



K Row Farm

1741 Ga Highway 112 N, Cairo, Georgia 39827

Todd Davis
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PROPERTY OVERVIEW



Sale Price

\$1,650,000

Property Overview

Unlimited farm and/or nursery opportunities located in Grady County, Georgia. The K Row Farm is a former Monrovia Nursey and consists of 250 ± acres. This property has a 1,500 SF office, a 45,000 SF packing building with 5 dock-height truck wells and drive-in access, a 3,000 SF maintenance shop, a 2,500 SF shop, and an employee break facility.

Offering Summary

Acreage:	250 ± Acres
Price / Acre:	\$6,600
State:	Georgia
City:	Cairo
County:	Grady
Property Type:	Farms and Cropland, Nurseries and Greenhouses, Development Land, Acreage and Estates

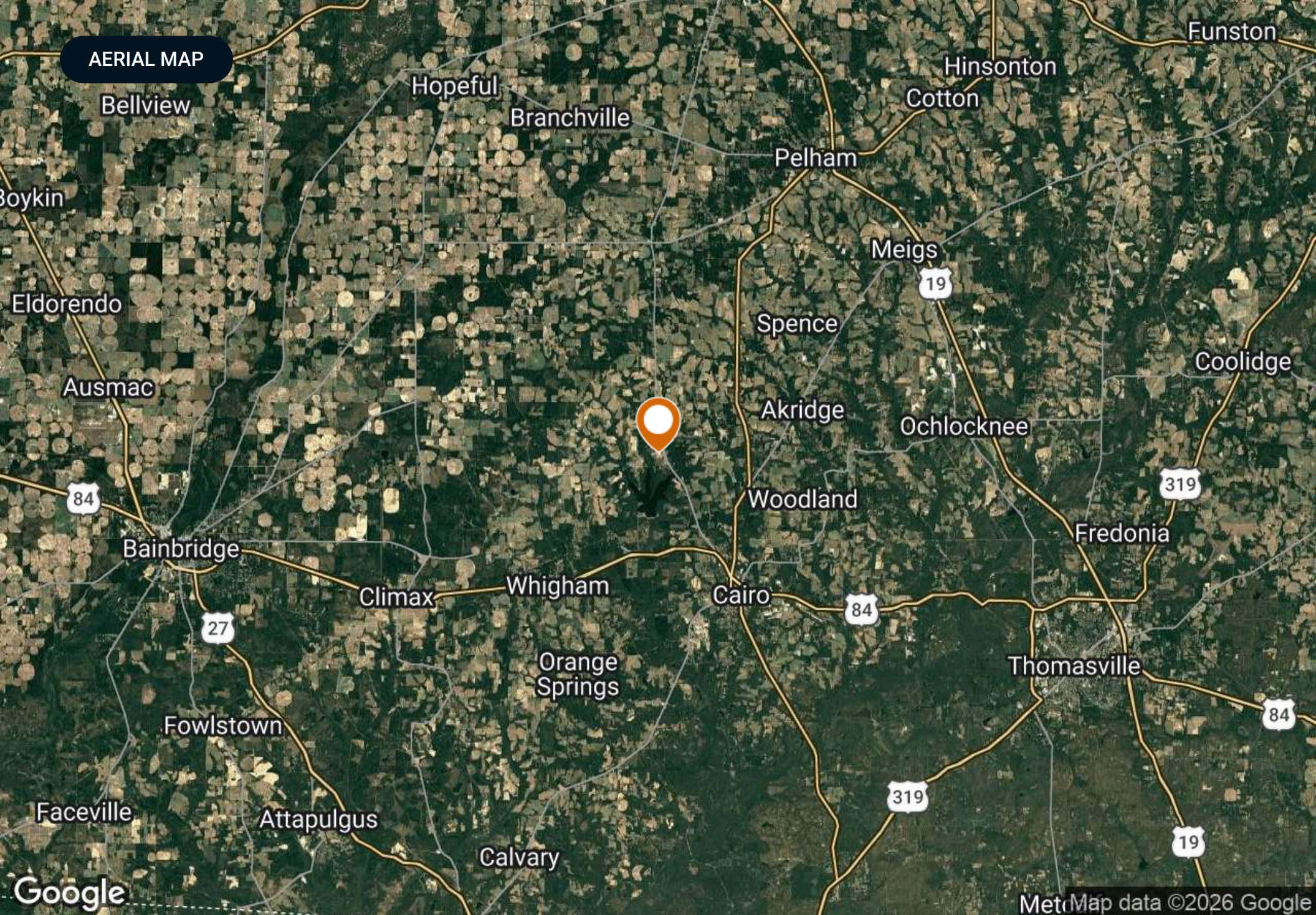
Former greenhouses include 3 ranges of 3x3 steel post structures and wire for a total of 250,000 SF of former Cravo System (retractable shade system) that will need motors and a shade system. There are 5 permitted wells on the property: 2 four inch, 3 twelve inch (650 GPM, 1500 GPM, 1200 GPM), and a surface permit for 1,000 GPM. The property has an engineered ditch system that feeds into a 6-acre pond (surface permit). Also, there are 3 one-acre ponds. Access points on Hwy 112 and Gainous Rd. It is conveniently located near major trucking routes, US Hwy 84, and Interstate 10.

SPECIFICATIONS & FEATURES



Specifications & Features

Uplands / Wetlands:	97% Upland
Taxes & Tax Year:	\$20,204.63 (2023)
Zoning / FLU:	C 5
Lake Frontage / Water Features:	6 Acre Pond and three 1 Acre Ponds
Water Source & Utilities:	Three 12 inch Wells, Two 4 inch Wells, Two 10 inch surface withdrawal pumps
Road Frontage:	Hwy 112: \pm 3,375' , Gainous Rd: \pm 1,550'
Nearest Point of Interest:	Cairo, GA: 4 miles Tallahassee, FL: 35 miles
Land Cover:	Property was a former Plant Nursery Operation with 50 \pm acres of cleared and ready to go 50 ft. beds and 10 ft. drive isles. To farm the balance of this property 200 \pm acres will require clearing of approximately 10 yrs. of pine growth and underbrush.
Structures & Year Built:	1500 SF Office 45000 SF Open Packing Building 3000 SF Shop 2500 SF Shop



AERIAL MAP

84

27

19

84

319

84

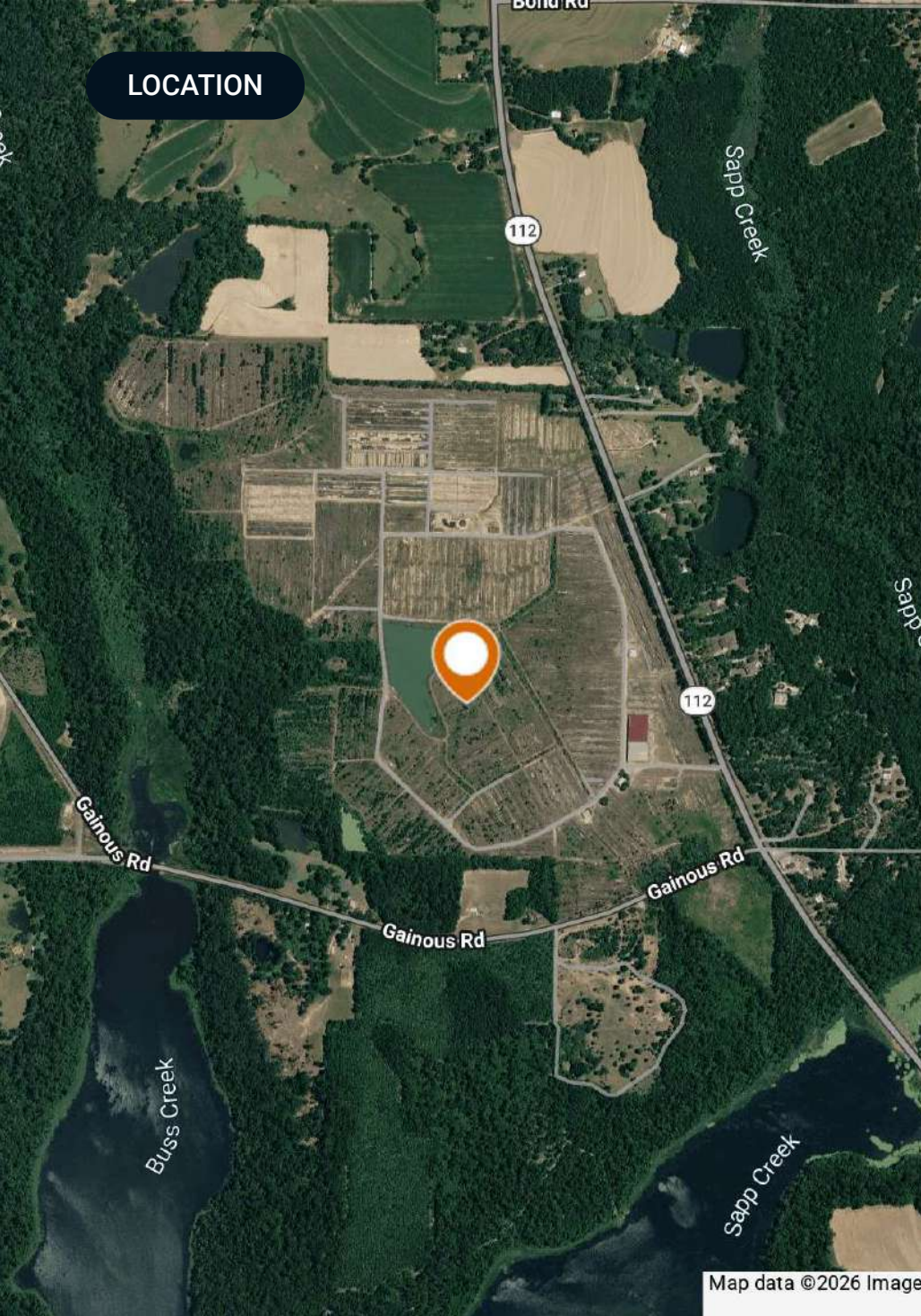
319

19

Google

MetMap data ©2026 Google

LOCATION



Location & Driving Directions

Parcel: 00350026

GPS: 30.954813, -84.255944

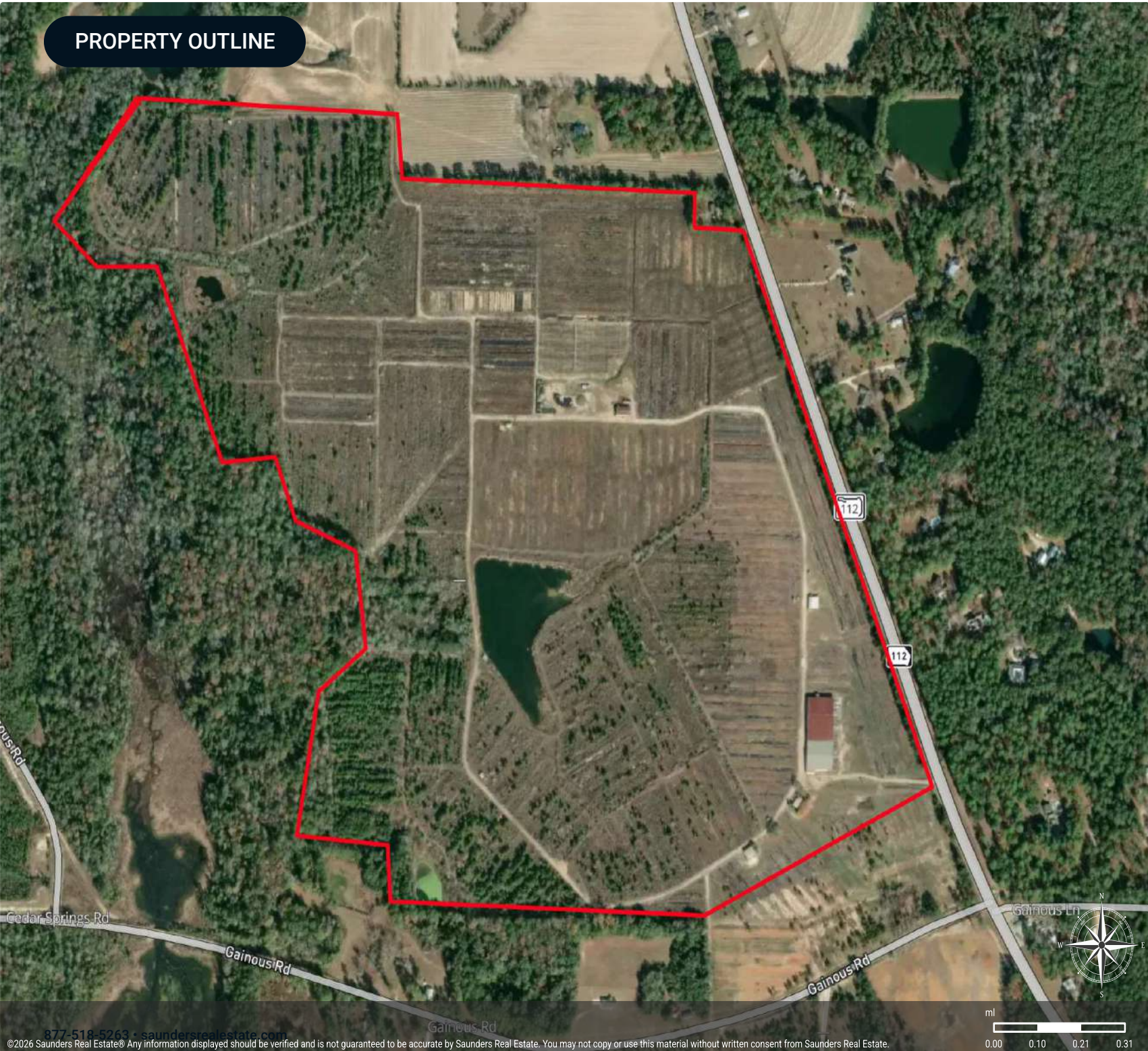
Driving Directions: From Cairo, GA, take Hwy 112 for 4 miles and the property will be on the left.

Showing Instructions: Contact listing agent for showing instructions.

PROPERTY OUTLINE

K Row Farm

- Line
- Census Roadways TIGER
- County Roads
- Interstates
- State Roads
- Highways



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.

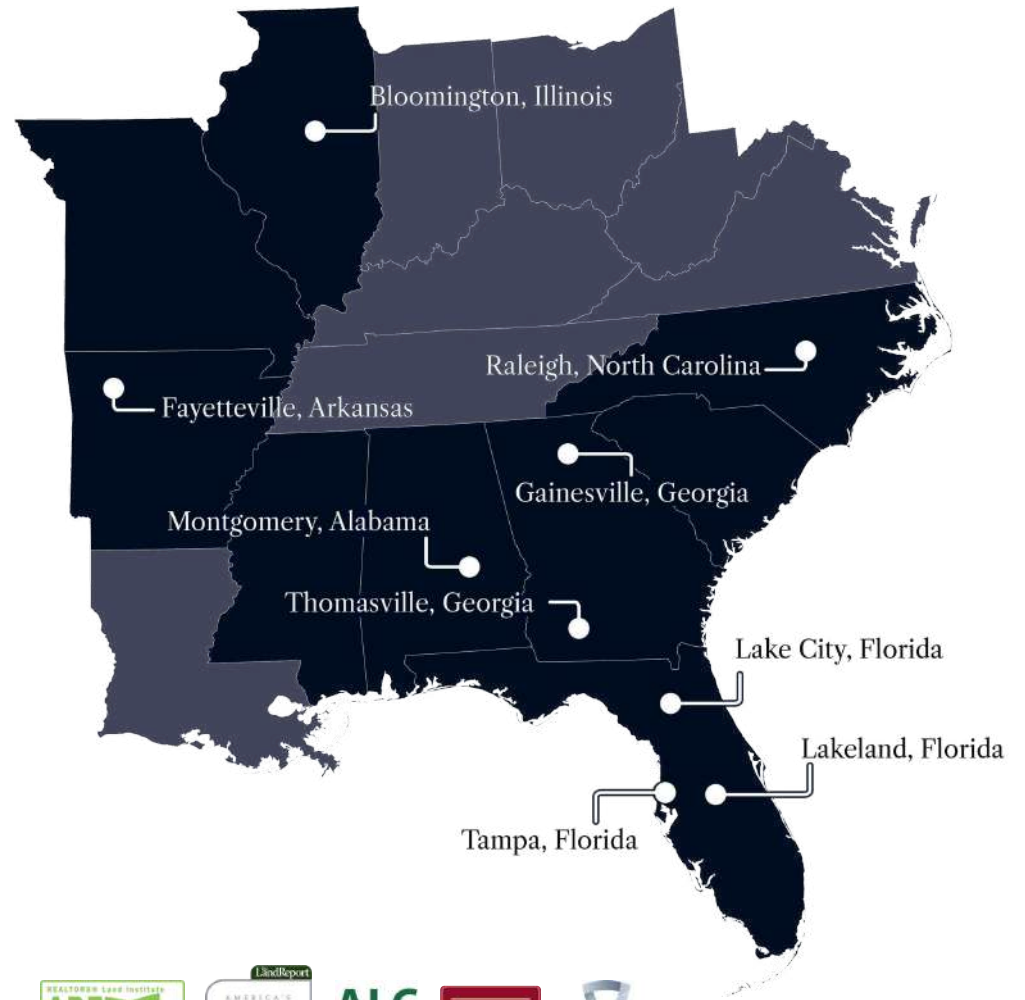
Additionally, Carson is a member of the Georgia Mountain Lakes Association. He is also an active volunteer who has served on various councils and committees for his church, community, and the agricultural industry. He is a past president of the Rotary Club of Plant City, Florida where he was a member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



At Saunders Real Estate, we deliver full-service real estate solutions, built on more than 30 years of trusted experience. Our dedicated teams 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.



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