



PLANTATION SERVICES

MARKET REPORT | LAND PRICES 2026

OVERVIEW

Plantation Services has specialized in selling and managing large farms and plantations across the Southeast since 1959. The company has offices in Albany, Georgia, and Charleston, South Carolina.

We can provide up-to-date information on your property's value, recommend ways to improve it, and connect you with qualified buyers if you decide to sell. Our prospective buyers have come from around the U.S. and most major European countries.

HUNTING PLANTATIONS

Prices for hunting plantations in Georgia and South Carolina continue to increase in value. For over 100 years buyers have been attracted to the Albany, Thomasville/Tallahassee areas for the quality and consistency of wild quail hunting, the mild climate and beautiful scenery. Some hunters have become especially interested in the area near Albany because of the huge whitetail deer. Many plantations have been in the same families for years and they are seldom sold.

South Carolina is experiencing the fastest population growth based on percentage of any state in the country. The historic Low Country which runs along the Atlantic Coast is one of the most beautiful natural areas in the South and offers a wonderful quality of life. Demand for recreational property is strong. Thousands of acres of scenic woodlands and waterways have been purchased and protected recently by conservation groups such as the Open Space Institute, Wetlands America and other land trusts. The limited availability of plantations in these areas should help increase their values well into the future.

The price range for plantations of 500 acres or more in GA and SC averages \$4,000-10,000/acre (not including the value of buildings).

FARMS

Despite generally lower agricultural commodity prices and significantly increased costs for farm inputs, demand for productive farmland remains relatively strong since few desirable farm tracts are offered for sale to the public each year. Neighboring farmers often have advance knowledge of farm tracts that might become available and make the necessary arrangements to purchase the land privately.

While annual cash returns on cropland continue to be somewhat depressed compared to the early 2020s, farmland remains a solid inflation hedge, with farmland values appreciating an average of 4.6% annually over the past 20 years. Farmland ownership also provides the potential for recreational use and non-agricultural uses such as residential development depending upon location and available infrastructure. Irrigated cropland that can be used for sod production is also in demand as more people move to the southeast.

Pasture and hay land prices are on a positive trend. The beef cattle industry has enjoyed several years of strong profitability as the domestic herd size declined due to multiple years of drought in western states and producer decisions to sell breeding age animals to take advantage of high slaughter prices rather than retaining heifers to expand their herds.

The value of agricultural land can be quite variable with factors such as soil types, topography, water availability, drainage, local commodity markets, transportation infrastructure, location with respect to population centers, road frontage, and size and shape of the tract all being considered, and average prices can be misleading. With that thought in mind, following are the ranges that our company representatives have seen in sales over the past year.

Land Type	Georgia	South Carolina
Average crop land	\$3,500-\$4,500	\$4,000-\$6,000/ac
“Premium” irrigated land	\$7,500-\$9,500+/ac	\$7,000-\$9,000+/ac

TIMBERLAND

Georgia and South Carolina together have more than 35 million acres of timberland. Timber investors have long been attracted to the southeast for its long growing season, annual rainfall and high index soils.

Markets for wood have weakened since mid-2022 when housing and other uses for lumber slowed. In Georgia, timberland presently grows over 50% more wood than is being utilized.

Just a few years ago bare-land timber values were averaging about \$2,000/2,500 acre. Today, bare-land values in many areas have increased since they have been converted for higher uses such as hunting and development.

Presently, we see a buying opportunity for upland timberland located in the path of growth and in areas with competing lumber mills.

Timberland Type	Georgia	South Carolina
Lower-quality cutover / remote locations	\$1,500–\$2,500/ac	\$2,000–\$3,000/ac
Average pine land	\$2,500–\$4,500/ac	\$3,000–\$5,500/ac
Well-planted pines with good locations	\$4,000–\$5,000+/ac	\$4,500–\$6,000+/ac
Well-located timber tracts with hunting	\$5,000–\$10,000ac.+	\$6,000–\$12,000ac+
Near growth corridors with future development influence	Can exceed \$15,000+/ac	Can exceed \$20,000+/ac

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Licensed in Georgia, Florida, Alabama, South Carolina

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