

Union Hill Farm

1685 Union Hill Rd, Pelham, Georgia 31779

Todd Davis
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PROPERTY OVERVIEW



Sale Price

\$489,000

Property Overview

Union Hill is a rare opportunity to own a 46 ± acre farm in Meigs, Georgia, just 30 minutes from Thomasville and one hour from Tallahassee. Located along a quiet stretch of Union Hill Road, the property combines comfortable rural living with productive farmland and long-term investment potential.

Offering Summary

| | |
|----------------|--|
| Acreage: | 45.97 Acres |
| Price / Acre: | \$10,637 |
| State: | Georgia |
| City: | Pelham |
| County: | Grady |
| Property Type: | Farms and Cropland, Acreage and Estates |

Features include a 1,804 SF 3-bedroom/2-bath home, access to two ponds, 9.5 ± acres of fenced pastureland suitable for livestock or horses, a 6 stall horse barn, a barn with a temperature-controlled storage room with washer and dryer hookups, and 2 storage buildings. The 26 acres of farmland generate an annual income of \$2,600.00.

The property is currently enrolled in CUVA, and the farmland is leased and income-producing, providing immediate income. Union Hill is well-suited for a private homesite, working farm, or weekend retreat.

SPECIFICATIONS & FEATURES



Specifications & Features

| | |
|--|---|
| Uplands / Wetlands: | Uplands: 92% Wetlands: 8% |
| Soil Types: | Tifton: 38.63 Acres |
| Taxes & Tax Year: | \$3,566.81 (2026) |
| Zoning / FLU: | AG (CUVA 2021) |
| Lake Frontage / Water Features: | Small pond |
| Water Source & Utilities: | Well and Septic |
| Road Frontage: | 1,658 FT on Union Hill Road |
| Nearest Point of Interest: | Cairo, GA: 11.5 miles Thomasville, GA: 20 Miles Tallahassee, FL: 48 miles |
| Fencing: | 9.5 Acres Fenced |
| Current Use: | Farmland and Pastureland |
| Land Cover: | 26 Acres of Farmland 9.5 Acres of Pastureland |
| Structures & Year Built: | Home built in 1984 |

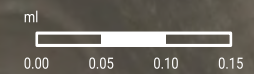
AERIAL MAP

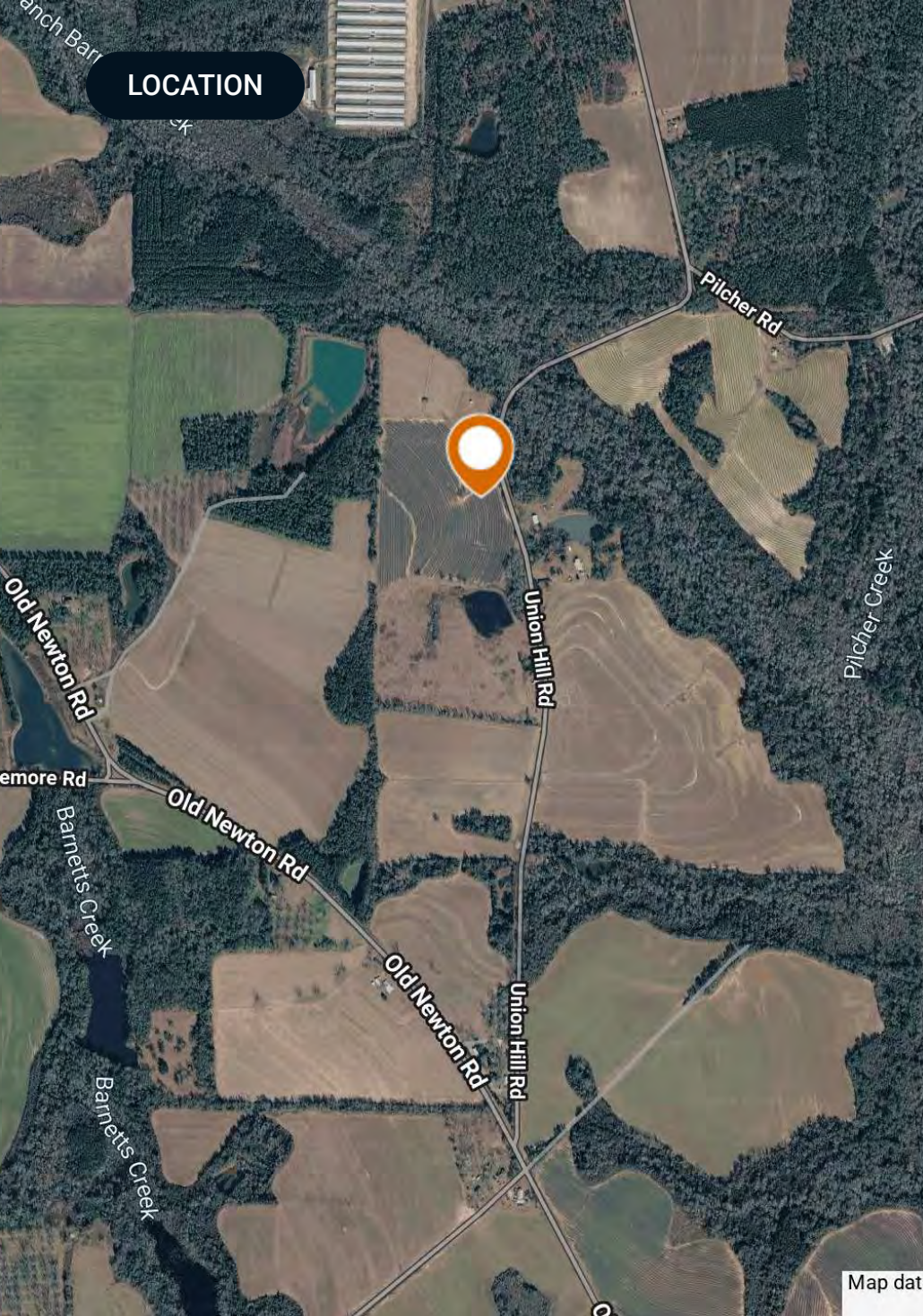
Union Hill

- Polygon
- Census Roadways TIGER



Union Hill Rd





LOCATION

Location & Driving Directions

Parcel: 00760021

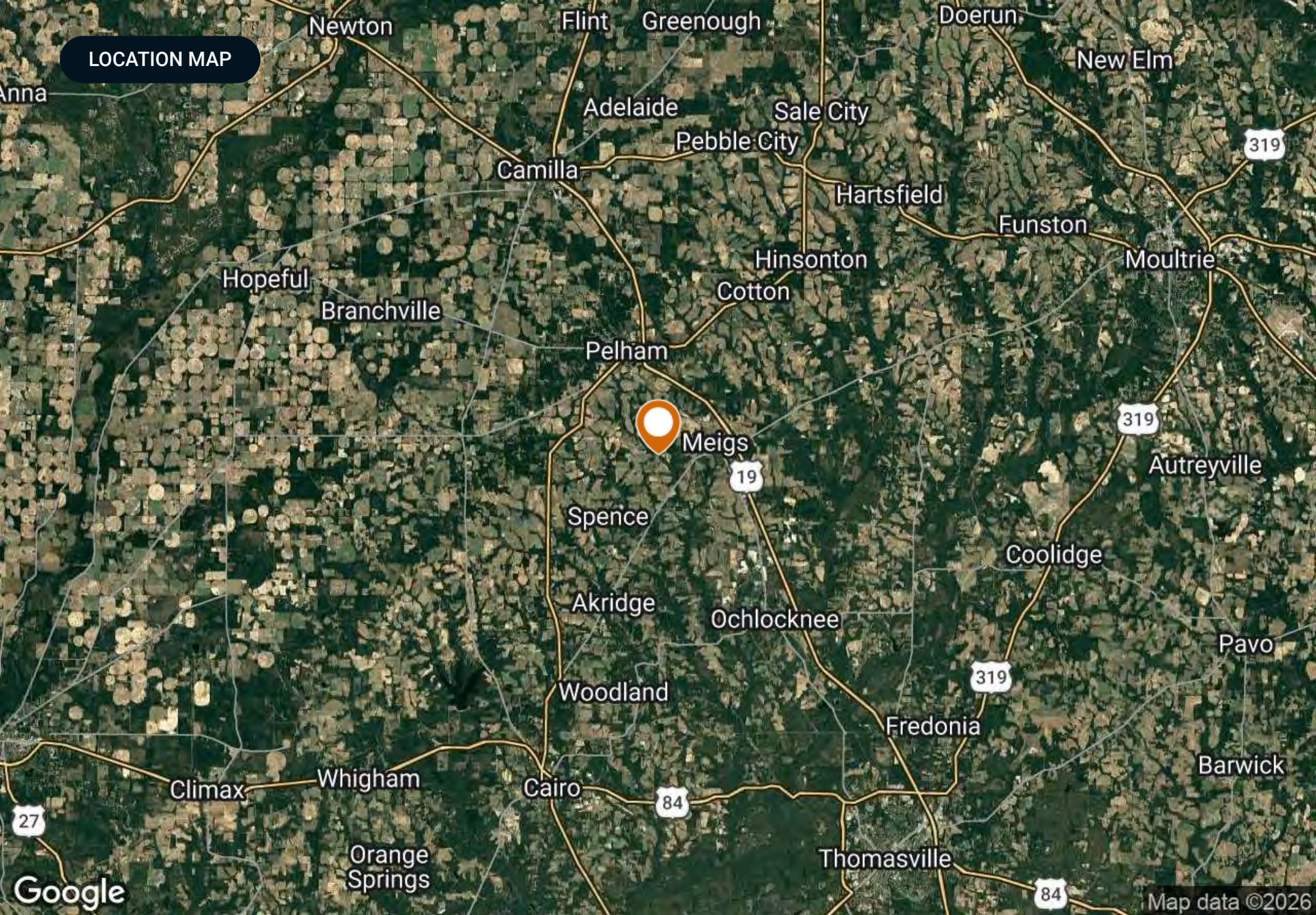
GPS: 31.0657634, -84.13039789999999

Driving Directions:

- From Meigs, GA, head SW on Marshall Street for 3 miles
- Take a sharp right turn onto Old Newton Road
- Turn right onto Union Hill Road and drive 1 mile
- The property will be located on your left

Showing Instructions:

Contact Listing Agent for Showings



LOCATION MAP

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



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