

The Golden Farm

31 Georgia 41, Morgan, Georgia 39866

Todd Davis
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PROPERTY OVERVIEW

Sale Price

\$1,490,000

Offering Summary

Acreage:	157.052 Acres
Price / Acre:	\$9,487
Parcel:	0034 032
State:	Georgia
City:	Morgan
County:	Calhoun
Property Type:	Hunting and Recreational Land Timberland Acreage and Estates

Property Overview

The Golden Farm in Calhoun County, Georgia, encompasses 157 ± acres, including 79 ± acres of mixed hardwood and pine and 63 ± acres of 25-year-old planted pine. The property features a 3,500 SF main residence, three guest cabins, a barn, and a 2.5-acre spring-fed pond.

Originally constructed in 1907, the main house offers four bedrooms, two and a half bathrooms, and inviting wrap-around porches. It also has heart pine floors, tall ceilings, and multiple fireplaces. The land is rich in wildlife, providing excellent hunting for deer, turkey, quail, and ducks, while the pond is stocked with bass, bream, and catfish. Little Creek runs along the northern boundary for approximately 3,000 feet, and Sawtooth Oaks are scattered throughout the farm. Additionally, the property includes a variety of fruit trees, such as pear, lemon, tangerine, fig, and plum.

A recent timber appraisal values the timber at \$1,248 per acre. The property is enrolled in the Conservation Use Valuation Assessment (CUVA) program through 2028. The excellent road system provides easy access throughout the property.

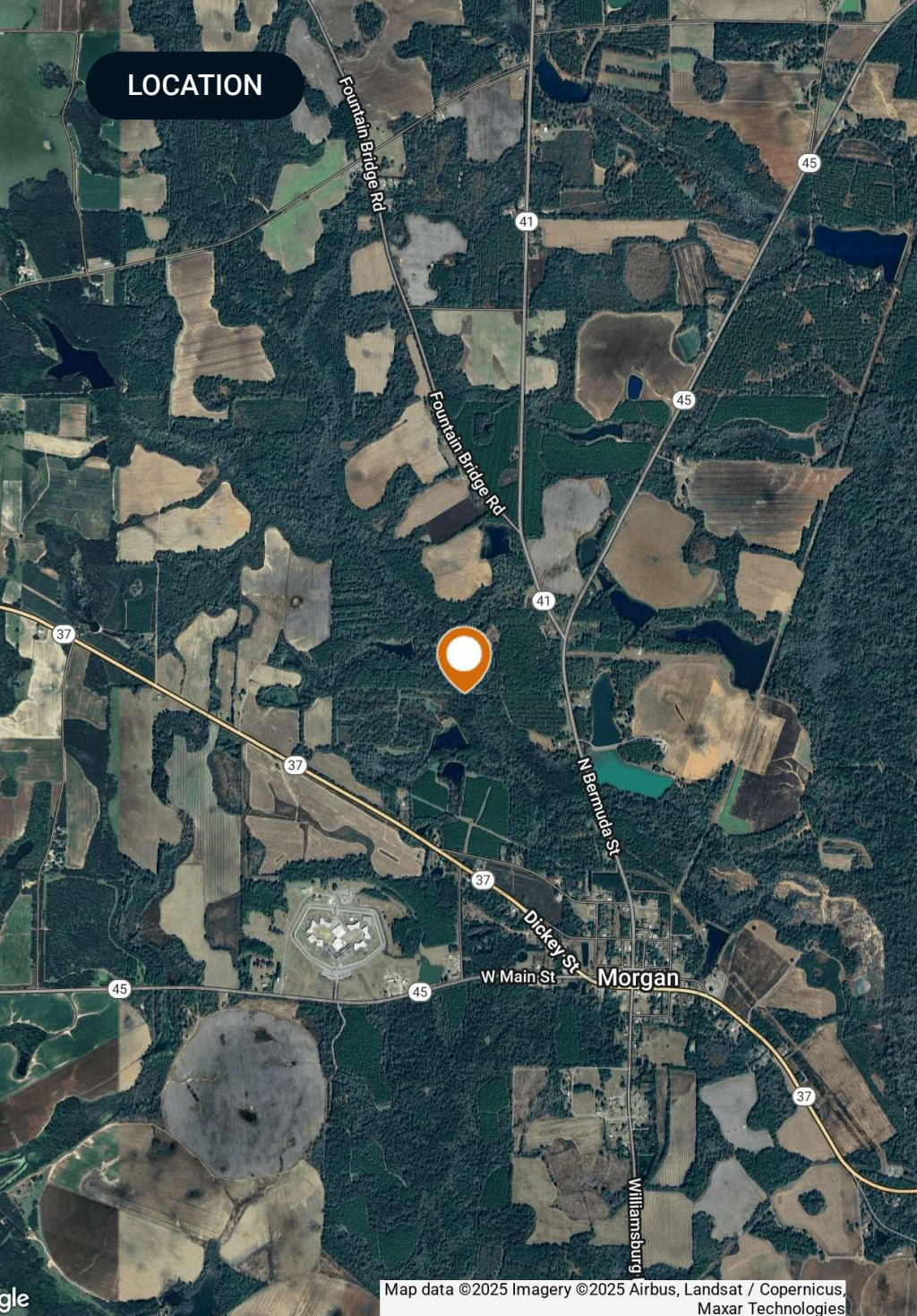
SPECIFICATIONS & FEATURES



Specifications & Features

Uplands / Wetlands:	Uplands: 77%
Taxes & Tax Year:	\$5,248.00 (2025)
Zoning / FLU:	AG (CUVA)
Lake Frontage / Water Features:	2.5 Acre Pond
Water Source & Utilities:	Well
Road Frontage:	Hwy 45: 725 Ft, Hwy 41: 1,190 Ft
Nearest Point of Interest:	Albany, GA: 30 miles Columbus, GA: 80 miles Tallahassee, FL: 100 miles
Current Use:	Timber Production Recreation
Land Cover:	25-year-old Planted Pines: 63 acres Mixed Hardwood & Pines: 79 acres
Structures & Year Built:	Main House: 3500 SF Cabin 1: 1381 SF Cabin 2: 822 SF Cabin 3: 600 SF Barn: 1650 SF

LOCATION



Location & Driving Directions

Parcel: 0034 032




GPS: 31.5533750152, -84.6094868285

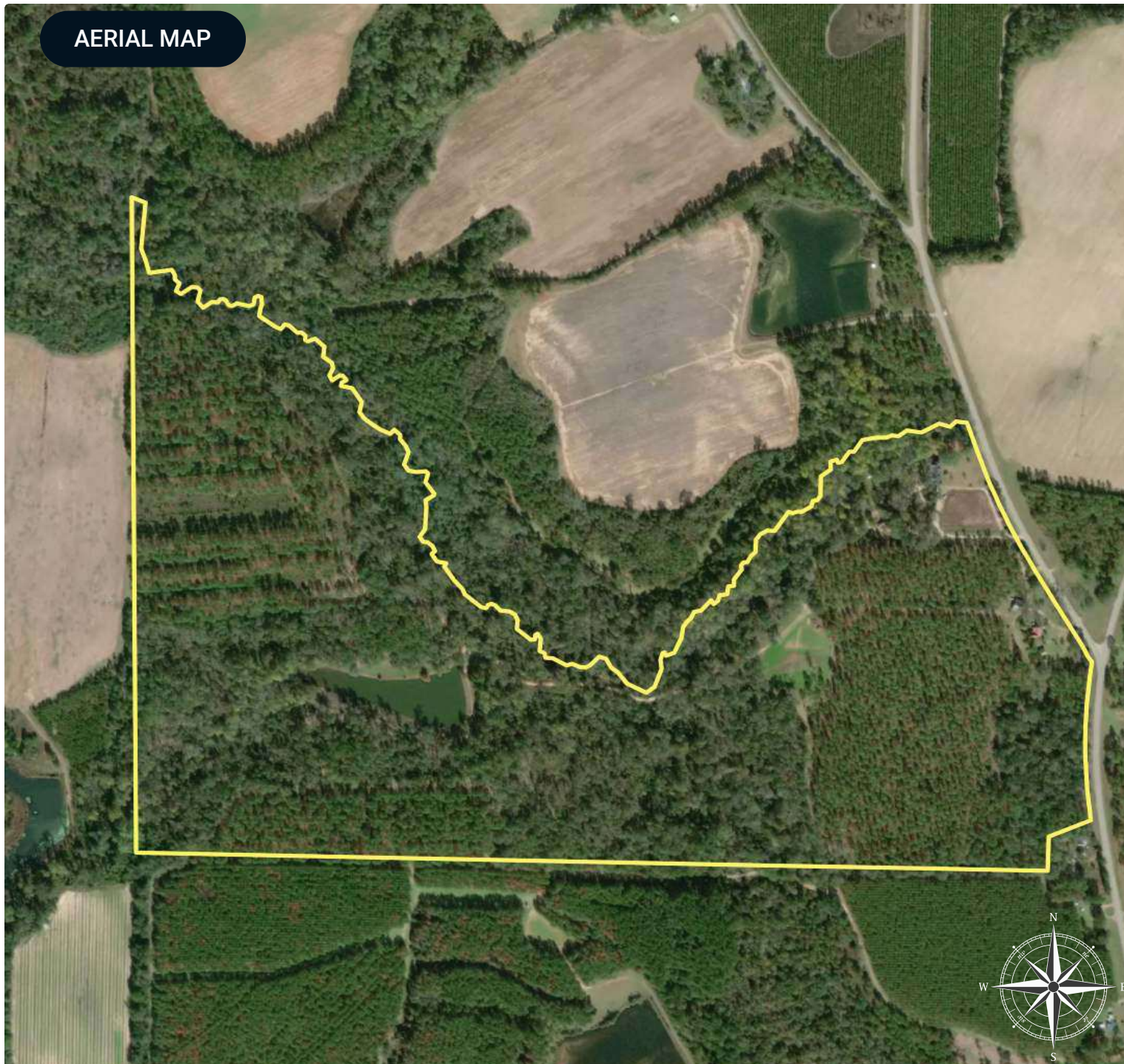
Driving
Directions: Call listing agent

Showing
Instructions: Shown by appointment only. Call
listing agent to schedule.

AERIAL MAP

Golden Farm

-  Polygon
-  Comparable Parcel • Numbers
-  Comparable Parcel



ADDITIONAL PHOTOS



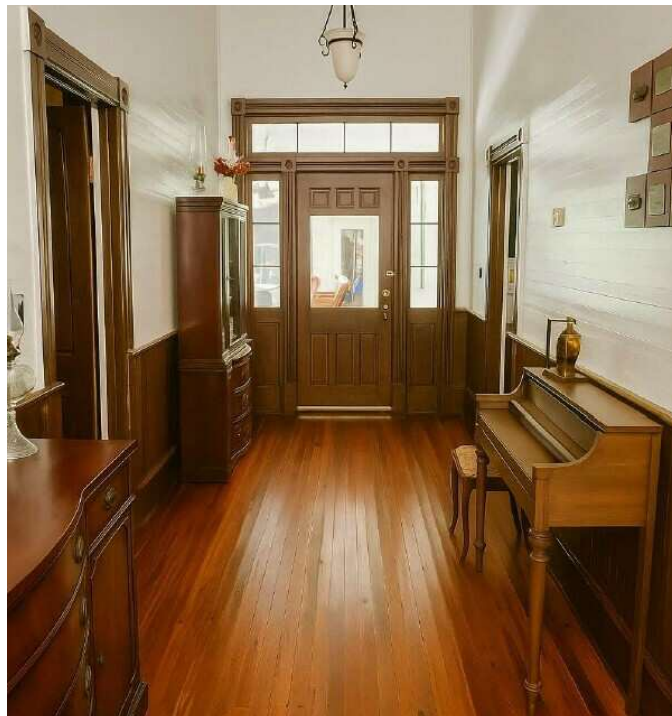
ADDITIONAL PHOTOS



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ADVISOR BIOGRAPHY



Todd Davis

Senior Advisor

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Professional Background

Todd Davis is a Senior Advisor at Saunders Real Estate. He works from his office in Albany, Georgia, and specializes in the state's southwest region.

Todd is an accomplished real estate professional with 25 years of industry experience. His experience ranges from real estate investing, investment property sourcing, land and commercial development, and analysis and management in commercial banking specializing in investor financing and loan origination.

Todd has an accomplished record of successfully advising local, regional, national, and international clients with commercial acquisitions, lease obligations, asset repositions, and dispositions. He is a trusted leader in his industry, with highly-respected expertise regarding his clients' representation. Todd advises and facilitates transactions for investors in commercial, industrial, agricultural, recreational, timberland, plantations, pecan groves, and residential development. During the last four years, Todd has successfully closed over 90 transactions in multiple real estate disciplines.

Todd received a Bachelor's in Business Communications from Valdosta State University. He currently serves on the Executive Board of the Boys & Girls Club of Albany and the Advisory Board for Feeding the Valley Food Bank. Over the years, Todd has dedicated much of his time volunteering in his community. During his spare time, Todd enjoys hunting, fishing, and photography.

Todd specializes in:

- Investment
- Residential Development
- Commercial
- Industrial
- Agricultural
- Recreational
- Timberland
- Plantations
- Pecan Groves



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