



K Row 154

1741 Georgia 112, Cairo, Georgia 39827

Todd Davis
229-349-3884
todd.davis@saundersrealestate.com

Carson Futch
863-559-0800
carson@saundersrealestate.com

PROPERTY OVERVIEW



Sale Price

\$1,138,250

Offering Summary

Acreage:	154 Acres
Price / Acre:	\$7,391
State:	Georgia
City:	Cairo
County:	Grady
Land Type:	Nurseries and Greenhouses, Hunting and Recreational Land

Property Overview

Located in Grady County, GA, K Row 154 encompasses 154 acres and was formerly operated as Monrovia Nursery. The property is well-improved and includes a 1,500-square-foot office, a 45,000-square-foot metal barn featuring five dock-height truck wells and drive-in access, a 2,500-square-foot shop, and a 2,700-square-foot enclosed metal building.

Water resources are a key highlight, with four permitted wells on-site: a 12-inch well (1,200 GPM), a 10-inch well (650 GPM), two 4-inch wells, and a surface water permit (1,000 GPM) for the 6 acre pond. A smaller 1 acre pond provides additional water resources and scenic appeal.

In addition to its agricultural and commercial strengths, K Row 154 offers outstanding recreational appeal. Buss Creek forms the western boundary, creating a natural habitat and enhancing wildlife activity. With a mix of open land, ponds, and wooded areas, the property supports abundant deer, turkey, and small game — making it an ideal setting for hunting and outdoor enjoyment.

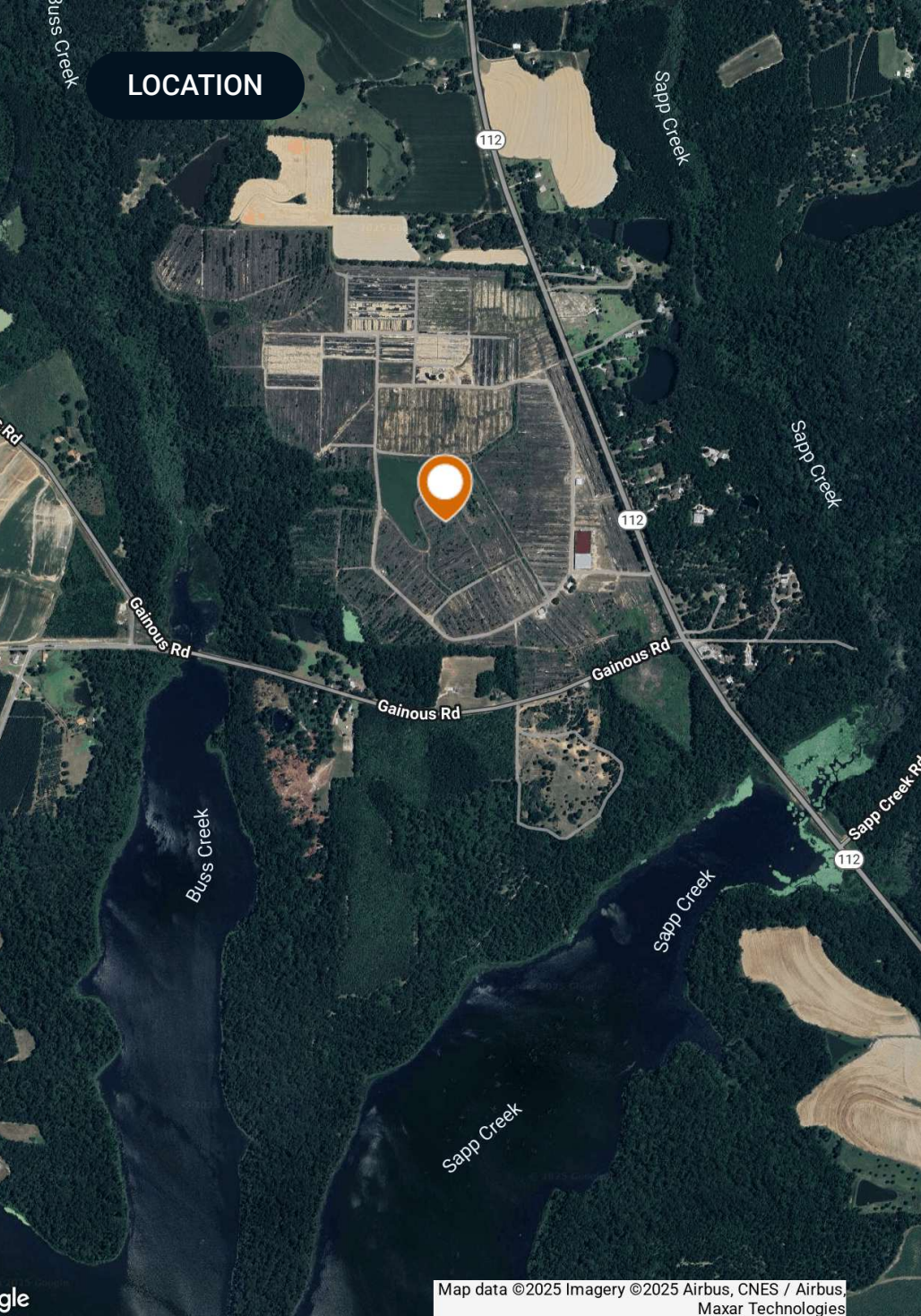
This property can be purchased separately or may be combined with K Row 96 for a total of 250 acres.

SPECIFICATIONS & FEATURES



Specifications & Features

Uplands / Wetlands:	Uplands: 96%
Taxes & Tax Year:	\$11,074.78 (2025)
Zoning / FLU:	C 5
Lake Frontage / Water Features:	6 Acre and 1 Acre Pond
Water Source & Utilities:	Well
Road Frontage:	Hwy 112: 2,275 FT
Nearest Point of Interest:	Cairo, GA: 5 miles Tallahassee, FL: 35 miles
Potential Recreational / Alt Uses:	Recreation
Structures & Year Built:	Office: 1500 SF Barn: 45000 SF Shop: 2500 SF



Location & Driving Directions

Parcel: Portion of 00350026A

GPS: 30.954813, -84.255944

Driving Directions:

- From Cairo, take Hwy 82 west to Hwy 112
- Travel 3 miles, and the property is on the left

Showing Instructions:

Please call the listing agent to schedule a showing.

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

BOUNDARY MAP



ADDITIONAL PHOTOS



ADDITIONAL PHOTOS



ADVISOR BIOGRAPHY



Todd Davis

Senior Advisor

todd.davis@saundersrealestate.com

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

carson@saundersrealestate.com

Direct: **877-518-5263 x365** | Cell: **863-559-0800**

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



SAUNDERS
REAL ESTATE



SAUNDERS
LAND



SAUNDERS
COMMERCIAL

Serving the Southeast

At Saunders Real Estate, we deliver full-service real estate solutions across the Southeast, built on more than 30 years of trusted experience. Our dedicated teams—experts in both land and commercial real estate—offer tailored guidance backed by deep regional insight and a proven track record. We believe that successful outcomes start with strong relationships built on trust and a shared commitment to your goals.



877-518-5263 • info@saundersrealestate.com