

Leslie, Georgia - Cotton/Peanut Warehouses

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SECTION 1

Property Information

PROPERTY SUMMARY



Sale Price

\$870,060

Offering Summary

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

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.

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 +/-

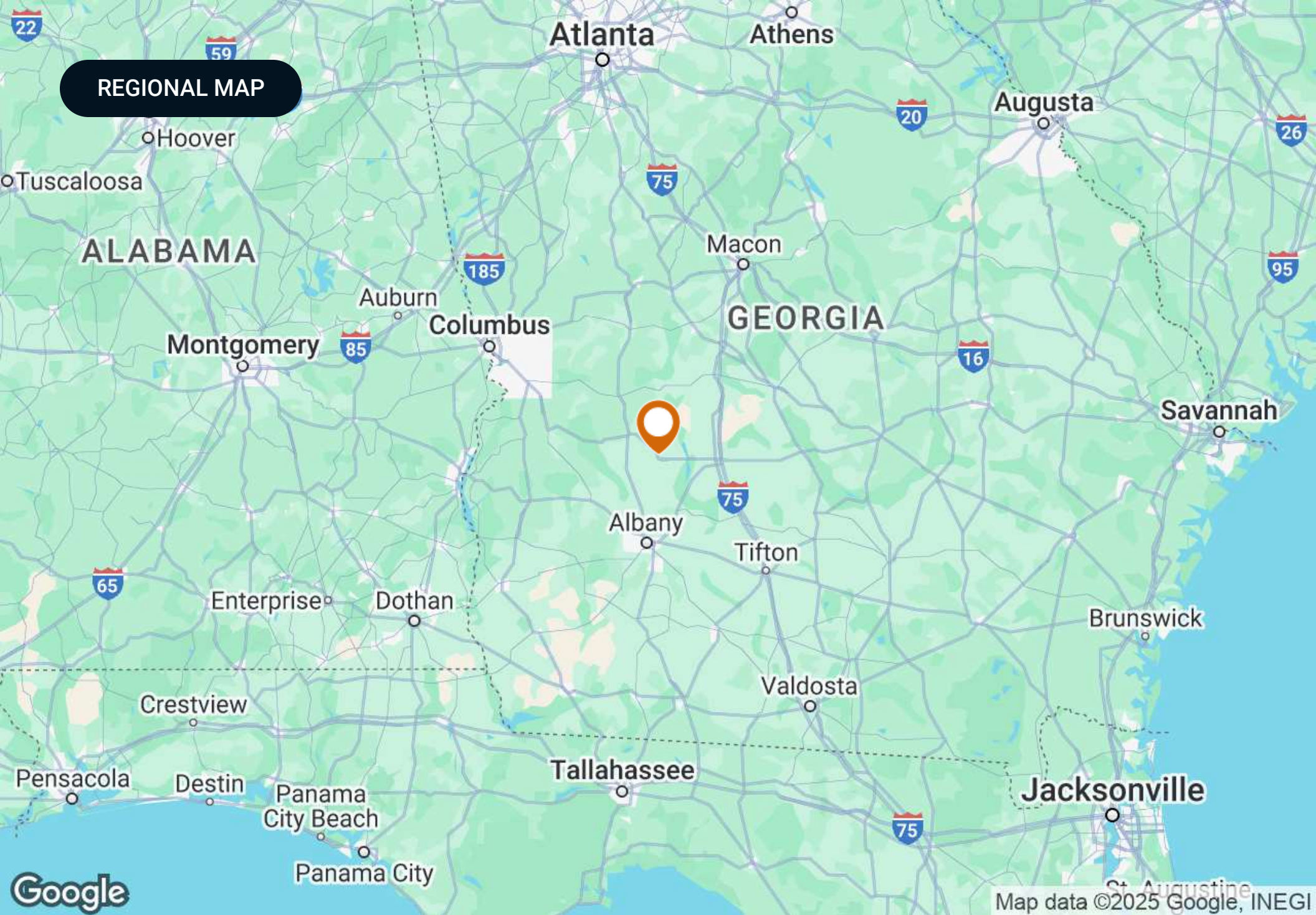


 Boundary



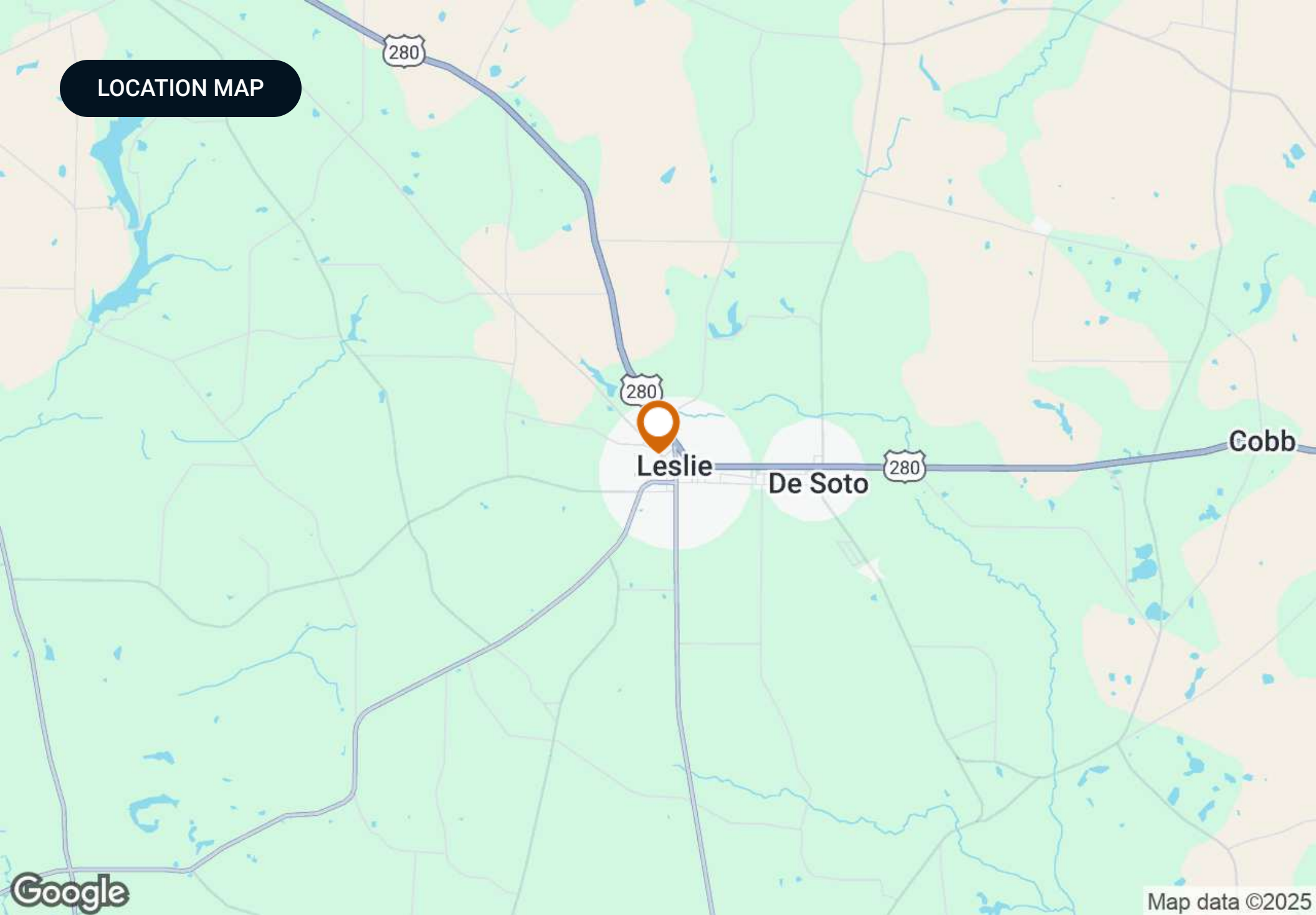
SECTION 2

Location Information



REGIONAL MAP

LOCATION MAP





SECTION 3

Maps And Photos





SECTION 4

Agent And Company Info

ADVISOR BIOGRAPHY



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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.



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