



40.76 ACRES NEAR VALDOSTA

OLD CLYATTVILLE ROAD
VALDOSTA, GA 31601

Mike Lansdell, ALC
229.299.8600 | 912.409.0925
mike.lansdell@svn.com

Property Overview



Sale Price

\$459,000

PROPERTY OVERVIEW

This property consists of 40.76 acres and is located in Lowndes County just outside Valdosta, Georgia. It has 1500 ± feet of paved road frontage on Old Clyattville Road. The makeup of the tract consists of 7.5 acres of citrus trees, 19 acres of planted slash pine, 8-acre cypress pond, with the balance in open land and roads. The property is well suited for a home or you could expand the farm with more citrus, blueberries, blackberries, or mayhaws.

The soil types near the cypress pond are well-suited for blueberries. There are three deep wells each with a 5 hp pump. The wells are manifolded together for custom watering schedules and fertigation. Each citrus tree has a micro jet mister. The 3 varieties of citrus are Satsumas, Navel Oranges, and Grapefruit. Each variety is about 1/3 of the groves acreage.

The design of this property was well thought out and the installation was well executed. It's close to town, has room for expansion, and should have income in 2023.

OFFERING SUMMARY

Acreage:	40.76 Acres
Price / Acre:	\$11,261
City:	Valdosta
County:	Lowndes
Property Type:	Citrus Grove & Timberland

Specifications & Features



SPECIFICATIONS & FEATURES

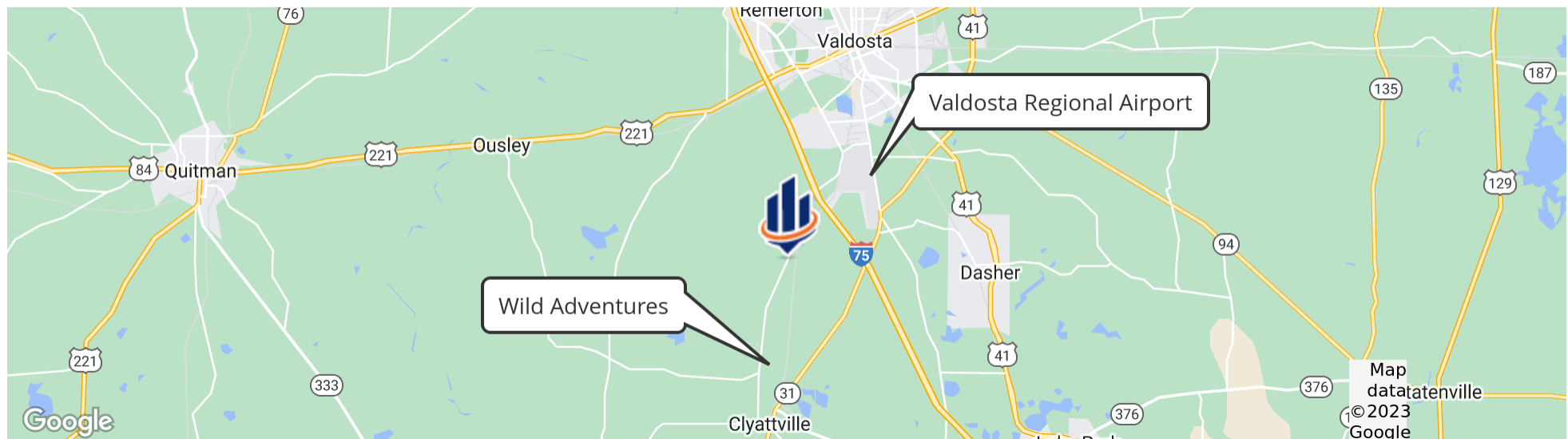
Land Types:	<ul style="list-style-type: none">• Citrus• Hunting & Recreation Properties
Uplands / Wetlands:	5.6 ± Wetland Acres / 34.4 ± Upland Acres
Taxes & Tax Year:	\$1365 for 2022
Water Source & Utilities:	3-Inch Wells
Road Frontage:	1500 ± FT
Nearest Point of Interest:	2 ± Miles from Wild Adventures theme park 3 ± Miles from the Valdosta Mall 3 ± Miles from the Valdosta Airport
Current Use:	Citrus and Timberland
Wells Information:	Three 4" Wells with 5hp pumps. The system is manifolded together for custom setup.
Income Features:	2023 will be the first year of expected income
Inventory:	830 plus citrus trees on 7.5 acres. One third Satsumas [Owari and LA Early], One third naval oranges [Cara Cara and Croxton], and One third grapefruit [Flame].
Irrigation:	Micro Jet Misters to Each Tree

Location



LOCATION & DRIVING DIRECTIONS

Parcel: 0091004
GPS: 30.7512218, -83.3065529
Driving Directions: From I-75 take exit 13; Head South for 2 miles; Property is on your left
Showing Instructions: Call Listing Agent





Photos





MIKE LANSDELL, ALC

Senior Advisor

mike.lansdell@svn.com

Direct: 229.299.8600 | **Cell:** 912.409.0925

PROFESSIONAL BACKGROUND

Mike Lansdell, ALC is a Senior Advisor at SVN | Saunders Ralston Dantzler Real Estate in Thomasville, Georgia.

Born and raised on a farm in Southern Georgia, Mike has always held a passion for the land industry. After graduating high school, he would attend Abraham Baldwin Agriculture College and then the University of Georgia where he earned his Bachelor of Science degree in Agriculture.

For six years, Mike sold specialty chemicals for companies like the Helena Chemical Company Forestry Division where he grew knowledgeable on all aspects of forestry herbicides and silviculture. Later in his career, he kickstarted his own land management company that provided a wide range of services including timber management, harvesting, and whole tree chipping. For twelve years, Mike was highly involved in the daily buying, selling, and reforestation of timber tracts throughout the southern United States.

His diverse background, agricultural experience, and vast knowledge in forestry led Mike to acquire his real estate license. In 2017, he earned the ALC designation through the Realtors Land Institute. Mike now specializes in timber and recreational land.

Mike's love of the outdoors combined with his career history, offers clients a knowledgeable and professional buying experience in various land transactions.

Mike specializes in

SVN | Saunders Ralston Dantzler
125 N. Broad Street Suite 210
Thomasville, GA 31792



For more information visit SVNsaunders.com

HEADQUARTERS

1723 Bartow Road
Lakeland, Florida 33801
863.648.1528

ORLANDO

605 E Robinson Street, Suite 410
Orlando, Florida 32801
407.516.4300

NORTH FLORIDA

356 NW Lake City Avenue
Lake City, Florida 32055
386.438.5896

GEORGIA

125 N Broad Street, Suite 210
Thomasville, Georgia 31792
229.299.8600

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