

# JWS Farms

## Property Features

Situated eight miles northwest of Colquitt in Miller County, JWS Farms has served as the family homestead for multiple generations. The original cultivated cropland has been converted, in part, for recreational and timber purposes, providing a diverse landscape that many investors seek. Yet the historic home and barn still stand today as a testament of a time gone by.

JWS Farms offers a nice mix of interspersed pine, hardwood bottoms and open fields that provide excellent habitat for deer and turkey. Its location next to the 6,300-acre Miller County Wildlife Management Area makes this a unique property, forever protected from encroachment. The fields themselves offer small farming opportunities that provide additional value.

Private timberland investors will also find JWS Farms attractive as there is a strategically mixed age class of planted pine that will provide cash flow over many years. For those investors looking for instant liquidity, there is an abundance of merchantable timber.

JWS Farms has easy access off U.S. Highway 27 and possesses a well developed internal road network for recreation, management, and harvesting.

### At a Glance

*Acreage:*  
429 Acres

*Asking Price:*  
\$1,995 per acre

*Location:*  
North Miller County, Georgia  
west of U.S. Hwy 27 via  
W. Sheffield Rd & Williams Rd.

*Special Attributes:*

- Intensively managed for timber and wildlife
- Adjacent to Wildlife Management Area
- Rich and fertile soils
- Historic Home and Barn



**Arnie Rogers**, *Licensed Real Estate Broker*  
Verdura Realty, LLC • 2065 Thomasville Road • Tallahassee, FL 32308  
Cell: 850.491.3288 • Email: [arogers@verduraproperties.com](mailto:arogers@verduraproperties.com)  
[www.VerduraProperties.com](http://www.VerduraProperties.com)



# JWS Farms

## Location Map



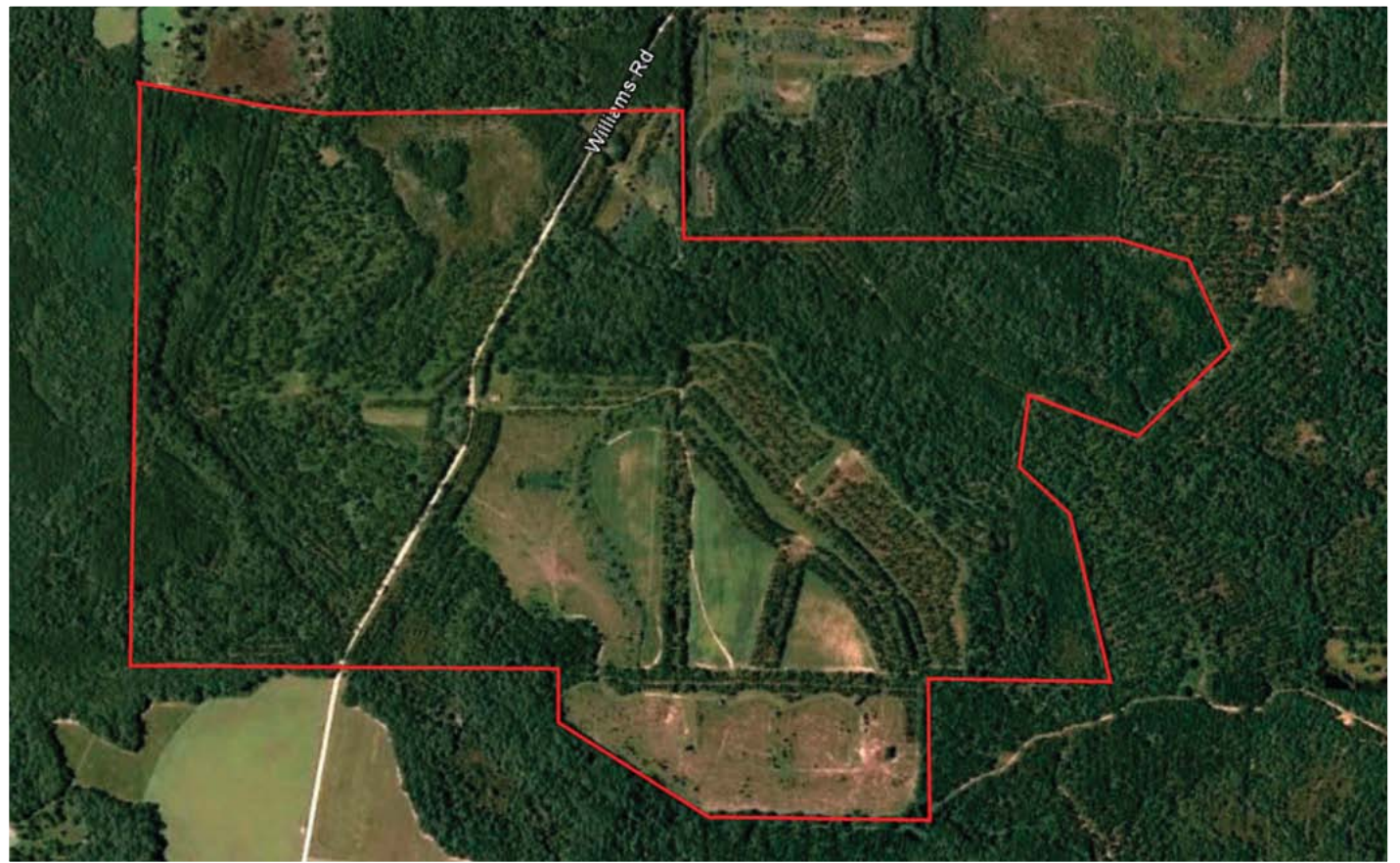
**Arnie Rogers, Licensed Real Estate Broker**  
Verdura Realty, LLC • 2065 Thomasville Road • Tallahassee, FL 32308  
Cell: 850.491.3288 • Email: [arogers@verduraproperties.com](mailto:arogers@verduraproperties.com)  
[www.VerduraProperties.com](http://www.VerduraProperties.com)



Please note that while all information is believed to be reliable, none is guaranteed.

# JWS Farms

## Aerial Map



**Arnie Rogers**, *Licensed Real Estate Broker*  
Verdura Realty, LLC • 2065 Thomasville Road • Tallahassee, FL 32308  
Cell: 850.491.3288 • Email: [arogers@verduraproperties.com](mailto:arogers@verduraproperties.com)  
[www.VerduraProperties.com](http://www.VerduraProperties.com)



Please note that while all information is believed to be reliable, none is guaranteed.

# JWS Farms

## Photos



**Arnie Rogers, Licensed Real Estate Broker**  
Verdura Realty, LLC • 2065 Thomasville Road • Tallahassee, FL 32308  
Cell: 850.491.3288 • Email: [arogers@verduraproperties.com](mailto:arogers@verduraproperties.com)  
[www.VerduraProperties.com](http://www.VerduraProperties.com)



Please note that while all information is believed to be reliable, none is guaranteed.