



Crawford Co. Land & Home

2690 East Lawson Merritt Road, Fort Valley, Georgia 31030

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PROPERTY OVERVIEW



Sale Price

\$1,590,000

Property Overview

Located in Crawford County, Georgia, this exceptional property features a 3,000± SF custom home set on 98± acres of rolling terrain just minutes from the Flint River, an area widely known for its outstanding whitetail deer and turkey hunting.

The main residence offers 3 bedrooms, 2 baths, and 2 offices, along with a custom kitchen, hardwood floors, a spacious screened porch, open deck, storm room, and a 2-car garage.

Also included is a 2,400± SF barndominium that serves perfectly as a guest house or secondary home. It features 3 bedrooms, 2 baths, a large screened porch with a fireplace, a swimming pool, and an adjacent pole barn for equipment or storage.

The land showcases rolling topography with a beautiful mix of mature pine and hardwood timber, offering both recreational enjoyment and investment potential. An excellent internal road system provides full access throughout the tract, while multiple irrigated and well-maintained food plots enhance the property's exceptional wildlife habitat.

Whether used as a family retreat, hunting lodge, or private estate, this property offers the perfect balance of comfort, seclusion, and natural beauty in one of Georgia's most desirable outdoor regions.

Offering Summary

Acreage:	98 ± Acres
PIN:	C077 034A, C077 034B, C076 034
Taxes:	\$7,475.87 (2025)
City:	Fort Valley
County:	Crawford
State:	Georgia
Property Type:	Hunting and Recreational Land Acreage and Estates

SPECIFICATIONS & FEATURES

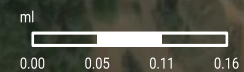
Specifications & Features

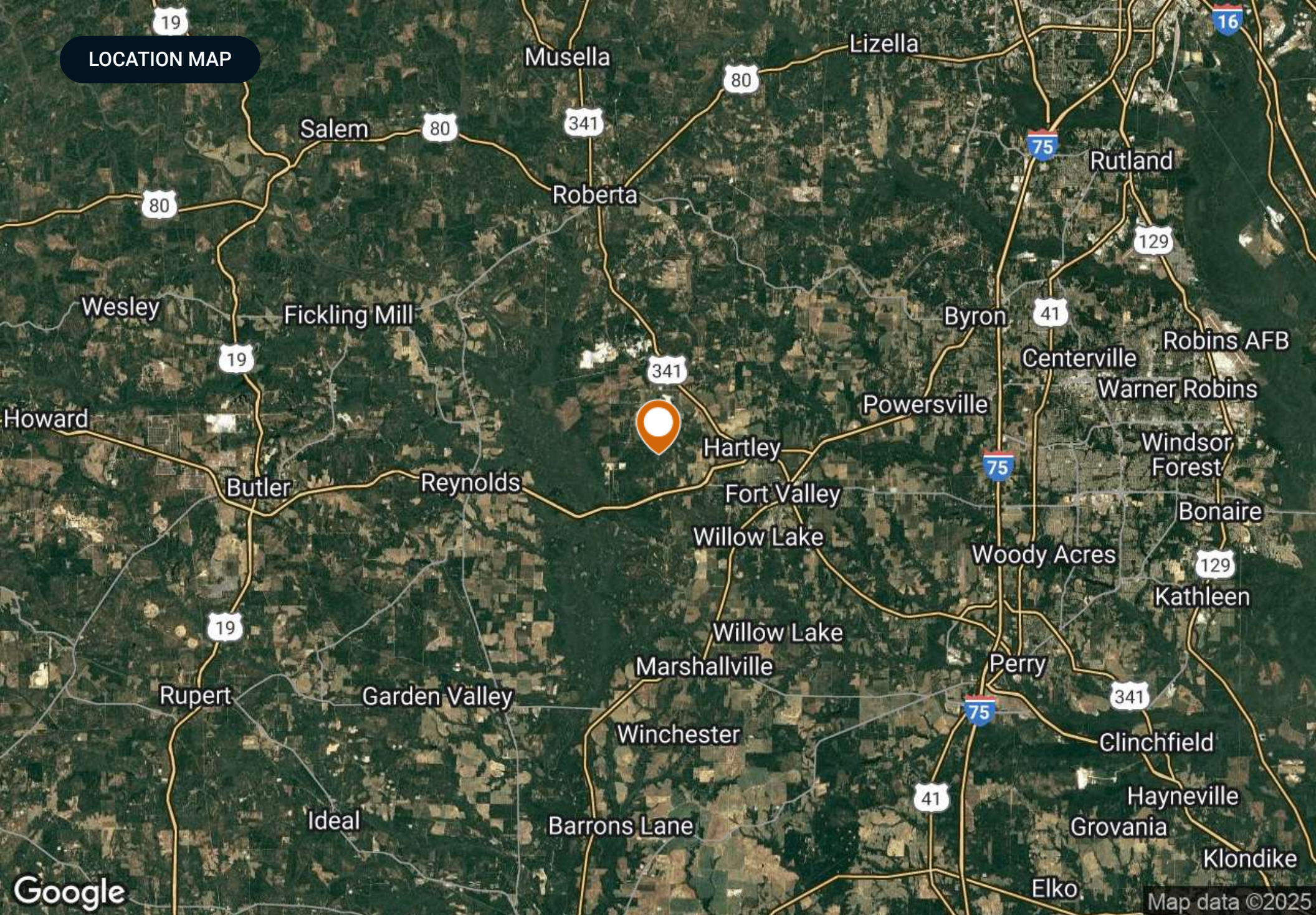
Uplands / Wetlands:	Uplands: 99%
Zoning / FLU:	AG
Water Source & Utilities:	Well
Road Frontage:	E. Lawson Merritt Rd: 1,500 Ft / Pea Ridge Rd: 665 Ft
Nearest Point of Interest:	Fort Valley, GA: 4.5 Miles Warner Robins, Ga: 21 Miles Macon, GA: 30 Miles Atlanta, GA: 90 Miles
Current Use:	Recreation
Structures & Year Built:	3000 SF Home: 2008 2400 SF Barndominium: 2006

AERIAL MAP

Crawford Co Land and Farm

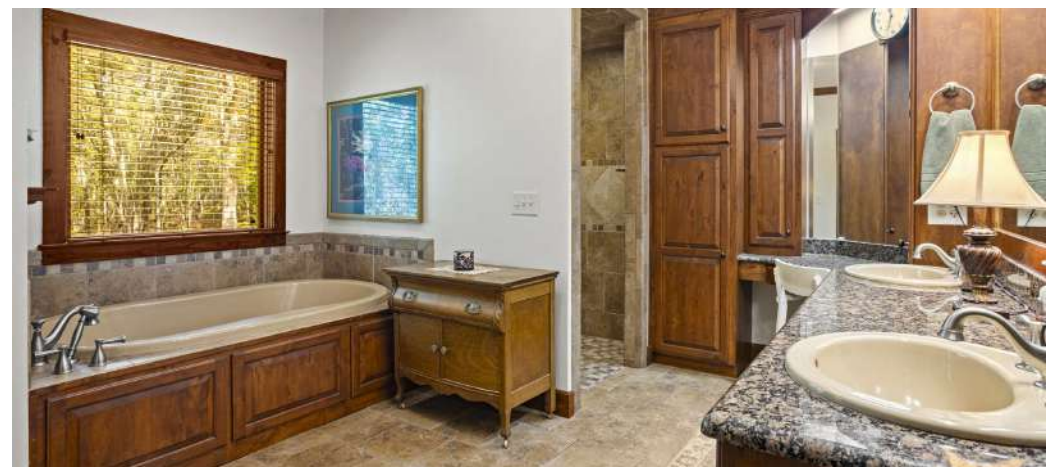
□ Polygon





LOCATION MAP

ADDITIONAL PHOTOS



ADDITIONAL PHOTOS



ADDITIONAL PHOTOS



ADDITIONAL PHOTOS



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

ADVISOR BIOGRAPHY



Tom Tuggle, ALC

Advisor

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Professional Background

Tom Tuggle, ALC is an Advisor at Saunders Real Estate.

Tom lives in Perry, Georgia, and works with buyers and sellers of agriculture, recreational, and timberland in the Middle and South Georgia areas. Tom worked with a full-service timber company for more than eight years. With experience in the timber industry, he provides his clients valuable insights into the local timberland and recreational land markets.

He graduated from Georgia Southern University with a bachelor's degree in Business Management and was an active member of Sigma Chi Fraternity. He now serves on the administration board for Perry United Methodist Church. Tom is a lifelong conservationist and enjoys hunting and fishing in his spare time.

Tom specializes in:

- Timberland
- Recreational land
- Agricultural land



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