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**TWO PILLARS
FARMS**
EST. 2019

The Orchards of Two Pillars Farms

A unique investment opportunity featuring well-managed young pecan orchards in thriving Houston and Pulaski Counties, Georgia.

The Orchards of Two Pillars Farms present a unique investment opportunity ideal for buyers seeking the following attributes:

- ✦ Potential for significant land value appreciation due to choice location within South Houston (70% of total acres) and North Pulaski (30% of total acres) Counties, GA.
- ✦ Annual income potential through lease or management of approximately 200 acres of pecan orchards that should dramatically increase each year.
- ✦ Two 16-inch wells, powered by three-phase electricity, provide abundant water for micro-jet irrigation of all orchards.
- ✦ Pecan orchards consist of high-demand varieties, including Pawnee, Cape Fear, Caddo, Avalon, and Sumner.
- ✦ Expertly managed orchard included planning, transplanting, annual precision pruning, prescribed fertilization from soil and foliar analysis, and use of cover crops to enhance soil qualities.
- ✦ The entire farm has the prestigious designation of Certified Sustainably Grown Farm by SCS Global Services, a recognized leader in third-party certification, validation, and verification.
- ✦ Significant opportunity to subdivide into smaller parcels that could be used for mini-farms and residential use.

Property Highlights

 **\$3,500,000**

 **241 Acres**

 **Central GA**

 **Agriculture/
Mini Farms**



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LOCATION



This property is ideally located in one of Georgia's premier pecan production areas.

The Orchards of Two Pillars Farms are situated in the Upper Coastal Plains, in the heart of Central Georgia. This region is generally known as the beginning of Georgia's most fertile and productive soils, benefiting from abundant rainfall and subsurface aquifers for irrigation.

Particularly, the area encompassing Houston and Pulaski Counties has been acknowledged as one of the premier locations in the world for pecan and peach production, with Georgia being the leading producer of pecans in the United States. In addition, this property is located in South Houston and North Pulaski Counties, which have seen significant growth in country homes and mini-farms.

Houston County includes the municipalities of Warner Robins, Centerville, Kathleen, Haynesville, Elko, and Henderson, with Perry as the county seat. The county has become a highly sought-after place to live, work, and play. Houston County is well-regarded for its high-quality education, healthcare facilities, progressive government, robust job market, and overall quality of life.

This growth and appeal have extended to neighboring counties, such as Pulaski. The county seat of Pulaski, Hawkinsville, is a historic river town located on the Ocmulgee River. Hawkinsville, especially North Pulaski, is experiencing positive growth due to effective government planning, new businesses, harness horse racing, and its role as a bedroom community for nearby Houston County.

Perry's motto, "Where Georgia Comes Together," is well-deserved. Interstate I-75 runs north and south through the middle of Perry and west-central Houston County. U.S. Highways 341 and 41 intersect in Perry, while Georgia Highway 26 runs along the southern edge of Houston County and provides access to one part of The Orchards of Two Pillars.

PROPERTY DESCRIPTION



The young orchards are exceptionally well-managed.

The Orchards consist of level to gently rolling farmland featuring Tifton, Dothan, Greenville, and Faceville loamy sand and clay soil types. These soils are among the most desirable for agriculture in Georgia and are particularly suited for Pecan Orchards. Since the purchase by the current owners in 2019, the farmland has been meticulously groomed and prepared for pecan orchards.

Abundant subsurface water for irrigation is available through a 16-inch gravel-packed well constructed in 2020 by Grosch Well Drilling (now known as GIC Water Systems) based in Dublin, Georgia. This well supplies water to the Pulaski County Orchard, specifically known as The Arrowhead Farm. Additionally, a second 16-inch well was installed by Grosch in 2008, with major renovations completed in 2021. This well provides ample water for the Houston County Orchard, referred to as The North and South Carr Farm.

In January 2020, these properties were planted with two-year-old pecan trees of improved varieties. They have been exceptionally well-managed as young orchards and are expected to produce their first crop by 2025. Tree production is anticipated to increase significantly each year until they reach maturity. The typical productive life of a pecan orchard is 50 years or more, with some orchards lasting over 100 years.

The land's value must also be taken into account. Houston County land has always been in high demand, particularly with the ongoing population growth and the increasing need for residential and mini-farms. The location of The Orchards of Two Pillars Farms enhances the value of the land far beyond the high-quality farmland it contains, and this value will continue to rise, especially as available land decreases.

With ample road frontage, The Orchards could easily be divided into popular 20 to 40-acre mini-farms, which are highly sought after in South Houston and North Pulaski Counties. Additionally, there are approximately 16 acres of beautiful hardwood forest on the northern part of the property, adding charm and aesthetic appeal to The North Carr Farm.

ACCESS



The property features a serene entrance with excellent access.

The Orchards of Two Pillars Farms has excellent access from county-maintained dirt roads, Carr Road in Houston, Depot Road in Pulaski, and paved roads, including East Flournoy Road and Georgia Hwy 26. Arrowhead Farm is located in Pulaski County and borders the Houston County line. It features approximately 1,448.4 feet of frontage on Depot Road, along with limited frontage on Hwy 26.

The Carr Farm is divided by the county-maintained dirt Carr Road. The section north of this road is referred to as "North Carr" and boasts extensive frontage on Carr Road. Additionally, it has a graded and asphalt-milled road that runs through the center of the orchards and hardwood forest. The section south of Carr Road is known as "South Carr." This area includes a 16-inch irrigation well established in 2008 with substantial renovation in 2021, and has frontage on Carr Road as well as approximately 700 feet of frontage on East Flournoy Road. The road frontage can be seen on the topo map below.

Both Arrowhead and Carr Farms are equipped with three-phase power supplied through underground wiring to service the 16-inch irrigation wells. Mid Georgia EMC provides the electricity for these properties.



A second 16-inch well was installed in 2008.

TAX & TITLE

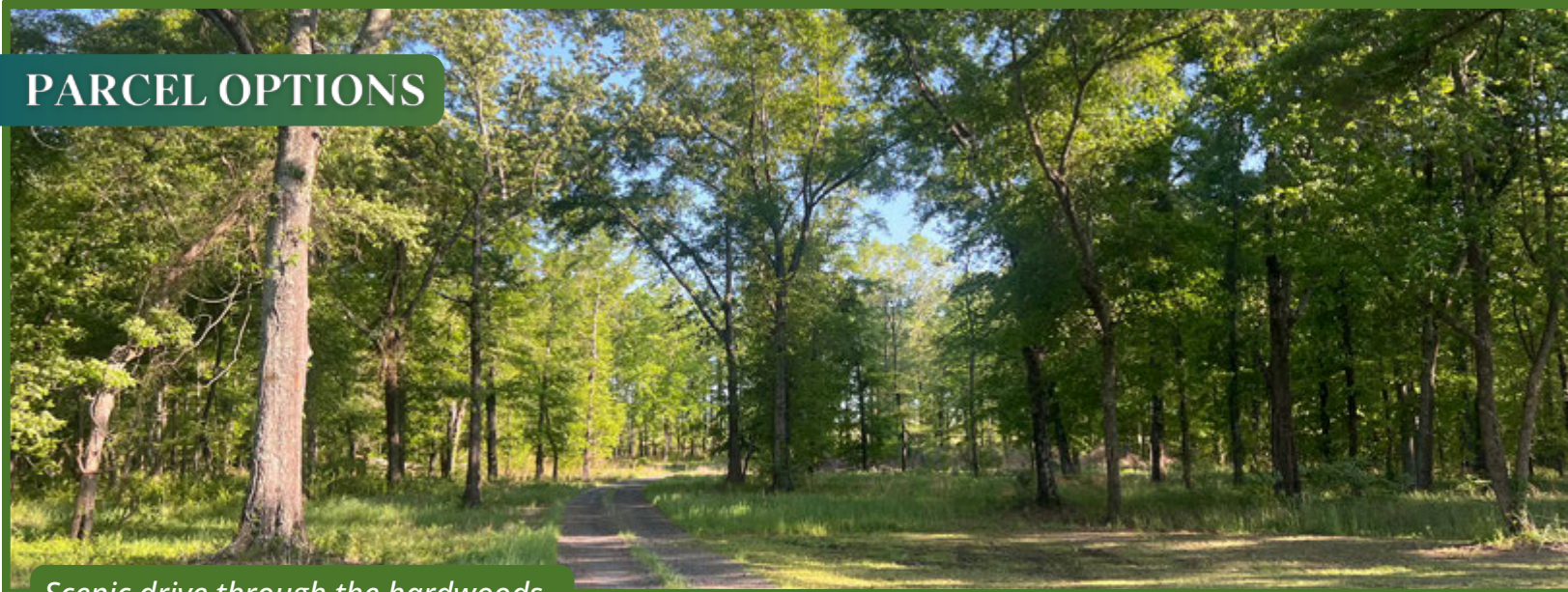


2 year old pecan trees were planted in 2020.

The Orchards of Two Pillars Farms is enrolled in the Conservation Use Valuation Agreement (CUVA), which is available through the tax assessor's offices in Houston and Pulaski counties.

This agreement allows the properties to be assessed and taxed based on their current use rather than on a potential "Higher and Better Use." As a result, it helps to reduce the ad valorem tax burden on the properties. The 2024 ad valorem taxes were \$1,455.06 in Houston County and \$507.77 in Pulaski County.

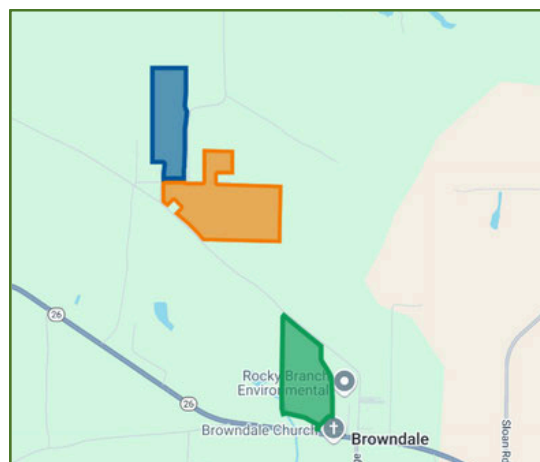
PARCEL OPTIONS



Scenic drive through the hardwoods.

The owners of The Orchards of Two Pillars Farms prefer to sell the property as a whole, but are willing to consider selling the parcels as listed below.

Parcel(s)	Acres	Price
The Orchards of Two Pillars Farms	241	\$3,500,000
North Carr ★	59	\$850,000
South Carr ★	109	\$1,650,000
North & South Carr	168	\$2,500,000
Arrowhead ★	73	\$1,000,000



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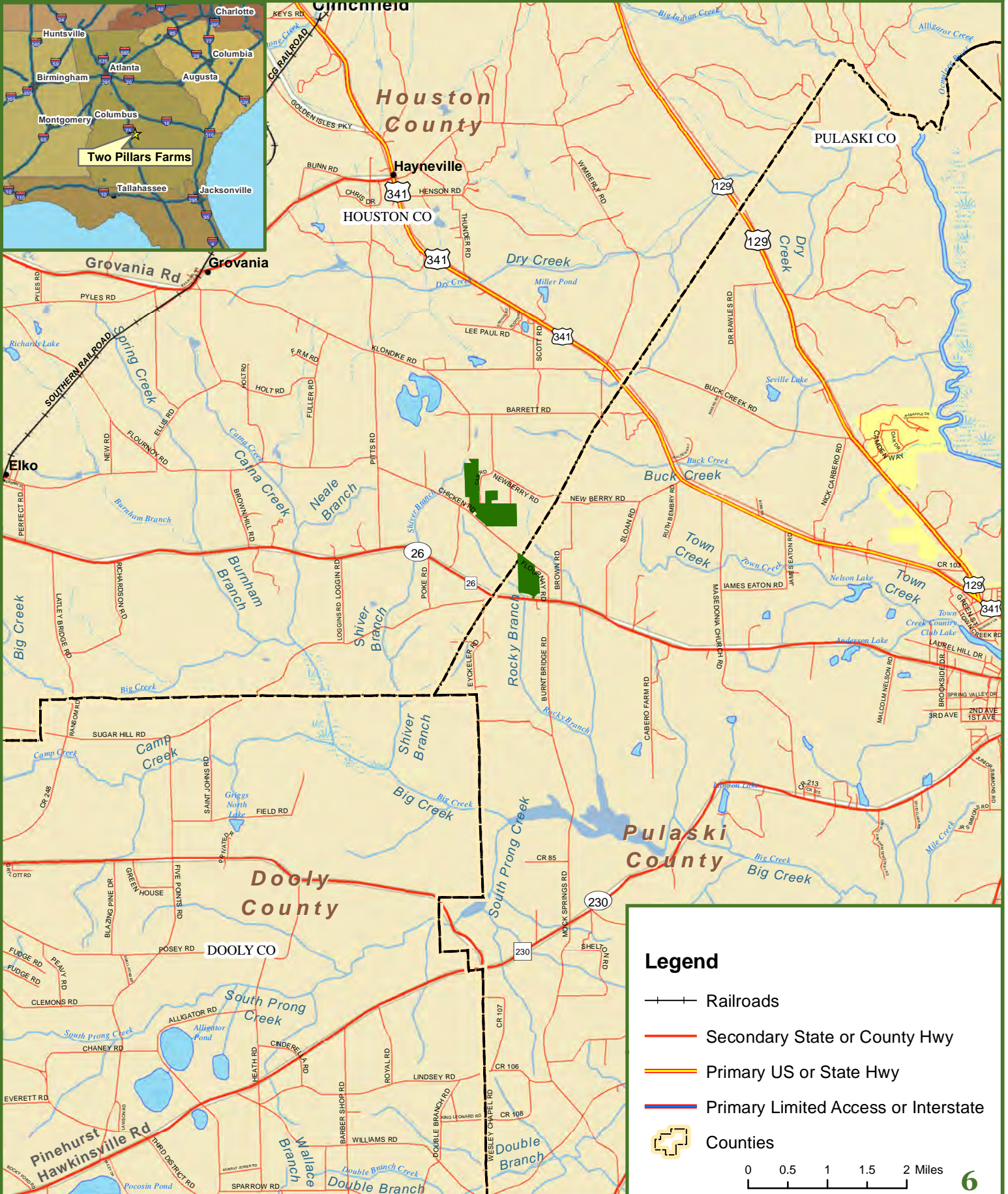


Locus Map

Two Pillars Farms

Houston & Pulaski Counties, GA

241 Acres





Two Pillars Farms

Aerial Photo
Houston and Pulaski Counties, GA
241 Acres




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This is Not A Survey

Legend

 Two Pillars Farms

0 330 660
Feet

Source: Esri, Maxar, Earthstar C

This map was produced from information supplied by the seller and the use of aerial photography. The boundary lines portrayed on this map are approximate and could be different than the actual location of the boundaries found in the field.



Two Pillars Farms

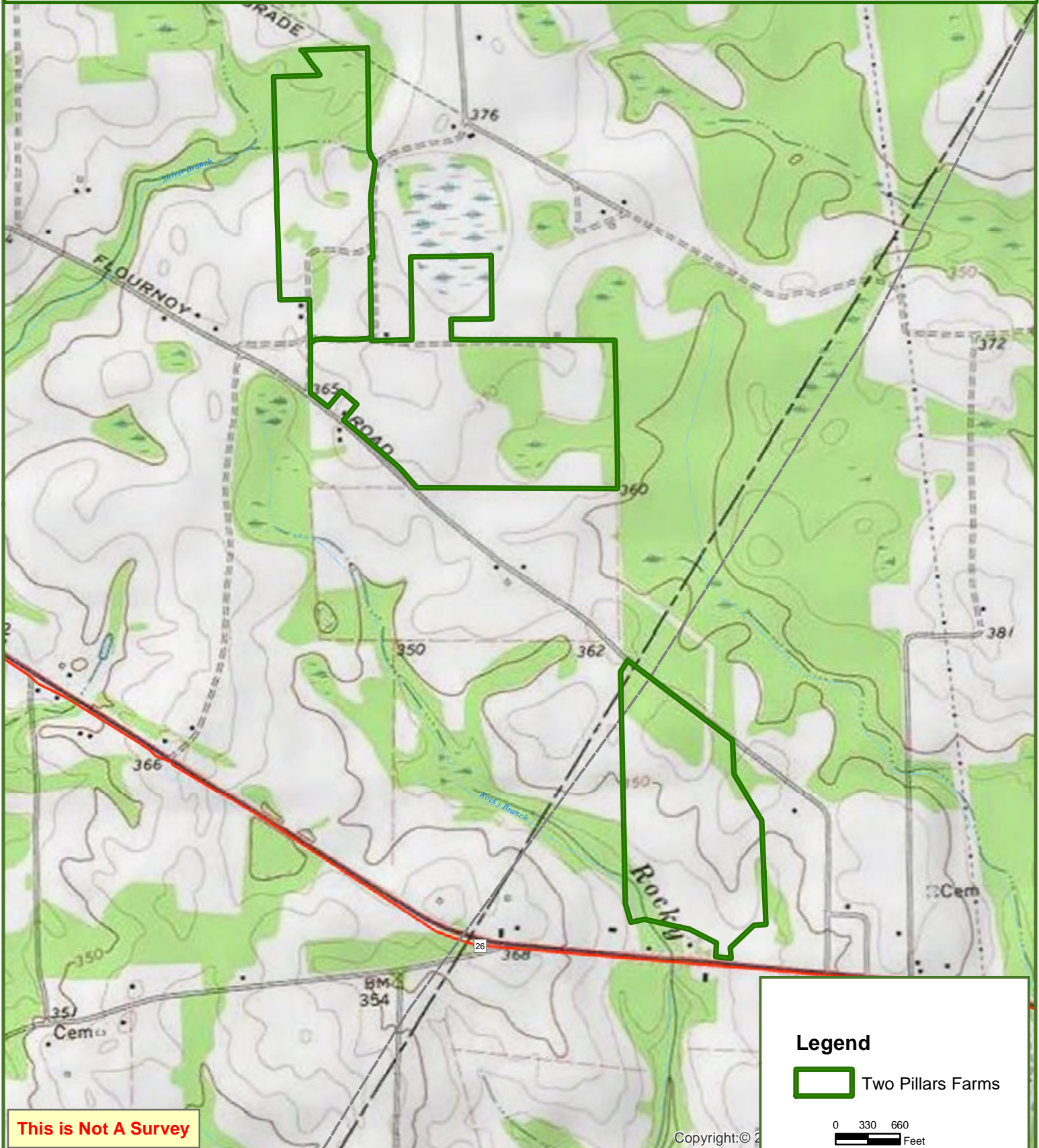
Topographic Map

Houston and Pulaski Counties, GA

241 Acres



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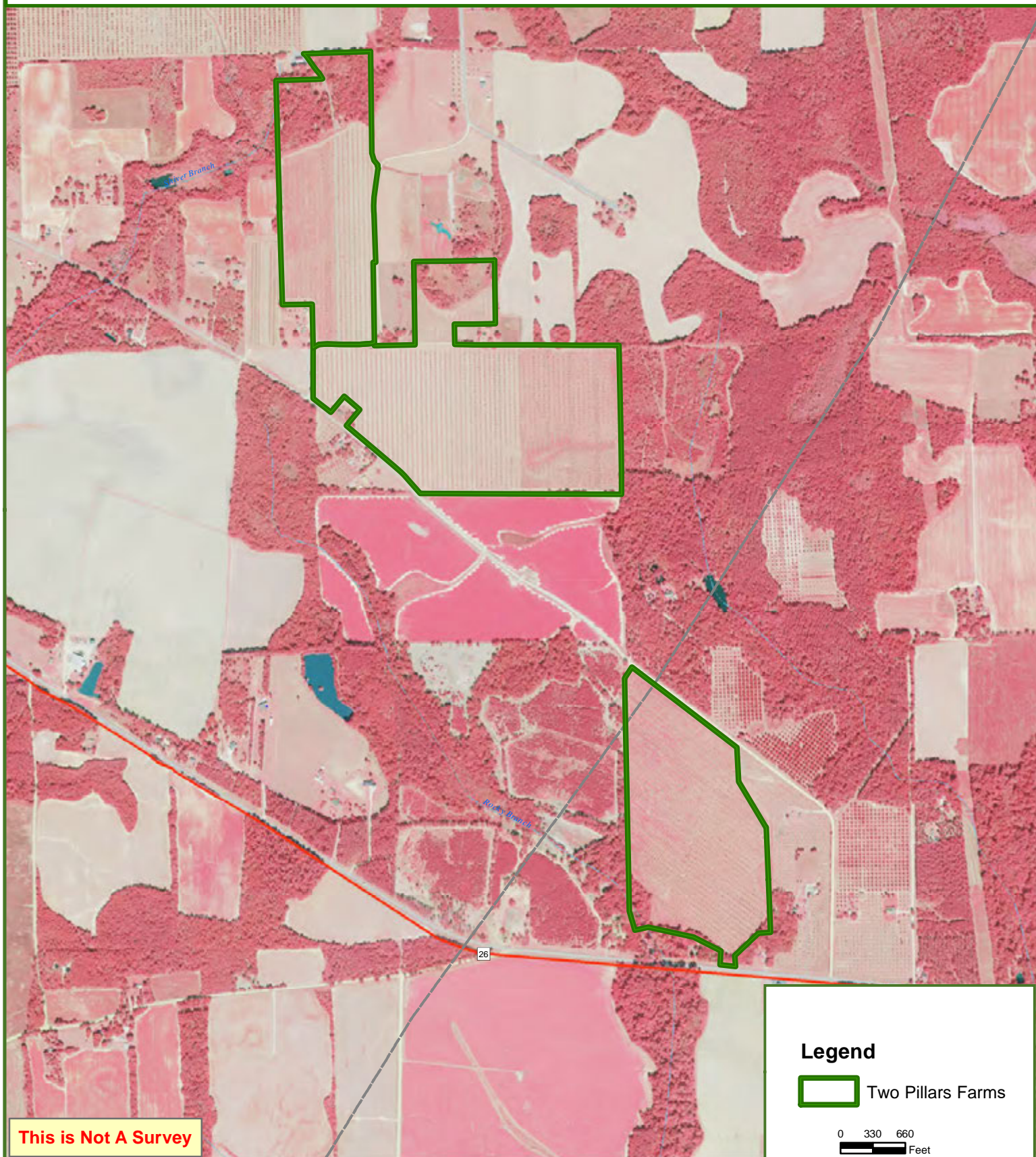


Two Pillars Farms

Infrared Photo
Houston and Pulaski Counties, GA
241 Acres



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Aerial Photo
Two Pillars Farms - North Carr
Houston County, GA
59 Acres



This is Not A Survey

Source: Esri, Maxar, Earthstar

Legend

 Two Pillars Farms

0 330 660
Feet

This map was produced from information supplied by the seller and the use of aerial photography. The boundary lines portrayed on this map are approximate and could be different than the actual location of the boundaries found in the field.




Aerial Photo
Two Pillars Farms - South Carr
Houston County, GA
109 Acres



This is Not A Survey

Source: Esri, Maxar, Earthstar ©

Legend

 Two Pillars Farms

0 330 660
Feet

This map was produced from information supplied by the seller and the use of aerial photography. The boundary lines portrayed on this map are approximate and could be different than the actual location of the boundaries found in the field.



Aerial Photo
Two Pillars Farms - Arrowhead Farm
Pulaski County, GA
73 Acres



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