontage on East Fournoy Road. The road frontage can be seen on the topo map below.

The South Carr Road Farm is equipped with three-phase power supplied through underground wiring to service the 16-inch irrigation well. This well services the entire Orchards of North & South Carr Road. Mid Georgia EMC provides the electricity for these properties.



A second 16-inch well was installed in 2008.

TAX & TITLE



2 year old pecan trees were planted in 2020.

The Orchards of Two Pillars Farms is enrolled in the Conservation Use Valuation Agreement (CUVA), which is available through the tax assessor's office.

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. The 2024 ad valorem taxes were \$1,455.06.

PARCEL OPTIONS



Scenic drive through the hardwoods.

The owners of The Orchards of Two Pillars Farms prefer to sell the property as a whole, but are willing to consider selling the parcels as listed below.

Parcel(s)	Acres	Price
The Orchards of Two Pillars Farms	168	\$2,100,000
North Carr ★	58	\$750,000
South Carr ★	110	\$1,350,000
Arrowhead ★	73	\$800,000



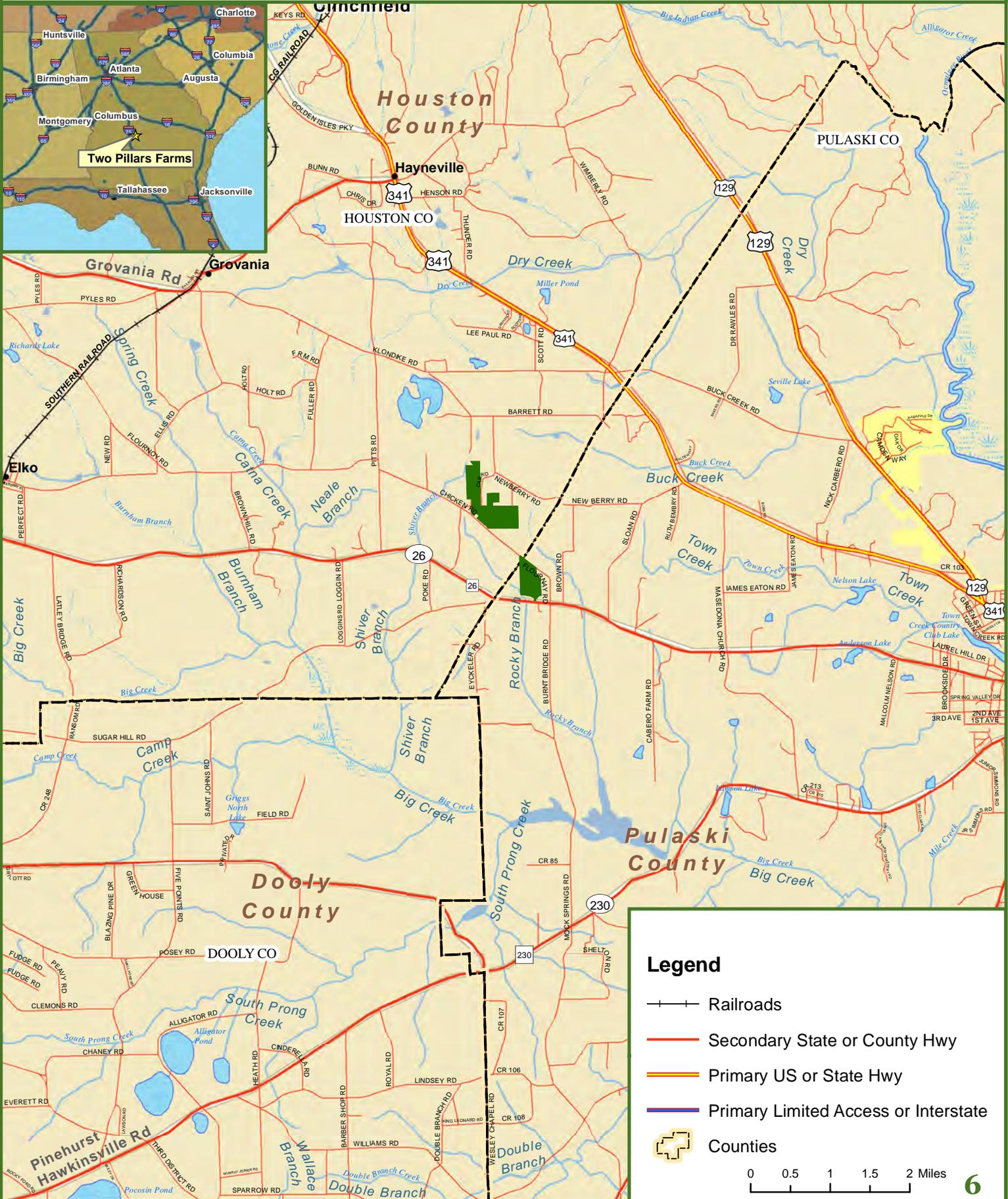
Fountains Land is the exclusive broker representing the seller's interest in the marketing, negotiating and sale of this property. Fountains Land has an ethical and legal obligation to show honesty and fairness to the buyer. The buyer may retain brokers to represent their interests. All measurements 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.

Locus Map

Two Pillars Farms

Houston & Pulaski Counties, GA

241 Acres



Legend

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

0 0.5 1 1.5 2 Miles

6



Two Pillars Farms

Aerial Photo
Houston and Pulaski Counties, GA
241 Acres



This is Not A Survey

Source: Esri, Maxar, Earthstar ©

Legend

 Two Pillars Farms

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.

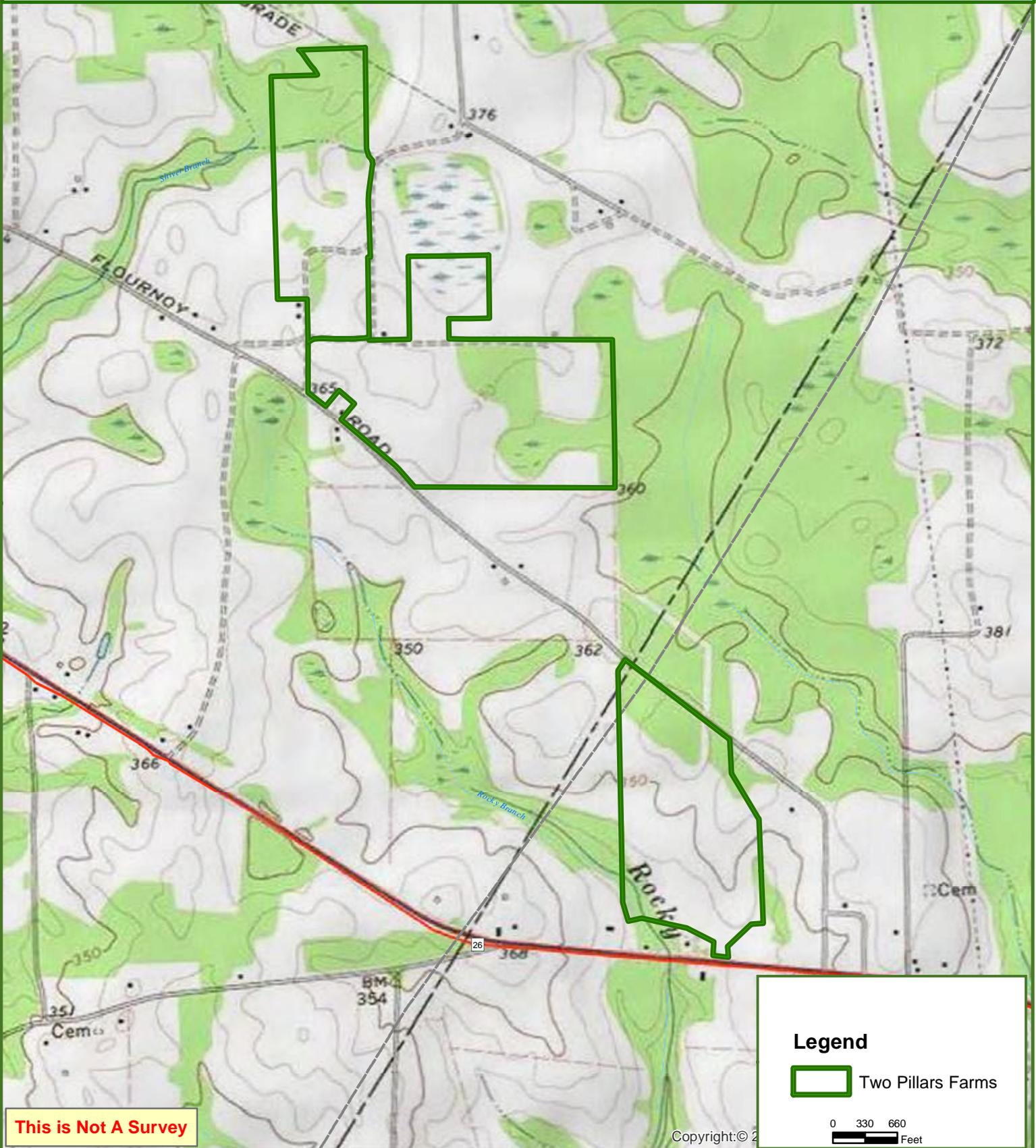


Two Pillars Farms

Topographic Map

Houston and Pulaski Counties, GA

241 Acres



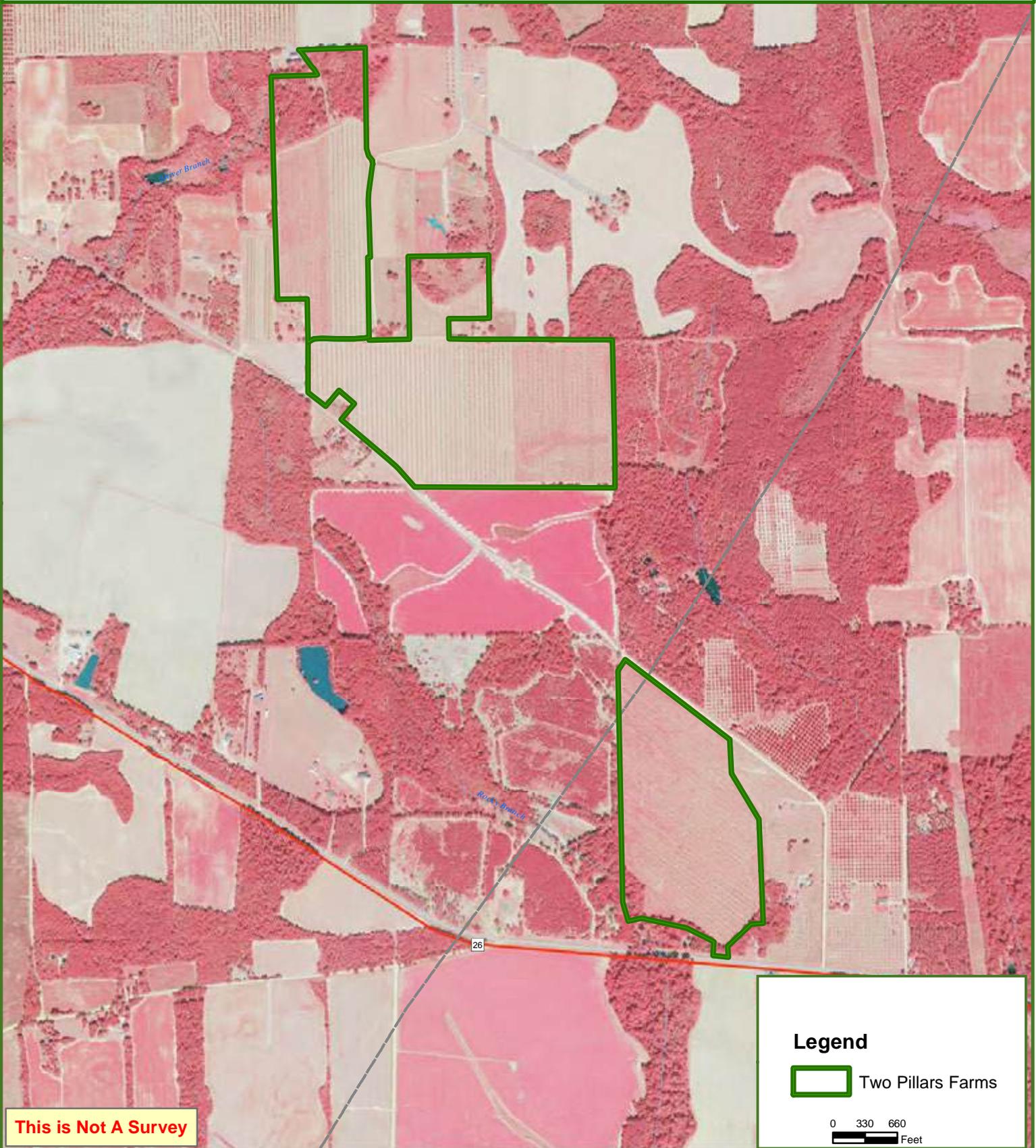
This is Not A Survey

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 Farms

Infrared Photo
Houston and Pulaski Counties, GA
241 Acres



This is Not A Survey

Legend

 Two Pillars Farms

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.



Aerial Photo
Two Pillars Farms - North Carr
Houston County, GA
59 Acres



This is Not A Survey

Source: Esri, Maxar, Earthstar ©

Legend

 Two Pillars Farms

0 330 660
Feet

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Aerial Photo
Two Pillars Farms - South Carr
Houston County, GA
109 Acres



This is Not A Survey

Source: Esri, Maxar, Earthstar ©

Legend

 Two Pillars Farms

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.



Aerial Photo
Two Pillars Farms - Arrowhead Farm
Pulaski County, GA
73 Acres



This is Not A Survey

Source: Esri, Maxar, Earthstar G

Legend

 Two Pillars Farms

0 330 660
Feet

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