



**FOR SALE  
LAND  
\$1,360,000**

160 ACRE FARM MITCHELL COUNTY, GA

**0 PLEASANT HILL ROAD , CAMILLIA, GA 31730**





## PROPERTY DESCRIPTION

For sale: A 160-acre farm with 145 acres under 2- electric pivots, equipped with GPS, installed in 2016—one spanning 110 acres, the other 35. Water is abundant from a 12" well with an 8" pump, delivering 1,200 GPM (permitted for 1,250 GPM), reaching 300 feet deep. All dry corners are cultivated for farming. A 4" well on-site streamlines sprayer filling. In 2023, this farm produced 260 bushels of corn per acre. Local land rents are \$325.00 per acre, enhancing investment potential. The seller is open to discussing leasing options for additional income. Don't miss this chance to own a profitable 160-acre agricultural property with advanced technology, impressive yields, and income potential.

## PROPERTY HIGHLIGHTS

## OFFERING SUMMARY

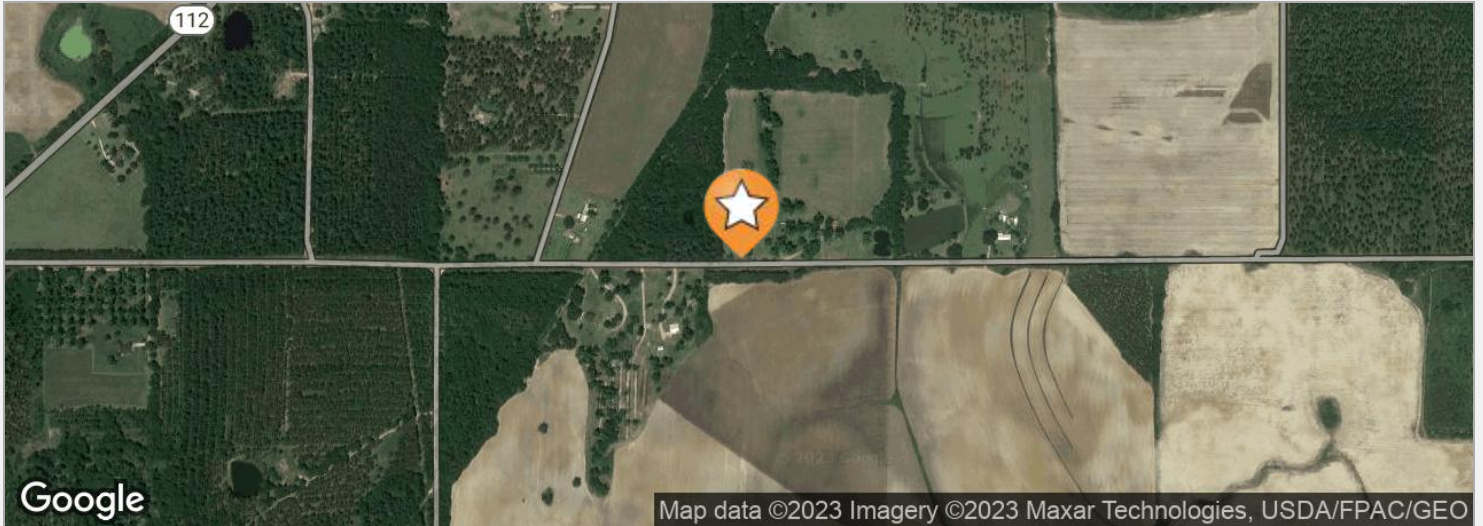
Sale Price:	\$1,360,000
Lot Size:	160 Acres

DEMOGRAPHICS	1 MILE	5 MILES	10 MILES
Total Households	50	920	5,731
Total Population	174	3,133	14,806
Average HH Income	\$69,706	\$71,838	\$48,427

ID#: 1295655



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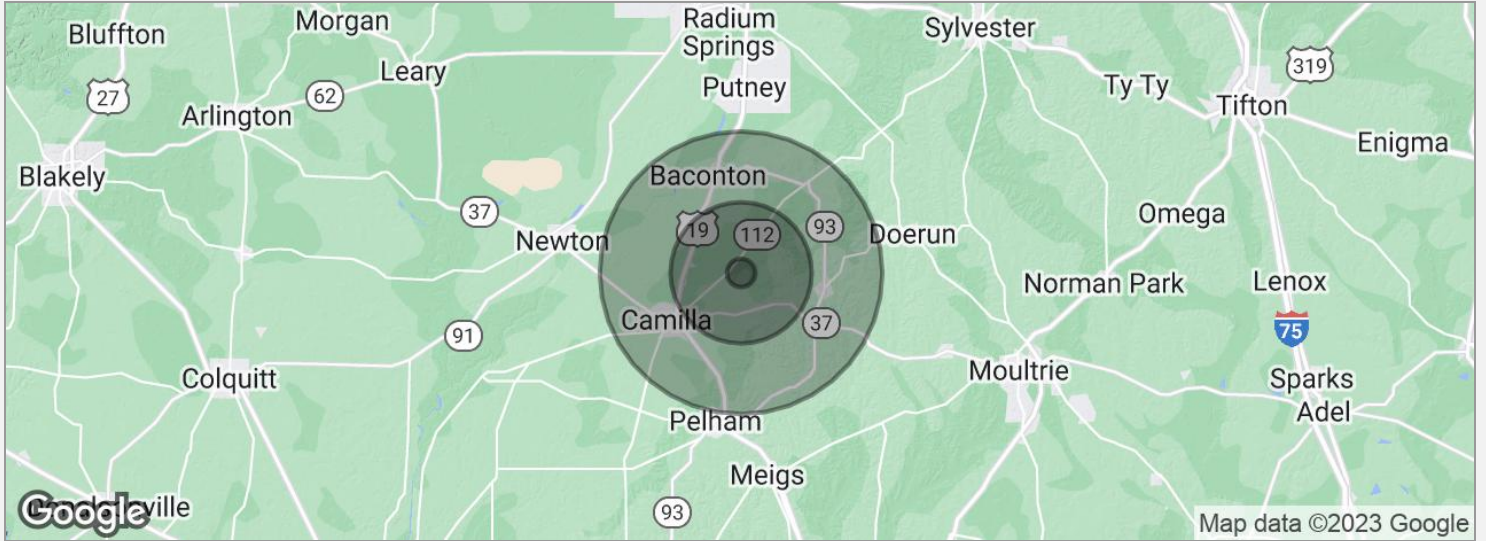


### DRIVE TIMES

15 minutes to Camillia

### DRIVING DIRECTIONS

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**POPULATION**

	<b>1 MILE</b>	<b>5 MILES</b>	<b>10 MILES</b>
Total population	174	3,133	14,806
Median age	41.4	43.2	38.7
Median age (male)	43.5	42.3	37.6
Median age (Female)	32.1	50.8	45.3

**HOUSEHOLDS & INCOME**

	<b>1 MILE</b>	<b>5 MILES</b>	<b>10 MILES</b>
Total households	50	920	5,731
# of persons per HH	3.5	3.4	2.6
Average HH income	\$69,706	\$71,838	\$48,427
Average house value	\$230,991	\$241,586	\$118,949

\* Demographic data derived from 2020 ACS - US Census

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## BEN CROSBY, CCIM, ALC

Broker



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## PROFESSIONAL BACKGROUND

Born in Tampa, Mr. Crosby believes in earning your trust and respect and his experience spans 39 years in real estate, agricultural investments, commercial and land management. He strives to excel by providing his clients and customers with honest, accurate and timely information in relation to the property they are seeking to buy or sell. Holding licenses throughout the country he is honored to serve as your Land Specialist. He currently resides in Winter Haven with his wife of 42 years and has three grown daughters and 17 grandchildren.

## EDUCATION

2021-2023 REALTORS Land Institute Budget & Finance Committee  
2016-2023 Member REALTORS Land Institute Education Committee  
2015-2016 Member CCIM Institute Governance Committee  
2014 Vice President CCIM Institute Region 8 (Florida & Puerto Rico)  
2013 President Florida CCIM Chapter  
2009-2014 Trustee, Florida REALTORS® Political Action Committee  
2013 Florida REALTORS PAC Hall of Fame  
Member East Polk, Greater Lake and Sumter County Assn of REALTORS  
Member Sarasota Manatee Assn and Orlando Regional Assn of REALTORS  
CCIM Designation (Certified Commercial Investment Member)  
ALC Designation (Accredited Land Consultant)  
Member, Central Florida Commercial Association of REALTORS®  
Member, Florida Gulf Coast Commercial Association of REALTORS®  
Member, Florida and Georgia Chapters Realtors Land Institute  
Member Georgia Association of Realtors & Atlanta Commercial Board of Realtors  
REALTORS® Land Institute Instructor: Land 101 Course, Agriculture Brokerage & Marketing Course,  
Site Selection Course and Land Investment Analysis Course, Subdivision Development Course

## MEMBERSHIPS & AFFILIATIONS

REALTORS® Land Institute 2020 Robert C. Meeks Distinguished Service Award  
Florida Realtors 2019 Commercial Achievement Award  
REALTORS® Land Institute Excellence in Instruction Award 2016, 2014, 2010  
REALTORS® Land Institute Land Realtor of America 2014  
Florida Chapter CCIM Hank Thompson Award 2014  
REALTORS® Land Institute Florida Land Realtor of the Year 2010

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