

# De Soto, Georgia - Peanut/Cotton Warehouses

2781 U.S. 280, De Soto, Georgia 31743

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Tom Tuggle, ALC  
478-297-5471  
tom@saundersrealestate.com

## PROPERTY OVERVIEW



### Sale Price

**\$897,740**

### Offering Summary

<b>Acreage:</b>	22.11 Acres
<b>Price / Acre:</b>	\$40,603
<b>State:</b>	Georgia
<b>City:</b>	De Soto
<b>County:</b>	Sumter
<b>Property Type:</b>	Industrial, Development, Nurseries and Greenhouses

### Property Overview

Positioned along highly visible Highway 280 East in De Soto, this expansive 60,000± square foot industrial property offers a versatile layout suited for a wide range of commercial uses. Historically utilized for cotton warehousing, peanut storage, and agricultural buying operations, the site is well-equipped for commodity storage, rural logistics, light manufacturing, or value-add investment strategies.

Centrally located near Leesburg, Cordele, and Americus. Just 19 miles to Interstate 75, providing efficient access to major north-south transportation routes. 11 miles from Highway 19, a key corridor to Albany and regional agricultural markets. This property combines scale, accessibility, and flexibility—making it a strong fit for owner-users, investors, or operators seeking a strategic foothold in South Georgia.

## SPECIFICATIONS & FEATURES



## Specifications & Features

**Uplands / Wetlands:** 100% Uplands

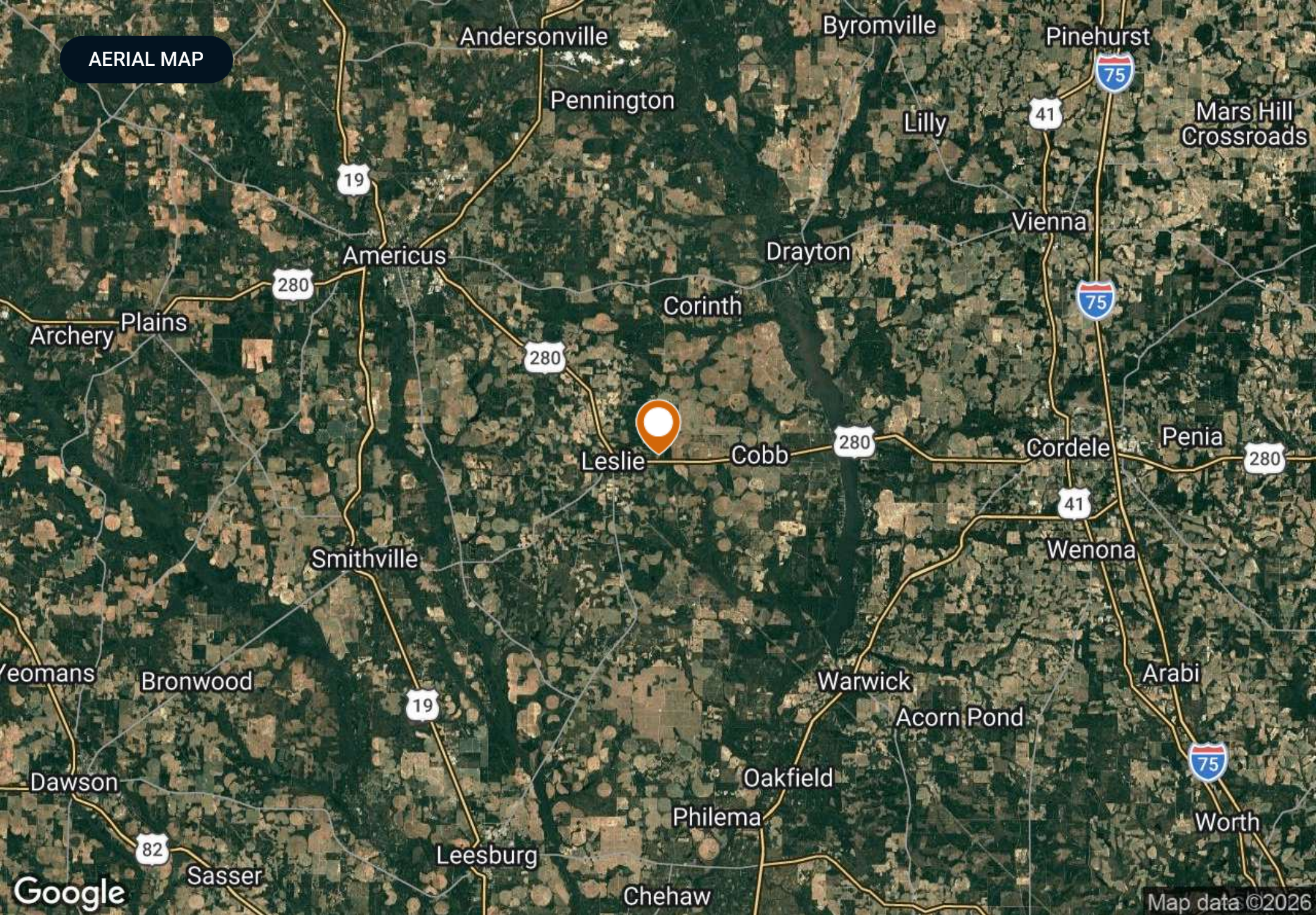
**Taxes & Tax Year:** \$5123.32

**Road Frontage:** Prime road frontage along Highway 280 East

**Nearest Point of Interest:** Leesburg, GA  
Cordele, GA  
Americus, GA  
19 miles to Interstate 75  
11 miles from Highway 19

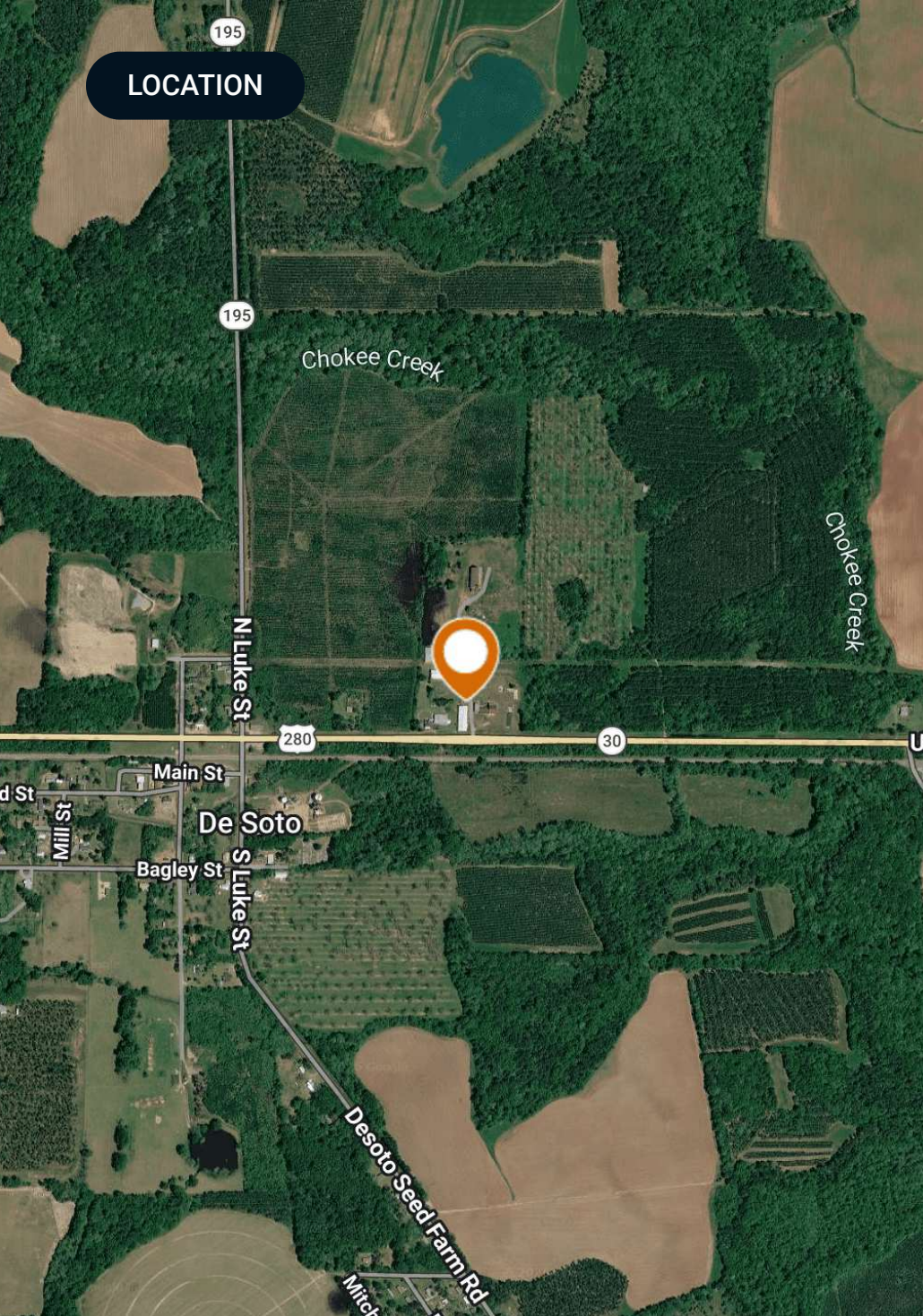
- Structures & Year Built:**
- Warehouse 1: 22950 SF (225' x 102') with 20' clear ceiling height
  - Warehouse 2: 12000 SF (200' x 60') with 20' clear ceiling height
  - Warehouse 3: 4800 SF (80' x 60') with 20' clear ceiling height
  - Warehouse 4 (A-Frame): 8000 SF (100' x 80')
  - Warehouse 5 (A-Frame): 11200 SF (140' x 80')
  - Office Building: 1800 SF ideal for administrative/operational/dispatch functions

AERIAL MAP



Google

Map data ©2026



## Location & Driving Directions

Parcel: 1517 164 6

GPS: 31.9569059, -84.0566412

**Driving Directions:**

- From Americus, GA, turn left onto US-280 E/E Lamar Street for 14 miles
- Turn left and the property is on the left

**Showing Instructions:**

Contact Tom Tuggle for showing instructions.

# De Soto, Georgia - Peanut/Cotton Warehouses

Sumter County, Georgia, 22 AC +/-



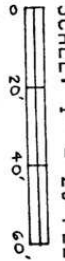
 Boundary

SURVEY FOR SOUTHERN STATES CO OPERATIVE, INC  
LOTS 3-4-6-7 - & PART OF LOTS 2 & 5  
BLOCK 7  
MAP OF DESOTO, GA,  
DESOTO, GEORGIA  
JUNE 3, 1999

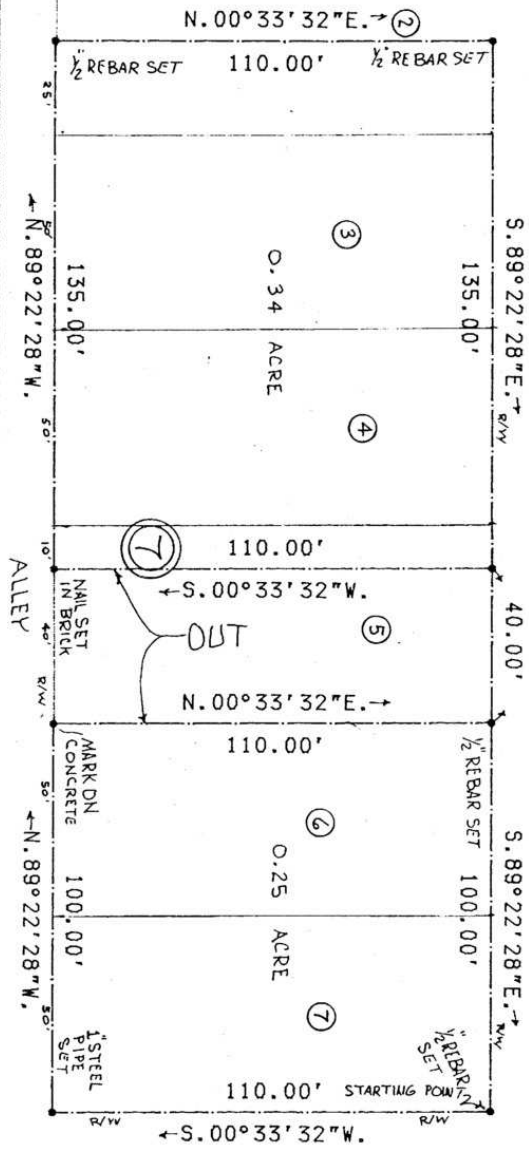
SCALE: 1" = 20 FEET



LL138  
15TH L.D.



MAIN STREET



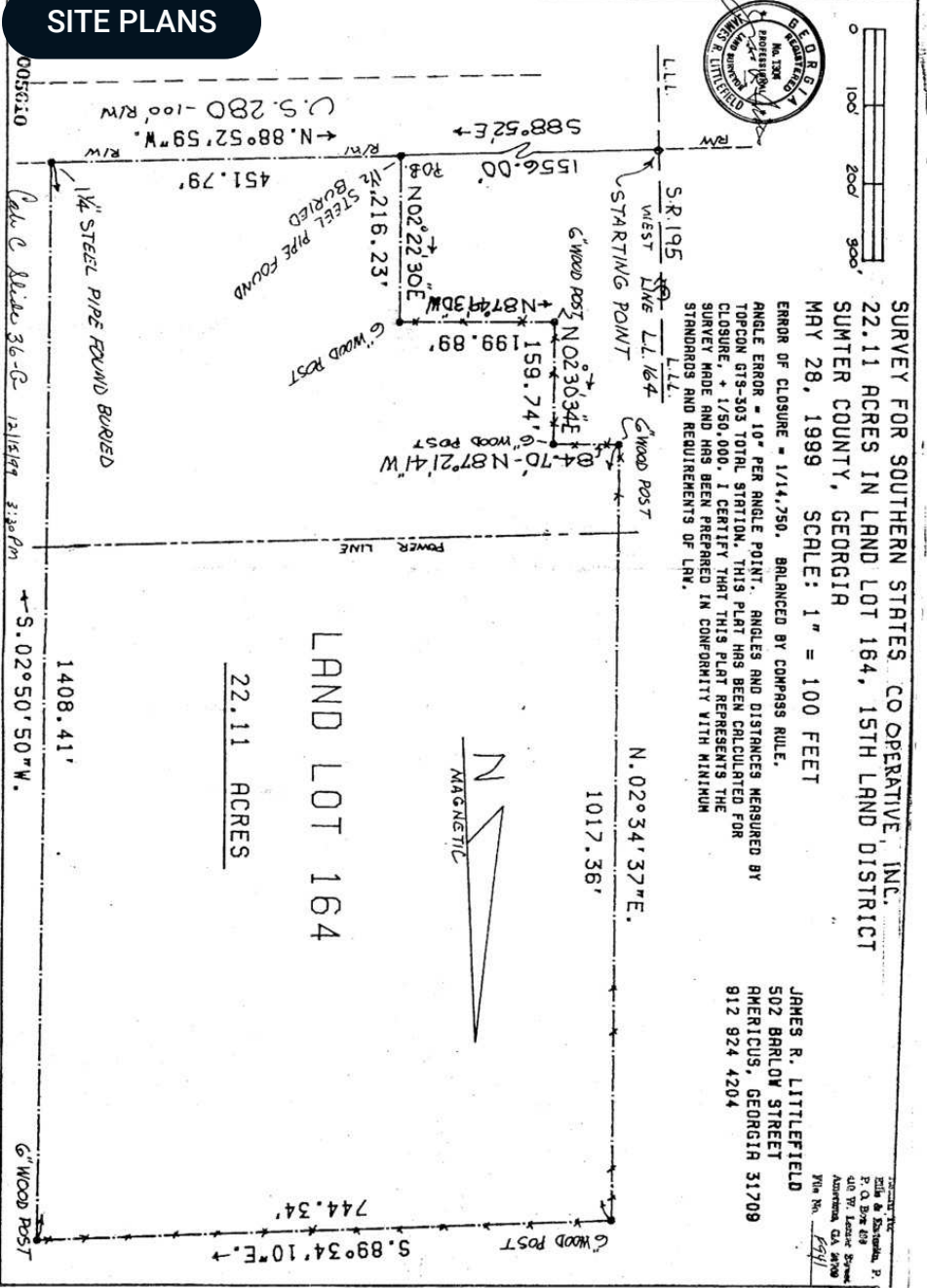
ERROR OF CLOSURE = 1/20,000.  
BALANCED BY N.H.  
ANGLE ERROR = 05" PER ANGLE POINT.  
ANGLES AND DISTANCES MEASURED BY TOPCON GTS-503 TOTAL STATION. ± 1/20,000.  
THIS PLAT HAS BEEN CALCULATED FOR CLOSURE. ± 1/20,000.  
I CERTIFY THAT THIS PLAT REPRESENTS THE SURVEY MADE  
AND HAS BEEN PREPARED IN CONFORMITY WITH MINIMUM  
STANDARDS AND REQUIREMENTS OF LAW.



JAMES R. LITTLEFIELD  
502 BARLOW STREET  
AMERICUS, GEORGIA 31709  
912 924 4204

John A. Saunders, Inc.  
P.O. Box 299  
Americus, GA 31709  
912 924 4211

**SITE PLANS**



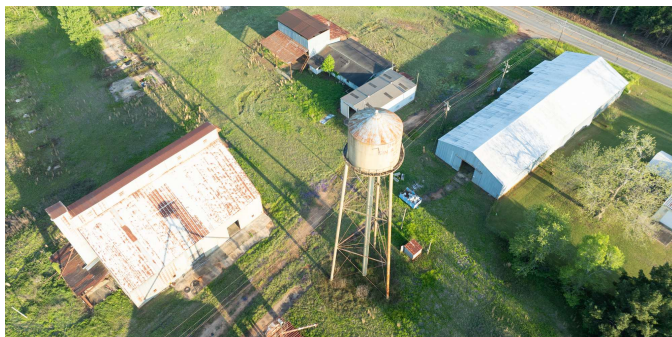
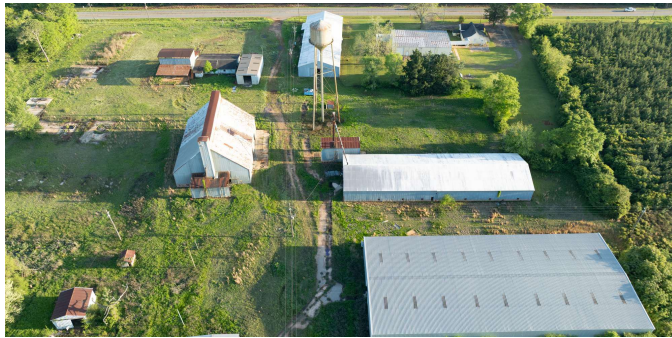
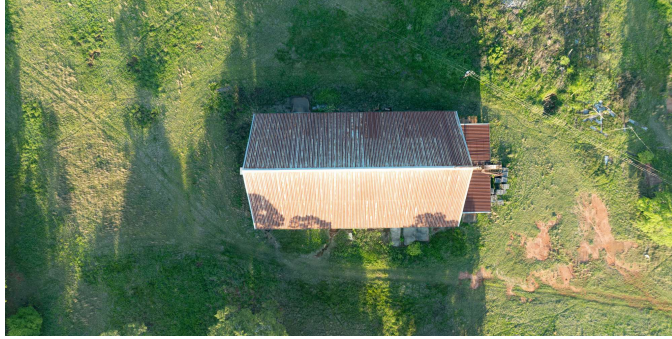
SURVEY FOR SOUTHERN STATES CO OPERATIVE, INC.  
22.11 ACRES IN LAND LOT 164, 15TH LAND DISTRICT  
SUMTER COUNTY, GEORGIA  
MAY 28, 1999 SCALE: 1" = 100 FEET

ERROR OF CLOSURE = 1/14,750. BALANCED BY COMPASS RULE.  
ANGLE ERROR = 10" PER ANGLE POINT. ANGLES AND DISTANCES MEASURED BY  
TOPCON GTS-503 TOTAL STATION. THIS PLAT HAS BEEN CALCULATED FOR  
CLOSURE. ± 1/50,000. I CERTIFY THAT THIS PLAT REPRESENTS THE  
SURVEY MADE AND HAS BEEN PREPARED IN CONFORMITY WITH MINIMUM  
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ADDITIONAL PHOTOS



## ADVISOR BIOGRAPHY



### Tom Tuggle, ALC

Advisor

[tom@saundersrealestate.com](mailto:tom@saundersrealestate.com)

Direct: **877-518-5263 x387** | Cell: **478-297-5471**

## 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.

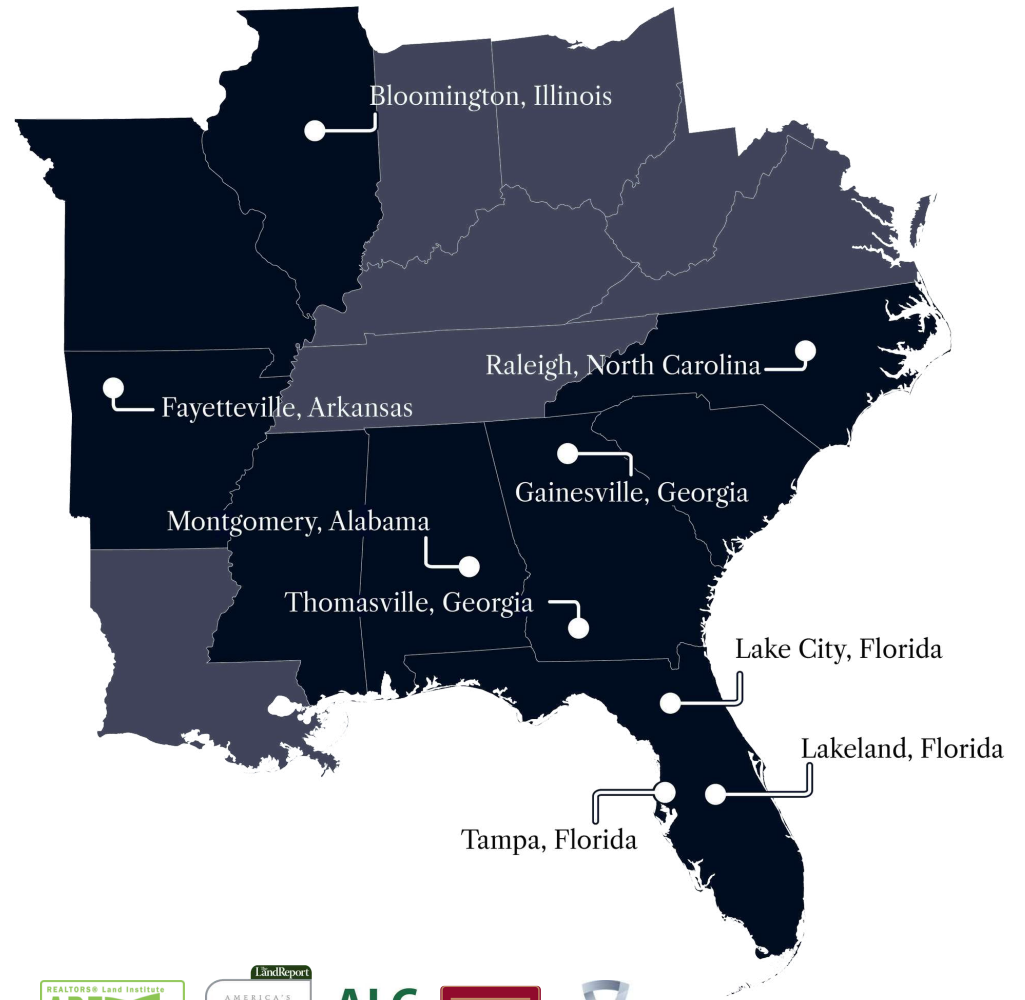
He graduated from Georgia Southern University with a bachelor's degree in Business Management and was an active member of Sigma Chi Fraternity. He now serves on the administration board for Perry United Methodist Church. Tom is a lifelong conservationist and enjoys hunting and fishing in his spare time.

Tom specializes in:

- Timberland
- Recreational land
- Agricultural land



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