

AVAILABLE

CERTIFIED ORGANIC FARM | SOUTH GEORGIA



SALE PRICE

\$9,800,000

Daniel Wise
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CONFIDENTIALITY AGREEMENT

627 BUFORD RD

Arabi, GA 31712

This offering has been prepared solely for informational purposes. It is designed to assist a potential investor in determining whether it wishes to proceed with an in-depth investigation of the subject property. While the information contained herein is from sources deemed reliable, it has not been independently verified by the Coldwell Banker Commercial affiliate or by the Seller.

The projections and pro forma budget contained herein represent best estimates on assumptions considered reasonable under the circumstances. No representations or warranties, expressed or implied, are made that actual results will conform to such projections.

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Interested buyers should be aware that the Seller is selling the Property "AS IS" CONDITION WITH ALL FAULTS, WITHOUT REPRESENTATIONS OR WARRANTIES OF ANY KIND OR NATURE. Prior to and/or after contracting to purchase, as appropriate, buyer will be given a reasonable opportunity to inspect and investigate the Property and all improvements thereon, either independently or through agents of the buyer's choosing.

The Seller reserves the right to withdraw the Property being marketed at any time without notice, to reject all offers, and to accept any offer without regard to the relative price and terms of any other offer. Any offer to buy must be: (i) presented in the form of a non-binding letter of intent; (ii) incorporated in a formal written contract of purchase and sale to be prepared by the Seller and executed by both parties; and (iii) approved by Seller and such other parties who may have an interest in the Property. Neither the prospective buyer nor Seller shall be bound until execution of the contract of purchase and sale, which contract shall supersede prior discussions and writings and shall constitute the sole agreement of the parties.

Prospective buyers shall be responsible for their costs and expenses of investigating the Property and all other expenses, professional or otherwise, incurred by them.

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OFFERING SUMMARY

627 BUFORD RD

Arabi, GA 31712



This impressive 867-acre farm spans across Crisp County and Turner County, Georgia, and represents the pinnacle of sustainable and organic livestock farming. With its gently rolling pastures, rotational grazing system, and a focus on grass-fed livestock, the farm currently supports cattle, goats, sheep, hogs, and hens.

Designed for self-sufficiency, the property features on-site compost production, hay cultivation, and solar panel installation underway. Modern barns and processing facilities streamline operations, while the diverse landscape offers endless possibilities for agricultural expansion. This is a rare opportunity to own a turnkey farming operation with a proven track record of sustainability and productivity.

Sale Price:

\$9,800,000

Lot Size:

867 Acres

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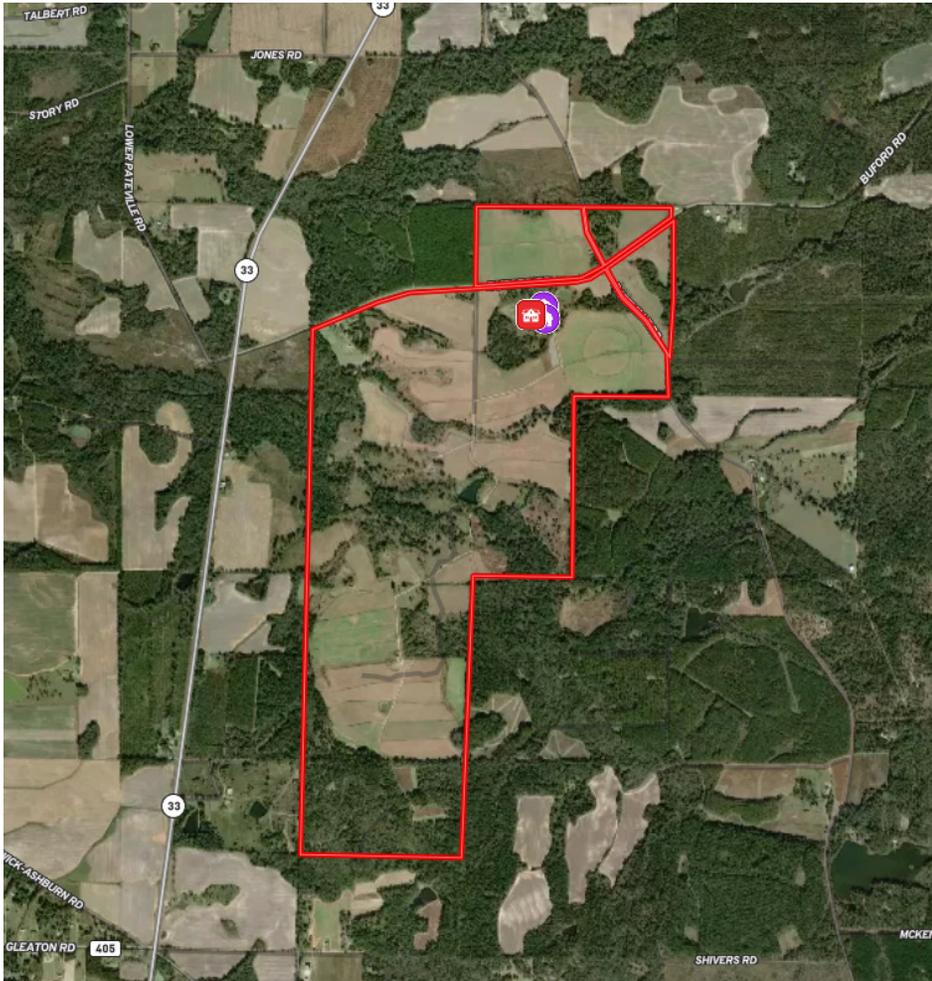


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PROPERTY DESCRIPTION

627 BUFORD RD

Arabi, GA 31712



This sprawling 867-acre farm stretches across the picturesque landscapes of Crisp and Turner Counties, Georgia, offering a blend of natural beauty and agricultural opportunity. The property is a testament to the dedication and vision of its owners, who have cultivated it into a thriving, sustainable farming operation since 2009.

The terrain provides a mix of fertile pastureland and wooded areas, perfect for both livestock and future development. The main residence, a spacious 2,604 sq. ft. home, is complemented by three additional rental properties that offer consistent income potential.

The property features abundant water resources, fertile soil, and a commitment to environmental responsibility, with solar panel installation currently in progress and organic certification for livestock farming. On-site compost production and hay cultivation enhance the farm's sustainability and self-sufficiency, reducing reliance on external inputs.

The farm has earned recognition for its high standards, including certifications from the American Grassfed Association and Georgia Grown, as well as the Innovator of the Year Award in Crisp County. The farm's dual-county location offers convenient access to local and regional markets, with opportunities to expand into agrotourism, additional crops, or direct-to-consumer sales.

LOCATION DESCRIPTION

Property is off Buford Road between SR 33 to the West and US 41 to the East. Property resides in both Crisp County and Turner County, GA.

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PROPERTY HIGHLIGHTS

627 BUFORD RD

Arabi, GA 31712



- 867 acres of prime agricultural land in Crisp County, Georgia
- Includes a 2,604 sq. ft. owner's home and three income-producing rental properties
- Well-maintained barns, processing facilities, and ~\$500,000 in farming equipment
- Supports rotational grazing with a diverse livestock operation: cattle, goats, sheep, hogs, and laying hens
- Sustainable features include on-site compost and hay production, plus solar panel installation underway
- Organic certification enhances marketability and growth potential
- Ideal for farming, agrotourism, or recreational use
- Strong reputation for high-quality, grass-fed and pastured meat products
- Conveniently located in central Georgia with easy access to major markets
- Turnkey operation ready for immediate ownership and expansion opportunities
- Zoned: Rural Residential

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PROPERTY PHOTOS

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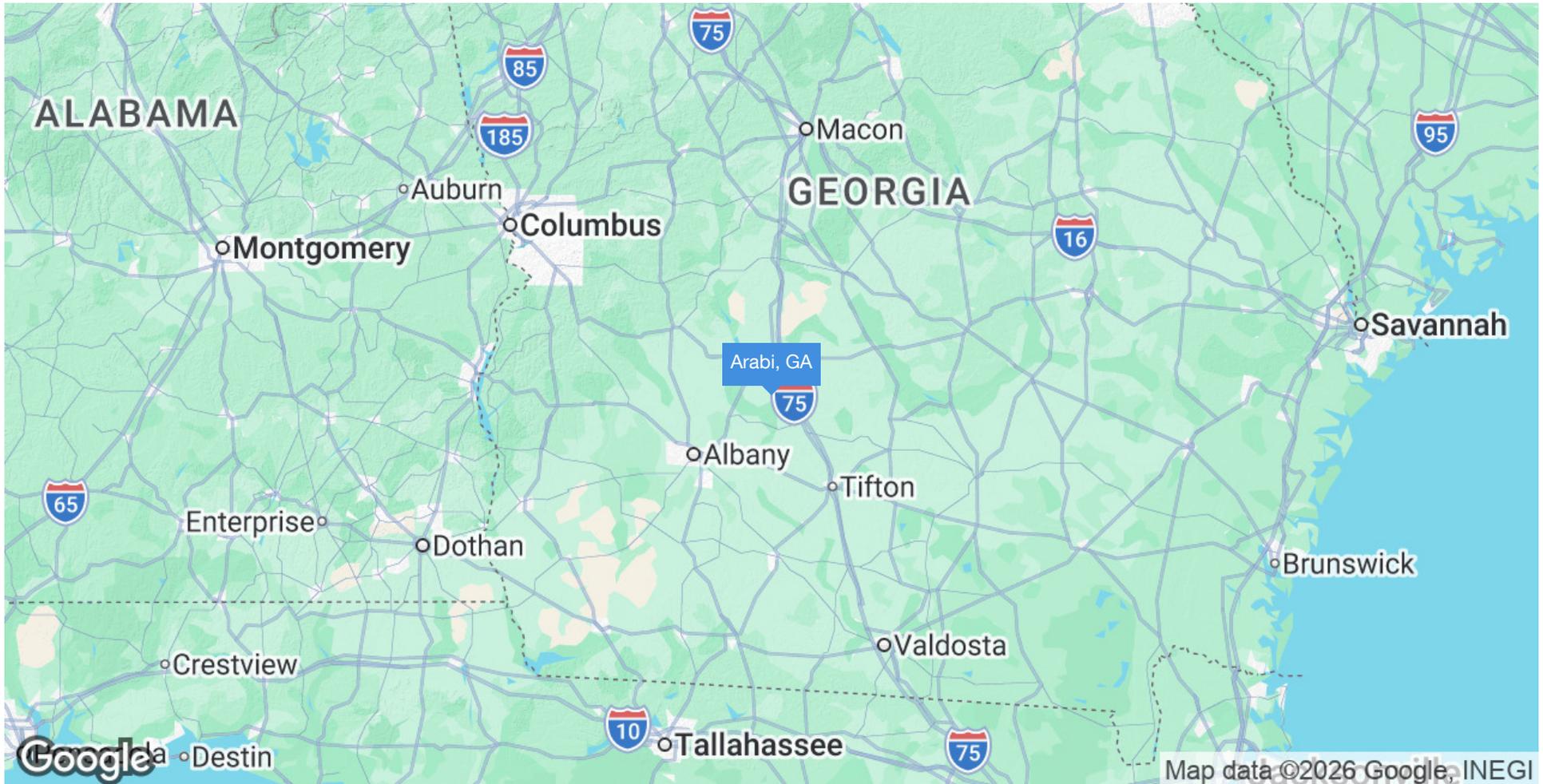


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MAP

627 BUFORD RD

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DEMOGRAPHICS

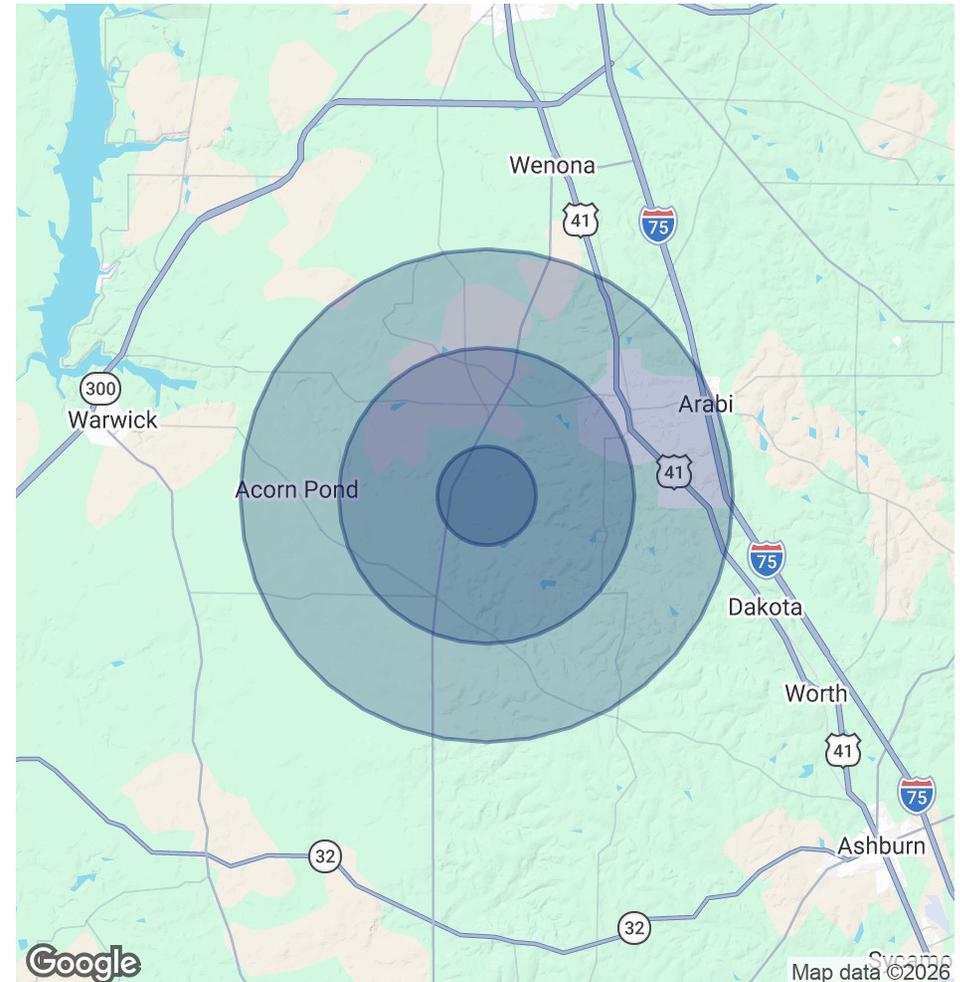
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	20	329	1,093
Average Age	45	45	45
Average Age (Male)	44	44	44
Average Age (Female)	45	45	45

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	8	130	443
# of Persons per HH	2.5	2.5	2.5
Average HH Income	\$71,614	\$73,884	\$73,500
Average House Value	\$183,709	\$189,071	\$185,062

Demographics data derived from AlphaMap



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Owner. Occupier. Investor. Local business or global corporation. No matter who you are, the challenges remain the same.

The success of the CBC organization lies in its striking versatility. The organization deftly combines a powerful national presence with the agility of a regional market innovator. Each CBC affiliate office has the resources and insight to understand its local market and the expertise to convert this knowledge into tangible value for each client. The CBC organization's skillful professionals and nimble affiliate offices service a wealth of business categories in markets of any size, with clients ranging from established corporations to small businesses to individual investors.

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- Startups & Small Business
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3,300+
Professionals

Presence in
40 COUNTRIES

OVER 12,500
Transactions

\$6.34 BILLION
Sales Volume

\$1.77 BILLION
Lease Volume

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DANIEL WISE

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GA #437964

PROFESSIONAL BACKGROUND

I am a commercial real estate and business brokerage advisor with Coldwell Banker Commercial in metro Atlanta and a member of the Georgia Association of Business Brokers (GABB). My background includes investment banking and management consulting, with experience across complex transactions and strategic advisory engagements.

I bring a disciplined, analytical approach to valuation, deal structuring, and market positioning, and focus on representing business owners and investors in the sale and acquisition of operating businesses and commercial real estate.

EDUCATIONAL BACKGROUND

Emory University, BBA, Finance

The University of Chicago Booth School of Business, MBA, Economics

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ADIAM BERHE

Associate Broker

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Direct: (720) 341-6402 | Cell: (720) 341-6402

GA #389016

PROFESSIONAL BACKGROUND

With over seven years of experience as a licensed real estate professional, I now serve as an Associate Broker with Coldwell Banker Commercial Metro Brokers, specializing in commercial properties. My foundation in residential real estate enhances my ability to deliver personalized service while maintaining the highest professional standards. I guide clients through every stage of buying, selling, or leasing commercial properties across metro Atlanta. By leveraging our team's expertise and broad marketing reach, I am well-equipped to help you achieve your commercial real estate goals.

MEMBERSHIPS

Atlanta Commercial Board of Realtors

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