



SOUTH AUCTION

478-455-1861

338 E Main Street, Swainsboro, GA
SouthAuction.com

Important Facts – Clito Farm Auction, Bulloch Co. GA

- Property is zone AG5
- Irrigation well is on Tract 5
- Diesel pump powering the well does not belong to the landowner and will not convey with the land (farmer leasing the property owns it).
- There is no power run to the well, pivots are currently run by generators.
- Pivots will not convey with the land but can be purchased separately for \$50,000 each from the current landowner.
- Lot 4 has a pivot that is fed from well on Lot 5. If purchased separately, the current landowner of 4 will have to access water from the owner of Lot 5.
- If the farm is purchased as a "whole" no survey is required.
- Farmer leasing the property will be allowed to harvest his 2025 crops, even if the harvest is not complete after closing date.
- This property **MUST** close in 2025.
- Title work has been started with Bruce, Matthews and Lavoie Law in Statesboro to ensure a closing in 2025- they will be the closing attorney for the property.
- The farmer leasing the property wishes to continue to lease it in the future



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