



K Row 96

1741 112 N Hwy, Cairo, Georgia 39827

Todd Davis
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PROPERTY OVERVIEW



Sale Price

\$696,000

Offering Summary

Acreage:	96 Acres
Price / Acre:	\$7,250
State:	Georgia
City:	Cairo
County:	Grady
Land Type:	Nurseries and Greenhouses, Hunting and Recreational Land

Property Overview

Located in Grady County, GA, K Row 96 spans 96 acres and offers a unique blend of agricultural infrastructure and recreational appeal. Formerly operated as Monrovia Nursery, the property features a 3,000 SF metal shop, a 12-inch permitted well (1,200 GPM), a 4-inch well, and three ranges of 3x3 steel post structures with wire totaling 250,000 SF from the former Cravo System. A 1-acre pond adds both function and beauty.

Beyond its agricultural potential, K Row 96 is an excellent recreational and hunting property. Deer, turkey, and small game thrive here, and Buss Creek defines the western boundary, providing natural habitat and enhancing wildlife activity. Whether you're looking for an investment property, a hunting retreat, or a combination of both, this tract has it all.

This property can be purchased separately or may be combined with K Row 154 for a total of 250 acres.

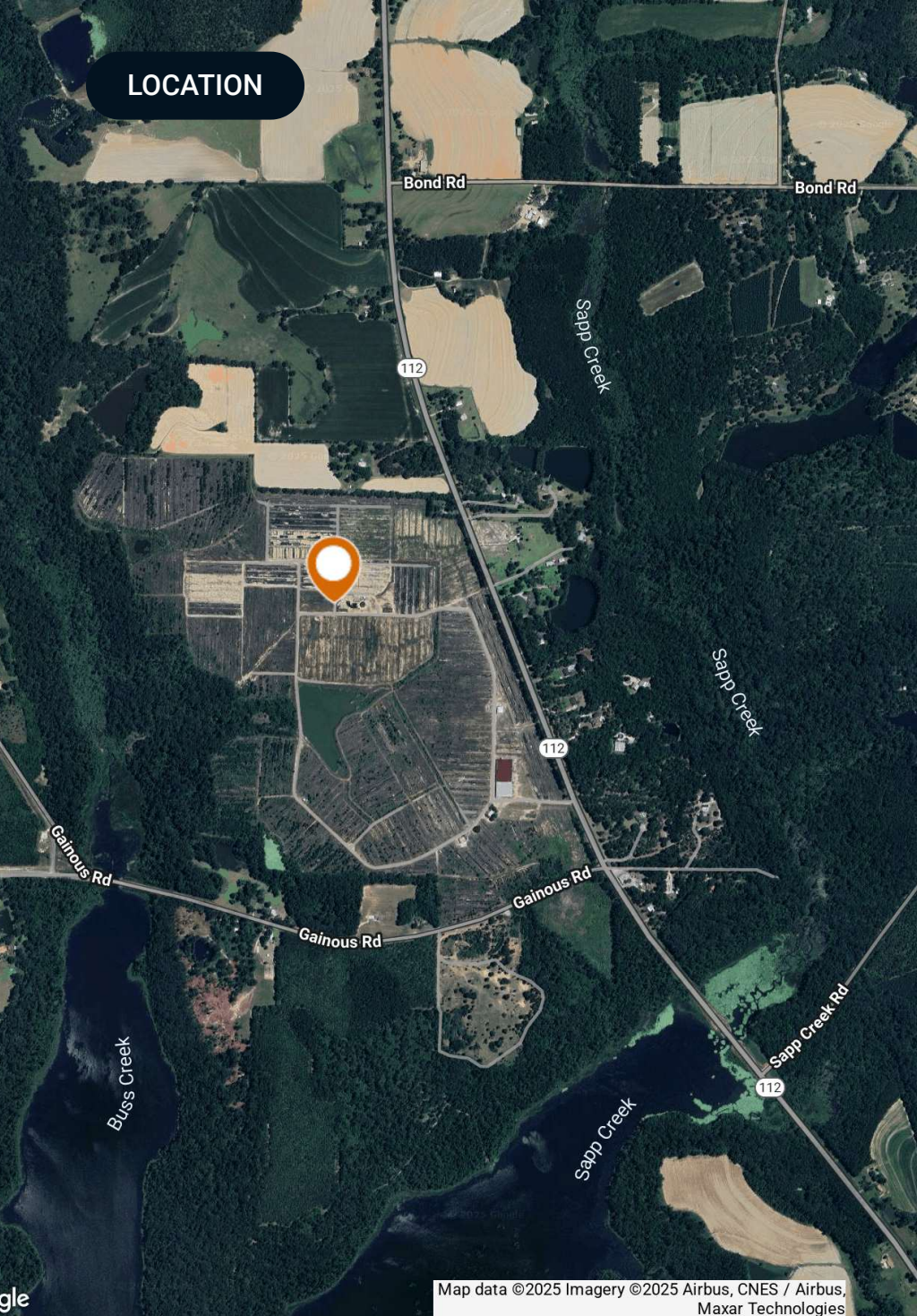


SPECIFICATIONS & FEATURES

Specifications & Features

Uplands / Wetlands:	Upland: 100%
Soil Types:	Tifton Sandy Loam Dothan Sandy Loam Faceville Sandy Loam
Taxes & Tax Year:	\$6,772.02 (2025)
Zoning / FLU:	AG
Water Source & Utilities:	Wells: 12 inch 4 inch
Road Frontage:	Hwy 112: 700 FT
Nearest Point of Interest:	Cairo, GA: 5 miles Tallahassee, FL: 35 Miles
Potential Recreational / Alt Uses:	Recreation
Structures & Year Built:	Enclosed Metal Barn

LOCATION



Map data ©2025 Imagery ©2025 Airbus, CNES / Airbus,
Maxar Technologies

Location & Driving Directions

Parcel: Portion of 00350026

GPS: 30.958438, -84.2568881

**Driving
Directions:**

- From Cairo GA, take Hwy 84 to Hwy 112
- The property is on the corner of Hwy 112 and Gainous Rd

**Showing
Instructions:**

Call the listing agent to schedule a showing.

BOUNDARY MAP

K Row 96

- Line
- Line
- Comparable Parcel • Numbers
- Comparable Parcel



ADDITIONAL PHOTOS



ADDITIONAL PHOTOS



ADVISOR BIOGRAPHY



Todd Davis

Senior Advisor

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Direct: **877-518-5263 x384** | Cell: **229-349-3884**

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

ADVISOR BIOGRAPHY



Carson Futch

Senior Advisor

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Professional Background

Carson Futch is a Senior Advisor at Saunders Real Estate.

While located in Northeast Georgia, Carson holds a Broker Associate license in both Florida and Georgia. He is a 6th-generation Floridian, a Plant City native, and grew up on a working ranch and citrus operation. During the 41 years of his career, Carson has been an owner and manager of different businesses involved in real estate sales, development, production, agriculture, harvesting, marketing, and agritourism.

While at Saunders Real Estate, Carson has accumulated over \$50 million in sales since 2015, representing 6200+ acres. He has represented buyers and sellers of plant nursery operations, cattle ranches, hunting and recreational properties, as well as citrus groves and nurseries. Carson has also worked on many transactions involving the conversion of groves and ranches into solar farms, strawberry, vegetable, and tree farms, fish farms, commercial properties, and medical marijuana facilities.

In 2018, Carson was appointed to serve on the UF/IFAS Industrial Hemp Pilot Project Advisory Committee. In this role, he helped to assess and recommend guidelines for growing, manufacturing, and processing a variety of hemp production across Florida as a new agricultural industry.

Additionally, Carson is a member of the Georgia Mountain Lakes Association. He is also an active volunteer who has served on various councils and committees for his church, community, and the agricultural industry. He is a past president of the Rotary Club of Plant City, Florida where he was a member for 28 years.

Carson obtained a Bachelor of Science degree in Agriculture, School of Food, and Resource Economics from the University of Florida in 1981.

Carson specializes in:

- Farmland
- Ranchland
- Hunting & Recreational Land
- Medical Marijuana Facilities (Growing, Processing, and Dispensing)
- Hemp (Growing, Manufacturing, Processing)
- Plant, Citrus, and Foliage Nursery Operations
- Solar Farms
- Commercial & Residential Development Tracts



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