

Leslie, Georgia - Cotton/Peanut Warehouses

113 Commerce St, Leslie, Georgia 31764

Tom Tuggle, ALC
478-297-5471
tom@saundersrealestate.com

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SECTION 1

Property Information

PROPERTY SUMMARY



Sale Price	\$870,060
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Property Overview

This 16.51-acre ag-industrial property in Leslie, Georgia offers a rare combination of infrastructure, access, and scalability for agricultural operations, rural logistics, or light industrial use. With over 101,000± square feet under roof, the site includes 13 warehouse buildings, most with 15-foot clear ceiling heights, and several A-frame structures offering vertical storage up to 30 feet. A 1,511± sq ft office building provides functional space for administrative or dispatch operations.

Offering Summary

Lot Size	16.51 Acres
Price / SF	\$52,699
Year Built	1955
Zoning	Municipal Area
City	Leslie
County:	Sumter

The property is served by power, a well, and a septic system, with city or county water possibly available upon request. It features over 2,500 feet of paved road frontage and 1,060± feet of rail frontage with an active rail loading dock, offering excellent access and logistical capability. Ample yard space supports truck movement, equipment staging, or additional development on this level, open site.

Historically used for cotton and peanut warehousing, the property is well-positioned in South Georgia's agricultural corridor and benefits from close proximity to Leesburg, Americus, and Cordele. Whether you're an operator, investor, or end user, this is a rare opportunity to acquire a high-capacity, rail-served facility with long-term potential.

PROPERTY DESCRIPTION



Property Description

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Warehouse & Office Breakdown:

Building 1: 120' x 67' = 8,040 sq ft
Building 2: 120' x 67' = 8,040 sq ft
Building 3: 135' x 67' = 9,045 sq ft
Building 4: 135' x 67' = 9,045 sq ft
Building 5: 135' x 67' = 9,045 sq ft
Building 6: 117' x 67' = 7,839 sq ft
Building 7: 117' x 67' = 7,839 sq ft
Building 8: 76' x 60' = 4,560 sq ft
Building 9: 160' x 62' A-frame = 9,920 sq ft
Building 10: 150' x 75' A-frame (rail loading dock) = 11,250 sq ft
Building 11: 122' x 77' = 9,394 sq ft
Building 12: 100' x 42' = 4,200 sq ft
Building 13: 47' x 30' = 1,410 sq ft
Office Building: 1,511 sq ft

Location Description

Property is located in Leslie, Georgia. Only a few miles from the Lee County and Sumter County Line. Close proximity to HWY 280 between Americus and Cordele, Georgia.

Power Description

Three phase

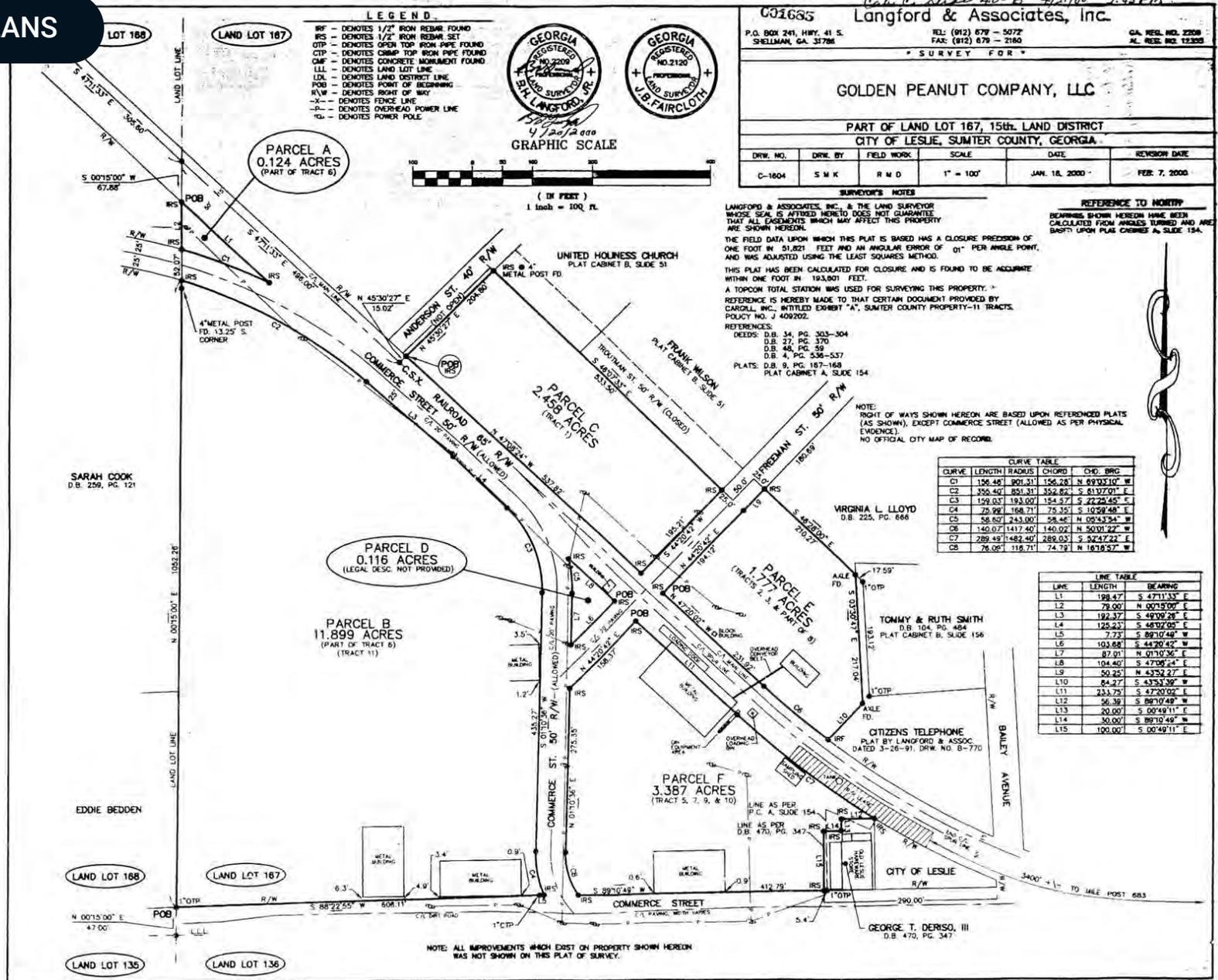
Leslie, Georgia - Cotton Warehouses

Sumter County, Georgia, 16 AC +/-



 Boundary

SITE PLANS



LEGEND

- IRF - DENOTES 1/2" IRON REBAR FOUND
- IRS - DENOTES 1/2" IRON REBAR SET
- OTF - DENOTES OPEN TOP IRON PIPE FOUND
- OTD - DENOTES OPEN TOP IRON PIPE FOUND
- CTP - DENOTES CHAMP TOP IRON PIPE FOUND
- CAF - DENOTES CONCRETE FOUND
- LLL - DENOTES LAND LOT LINE
- LDL - DENOTES LAND DISTRICT LINE
- POB - DENOTES POINT OF BEGINNING
- R/W - DENOTES RIGHT OF WAY
- F - DENOTES FENCE LINE
- P - DENOTES OVERHEAD POWER LINE
- PO - DENOTES POWER POLE

GRAPHIC SCALE
1 inch = 100 ft.

031685 *Can. P. Slide 40-B 4/21/00 2:45 PM*
Langford & Associates, Inc.
 P.O. BOX 241, HWY. 41 S. SHELLMAN, GA. 37866
 TEL: (912) 678-5072 FAX: (912) 678-2180
 GA. REG. NO. 2208 AL. REG. NO. 12303
 * SURVEY FOR *

GOLDEN PEANUT COMPANY, LLC

**PART OF LAND LOT 167, 15th. LAND DISTRICT
CITY OF LESLIE, SUMTER COUNTY, GEORGIA**

DRW. NO.	DRW. BY	FIELD WORK	SCALE	DATE	REVISION DATE
C-1604	S M K	R N D	1" = 100'	JAN. 18, 2000	FEB. 7, 2000

SURVEYOR'S NOTES
 LANGFORD & ASSOCIATES, INC. & THE LAND SURVEYOR WHOSE SEAL IS AFFIXED HEREON DOES NOT GUARANTEE THAT ALL EASEMENTS WHICH MAY AFFECT THIS PROPERTY ARE SHOWN HEREON.
 THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN 51,821 FEET AND AN ANGULAR ERROR OF 01" PER ANGLE POINT, AND WAS ADJUSTED USING THE LEAST SQUARES METHOD.
 THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 193,801 FEET.
 A TOPCON TOTAL STATION WAS USED FOR SURVEYING THIS PROPERTY.
 REFERENCE IS HEREBY MADE TO THAT CERTAIN DOCUMENT PROVIDED BY CARROLL, INC., INTITLED EXHIBIT "A", SUMTER COUNTY PROPERTY-11 TRACTS, POLICY NO. J 409202.
 REFERENCES:
 DEEDS: D.B. 34, PG. 303-304
 D.B. 27, PG. 370
 D.B. 48, PG. 59
 D.B. 4, PG. 536-537
 PLATS: D.B. 9, PG. 187-188
 PLAT CABINET A, SLIDE 154

REFERENCE TO HISTORY
 BEARINGS SHOWN HEREON HAVE BEEN CALCULATED FROM ANGLES TURNED AND ARE BASED UPON PLAT CABINET A, SLIDE 154.

CURVE TABLE

CURVE	LENGTH	RADIUS	CHORD	CHC. BRG.
C1	156.46'	801.31'	156.28'	N 89°03'10" W
C2	356.40'	851.31'	352.82'	S 81°07'01" E
C3	152.07'	193.00'	154.57'	S 22°24'35" S
C4	28.99'	158.71'	75.25'	S 105°08'58" E
C5	58.65'	243.00'	58.42'	N 09°33'54" W
C6	140.07'	1417.40'	140.02'	N 50°01'22" W
C7	289.49'	1482.40'	289.03'	S 52°47'22" E
C8	76.08'	116.71'	74.72'	N 81°16'57" W

LINE TABLE

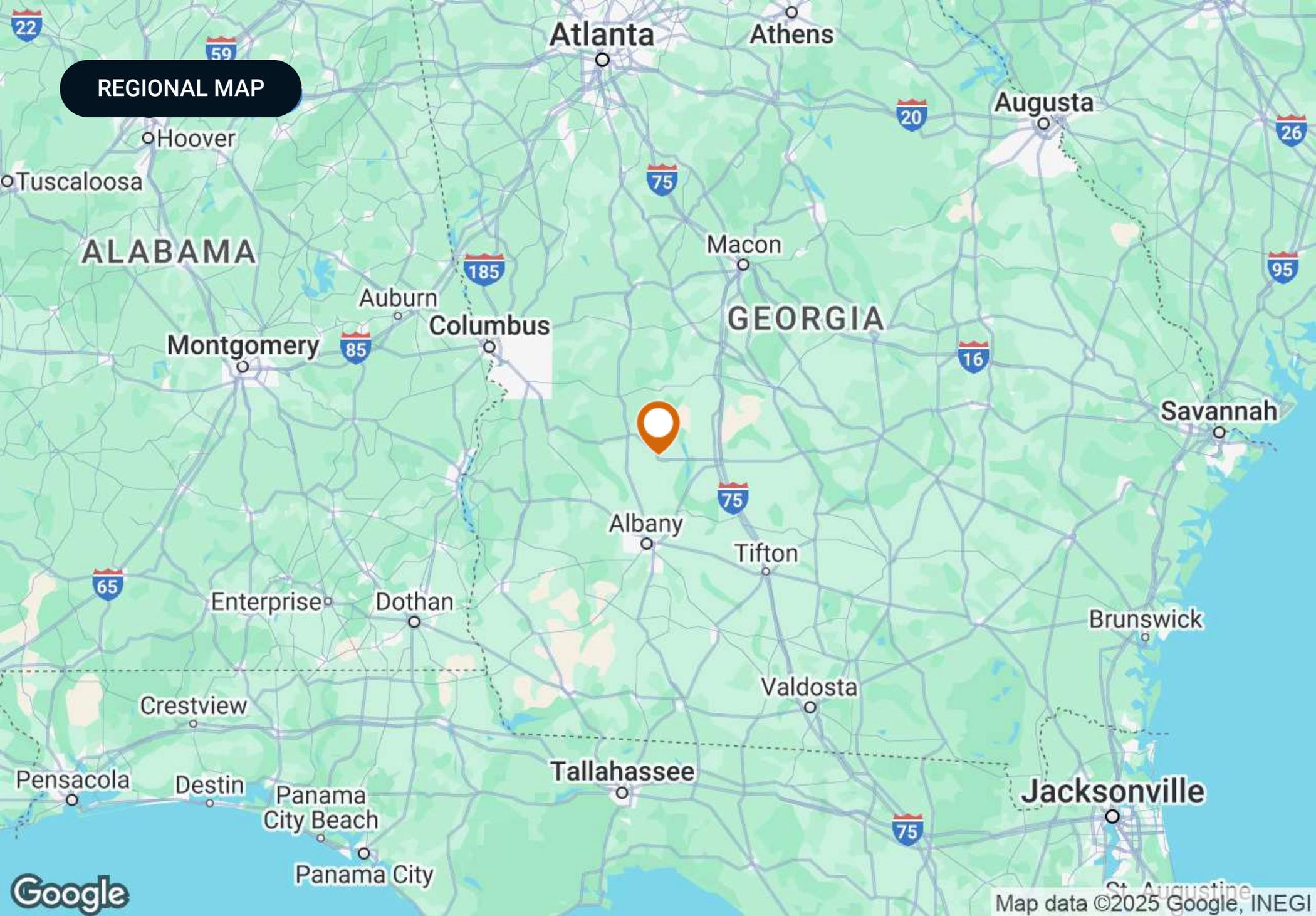
LINE	LENGTH	BEARING
L1	198.47'	S 47°11'33" E
L2	78.00'	N 00°15'00" E
L3	192.37'	S 49°08'28" E
L4	125.43'	S 48°02'00" E
L5	7.72'	S 89°10'48" W
L6	103.88'	S 43°20'42" W
L7	87.01'	N 07°10'36" E
L8	104.40'	S 47°08'24" E
L9	50.25'	N 43°52'27" E
L10	84.27'	S 43°53'59" W
L11	233.75'	S 47°20'02" E
L12	56.39'	S 80°10'49" W
L13	20.00'	S 00°49'11" E
L14	30.00'	S 89°10'48" W
L15	100.00'	S 00°49'11" E



SECTION 2

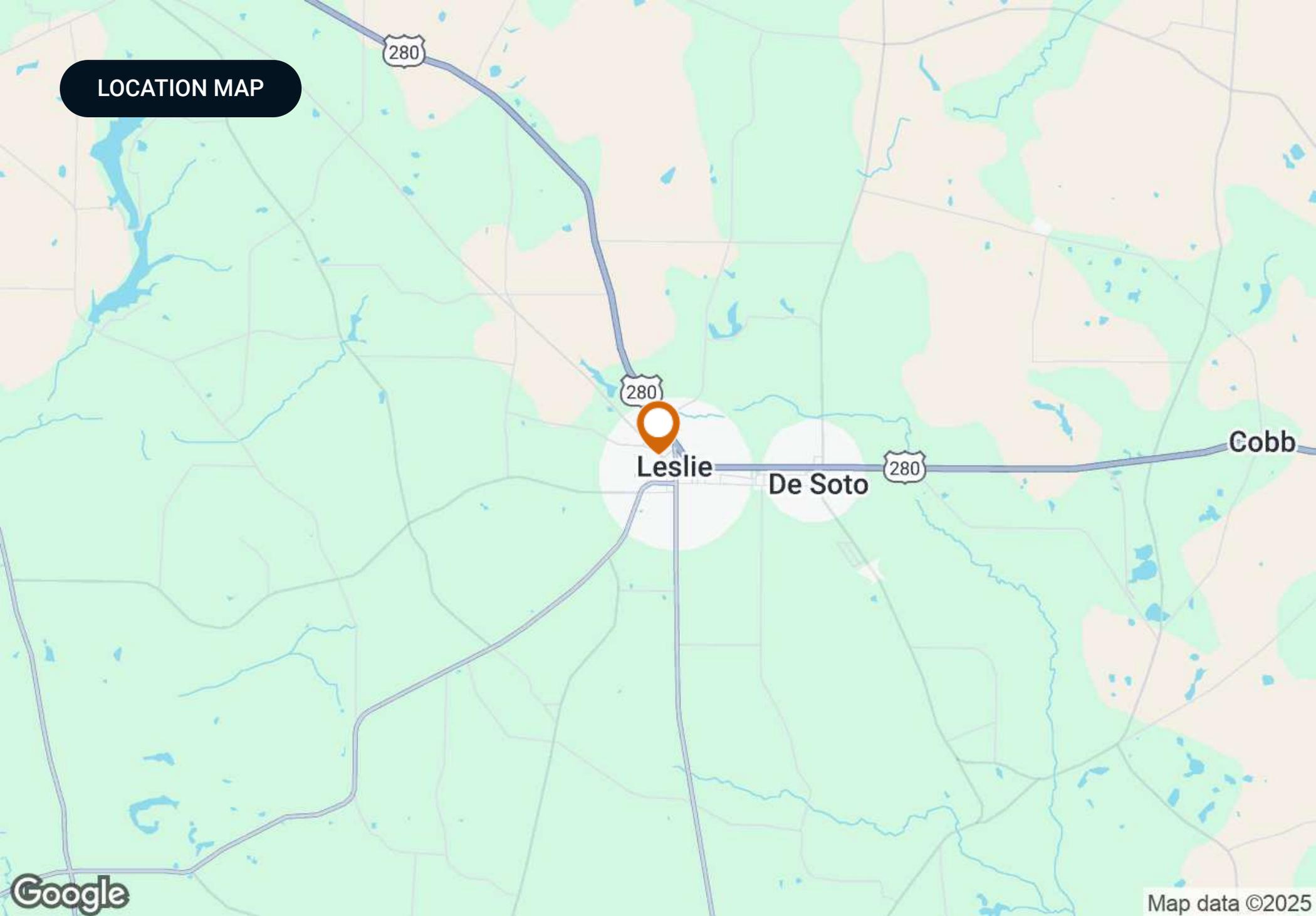
Location Information

REGIONAL MAP



Map data ©2025 Google, INEGI

LOCATION MAP



Google

Map data ©2025



SECTION 3

Maps And Photos

ADDITIONAL PHOTOS





SECTION 4

Agent And Company Info

ADVISOR BIOGRAPHY



Tom Tuggle, ALC

Advisor

tom@saundersrealestate.com

Direct: **877- 518-5263 x387** | Cell: **478- 297-5471**

Professional Background

Tom Tuggle, ALC, is an experienced land and commercial real estate advisor at Saunders Real Estate, focuses on selling in agricultural, timber, recreational, transitional land, commercial retail, and residential development properties across Middle and South Georgia. With over a decade of experience in the private timber sector, Tom brings invaluable knowledge of land productivity, timber valuation, and long-term investment strategies to his clients. Tom has completed over 100 hours of specialized education through LANDU®, covering a wide range of topics essential to land and commercial real estate. His coursework includes Fundamentals of Land Brokerage, Land Investment Analysis, and Transitional Land Real Estate, as well as specialty courses in Recreational Land Real Estate, Subdivision Land Development, Tax Deferred 1031 Exchanges, and Timberland Real Estate. This extensive training equips Tom with the knowledge and skills to provide expert guidance to buyers and sellers, helping them maximize the value of their land assets. Tom earned his bachelor's degree in Business Management from Georgia Southern University, where he was an active member of Sigma Chi Fraternity. He is an Accredited Land Consultant (ALC), a designation held by the most knowledgeable and experienced land professionals in the country. Beyond real estate, Tom is deeply involved in his community. He serves his church faithfully at Perry Methodist Church and is the Vice Chair of the Perry Downtown Development Authority, helping drive economic growth while preserving the town's historic character. A lifelong conservationist, he is passionate about land stewardship, wildlife conservation, and habitat management. An avid outdoorsman, he enjoys hunting, fishing, and preserving Georgia's rich outdoor heritage.



For more information visit www.saundersrealestate.com

Headquarters

1723 Bartow Road
Lakeland, FL 33801
863.648.1528

Orlando

605 E Robinson Street
Suite 410
Orlando, FL 32801
407.516.4300

North Florida

356 NW Lake City
Avenue
Lake City, FL 32055
352.364.0070

Georgia

203 E Monroe Street
Thomasville, GA 31792
229.299.8600

Arkansas

112 W Center St, Suite
501
Fayetteville, AR 72701
479.582.4113

