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**May 5** *Thomasville*

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*For more info: 229.228.7977*

**May 11-13** *Ochlocknee*

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Enjoy a weekend of great bluegrass music with Trinity River Band, Blue Shades of Grass, Blue Holler, Kenny Hill Band, Ten Mile Branch, Bottom Dollar Band and more. Held at Pickers Paradise Park at 2217 Maddox Road.

*For more info: 229.221.5467*

**May 13** *Thomasville*

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*For more info: 850.385.6376*

**May 11 - 14** *Americus*

## **SUMTER PLAYERS, INC. PRESENTS HEAVEN CAN WAIT**

The Rylander Theatre hosts this performance which follows prizefighter Joe Pendleton as he asks for a "re-do" when he gets to heaven and is living in another man's body.

*For more info: 229.931.0001*

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Email us at [LandFinancing@SWGAFarmCredit.com](mailto:LandFinancing@SWGAFarmCredit.com) and we'll add you to our list!

**May 14** *Albany*

## **CHEHAW PARK**

Enjoy a Mother's Day Brunch at Chehaw Park! All tickets include admission to the park and zoo. Reserve your seat by May 11.

*For more info: 229.430.5275*

**May 20** *Donalsonville*

## **SEMINOLE STATE PARK - CUMMINGS LANDING MARSHES SUNSET HIKE AND PADDLE**

Visit the beautiful, unspoiled marshes around Cummings Landing. Kayak/canoe 1.5 miles and then go for a short hike to view the marshes from land. Finish off the event by taking in a beautiful Lake Seminole sunset while paddling back to the park. Bring a camera! \$10 plus \$5 parking.

*For more info: 229.861.3137.*

**May 26 - May 29** *Callaway Gardens*

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*For more info: 800.852.3810.*



# Wiregrass

LAND & LIVING

is published quarterly for stockholders,  
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Southwest Georgia Farm Credit NMLS #691477



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# FSA Price Loss Coverage/ Agriculture Risk Coverage Payments

By Richard Horn, Chief Credit Officer

I should probably start with the fact that anything in this article that isn't at least 10 months backward looking will not be accurate. That's because FSA PLC/ARC Payments are tied to the commodity marketing year which doesn't end until July - September of the year following harvest.

FSA Pricing comes out in November of each year for the following year. A really good soul in FSA's lending arm (maybe several good souls) publishes these commodity prices, which are used in their projections for the coming year, so I emailed and asked how FSA handles PLC/ARC Payments in their projection analysis of their borrowers. Note: As any good journalist (if not good, at least ethical) I will not reveal my source except to say that, geographically, the source is not anywhere near Southwest Georgia). Below is the response.

*" . . . we do not allow a projection for ARC/PLC payments on a farmer's pro forma due to the fact that a projection of that payment (if at all) is impossible to project. You are correct that the marketing year does not end until the 3rd quarter of the projected year income/expenses therefore attempting to make a projection for that payment now (or early spring) is just not reasonable. . . . "*

**OH MY GOSH!!** This is a USDA program approved by Congress as part of the Farm Bill. Farm Service Agency is a part of USDA lending to agriculture. In some parts of the country PLC/ARC represent more \$ than the profit being generated overall. AND it is not part of the project utilized the Farm Service Agencies analysis.

**BUT I UNDERSTAND** the predicament. So here is a backward looking real deal truth. ARC Corn in Decatur County paid \$96.81/acre for all corn (irrigated or non-irrigated) for the 2015 year - funds received in October 2016 (see *Table 1*). Nearby Grady County got \$28.15/acre for irrigated corn and \$16.25 for non-irrigated corn. Why the difference? The price part of the formula - an Olympic Average of \$5.29/bushel was the same for all counties - in fact the entire United States. The answer is that it's in the yields. Because Grady County had significantly higher yields as compared to the Olympic Average the payout was considerably less. Why didn't Decatur County have an irrigated and non-irrigated payout. USDA statistically will not separate into irrigated and non-irrigated unless enough farmers and enough acres are in both categories. Apparently Decatur County is very dominant in irrigated acres.

Back to why FSA won't count the PLC/ARC Payments in its projection. The marketing year, which is used in determining the Olympic Average Price for corn is September 1 - August 31. So we harvested corn in July and August 2015. The formula for payment couldn't be known until August 31, 2016. We don't actually know it on August 31 - it takes a while to get all the numbers locked down - the reason payments aren't made until October 2016. Nationwide farmers are making a lot less than back in 2013 AND they must wait until October of the year following harvest to get their PLC/ARC Payments. AND a USDA

**Table 1: 2015 ARC Corn**

Corn	Irrigated/NonIrrigated	Olympic Avg Yield	Olympic Avg Price	Actual Yield	ARC Co Pymt/Acre
Decatur County	All Corn	183	5.29	180	96.81
Grady County	Irrigated Corn	176	5.29	214	28.15
Grady County	Non-Irrigated Corn	98	5.29	119	16.25

agency won't count the PLC/ARC Payment in their projections because it can't "reasonably" be known.

Before I get so wound up that steam starts shooting out my ears, I must remind myself of the following:

1. PLC/ARC Payments is a program designed by the United States people, via Congress, to provide a stop-gap between a falling farm economy and agricultural failure.
2. Without these funds farmers would be in serious financial straits.
3. Even if I disagree with FSA's position in forecasting PLC/ARC Payments, Farm Service Agency and their staff have done many wonderful things for Southwest Georgia's farmers.

Southwest Georgia Farm Credit is not the Farm Service Agency and it can and will include PLC/ARC payments in its 2017 projections. Remember 2016 payout numbers won't be calculated until just before the October 2017 payments go out and 2017 payout numbers won't be calculated until just before the October 2018 payments go out. *Table 2* includes both historical and forecast numbers.

I am not a genius but I have a lot of them working with me. Std Dev = Standard Deviation. It means that roughly 72% of all 2017 Irrigated Corn ARC County Payments will be \$19.65/Acre +/- \$13.80/Acre. That's a range of \$5.85/Acre - \$33.45/Acre. That is a MASSIVE drop from the 2016 forecast of \$78.86/Acre or the 2015 Average of \$81.85/Acre. Why? Because the Olympic Average Price is based on a rolling 5 year average, dropping the high and low for a 3 year average. Moving into 2017 we are replacing the last of the high years with a low year.

Let's convert the information from *Table 2* into real numbers. We'll use a farmer with 1,000 acres of crop history. He has a history of 330 acres of peanuts, 330 acres of corn and 340 acres of cotton, all irrigated (see *Table 3*). His PLC peanut yield is 4,875 pounds/acre. Miraculously his ARC County Average payout is exactly the average for Southwest Georgia. AND we'll leave the crop mix exactly as shown but I won't go through the strategy of actual vs. generic acres for this example.

Again, as stated earlier a farmer looking to maximize his return may have a different crop mix (more peanuts, less cotton) but keeping all else static, the above table provides a snapshot of actual returns for 2014 and 2015 and the estimated returns for 2016 and 2017. We've just started the marketing year for 2016 crops and we won't start the marketing year for 2017 crops until July 31 and August 31 for peanuts and corn, respectively.

For 2016 and 2017 it's a forecast not an actual known number, which makes lots of people uncomfortable. It makes me uncomfortable as a lender and for our farmers that are very dependent upon these payments. Farmers still have to make a farm decision on what to plant and lenders still have to decide whether and how much to lend.

Farm Credit builds its forecast to serve its farm customers and to assure those that invest in Farm Credit that its lending is based on safe and sound practices. Southwest Georgia Farm Credit operates in 21 counties. We run our analysis on all 21 counties (assuming USDA has the information — a couple of counties have very little commodity crops). If you'd like to see Southwest Georgia's forecast for your county, please contact the Farm Credit Relationship Manager nearest you.

**Table 2: FSA PLC/ARC Payments in Southwest Georgia**

Year	PLC Pymt Peanuts Per Lb	ARC Co Payment				ARC Co Payment			
		Irrigated Corn		NonIrrigated Corn		Irrigated Soybeans		NonIrrigated Soybeans	
		Avg/Acre	Std Dev	Avg/Acre	Std Dev	Avg/Acre	Std Dev	Avg/Acre	Std Dev
2014	0.0475	84.01	20.19	32.9	9.19	14.87	18.89	27.63	10.14
2015	0.0745	81.85	27.11	22.68	9.09	41.62	27.71	31.9	1.23
2016 (e)	0.0755	78.86	23.37	49.4	53.91	47.94	14.77	21.76	10.15
2017 (e)	0.0400	19.65	13.80	21.19	13.8	19.38	13.17	16.67	11.60

**Table 3: FSA PLC/ARC Payments in Southwest Georgia**

Year	PLC Pymt/Lb	PLC Yield	\$ Pymt Per Acre	Peanut Acres	Total \$	ARC Co Payment-Irrigated Corn			
						\$/Acre	Acres	Total \$	Total Pymt \$
2014	0.0475	4,875	231.56	330	76,416	84.01	330	27,723	104,139
2015	0.0745	4,875	363.19	330	119,852	81.85	330	27,011	146,862
2016 (e)	0.0755	4,875	368.06	330	121,461	78.86	330	26,024	147,484
2017 (e)	0.0400	4,875	195.00	330	64,350	19.65	330	6,485	70,835

There's no place  
like  
**Home**

While those words may bring a visual image of ruby red slippers, a yellow brick road, and the state of Kansas, for Tamara Dollar Hader, it means boots and a dirt road in southwest Georgia. While the images are very different, Tamara agrees that no truer words have ever been spoken or apply to her life any better.

As the third generation to love this land located just north of Bainbridge on Highway 97, Tamara and her husband Sean have appropriately named it "Homeplace Farms." And yes, it is a farm with irrigated crop land, pastures, cows, woods and planted pines, and most importantly to Tamara – horses. "My vision is to keep expanding "Homeplace Farms" as neighboring acreage becomes available and to eventually restore it back to its original footprint – the Dollar homeplace that began with my grandfather," Tamara shared.

It doesn't take long when talking with Tamara to know that she is a visionary – something else that began with her grandfather. Not only did he farm, but his commitment to keeping agriculture strong and thriving in Decatur County led to the establishment of the family business – Dollar Farm Products. Tamara's father fearlessly led this family business, as well as the family farm, through many decades and her brother Tommy, driven by his passion and vision for what the company could be, has taken DFP to new levels. And Tamara is quick to add that her nephew Hugh is following in his father's footsteps. All three are involved in the management of the family farm.



Tamara's journey to her "homeplace" includes an art degree from Georgia Southwestern University, years of working and learning the business at DFP, meeting and marrying Sean in 1996, and being a care-giver, first to her grandmother and then to her mother until her death in 2010. "After my mom died, I really needed to pour myself into something and since my passion has always been horses, it was just a natural decision to focus on them," Tamara shared.

That passion for horses is clearly seen at the barn that Tamara and Sean really call home. "We spend more time here than we do at our actual house," she said with a smile. And yes, the barn, surrounded by fenced paddocks, a riding ring, storage buildings and equipment shed, is at the end of that dirt road. "We feel the most comfortable at the barn and enjoy watching all of the wildlife, including some red foxes that we recently spotted. And we are working to build up the wild quail population in the surrounding woods."

The barn is home to Tamara and Sean's family – an interesting collection of horses, donkeys, miniature horses, ponies, cats and dogs, while a few feet away are kennels for the English Cocker Spaniels that Sean raises and trains. Most of the horses are ones that Tamara has retired from the show circuit or ones that never made it to the show ring. These are now personal trail horses



for Tamara and Sean, with some of them ridden to hunt quail at Brentwood Plantation, a commercial quail hunting preserve, where Sean works.

A special member of the family at the barn is Tamara’s first World Champion Racking Horse named The Image – appropriately named as he is the image of a winner with his sleek black coat and beautiful mane and tail. The bond between The Image and Tamara is evident and runs very deep. He is very protective of Tamara and indeed knows that he is the king of the castle (barn) and living the ultimate retired life.

When Tamara decided to turn her full-time attention to showing horses, she knew she needed help. She began searching for a trainer and found Laurie Toone, who she credits with teaching her more than she ever dreamed possible. Tamara also sought the guidance and advice of long-time friend and mentor, Bob Lawrence. Bob began looking for just the right horse and discovered I’m Manhattan, who became Tamara’s first World Champion Tennessee Walking Horse.

With that win and the decision made to show horses every weekend, the Haders knew they needed more than one horse. So they expanded their show string of Tennessee Walking Horses to include Double Shot of Cash, a multi-winning World Champi-

on Western Liteshod, and Cazadores, also a multi-winning World Champion. Cazadores fulfilled Tamara’s vision for her first World Grand Champion in Western Trail/Pleasure in September 2016. The sparkle in Tamara’s eye as she talks about that win leaves little doubt – she loves her horses and she loves competing.

More recent additions to their show horses include three-year-old contender Checkpoint Charlie, who also competes in the Western Trail/Pleasure division, and Up and Coming A Cool Drink of Water, a younger brother of Cazadores, who is still in “boot camp” to determine which division he will eventually compete in.

Tamara and Sean readily admit that their lives revolve around their animals and showing their horses. With the show season running from March to November, the couple is constantly on the road to a different state, like Mississippi, North Carolina or Tennessee. They love the network of fellow horse owners and exhibitors that has developed along the way and look forward to many more years of traveling and showing.

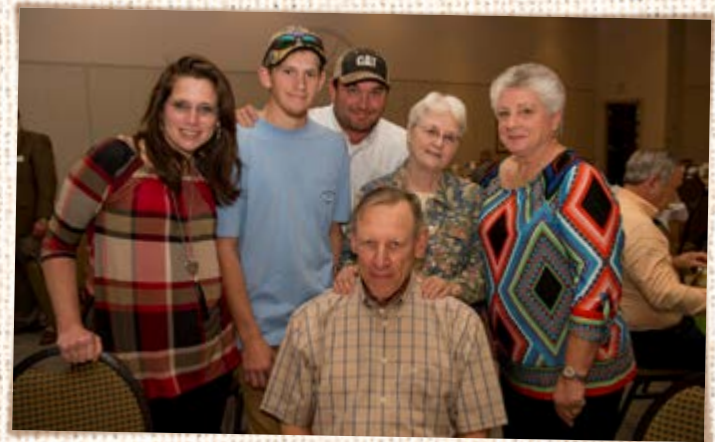
Land owner, farm manager, visionary, business woman, competitor, horse whisperer, animal psychologist, care giver, teacher, trainer – these are all fitting descriptions of Tamara and the life that she has built with the love and support of her family. Wearing boots and standing in the doorway of the barn, Tamara gazes out across the land and anyone watching can tell – Tamara is contented at where she is in life and connected to what all began with the generations before her. There truly is no place like home.

# — Annual — STOCKHOLDERS’ — Meeting —

The Annual Stockholders’ Meeting was held Tuesday evening, February 21, 2017 at the Hilton Garden Inn, 101 Front Street, Albany. Nearly 225 members and guests attended. Members voted for one Board of Director position, re-electing James H. Dixon, Jr. to a three-year term. The annual meeting provided an opportunity for members to review the Association’s financial performance, as well as learn about the upcoming year’s business plan objectives.

Other members of the Board include John M. Bridges, Jr., Clifford Dollar, Jr., Robert L. Holden, Sr., Edward D. Milliron, Kim D. Rentz, Tom Harrison, and Jeffrey A. Clark.

Members also elected the 2018 Nominating Committee:  
Eric Cohen, Joan Michelson, Andrew W. Payne, and Terry S. Pickle.







## Moss Retires as Appointed Director

Mr. Robert B. Moss has retired as an Appointed Director at Southwest Georgia Farm Credit. He was recognized by the Board of Directors at their December meeting for his 23 years of outstanding service to the organization.



Robert B. Moss

## Harrison Appointed in January

In January, Southwest Georgia Farm Credit's Board of Directors appointed George Thomas (Tom) Harrison as an Outside Director to fill the seat previously occupied by Mr. Moss. Mr. Harrison is a Certified Public Accountant and Certified Financial Planner.



George Thomas (Tom) Harrison

Mr. Harrison, a partner in the CPA Firm, Lanigan & Associates, manages the engagement of large audits for the firm, while also serving as a member of the firm's peer review and oversight team. Mr. Harrison's experience includes working with the accounting and agricultural sectors, specifically pertaining to forest products, farm machinery dealerships, financial planning, and accounting for timber, row crops, peanut and vegetable operations.

Mr. Harrison holds degrees from The Florida State University in Accounting and Finance.

## Poitevint Named Chief Operating Officer

Paxton W. Poitevint has been named Chief Operating Officer for Southwest Georgia Farm Credit. Mr. Poitevint, who joined the Association in 2005, most recently served as Chief Relationship Manager and was responsible for the Association's business development efforts. In his new role, Mr. Poitevint will manage the daily operations of the organization.



Paxton W. Poitevint

"Since joining Farm Credit, Paxton has managed several functions within the organization and has proven to be a strong manager and leader," said Richard S. Monson, Chief Executive Officer. "Paxton always considers our member-borrowers' needs first, and recognizes the important role Farm Credit plays in offering a competitive source of credit in the marketplace."

Poitevint earned a Bachelor's degree in Finance from the University of Georgia and a Master's in Business Administration from Georgia State University. Poitevint and his wife Stephanie, along with their two children, live in Bainbridge.

## Nogowski Promoted to Chief Marketing and Administrative Officer

Liz Nogowski has been promoted to Chief Marketing and Administrative Officer. Ms. Nogowski, who has been with Farm Credit for about 10 years, will lead the marketing, business development, human resources and legislative affairs efforts for the Association.



Liz Nogowski

Nogowski, who previously served as Director of Public Relations at Tallahassee Memorial HealthCare and Director of Marketing for The St. Joe Land Company, earned a Bachelor's degree in Journalism from Southern Connecticut State University, New Haven, CT.

Nogowski resides in Tallahassee with her husband, John, and son, John Nogowski, Jr.

## Wilson Managing Sales Team

Brian Wilson, Senior Relationship Manager in Americus, now manages the Association's sales team. In addition to continuing his Relationship Manager duties, Wilson has been tasked with new business development throughout the organization's territory. Wilson will also be responsible for Relationship Manager training and education.



Brian Wilson

"Brian's extensive knowledge of our client base, and his understanding of loan structuring, align perfectly with this role," said Liz Nogowski, Chief Marketing and Administrative Officer.

Wilson joined Southwest Georgia Farm Credit in 1997. He earned a Bachelor's degree in Business Management from Georgia Southwestern State University in Americus. He and his wife, Kresta, and daughter, Gracie, reside in Americus.

## Reynolds is Retail Credit Services Manager

Keri Reynolds has been named the Retail Credit Services Manager at Southwest Georgia Farm Credit. Ms. Reynolds, who joined Farm Credit in 2013, previously served as a Credit Analyst. In her new position, Ms. Reynolds will manage the origination, underwriting and administration of retail loan products, primarily including those used for residential, lifestyle farming, and other consumer lending purposes.

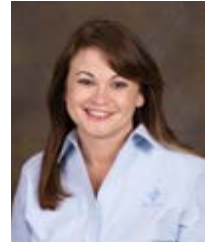


*Keri Reynolds*

Ms. Reynolds is a graduate of Georgia Southwestern University with a Bachelor of Business Administration, with a major in accounting. A long-time resident of Decatur County, Ms. Reynolds is a graduate of the 2008 Class of Leadership Decatur County. She, her husband, Matt, and three sons, live in Bainbridge.

## Fretwell Named Relationship Manager

Ragan Fretwell has been named a Relationship Manager at Southwest Georgia Farm Credit and will be based in the Dawson office. In this role, Ms. Fretwell will work closely with clients and prospects to finance farms, ranches, recreational properties, timberland and real estate. She will also continue to manage Farm Credit **EXPRESS**, the point-of-sale financing program available through dealerships for the financing of new and used equipment.



*Ragan Fretwell*

Ms. Fretwell, who joined Farm Credit in 2003, is a graduate of Georgia Southwestern University with a Bachelor's degree in Accounting. She also earned a Bachelor of Business Administration from Troy University. A resident of Lee County, Ms. Fretwell is a board member of the SOWEGA Council for the Aging. She and her two children live in Leesburg.

## Minor and Grogan Join Southwest Georgia Farm Credit

John Alan (Bo) Minor, Jr. joined Southwest Georgia Farm Credit in Bainbridge as a Credit Analyst on January 3. He is a graduate of the University of Georgia with a Masters in Agribusiness and received a Bachelor of Business Administration in Accounting from Georgia Southwestern University. A native of Americus, Mr. Minor has extensive agricultural experience from working in his family's farming operation. He also interned with Dow Agrosciences in 2016.



*John Alan (Bo) Minor, Jr.*

Chad Grogan began on March 1 as a Credit Analyst in Bainbridge. He is a graduate of the University of Georgia with a bachelor's degree in Agriculture. He previously worked in the Farm Credit System as a loan officer and most recently served as the agency manager for South Georgia Crop Insurance, Inc. A native of Mitchell County, Mr. Grogan currently resides in Sale City.



*Chad Grogan*

## Harrell and McGalliard Assume New Responsibilities

Brant Harrell, Relationship Manager, has relocated to the Bainbridge office where his responsibilities have expanded to serve a larger sector of the Association territory. He will continue to serve clients and prospects through the Camilla office in addition to having his office in Bainbridge. Mr. Harrell has been with Southwest Georgia Farm Credit for ten years.



*Brant Harrell*

Josh McGalliard, Relationship Manager, has relocated to the Camilla office from Dawson. In addition to serving customers with their financing needs, he will also be responsible for management of the office staff. Mr. McGalliard joined Farm Credit in 2006.



*Josh McGalliard*

## U.S. Flag Presented

We were so humbled to have received a flag flown over the United States Capitol, commemorating the Farm Credit System's Centennial. At the request of the Honorable K. Michael Conaway, Member of Congress, this flag was flown on July 17th, 2016. In a note from the White House: "Our Nation depends on our farmers, ranchers, and the people of our rural communities to help Americans put healthy food on their tables and to contribute to growing a more vibrant national economy."

*Our Farm Credit team proudly displaying the American flag: Dee Dow, Brian Wilson, Mandy Johnson, Charlotte Cook, Stephanie Streetman, Lori Hargrove and Richard Monson.*



## Salvation Army Red Kettle Campaign

Southwest Georgia Farm Credit believes in supporting our communities. That is why we were excited to be a part of the Salvation Army Red Kettle Campaign on December 5. Thirteen employees in our Bainbridge office took part of their day and volunteered to ring the bell at Walmart. Thanks to everyone who shook our hands, gave us hugs, and donated to help those in need in our community!

*Carla Chastain, left, and Betsy Tomberlin enjoyed seeing friends and making new ones as they volunteered to ring the bell for the Salvation Army.*



## Investing in Our Communities Through United Way

United Way has a mission: "Improve lives by mobilizing the caring power of communities around the world to advance the common good." And with nearly 1,800 local chapters serving in 40 countries and territories, they are impacting millions of lives every year.

As a community partner and supporter of United Way of Bainbridge-Decatur County, Southwest Georgia Farm Credit has matched employee donations and pledges for the past 15 years for the United Way Campaign. This year, that amount totaled \$7,854, an increase of over six percent from the previous year. "Our employees believe in giving back and investing in our community, so we are proud to match their contributions," said Richard Horn, Chief Credit Officer.



*Presenting the check on behalf of Farm Credit are (L to R): Kirk Whitaker, Joe Ingram, Amber Moore, Richard Horn, Frank Loeffler - Chairman of Bainbridge United Way Board, Dianne Maxwell, Karen Moran, and Sheila Todd.*

## Storm Victim Relief

In January, Southwest Georgia Farm Credit accepted donations at each office location to assist those who were in desperate need following the destruction from storms in the Albany Area.

"Our neighbors in the Albany area suffered greatly from two separate storms that devastated entire communities," stated Paxton Poitevint, Chief Operating Officer. "We wanted to help those who had lost so much. The outpouring of donations and support from our borrowers, and our neighbors and friends, was overwhelming. We took six vehicles loaded with donations to the Albany donation center as well as bags to Albany First Baptist Church to assist with delivery of meals to the workers and clean-up crews."

Thank you to all who joined in assisting with relief efforts with donations and who volunteered their time to help those in need.

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# The Power of Goals

By: Dr. David M. Kohl

GOALS ARE ONE OF THE BASIC COMPONENTS OF A BUSINESS PLAN. THIS IS A TRANSITIONAL TIME OF THE YEAR, OFTEN SPENT REFLECTING ON THE PAST AND PLANNING FOR THE COMING YEAR AND BEYOND. ESTABLISHING GOALS IS A MULTI-FACETED TASK INVOLVING THE BUSINESS, FAMILY AND ONE'S PERSONAL LIFE.

In the future, goal-setting will not be an option, but a requirement for producers. At a recent meeting, this comment was followed logically by discussion surrounding business environment and many interrelated factors common to all farm businesses, regardless of size. For example, factors such as market volatility, price, costs and weather each impact business finances and operations. In one producer's case, his business is a large, multi-enterprise operation with numerous family members including brothers, sisters and cousins. There are two owners; one is a family member and one is not. Additionally, the non-family member owner also serves as the farm manager. The annual goal setting process for this group is focused and pointed making sure everyone is on the same page and headed in the same direction.

Establishing goals is also a critical tool in communicating with spouses, family, lenders, suppliers, landlords and even the community in general. Whether it is dealing with a financial planner or detailing transition management with partners, goals establish the parameters of the discussion. Specifically, goals allow you to map out a plan to get where you want to be.

In today's world of instantaneous communication and information overload, emotions often supersede logic in decision making. In marketing, for example, the tendency towards the sensational makes a good marketing and risk management plan absolutely essential. The plan provides objectivity and logic to seemingly illogical or even urgent situations.

Maintaining balance between business, family and personal priorities is critical, but can be tricky. This is yet another area where goals can help dictate a positive outcome. Long-term sustainability relies upon a strong equilibrium which means everyone involved must know and agree on the priorities. For instance, if a business is investigating a new enterprise expansion, a transition or maybe even an exit, a simple set of goals forces one to slow down first and think through possibilities on paper, before any commitments are made. Again, this interjects logic, includes all the players and helps to avoid major missteps.

## Tips for the Process

Whether personal or with all business partners, goals should be written before they are verbalized. Occasionally, there may be a dominant personality, especially in family businesses, who attempts to control the goal-making process, or perhaps, even the actual goals. This creates a counterproductive, emotional

environment where vital information is likely to be omitted. A scenario like this one is detrimental to the business, relations, as well as motivation.

Remember to list out both short (one to two years) and longer-term (three to five years) goals. In addition to business, family and personal goals, consider adding mental and physical goals as well.

## Does the Process Work?

The answer is resoundingly yes! I know an upper Midwest producer who decided to improve his health by losing weight. He laid out incremental goals of diet and exercise and lost 170 pounds. So far, he has maintained this goal for five years!

Another business established weekly team meetings as well as an annual strategic planning day. The outcome has been improved communications and development of a written business plan to better guide their decision-making. The business is enjoying smoother operations as well as more consistent profits.

One producer set a goal to improve his business marketing and consequently, decided to turn those responsibilities over to his daughter and son, both members of the Millennial generation. Together, they established goals within a marketing and risk management plan. As a result, they increased net farm income by 20 percent! Even with the increase, the producer felt they may have left money on the table, but appreciated that the logic kept them all out of emotional and stressful decisions.

Are you ready for the challenge? Take the leap and write down your goals. You may just be surprised what emerges as most important. This is a great way to jumpstart your year, energize your business and maybe even see a dream come true!



*David Kohl received his M.S. and Ph.D. degrees in Agricultural Economics from Cornell University. For 25 years, Kohl was Professor of Agricultural Finance and Small Business Management and Entrepreneurship in the Department of Agricultural Applied Economics at Virginia Tech, Blacksburg, Virginia.*

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# Littleton Estate

276 +/- ACRES

CLAY CO

**Spend hours horseback riding or exploring on your ATV...  
the recreational opportunities are endless.**

With prime soils and incredible hunting opportunities, the Littleton Estate offers what every long-term investor includes on their “must have” list. Add in the convenient access and proximity to George T. Bagby State Park and Lodge and their Meadow Links Golf Course, and this property becomes even more diverse in its attributes.

Located just three miles north of Ft. Gaines on GA Highway 39, the Littleton Estate is directly across from the entrance to George T. Bagby State Park and only a short golf cart ride to the Meadow Links Golf Course. This could be your investment and your hunting and vacation destination.

There are 147 +/- acres of highly productive Prime-Statewide Important soils that could continue to produce crops or could

easily be converted to high-yield pine plantation acreage. The prime farm land offers the opportunity for the investor to customize the acreage to meet their long-term goals.

Clay County and the surrounding area is known for hunting and with five ponds on this property, the hunting potential escalates. The ponds provide for great fishing as well attracting ducks for the avid duck hunter. Deer and turkey also seek these water sources as do the other wildlife in the area. There are multiple great cabin sites around the ponds, allowing for the creation of a beautiful weekend retreat or for simply setting up a deer hunting camp.

The remainder of the property is a combination of natural hardwood slopes and planted pines.





**\$1,900 PER ACRE**

*Offered by:*

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# MARKET TRENDS

## FOURTH QUARTER 2016 LAND SALES

For Sales Greater than 35 Acres

COUNTY	ACRES	SALES PRICE	\$/ACRE
<b>Calhoun</b>	151	\$ 425,000	\$ 2,815
	46	\$ 96,000	\$ 2,087
<b>Decatur</b>	90	\$ 260,000	\$ 2,889
	66	\$ 209,000	\$ 3,167
	54	\$ 215,000	\$ 3,981
	48	\$ 222,000	\$ 4,625
<b>Early</b>	100	\$ 230,000	\$ 2,300
	277	\$ 475,000	\$ 1,715
	300	\$ 720,000	\$ 2,400
<b>Grady</b>	120	\$ 216,000	\$ 1,800
	46	\$ 120,000	\$ 2,597
	114	\$ 350,000	\$ 3,073
<b>Lee</b>	116	\$ 350,000	\$ 3,017
	283	\$ 875,000	\$ 3,092
<b>Marion</b>	52	\$ 60,000	\$ 1,154
	35	\$ 135,000	\$ 3,857
	39	\$ 46,000	\$ 1,179
<b>Miller</b>	67	\$ 293,000	\$ 4,373
	40	\$ 75,000	\$ 1,875
<b>Randolph</b>	338	\$ 577,000	\$ 1,707
	85	\$ 170,000	\$ 2,000
	210	\$ 373,000	\$ 1,776
	78	\$ 151,000	\$ 1,936
	78	\$ 210,000	\$ 2,692
	53	\$ 124,000	\$ 2,340
<b>Schley</b>	216	\$ 369,000	\$ 1,708
	219	\$ 296,000	\$ 1,352
<b>Seminole</b>	44	\$ 331,000	\$ 7,523
	119	\$ 520,000	\$ 4,370
	317	\$ 730,000	\$ 2,303
	75	\$ 157,000	\$ 2,093
	82	\$ 205,000	\$ 2,500
<b>Stewart</b>	190	\$ 228,000	\$ 1,200
	50	\$ 50,000	\$ 1,000
	55	\$ 118,000	\$ 2,145
	240	\$ 670,000	\$ 2,792
<b>Sumter</b>	81	\$ 160,000	\$ 1,975
	117	\$ 240,000	\$ 2,051
	145	\$ 672,000	\$ 4,634
	83	\$ 227,000	\$ 2,735
<b>Terrell</b>	108	\$ 76,000	\$ 704
	628	\$ 781,000	\$ 1,244
<b>Thomas</b>	61	\$ 262,000	\$ 4,295

Information for MARKET TRENDS is compiled from publicly available online data. This data shows all transactions recorded by county, for the time period October 1, 2016 through December 31, 2016, for sales of 35 acres or greater that were available through a public records search. Commercially-zoned land/properties, as well as transactions deemed not to be arms-length, are not included in this summary.

 **GEORGIA**

**ATKINSON COUNTY**



**236 +/- acres.** Two tracts are included in this package – the first property is 210 +/- acres and the second property is 26 +/- acres. The larger property includes a blueberry orchard of 155 +/- acres with drip irrigation on all orchards. The orchard is comprised of 75 +/- acres of multiple varieties of highbush blueberries with overhead freeze protection. There are 80 +/- acres of multiple varieties of rabbiteye blueberries. Additionally, there is a 11,250 +/- sq. ft. packing facility and office, a 16-inch irrigation well, two 12-inch irrigation wells, a four-inch 5HP well, three 2004 model mobile homes, and a shower house. Excellent investment property with prime income production. The smaller property has 20 +/- acres of multiple varieties of rabbiteye blueberries with drip irrigation, a four-inch 5HP well, and an irrigation holding pond. Great income producing grove. \$5,000,000. Contact Vince Barfield – Barfield Auctions, Inc. – 229.679.2223 or by email at vince@barfieldauctions.com. Website: www.barfieldauctions.com

**BAKER COUNTY**



**87 +/- acres.** Excellent hunting and investment tract in the extreme western part of the county. Paved road frontage with electricity available. The property consists of planted pines and enough hardwoods to maintain deer habitat. Located on Willow Nook Road (CR 81) approximately 20 miles from Blakely, 16 miles from Newton, and 10 miles from Arlington. \$191,400. Contact Bob Dutton – Needmore Properties – 229.894.7373 or 229.439.1837. Website: www.needmoreproperties.com



**145 +/- acres.** This property, consisting of planted pines, hardwoods, and some bottomland cypress trees, is an excellent hunting tract in the best of south Georgia's farm land. Irrigated peanuts, corn, etc. provide food plots during summer months. Pines can be thinned to produce income. Property is located 10 miles from Arlington, 20 miles from Blakely and 16 miles from Newton. \$320,100. Contact Bob Dutton – Needmore Properties – 229.894.7373 or 229.439.1837. Website: www.needmoreproperties.com

**BROOKS COUNTY**



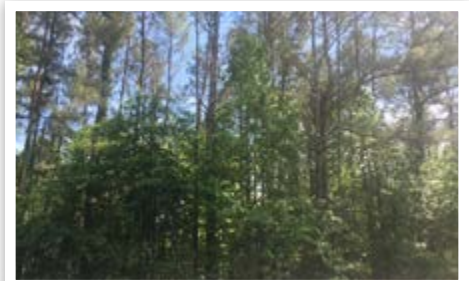
**1,698 +/- acres.** Miami Plantation is an extremely diverse property that blends wild quail, trophy deer, and turkey hunting alongside timber management and agricultural production. At the heart of this unique tract is a 54 +/- acre lake that provides endless fishing and waterfowl options and creates a spectacular lodge site. The property has been intensively managed for wild bobwhite quail for decades, while the deer population benefits from the superior genetics of the Wisconsin whitetail that were imported in the 1960s, resulting in several state records. Surrounded by other area plantations and large landowners, Miami Plantation may ultimately prove to present one of the best opportunities for a premier property in recent history. Contact Ben McCollum – 229.221.6680 – or Eric McCollum – 229.200.4457 – The Wright Group. Website: www.wrightbroker.com



**131 +/- acres.** Cat Creek is without question one of the most action packed, small tracts on the market in south Georgia. Hunt ducks, deer, turkey, dove, and quail all in one place. Brooks County is historically a great flyway for ducks and migratory birds as well as an established area for whitetail deer. The proximity of Cat Creek to the plantation belt and other large tracts further enhances the wildlife. Contact Ben McCollum – 229.221.6680 – or Eric McCollum – 229.200.4457 – The Wright Group. Website: www.wrightbroker.com



**36 +/- acres.** Fenced pasture with cowboy cabin, hilltop views, and privacy. \$169,900. Contact Daniel Crocker, ALC, GA/FL Lic. Real Estate Broker – Crocker Realty, Inc. – 229.403.6297 or 229.228.0552. Website: www.landcroc.com



**7 +/- acres.** With a septic tank and electricity, this property is ready for you to build a home or have a place to hunt. MLS #909493. Contact Angie Vinson – KeySouth Real Estate Group, Inc. – 229.226.3911 or 229.403.2481. Website: www.keysouth.com

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**17 +/- acres.** Beautiful and secluded, this brick home with four bedrooms is surrounded by gorgeous manicured grounds with planted pines and pasture. The interior features hardwood, tile and brick flooring, a gourmet kitchen with granite countertops, top-of-the-line appliances, including industrial grade gas stove and custom built-ins, spacious home office, formal dining room with great views and an entertainment room with a half-bath. Master bedroom has sitting area and access to rear patio. Master bath has a claw foot tub, luxury shower and laundry area. There are four attic storage areas and a craft room. Exterior features include a summer kitchen, pool with hot tub and spacious cabana area with a granite-top bar and wine cooler and a half-bath and shower. Large RV shelter adjoins the home gym and indoor basketball court, tool room and dog kennels. Filter system on well, invisible fence and much more. MLS #909528. Contact Julie Bryan – KeySouth Real Estate Group, Inc. – 229.226.3911 or 229.403.9990. Website: www.keysouth.com



**484 +/- acres.** Superior genetics make Dunvegan perhaps the best trophy whitetail property in southern Georgia. The Brooks County Boone & Crockett record was harvested off this tract many years ago and the area continues to produce impressive numbers of massive deer. In addition to the quality whitetail program, Dunvegan also offers established quail courses which further benefit from the presence of dedicated quail plantations on all sides, including Okapilco, Miami, and Easter Plantation. A professional kennel exists on the property as well as a large metal building for housing tractors and equipment. The property includes a four bedroom house with a separate lodge for dining and entertaining. A lighted skeet range has both a high and low house for honing your shooting skills. A stocked pond provides excellent fishing and wood duck opportunities. Several large fields exist on the property and are currently leased for farming. Additional income is provided by CRP longleaf pines. Dunvegan is undoubtedly the most action packed property of its size on the market today. Contact Ben McCollum – 229.221.6680 – or Eric McCollum – 229.200.4457 – The Wright Group. Website: www.wrightbroker.com

**BULLOCH COUNTY**



**99 +/- acres.** Located in both Bulloch and Bryan Counties, this tract has approximately 1,200 feet of road frontage on the north and south side of I.G. Lanier Road. The neighborhood is mixed rural home sites, agriculture and timberland. Excellent hunting for deer and turkey. Site quality is very good for growing timber. \$320,000. Contact Wade McDonald – F&W Forestry Services, Inc. – 229.883.0505 or 229.407.0224 or by email at wmcDonald@fwforestry.com. Website: www.fwforestry.net

**CALHOUN COUNTY**



**49 +/- acres.** This tract has 30 +/- acres of beautiful pines and 15 +/- acres of hardwoods on Bay Branch Creek. Excellent hunting. Also for sale is a 3 BD/2 BA house sitting on a well-landscaped lot. The house has a screened-in front porch and a back deck. Large storage building on the property. \$148,900. Contact Bob Dutton – Needmore Properties – 229.894.7373 or 229.439.1837. Website: www.needmoreproperties.com

**CARROLL COUNTY**



**665 +/- acres.** Two separate tracts totaling 665 +/- acres. There are 504 +/- acres of loblolly pine planted in 2015. Owner is willing to divide if reasonable. \$1,995 per acre. Contact Greene Forest & Farm Realty, LLC. – 229. 924.9048. Website: www.greeneforestandfarm.com

**CLAY COUNTY**



**25 +/- acres.** Located on Pataula Creek, this secluded acreage includes 13 surveyed lots, 10 of which are waterfront as well as a 4 BR/2 BA two-story home with 2,500 +/- sq. ft. Home has large kitchen and great room and comes with furnishings with the exception of some personal items. Wired storage building/shop and boat dock. \$319,000. Contact Julian Morgan – South Georgia Land & Timber – 229.881.2779 or by email at julian@landandtimber.net. Website: www.landandtimber.net



**10 +/- acres.** This 10-acre pecan orchard makes for a nice shaded tract that would make a beautiful home site. It has a gentle roll and sits on a hill top with over 600 ft. of frontage on Hwy 39, just two and one-half miles south of Fort Gaines. For hunters, this property puts you in the heart of deer country. If you love lake life, it is just minutes to Lake Walter F. George and George T. Bagby State Park and golf course. This property is located 20 minutes from Blakely and 30 minutes from Eufaula, Alabama. \$44,000. Contact Brad Waller – Agri Land Realty – 229.221.3339 or by email at bradwaller@windstream.net. Website: www.aglandsales.com



**19 +/- acres.** Located on Hartford Road, this beautiful contemporary home offers 2,676 +/- sq. ft. with a 3 BR/2 BA open floor plan. Interior doors and exterior windows have transoms. Beautiful sunroom overlooking the 20 x 40 waterfall pool. Covered patio and two-bay carport adjacent to the pool. Landscaped yards with concrete driveway. There is also a guest home on the property with 766 +/- sq. ft. and central heating/air along with a wood burning stove and great office space. Just minutes to George T. Bagby State Park and Golf Course and Lake Walter F. George. \$373,000. Contact Roy Neves – South Georgia Land & Timber – 229.942.0479 or by email at roy@landandtimber.net. Website: www.landandtimber.net

## REAL ESTATE: PROPERTY FOR SALE



**138 +/- acres.** This property has mature natural hardwood and pine timber mix. Excellent hunting. Ideal weekend retreat with the 850 +/- sq. ft. cabin. Beautiful stocked pond. Septic tank, four-inch well, and established food plots. \$320,000. Contact Vince Barfield – Barfield Auctions, Inc. – 229.679.2223 or by email at [vince@barfieldauctions.com](mailto:vince@barfieldauctions.com). Website: [www.barfieldauctions.com](http://www.barfieldauctions.com)

**46 +/- acres.** This property has frontage on Hwy 39 and is located just minutes from Pataula Creek and George T. Bagby State Park, lodge and golf course. \$78,500. Contact Julian Morgan – South Georgia Land & Timber – 229.881.2779 or by email at [Julian@landandtimber.net](mailto:Julian@landandtimber.net). Website: [www.landandtimber.net](http://www.landandtimber.net)

### COLQUITT COUNTY



**160 +/- acres.** Lake Di Pace offers recreational opportunities with an approximate 13-acre lake, pool, skeet course, dove tower, creek, and more. It is a fun family retreat that truly has something for everyone – from hunting deer and turkey along the creek, to fishing in the stocked pond (with dock), to lounging at the pool. The lake is large enough to enjoy kayaking or canoeing, and of course great fishing. There are also two duck ponds, a dove field, and a traps course. Additional improvements include a large enclosed barn and a shed. The property is gated with paved road frontage in an area of other larger landowners and is just ten miles to Moultrie, convenient to I-75, and just 22 miles to downtown historic Thomasville. \$1,399,000. Contact Walter Hatchett – Jon Kohler & Associates – 850-508-4564 or by email at [walter@jonkohler.com](mailto:walter@jonkohler.com). Website: [www.jonkohler.com](http://www.jonkohler.com)



**18 +/- acres.** The beautiful and historic Iris Court was built in 1854 in Albany for Judge John and Adelaide Stovall Jackson. The home faced being torn down and dismantled for its beautiful materials, but was rescued by Edward Vason Jones who had admired Iris Court as a young boy. As an architect, Mr. Jones had the pleasure of dismantling, reconstructing, and renovating/restoring Iris Court for his friend, Charles O. Smith, Jr., who purchased the home and moved it to Moultrie where it sits today. The home features 4 BR/4.5 BA along with stunning architectural features and sprawling gardens – all with privacy and a rich history. \$1.75 million. Contact Crisp Gatewood – Plantation Services, Inc. – 229.888.2500 or 229.347.1336 or by email at [crispgatewood@gmail.com](mailto:crispgatewood@gmail.com) or Katie Gatewood – Hughey & Neuman, Inc. – 229.436.0212 or 229.881.0743 or by email at [katie.hughey@gmail.com](mailto:katie.hughey@gmail.com). Websites: [www.plantationservicesinc.com](http://www.plantationservicesinc.com) or [www.albanyhousehunting.com](http://www.albanyhousehunting.com)



**46 +/- acres.** Located off Lower Meigs Road, this country estate has some ponds, a two-story 3 BR/3.5 BA brick home that was built in 1994 and has 2,722 +/- sq. ft., and a 1 BR/1 BA guest house with a large great room with fireplace and large storage room that could easily be converted to another large bedroom. There is also a potting shed and two fishing docks. Owner is retiring. Additional acreage is available. \$459,000. Contact Helen Whitney – Rose City Realty, Inc. – 229.224.5559 or 229.225.9225. Website: [www.rosecityrealty.com](http://www.rosecityrealty.com)

### DECATUR COUNTY



**5 +/- acres.** Located on Booster Club Road, this wooded wonderland is the perfect place to enjoy a private natural setting on Lake Seminole. The home features a beautiful sun room from which you can enjoy the gorgeous setting. There are hardwood floors downstairs with tons of windows. The kitchen is tucked away on the side, but still open to the dining area. The master suite is very gracious in size and the master bath offers a separate tub and huge shower. There are two additional bedrooms and baths. The laundry room features enough space for an extra freezer or even to have a home office. There is a boat dock and a two-car garage as well as a small basement area. MLS #5626. Contact Marcie Miller – Premier Group Realty – 229.220.4663 or 229.246.9837. Website: [www.premiergrouprealty.com](http://www.premiergrouprealty.com)



**9 +/- acres.** This tract has the advantage of being close to Jack Wingate's and to the Georgia/Florida line. Very beautiful wooded area perfect for that get-away or permanent home site. MLS #4939. Contact Gail Long – 229.220.2980 or Larry Lennard – 229.220.1031 – Premier Group Realty. Website: [www.premiergrouprealty.com](http://www.premiergrouprealty.com)



**25 +/- acres.** A wooded lane leads you to this very private place with peaceful woods filled with lots of wildlife and a 4 BR/3 BA home. Only 20 to 30 minutes from town, two miles from Faceville Landing on beautiful Lake Seminole, and only seven miles to the Florida line. Home offers a sun-drenched country kitchen, large great room, fencing and cross-fencing, a two-car garage, barn, storage building, and even a rocking chair front porch. If 25 acres is more than you want, the owner is willing to divide the acreage. MLS #5714. Contact Cathy McConnell – Premier Group Realty – 229.220.0242 or 229.246.9837. Website: [www.premiergrouprealty.com](http://www.premiergrouprealty.com)



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## REAL ESTATE: PROPERTY FOR SALE



**8 +/- acres.** Certified organic year-round farm operation with two 60 x 90 state-of-the-art hydroponic greenhouses that are computerized and a three-acre farm field (with acreage to expand) that operates on a two-zone drip irrigation. The entire farm field, along with the greenhouses, are certified organic by Quality Certification Services in Orlando, FL. Custom designed Tyson Steel building, built in 2010, offers 2,392 +/- sq. ft. with three roll-up doors for easy access. The building has a walk-in cooler, main open area, office, handicapped sized bathroom, kitchen, two storage rooms, and a storage loft. The building and greenhouses all have 3-phase electric and the private well is a four-inch well with a five horsepower submersible pump. MLS #LF4242A. \$725,000. Contact Marla Ames – ERA Simpson Realty – 229.220.2532 or 229.243.9200 or by email at marlasames@gmail.com. Website: www.erasimpsonrealty.com



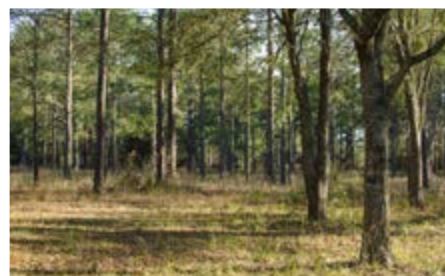
**612 +/- acres.** Recovery Camp, located in the southwestern part of the county, is an ideal property for hunting, fishing and entertainment year-round and for years to come. It has a wide range of habitat types from natural upland hardwood/pine ridges, pine plantation and natural hardwood/pine mid-slopes that transition to soft hardwood creek lined ravines. From the highest elevation on the property (290' above sea level) to the lowest (128' above sea level), Recovery Camp is an outdoorsman's paradise. The heart of the tract is a 13 +/- acre pond located centrally within the property. The pond and surrounding area is as a focal point for fishing, duck hunting and deer hunting. Another significant feature is Mosquito Creek, which is one of the four major creeks in the county and runs year-round to provide a reliable source of water for wildlife. This property has nearly one and one-half miles of frontage on Mosquito Creek that averages 15 to 20 feet across in most places. Access to Recovery Camp is from 1,600+ feet of frontage on Hwy 97, just south of Faceville. \$2,800 per acre. Contact Mills Brock – 3 Rivers Realty – 229.416.6136 or by email at mills@3riversrealty.com. Website: www.3riversrealty.com



**435 +/- acres.** Hightower Farm was established in 1947 and has all the essentials for the committed outdoorsman. There is a bunkhouse that sleeps six, a sizeable pole barn and surrounding habitats with Four Mile Creek, planted pines, and hardwoods areas that attract all the game you care to hunt. Includes a sizeable timber investment. \$2,950 per acre. Contact Rob Langford – Southern Land Realty – 850.556.7575 or by email at rob@southernlandrealty.com. Website: www.southernlandrealty.com



**34 +/- acres.** This Antebellum-style home needs some interior updating, but otherwise has good bones. The home features a large brick fireplace, a large well-appointed kitchen with access to enclosed back porch, and formal living and dining rooms. The acreage includes a pond and several barns. With a little planning and land clearing, the property would make a fantastic sustainable small farm. The main barn on the property is set up as a gathering place for large groups and has stage accommodations for a full band. The amenities of this estate are rare. \$345,000. Contact Mills Brock – 3 Rivers Realty – 229.416.6136 or by email at mills@3riversrealty.com. Website: www.3riversrealty.com



**34 +/- acres.** This large secluded estate-size property has a duck pond and is the perfect place to build your dream home. A beautifully wooded property that offers all of the benefits of living out in the country while being convenient to work and town. \$250,000. Contact Bud Holleman – 3 Rivers Realty – 229.220.0816 or by email at bud@3riversrealty.com.



**60 +/- acres.** Two separate broiler farms being sold as one. First farm consists of 20 +/- acres, four 40 x 500 poultry houses, and a mobile home. Second farm consists of 40 +/- acres with a pond, eight 40 x 500 poultry houses built in 1998, a large 40 x 100 fertilizer barn, brand new incinerator (2016), 14 1,000-gallon gas tanks, two generators, and much more. This poultry farm is in need of a slight upgrade. Sellers have information and pricing estimates per house for the upgrades to a Class A Requirement on file and are willing to help answer any and all questions. MLS #LF5804A. \$1,260,000. Contact Marla Ames – ERA Simpson Realty – 229.243.9200 or 229.220.2532 or by email at marlasames@gmail.com.



**189 +/- acres.** Willacoochee Pines is named for the creek, Willacoochee Creek, that meanders through the property. The planted pines are approximately two years from initial harvest and the deer are bedding down by the dozens. Plenty of turkey scratches, too. Located in the southern part of the county. \$2,850 per acre. Contact Rob Langford – Southern Land Realty – 850.556.7575 or by email at rob@southernlandrealty.com. Website: www.southernlandrealty.com



**18 +/- acres.** Acreage plus a unique home with cypress wood, metal roof, and porches on Ten Mile Still Road. Home has a wonderful sun room and a wood burning stove. The home and three acres can be purchased separately for \$199,900. MLS #4964. Contact Bunny Brock – 229.254.3919 or Rollins Miller – 229.220.2704 – Premier Group Realty. Website: www.premiergrouprealty.com

## REAL ESTATE: PROPERTY FOR SALE



**47 +/- acres.** Nice little farm on Faceville-Attapulgus Road with fenced pasture and a 3 BR/1 BA mobile home and two metal buildings. The small storage shed does not stay. MLS #5791. Contact Gene Dunlap – Premier Group Realty – 229.254.1976 or 229.246.9837. Website: [www.premiergrouprealty.com](http://www.premiergrouprealty.com)



**9 +/- acres.** Beautiful custom built 4 BR/4 BA home with 2,519 +/- sq. ft. that is located close to Smith's Landing on Spring Creek. The home has an office and garage as well as detached living quarters. Built by the present owners in 2001 to accommodate their growing family, the home has provided the place to raise their children with a love for the outdoors. Perfect home with acreage to raise an active family. \$365,000. Contact Mills Brock – 3 Rivers Realty – 229.416.6136 or by email at [mills@3riversrealty.com](mailto:mills@3riversrealty.com). Website: [www.3riversrealty.com](http://www.3riversrealty.com)



**138 +/- acres.** Big Wish has been transformed over the years from standard pine woodlands into a planned, purpose driven recreational hunting property. Through intensive management by the owners, this tract is now a premier hunting property unlike other properties twice its size and larger. Approximately 50 percent of the acreage is in 25 to 28 year-old pine plantation that has received regular prescribed burns and road maintenance. These burns have helped reduce woody competition in the understory as well as maintaining ideal ground conditions to promote wildlife food sources and cover. There is also a younger pine plantation that will increase the huntable acreage in the years to come. As you drive through the entrance of the property, there is a 24 +/- acre stand on the north that is 15 to 16 year-old planted pine that has received a fifth row first thinning and is burned regularly to control woody competition and reduce the possibility of damage from a wildfire. On the south side of the entrance, there is a 22 +/- acre stand of three to four year-old planted pine that provides excellent cover and wildlife browse. Located in the center of the property is approximately 20 acres of low land that in times of

heavy rains, will hold water for a short period. This lowland area consists of hard and soft hardwoods as well as a thick understory that provides the refuge and cover wildlife need. \$2,450 per acre. Contact Mills Brock – 3 Rivers Realty – 229.416.6136 or by email at [mills@3riversrealty.com](mailto:mills@3riversrealty.com). Website: [www.3riversrealty.com](http://www.3riversrealty.com)

### DOUGHERTY COUNTY



**925 +/- acres.** Doc Walker Woods is surrounded by over 25,000 acres of intensively managed land and is ideal for the sportsman looking to be positioned in and amongst some of the finest land holdings in south Georgia. Rarely do smaller tracts of this nature come available alongside such large acreage planted properties. Given the overall location and proximity to Albany, the property is also an ideal candidate for a conservation easement. Contact Ben McCollum – 229.221.6680 – or Eric McCollum – 229.200.4457 – The Wright Group. Website: [www.wrightbroker.com](http://www.wrightbroker.com)



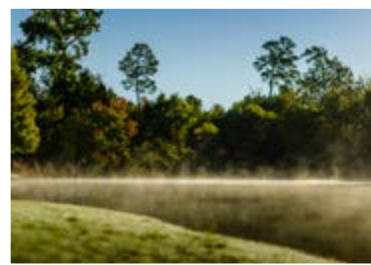
**4,968 +/- acres.** Tarva Plantation is a beautiful and historic property located 15 minutes from Albany's Regional Airport, with acreage in both Dougherty and Baker counties. The main house (circa 1848) is surrounded by majestic live oaks. Out buildings have been recently renovated. Bounded by the Cooleewahee Creek to the east, Tarva has trophy deer and abundant wild turkey populations. Numerous cypress ponds offer duck hunting. Restoration of the quail habitat is near completion, and approximately 400 acres of irrigated crop land provides both early and late season dove shooting. \$21,150,000. Exclusive listing. Contact Lee Walters – Plantation Services, Inc. – 229.343.3830 or 229.888.2500 or by email at [pserv@bellsouth.net](mailto:pserv@bellsouth.net). Website: [www.plantationservicesinc.com](http://www.plantationservicesinc.com)



**52 +/- acres.** Located in the northwest part of the county just minutes from Doublegate with 237.41 ft. of Forrester Road frontage. Build your dream home on this tract that has been professionally managed with control burns for that plantation look. Sellers are licensed realtors in Georgia. MLS #134995. \$185,360. Contact Mike Flynn – Albany Realty Company – 229.883.6100 or 229.376.2361 or by email at [mikeflynnrealtor@gmail.com](mailto:mikeflynnrealtor@gmail.com). Website: [www.albanyrealtyco.com](http://www.albanyrealtyco.com)



**715 +/- acres.** Twin Eagles Plantation is managed primarily for wild bobwhite quail and whitetail deer with abundant doves, wood ducks, and turkeys. Located by Pinebloom Plantation, Tarva Plantation and Wynfield Plantation, the property is only 12 minutes from the Southwest Georgia Regional Airport and 20 minutes from Albany, GA. Twin Eagles features beautiful pine woods, oaks, two lakes – one approximately nine acres and one approximately three and one-half acres, frontage on Dry Branch Creek, and a six-acre dove field. A beautiful five bedroom, 3,800 sq. ft. main house boasts 2,000 +/- sq. ft. of porches overlooking the lake. Improvements include a three-car garage with a 1,000 +/- sq. ft. carriage house apartment for guests, a brick and wrought iron entrance gate with mature leyland cypress trees and giant magnolias and a landscape drive to the house. A 4,000 +/- sq. ft. "plantation headquarters" with equipment barn/managers office that is fully furnished, a climate-controlled garage, lunch and restroom facilities and shower area, a climate-controlled storage room, and a large equipment barn with workshop areas. \$3,594,000 including equipment. Contact Jon Kohler – Jon Kohler & Associates – 850-508-2999 or by email at [jon@JonKohler.com](mailto:jon@JonKohler.com). Website: [www.jonkohler.com](http://www.jonkohler.com)



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Relationship Manager,  
229.254.8421.**



**51 +/- acres.** Located in plantation country, a majority of this property is in planted pines with a gated front entrance on Tarva Road. While in the country, it is less than a 10-minute drive to town. \$242,000. Contact Callie Walker - Hughley & Neuman, Inc. - 229.344.5261 or 229.436.0212 or by email at callie.hughley@gmail.com. Website: www.albanyhousehunting.com



**88 +/- acres.** This recreational/investment land close to town sets up well to be replanted and enrolled into a tax credit program with possible federal tax credit of \$250,000. There is an additional 150 +/- acres available to the immediate west. MLS #137076, \$202,000. Contact Mike Flynn - Albany Realty Company - 229.883.6100 or 229.376.2361 or by email at mikeflynnrealtor@gmail.com. Website: www.albanyrealtyco.com



**3,890 +/- acres.** Now available for the first time in five generations, Cane Mill Plantation is without question the finest hunting and recreational property available for sale in the region. The esteemed Albany Area Plantation Trace has long been noted as the wild quail hunting capital of the country. Generations of affluent sportsmen have retreated here to winter in this pristine southern landscape, complete with towering pines and majestic live oaks that support the thriving population of wild quail, trophy white-tail deer, ducks, dove, and turkeys. Cane Mill Plantation's location within the epicenter of this unique ecosystem further enhances the intrinsic value of the property. The history of Cane Mill dates back to the pre-Civil War era. Originally a part of Gillenville Plantation, the property was established by Alfred Colquitt (a later Governor of Georgia) in the 1850s. In the 1880s, the plantation transitioned from "cotton to quail" when it was purchased by Walter S. Gordon of Atlanta. Since this time, the property has been actively managed with a focus on wild quail, sustainable forestry and agricultural production, making it one of the lodges, continuously operated quail plantations in the state of Georgia. In 2003 a modern lodge facility was

constructed on the property and includes four bedrooms, three and one-half baths, great room, den, and mudroom. The lodge is situated in a natural grove of ancient oaks that create a stunning backdrop. Contact Ben McCollum - 229.221.6680 or Eric McCollum - 229.200.4457 - The Wright Group. Website: www.wrightbroker.com



**4,640 +/- acres.** Magnolia Plantation is located southwest of Albany and 15 minutes from the airport. Excellent quail, dove, deer, and turkey hunting. Lodge, guest houses, stable, and kennel. \$14,950,000. Exclusive listing. Contact Lee Walters - Plantation Services, Inc. - 229.888.2500 or 229.343.3830 or by email at pserve@bellsouth.net. Website: www.plantationservicesinc.com



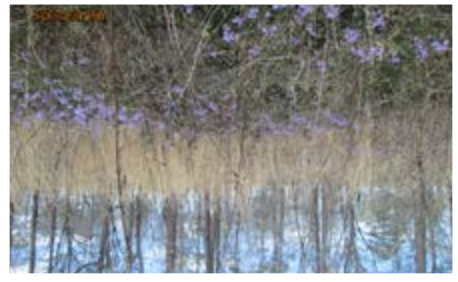
**150 +/- acres.** This recreational land is close enough to town, but far enough away as well. It is enrolled in the conservation use program and has restrictions that must be followed. Timber production is allowed, but the property cannot be developed. MLS #137077. Contact Mike Flynn - Albany Realty Company - 229.883.6100 or 229.376.2361 or by email at mikeflynnrealtor@gmail.com. Website: www.albanyrealtyco.com



**24 +/- acres.** Lot 137 on Spring Hill Drive is secluded and private, while also close enough to town to be convenient. Build your dream home or a cabin in the woods for recreation on this tract or combine lots 138 and 139 for your own 65+ acres loaded with quail, turkey and deer. Rolling terrain with a nice mix of mature hardwood and pine trees. Horses are allowed. Seller is a licensed realtor in the state of Georgia. MLS #137392, \$81,466. Contact Burton Newcomb - Albany Realty Company - 229.883.6100 or 229.886.1179 or by email at burtonnewcomb@gmail.com. Website: www.albanyrealtyco.com



**22 +/- acres.** Lot 138 on Spring Hill Drive offers the same amenities as Lot 137 previously described. Property taxes are an estimate because the property has just been redrawn. Seller is a licensed realtor in the state of Georgia. MLS #137393, \$87,356. Contact Burton Newcomb - Albany Realty Company - 229.883.6100 or 229.886.1179 or by email at burtonnewcomb@gmail.com. Website: www.albanyrealtyco.com



**18 +/- acres.** Lot 139 on Old Dawson Road offers the same amenities as Lot 137 previously described. Property taxes are an estimate because the property has just been redrawn. Seller is a licensed realtor in the state of Georgia. MLS #137394, \$72,110. Contact Burton Newcomb - Albany Realty Company - 229.883.6100 or 229.886.1179 or by email at burtonnewcomb@gmail.com. Website: www.albanyrealtyco.com



**106 +/- acres.** Located on Sawyer Road, this equestrian and cattle property has established pasture that is fenced and cross-fenced. There is a beautiful 4,000 +/- sq. ft. log home with pool, two mobile homes, two spring-fed ponds, hay barns, and shops. Mature planted pines and hardwoods. Excellent wildlife habitat. \$825,000. Contact Vince Barfield - Barfield Auctions, Inc. - 229.679.2223 or by email at vince@barfieldauctions.com. Website: www.barfieldauctions.com

## REAL ESTATE: PROPERTY FOR SALE



**59 +/- acres.** This affordable hunting property features 45 +/- acres of planted slash pine, mostly in the chip-n-saw class with oaks mixed in throughout the stand, which has been thinned some years ago. There is an 8 +/- acre wet weather pond that held some water even during the severe drought that just ended. The rim of the pond has gorgeous huge live oaks. Property is accessed through a very reliable access road that has been used for generations; however, the access is not a deeded easement. This property has been in the same family for generations. \$1,650 per acre. Contact Mike Matre – Matre Forestry Consulting, Inc. – 229.869.1111. Website: [www.matreforestry.com](http://www.matreforestry.com)



**86 +/- acres.** Great hunting and fishing tract less than one-half mile from Kolomoki Mounds State Park. Deer and turkey are plentiful. Beautiful Kolomoki Creek runs year round through the property and is also used to irrigate about 45 acres of crop land rotated with corn and peanuts. There are three fish ponds stocked with bream and bass. There is crop and pasture land for a rental income with the remaining acreage in natural timber, creeks and ponds for your enjoyment. Located north of Blakely on First Kolomoki Road approximately a mile below the Clay County line. \$2,500 per acre. Contact Brad Waller – Agri Land Realty – 229.221.3339 or by email at [bradwaller@windstream.net](mailto:bradwaller@windstream.net). Website: [www.aglandsales.com](http://www.aglandsales.com)

**70 +/- acres.** Prime crop land with long frontage on two paved roads. Great location just north of Blakely. \$2,200 per acre. Contact Chip Hancock – Allied Land & Timber Company, Inc. – 800.590.6439. Website: [www.alliedlandga.com](http://www.alliedlandga.com)



**35 +/- acres.** This tract features 31 +/- acres of crop land along with 4 +/- acres of timber. Approximately 875 ft. of road frontage. Property is located just over five miles south of Blakely on Hwy 39. May be divided. \$87,525. Contact Bob Dutton – Needmore Properties – 229.894.7373 or 229.439.1837. Website: [www.needmoreproperties.com](http://www.needmoreproperties.com)



**129 +/- acres.** This tract is comprised of 62 +/- acres of cultivatable land, 64 +/- acres of woods and 3 +/- acres of pecan trees. Excellent deer hunting and several home sites. Located approximately nine and one-half miles east of Blakely off Georgia Hwy 200. \$290,250. Contact Bob Dutton – Needmore Properties – 229.894.7373 or 229.439.1837. Website: [www.needmoreproperties.com](http://www.needmoreproperties.com)



**520 +/- acres.** Hilton Preserve is a beautifully maintained turnkey property that features mature pines, century oaks, two open water ponds and cypress ponds, a perennial stream, and 15 food plots. Roads are excellent and hunting quail is made easy as a result of a prescribed burn program. A Quality Deer Management program has resulted in a noticeable improvement in genetics. This, along with low hunting pressure, a generous feeding program, permanent water source, and hardwood areas that are off limits to hunters create excellent conditions for a productive property. There is also a considerable amount of merchantable and pre-merchantable pine that provides a significant economic benefit. The centerpiece of Hilton Preserve is a 4,300 +/- sq. ft. homestead with vaulted ceilings, stack-stone fireplace, eat-in kitchen, billiards room, garage, and utility room. With its five bedrooms, two multi-bed lofts, and four full baths, up to 25 people can be accommodated. Outside, there's a large wrap-around screened porch with its own stone fireplace, outdoor kitchen, stone fire pit, pole barn, and storage shed. \$1.77M. Contact Arnie Rogers – Verdura Realty – 850.491.3288 or by email at [arogers@verduraproperties.com](mailto:arogers@verduraproperties.com). Website: [www.verduraproperties.com](http://www.verduraproperties.com)



**788 +/- acres.** Sheppard Family Farm is historic, diverse, and loaded with game and has been in the family for more than 200 years. Located just five miles east of Blakely, it is surrounded by hunting and agricultural properties, creating the ideal habitat for sustaining wildlife. Recent improvements have transformed it into a great recreational tract with even more potential. \$1,925 per acre. Contact Rob Langford – Southern Land Realty – 850.556.7575 or by email at [rob@southernlandrealty.com](mailto:rob@southernlandrealty.com). Website: [www.southernlandrealty.com](http://www.southernlandrealty.com)



**49 +/- acres.** Located on Sowhatsee Creek, this property is loaded with deer and turkey. It has a lot of high ground with a small stream running through the middle of the property. The stream was dammed up for fishing and duck hunting. Sowhatsee Creek borders this property on the south. Located five miles west of Blakely on Hwy 62 – just five minutes from the Chattahoochee River and 25 minutes from Dothan, Alabama. \$2,250 per acre. Contact Brad Waller – Agri Land Realty – 229.221.3339 or by email at [bradwaller@windstream.net](mailto:bradwaller@windstream.net). Website: [www.aglandsales.com](http://www.aglandsales.com)

### EFFINGHAM COUNTY



**161 +/- acres.** This tract has excellent hunting for deer and turkey. The site quality is very good for growing timber. The property has been managed for timber and hunting for many years and the neighborhood is mixed rural home sites, agriculture and timberland. \$460,000. Contact Wade McDonald – F&W Forestry Services, Inc. – 229.883.0505 or 229.407.0224 or by email at [wmcDonald@fwforestry.com](mailto:wmcDonald@fwforestry.com). Website: [www.fwforestry.net](http://www.fwforestry.net)

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## REAL ESTATE: PROPERTY FOR SALE

### GRADY COUNTY



**114 +/- acres.** Good looking ponds, beautiful clean hardwood areas, and planted longleaf. Rolling topography. Deer and turkey for days. Private location not far from the Thomas County line. Includes a 2 BR/2 BA home. \$495,000. Contact Daniel Crocker, ALC, GA/FL Lic. Real Estate Broker – Crocker Realty, Inc. – 229.403.6297 or 229.228.0552. Website: [www.landcroc.com](http://www.landcroc.com)

**47 +/- acres.** Great value for the price and there are an additional eight manufactured home lots that have already been surveyed that are available. The combination would be just over 56 acres. MLS #LF5153A. \$136,450. Contact Charles Renaud – Realty Mart, Inc. – 229.224.3239 or 229.377.8007 or by email at [charles@realtymartga.com](mailto:charles@realtymartga.com).



**37 +/- acres.** Located between Thomasville and Tallahassee in the Beachton area, this property looks like plantation country. The current owners have built a road into the property and done extensive work and upkeep of the property for the past five years. Timber cruise is valued at \$55,000. MLS #909645. Contact Paula Barrett – KeySouth Real Estate Group, Inc. – 229.226.3911 or 229.421.9724. Website: [www.keysouth.com](http://www.keysouth.com)



**155 +/- acres.** With paved road frontage on Lower Hawthorne Trail and State Road 111, this property has approximately 80 acres in cultivation. Pond and natural waterfall. Planted pines and hardwood. Lots of deer and turkey. Only minutes from the Florida line. MLS #LV4514A. \$3,950 per acre. Contact Bobby Miller – The Real Estate Shop – 229.377.7777.



**148 +/- acres.** Magnolia Farm is a picturesque recreational property offering tremendous diversity that includes an established pecan orchard, mature pines, rolling hardwoods and creek bottom. Hunting options include deer, turkey and quail. The classically designed cottage consists of three bedrooms and features tall ceilings, heart pine flooring and a large wood burning fireplace. Other improvements include a carport with an upstairs guest cottage and office, a five-stall pole barn, a Morton barn with shop and a grain bin. This gentleman's farm offers easy access to Tallahassee, Bainbridge and Thomasville. Contact Ben McCollum – 229.221.6680 – or Eric McCollum – 229.200.4457 – The Wright Group. Website: [www.wrightbroker.com](http://www.wrightbroker.com)



**8 +/- acres.** Beautiful custom built 5 BR/4 BA home in Providence Place on Due South Road. Paved circular drive leads to the home with a large covered porch complete with beautiful columns. Foyer opens to a spacious great room with recessed lighting and hardwood oak floors. Kitchen and dining area is an open layout stretching into the great room. New cabinets in the kitchen, with tile floors, huge pantry, and updated appliances. Beautiful sun room. Covered back porch overlooks a well-manicured back yard and spring-fed pond, which has bream and bass. Deer and turkey are also very active in the yard and neighborhood. The master suite has plenty of space with his/her walk-in closets, a large bathroom with double vanities, separate shower and garden tub. Additional bedrooms feature large closet space. Jack-and-jill center bathroom has tile double sinks with separate toilet/tub room. MLS #5602. Contact Hunter Bulger – Premier Group Realty – 229.254.0035 or 229.246.9837. Website: [www.premiergrouprealty.com](http://www.premiergrouprealty.com)



**9 +/- acres.** This custom-built beautiful home with unique features is perfect for any family. From the main foyer, you will be amazed at the open floor plan. The kitchen is

impressive with custom cabinetry and a commercial gas stove. The upstairs has a grand theatre room and a large room that can be used for an extra bedroom or office. The grounds are amazing and feature a 36 x 72 barn with a spacious enclosed workshop with full bath. Several outdoor areas that can be used for entertaining are also a plus. MLS #RS3241A. \$339,000. Contact Kay Addleton – Realty Mart, Inc. – 229.221.2661 or 229.377.8007 or by email at [kay@realtymartga.com](mailto:kay@realtymartga.com).



**117 +/- acres.** Located in the southern part of the county with road frontage on Lake Douglas Road and Highway 179 South, this property offers approximately 52 acres of open land with the balance in woods. There is an active creek on the property. MLS #LF4762A. \$3,200 per acre. Contact Bobby Miller – The Real Estate Shop – 229.377.7777.



**295 +/- acres.** Six Toms Farm is named for the six committed huntsmen who frequented this tract and the game they bagged the most. It has all of the essentials for the outdoor life, including a rustic cook shack and bonfire pit. Enjoy hunting in the woods or fishing in the Ochlocknee River or pond. \$2,450 per acre. Contact Rob Langford – Southern Land Realty – 850.556.7575 or by email at [rob@southernlandrealty.com](mailto:rob@southernlandrealty.com). Website: [www.southernlandrealty.com](http://www.southernlandrealty.com)



**122 +/- acres.** This new listing is a secluded timber tract for hunting and relaxation just north of Climax. Great wildlife. Build a cabin, grow a garden, and get back to the simple pleasures of life. MLS #LF5892A. \$384,000. Contact Jo Anne Tuggle – Realty Mart, Inc. – 229.221.3728 or 229.377.8007 or by email at [joanne@realtymartga.com](mailto:joanne@realtymartga.com).

## REAL ESTATE: PROPERTY FOR SALE



**11 +/- acres.** Located on Trawick Lane in the northern part of the county, this 3 BR/2 BA home is in excellent condition. Hardie board siding, metal roof, outside storage building, two-car covered carport with a private drive coming into the property. New wood flooring, new carpet and large fireplace surrounded by built-in bookshelves in the living room. Plenty of wood cabinets in the kitchen, formal dining room, nice master bedroom with a relaxing garden tub. There is an additional half-bath outside. Could fence part of the acreage for cows or horses. MLS #RS5732A. \$219,000. Contact Bobby Miller – The Real Estate Shop – 229.377.7777.



**7 +/- acres.** New listing south of Cairo on Braswell Circle just off of Highway 111. This 4 BR/2 BA home features hardwood and tile flooring throughout and a beautiful stone fireplace in the living room. There is an open bonus room upstairs as well as many extras in the home. Wrap around porch, huge double garage and a large patio with pool and hot tub. Extra 20 x 25 outside storage building has heat and air. Paved and dirt road frontage. MLS #RS5711A. \$249,900. Contact Bobby Miller – The Real Estate Shop – 229.377.7777.



**167 +/- acres.** Hutchinson Place is a unique, plantation-style recreational property located just south of Thomasville and only 15 minutes north of Tallahassee, FL on the Georgia/Florida state line with 1,965 +/- ft. of frontage on Highway 319. It is nestled among Red Hills Region plantations including Mandalay, Foshalee, and Aberfeldy, and only minutes from Tall Timbers Research Station and Land Conservancy. This gently rolling property is prime habitat for quail as well as deer and turkey. Impressive stand of mature longleaf pines mixed with grand live oaks create an ideal setting for recreational purposes. Property currently contains no conservation covenants. Contact Rebecca Chubb Sanford – Chubb Associates, Ltd. – 229.226.7916 or 229.221.2622. Website: www.chubbrealty.com



**8 +/- acres.** This 3 BR/2 BA home, in mint condition, is located off Claudie Lane on approximately eight acres. The home has a front porch, large den, eat-in kitchen and family room, with tile in the bathrooms and carpet and wood flooring in the rest of the home. MLS #RS5031A. \$175,000. Contact Bobby Miller – The Real Estate Shop – 229.377.7777.



**19 +/- acres.** This property on Hadley Ferry Road is located only a few minutes from town and offers a great building area with plenty of deer and turkey. One property line is Tired Creek. Beautiful woods with some restrictions. MLS #LV5405A. \$79,500. Contact Bobby Miller – The Real Estate Shop – 229.377.7777.



**268 +/- acres.** Beautiful brick home and acreage that is gated to allow for plenty of privacy. The front entrance leads into the great room, with hardwood flooring, that in turn opens into the bright kitchen with dining area. A home office located off the kitchen. The kitchen features hard surface counter tops, center island with cook top, and a door that leads out to a brick elevated patio. Large laundry room with utility sink and a toilet in small

room with water heater. Master bedroom has a fireplace with a hearth and a large walk-in closet, while the master bath has double vanities, garden tub, and large separate tiled shower. Two more bedrooms share a Jack-and-Jill bath with double vanities and tub/shower combo. Both bedrooms have walk-in closets. Property has a 2,000 +/- sq. ft. barn with a 400 +/- sq. ft. lean-to, concrete flooring and a one-bedroom apartment. Barn could easily be used for horses. Plenty of woods and three ponds for great fishing – just right for the outdoorsman. MLS #910374. Contact Sam Bryan – KeySouth Real Estate Group, Inc. – 229.226.3911 or 229.977.1211. Website: www.keysouth.com



**7 +/- acres.** Great price for home with acreage. The home has a large great room, kitchen/dining combination, and a split floor plan. The master bathroom has a garden tub and separate shower. Nice deck on the rear of the home. Fenced back yard. Separate storage building. MLS #RM5781A \$69,500. Contact Dawn Rackley – The Real Estate Shop – 229.377.7777.



**47 +/- acres.** Located on Baggett Mill Road, this 3 BR/2 BA offers a large den and kitchen combination. Carpet, hardwood and tile floors. Covered front porch, nice outside patio and large storage building with a covered shed for a tractor or golf cart. Approximately 15 acres in large planted pines. Lots of deer and turkey. MLS #RS5273A. \$275,000. Contact Bobby Miller – The Real Estate Shop – 229.377.7777.



**37 +/- acres.** The main home on this property features two or three bedrooms and two baths. Tile and laminate wood flooring, fireplace, metal roof and lots of storage. There is a separate 1 BR/1 BA mother-in-law cottage with a kitchen/living area. Property is fenced and cross-fenced with an approximately five-acre pecan orchard, 10 +/- acres of planted pines, a two-acre stocked pond, plus an additional small pond. Outside storage building has an additional bedroom. Large wired workshop and a small barn perfect for horses. MLS #RS5770A. \$350,000. Contact Bobby Miller – The Real Estate Shop – 229.377.7777.

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GREENE COUNTY



**234 +/- acres.** A timberland investment tract with deer, turkey and duck hunting options enhanced by gentle terrain, mature hardwoods, a pond and the North Fork Ogeechee River. This area is known for productive soil types, timber growth and wildlife habitat. \$549,900. Contact Jody Strickland – F&W Forestry Services, Inc. – 229.883.0505 or 478.954.8058 or by email at [jstrickland@fwforestry.com](mailto:jstrickland@fwforestry.com). Website: [www.fwforestry.net](http://www.fwforestry.net)

HARRIS COUNTY



**1,005 +/- acres.** The Lodge at Blue Springs, historic Callaway Family Retreat, is available for the first time in three generations. Located in prestigious Pine Mountain, the 8,286 +/- sq. ft. log home is listed on the National Historic Registry. The property includes a spring-fed lake with trophy fishing, an indoor pool, 2,507 +/- sq. ft. gate house, 1,884 +/- sq. ft. guest lodge, fruit orchards, wine cellar, and accessory buildings. Exceptional whitetail deer and turkey hunting. Additional 1,000 +/- adjoining acres available for long-term hunting lease with 2,034 +/- sq. ft. caretaker's house. Contact Ben McCollum – 229.221.6680 – or Eric McCollum – 229.200.4457 – The Wright Group. Website: [www.wrightbroker.com](http://www.wrightbroker.com)

HEARD COUNTY



**596 +/- acres.** The property, located on Notnomis Road just off Hwy 27, is a few minutes north of Franklin, Georgia. There are 420 +/- acres of loblolly pine planted in 2015. Owner is willing to divide the portion on the north side of Notnomis Road from the south side. \$1,800 per acre. Contact Greene Forest & Farm Realty, LLC. – 229.924.9048. Website: [www.greeneforestandfarm.com](http://www.greeneforestandfarm.com)

LEE COUNTY



**104 +/- acres.** Located in highly desirable southwest part of the county, this property offers great hunting, productive planted pines, and great home sites. Approximately 94 acres is in the Wetland Reserve Program, with 10 +/- acres left out of the program for building sites. The property has 74 +/- acres of 2004 planted slash on old field sites needing to be thinned, 30 +/- acres of wetlands – some beautiful open water during wet weather and some mixed natural regen providing superb habitat, several food plot openings, and a great road and firebreak network. Only minutes from northwest Albany. \$2,788 per acre. Contact Mike Matre – Matre Forestry Consulting, Inc. – 229.869.1111. Website: [www.matreforestry.com](http://www.matreforestry.com)



**79 +/- acres.** This reasonably price acreage has frontage on Flowing Well Road and White Pond Road. Build your dream home and barn in the country while still just minutes from work. MLS #136662. \$199,900. Contact Mike Flynn – Albany Realty Company – 229.883.6100 or 229.376.2361 or by email at [mikeflynnrealtor@gmail.com](mailto:mikeflynnrealtor@gmail.com). Website: [www.albanyrealtyco.com](http://www.albanyrealtyco.com)



**450 +/- acres.** First quality investment/hunting property with 2,400 +/- sq. ft. house, guest cottage, merchantable pine timber, scattered cypress, hunting fields, etc. Located in one of Georgia's most noted areas for living and hunting. \$1.2 million. Contact Craig Brown – Southeastern Hunting Services, Inc. – 229.432.1010 or 229.349.1680. Website: [www.afieldandfarm.com](http://www.afieldandfarm.com)



**16 +/- acres.** This corner lot offers easy access to Albany and Leesburg, while also offering seclusion. It is wooded with frontage to a natural pond. Plenty of road frontage on Forrester and Grave Springs if you want multiple entrances for multiple dwellings. Room for horses. MLS #136513. \$96,000. Contact Mike Flynn – Albany Realty Company – 229.883.6100 or 229.376.2361 or by email at [mikeflynnrealtor@gmail.com](mailto:mikeflynnrealtor@gmail.com). Website: [www.albanyrealtyco.com](http://www.albanyrealtyco.com)



**5 +/- acres.** A corner lot, this property offers a beautiful house setting surrounded by planted pines with paved road access. Driveway, well and electricity are in place. Horses are allowed. \$32,500. Contact Doug Hall – F&W Forestry Services, Inc. – 229.883.0505 or 229.449.1537 or by email at [dhall@fwforestry.com](mailto:dhall@fwforestry.com). Website: [www.fwforestry.net](http://www.fwforestry.net)

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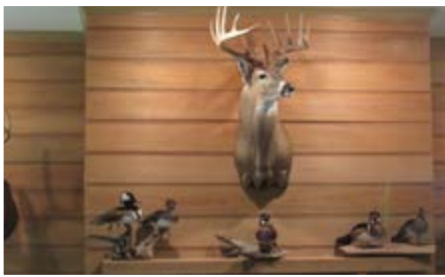


## REAL ESTATE: PROPERTY FOR SALE



**25 +/- acres.** Located on Crowell Road just north of Leesburg, this property is a horse lovers dream with a beautiful 5 BR/3.5 BA stack-stone home and a gorgeous six-stall barn with pecan wood finishes, indoor wash rack with infrared heater, tack room and floored attic with hay loft. Other features include a beautiful one-bedroom guest house with pecan wood flooring, stone fireplace, full kitchen and bath. There are two additional wired out buildings, several fenced pastures with run-in shelters with water, salt-water gunite pool, and an amazing outdoor kitchen perfect for entertaining. State-of-the-art interior kitchen, bonus room with kitchenette/bar, three-car garage, and camera system. \$795,000. Contact Katie Gatewood – Hughey & Neuman, Inc. – 229.436.0212 or 229.881.0743 or by email at katie.hughey@gmail.com. Website: www.albanyhousehunting.com

### MACON COUNTY



**432 +/- acres.** Indian Mound, LLC is a gentleman's retreat located in the famous Flint River corridor. The property includes a custom lodge built by Chip Shelton. Other outbuildings include matching guest quarters, enclosed storage barn, new multi-dog kennel, large pole barn, and more. Food plots are established throughout and have been professionally managed, as has the beautiful hardwood and pine timber located throughout the property. Recreational opportunities include some of the best deer hunting in the state along with turkey and a duck pond. This offering truly has southern class and charm, perfect for personal or corporate enjoyment. Contact Greene Forest & Farm Realty, LLC – 229.924.9048. Website: www.greeneforestandfarm.com

### MARION COUNTY



**550 +/- acres.** Located on Ft. Perry Road, this property offers beautiful pasture land that is fenced and cross-fenced for rotational grazing. There is row crop land, a large flowing creek, and an excellent pond site. Great recreational property with excellent deer, turkey, quail, and dove hunting. \$962,500.

Contact Vince Barfield – Barfield Auctions, Inc. – 229.679.2223 or by email at vince@barfieldauctions.com. Website: www.barfieldauctions.com

### MILLER COUNTY



**11 +/- acres.** Small acreage with a completely remodeled 3 BR/2 BA home featuring 1,654 +/- sq. ft. with red oak floors and ceramic tile in the kitchen and dining room. Storage shed, workshop, and small pole barn. MLS #RS5823A. \$180,000. Contact Marla Ames – ERA Simpson Realty – 229.243.9200 or 229.220.2532 or by email at marlasames@gmail.com.



**15 +/- acres.** This property located on U.S. Hwy 27 North features a home and a 900 +/- sq. ft. detached workshop building that has a three-bay garage with door openers for storing or working on projects. The foyer of the home offers two-story views and a grand staircase. The dining room will accommodate a large gathering while the kitchen is efficient and ready to handle any size crowd. While the family room is cozy, it is a great size for family and friends. The study has woodwork and built-in shelves that are a work of art and the four bedrooms are beautifully appointed. The master bedroom has an adjoining bonus room for exercise or can be customized for any purpose. Beautiful sun room. There are an additional 67 +/- acres available for purchase. Acreage includes rolling pastures, a great pond for fishing and woods for hunting or privacy. MLS #5473. Contact Marcie Miller – 229.220.4663 or 229.246.9837. Website: www.premiergrouprealty.com



**92 +/- acres.** Hannah Place is an impressive country estate consisting of a custom built 3 BR/2 BA cedar home with an all pine interior that creates a light, comfortable and classic country feel. The expansive front and rear porches also provide incredible outdoor living space that further enhances the peaceful setting amongst the massive oaks and myrtle trees. Additional improvements include an attached two-car garage,

barn and chicken coop. The property consists of meticulously groomed longleaf planted pines, open pasture land that is fenced and cross fenced and old growth hardwoods. The combination of open land and woods allows for a multitude of uses including hunting, horses and livestock. Located only minutes from Bainbridge, Hannah Place is perfect for a permanent residence, country retreat or weekend getaway. Contact Ben McCollum – 229.221.6680 – or Eric McCollum – 229.200.4457 – The Wright Group. Website: www.wrightbroker.com



**156 +/- acres.** This farm on Hwy 91 is a diverse tract consisting of 33 +/- acres of cropland and 40 +/- acres of 15 year-old planted pines ready for first thinning. The balance of the property is in hardwood-pine mix with a good internal road system and plenty of highway frontage for home sites or future development. Great recreational tract with rental and timber income. The beautiful oak trees, three-acre pond and creek frontage make for great wildlife habitat. This farm has been well managed for deer hunting and is conveniently located just three miles north of U.S. Hwy 84 from Donalsonville. \$1,650 per acre. Contact Brad Waller – Agri Land Realty – 229.221.3339 or by email at bradwaller@windstream.net. Website: www.aglandsales.com



**122 +/- acres.** This property on Brinson Road borders Spring Creek with approximately 100 acres in 25 year-old pines with the remainder in open land. The beautiful 3,545 +/- sq. ft. home features 4 BR/2 BA plus two half-baths. Covered pool, three-car carport, and a garage. MLS #5657. Contact Ken Horn – Premier Group Realty – 229.416.9804 or 229.246.9837. Website: www.premiergrouprealty.com

**Experts in Land  
Financing.  
Call Duane Watson,  
Relationship Manager,  
229.254.6387.**

## REAL ESTATE: PROPERTY FOR SALE

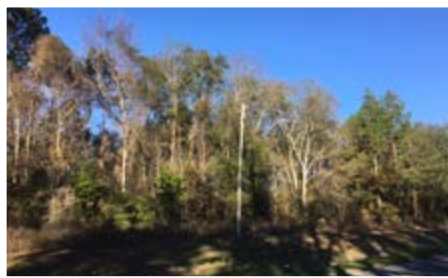
### MITCHELL COUNTY



**130 +/- acres.** Perfect tract for weekend getaways or a permanent home. Pines and hardwoods, a small pond and excellent hunting. \$1,650 per acre. Contact Wally Binns – J. Durham and Associates, Inc. – 229.436.2733. Website: [www.jdurhamauctions.com](http://www.jdurhamauctions.com)



**207 +/- acres.** This property is located on Back 9 Road and Bumble Bee Road. \$1,975 per acre. Contact Daniel Crocker, ALC, GA/FL Lic. Real Estate Broker – Crocker Realty, Inc. – 229.403.6297 or 229.228.0552. Website: [www.landcroc.com](http://www.landcroc.com)



**131 +/- acres.** Located on the Mitchell/Grady County line, this is a great recreational tract or property to build on. Woodland with no improvements. Copy of timber cruise and plat on file. MLS #910632. Contact Jay Lattay – KeySouth Real Estate Group, Inc. – 229.226.3911 or 229.977.3000. Website: [www.keysouth.com](http://www.keysouth.com)

### PULASKI COUNTY



**768 +/- acres.** A unique tract that has been developed for silvopasture, which integrates livestock and timber

production on the same land providing multiple income opportunities and great hunting. \$2,150,400. Contact Dennis LeBleu – F&W Forestry Services, Inc. – 229.883.0505 or 229.343.8013 or by email at [dlebleu@fwforestry.com](mailto:dlebleu@fwforestry.com). Website: [www.fwforestry.net](http://www.fwforestry.net)

### QUITMAN COUNTY



**207 +/- acres.** Consisting of young planted pines and hardwood bottom land, this excellent small hunting and investment tract is located close to Lake Walter F. George/Eufaula. \$1,650 per acre. Contact Greene Forest & Farm Realty, LLC. – 229.924.9048. Website: [www.greeneforestandfarm.com](http://www.greeneforestandfarm.com)



**74 +/- acres.** There are 62 +/- acres of planted pines that were recently thinned in 2014. Excellent small investment tract located close to Lake Walter F. George/Eufaula. \$1,850 per acre. Contact Greene Forest & Farm Realty, LLC. – 229.924.9048. Website: [www.greeneforestandfarm.com](http://www.greeneforestandfarm.com)

### RANDOLPH COUNTY



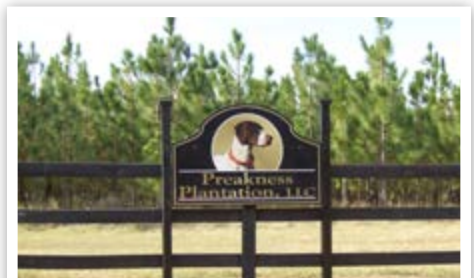
**1,334 +/- acres.** This property includes 475 +/- acres in dry farm land of which 250 +/- acres is income producing/irrigated crop land, 258 +/- acres in planted pines with remaining acreage in mature hardwoods. Lots of wild game. Perfect property for both hunters and farmers. Two-story barn has double doors on first level for storing equipment and the second level features 4 BR/4.5 BA, gorgeous wood paneled walls, kitchen with stainless steel appliances and breakfast bar, open floor plan, and rocking chair porch. Owner will consider subdividing the property. Contact Bill Hughey – Hughey & Neuman, Inc. – 229.436.0212 or 229.881.3617 or by email at [hugheybill@bellsouth.net](mailto:hugheybill@bellsouth.net). Website: [www.albanyhousehunting.com](http://www.albanyhousehunting.com)



**88 +/- acres.** Pretty timberland property with 32-acre CRP longleaf field paying \$1,800 +/- yearly. Excellent deer hunting with creek bottom. Numerous home sites. Contact Craig Brown – Southeastern Hunting Services, Inc. – 229.432.1010 or 229.349.1680. Website: [www.afieldandfarm.com](http://www.afieldandfarm.com)



**111 +/- acres.** Todd Timberland consists of 55 +/- acres of planted longleaf pines, three streams lined with hardwood and scattered pine timber. Excellent hunting populations of deer, turkey and hog. Abundant wildlife. There are four food plots with excellent road system. \$1,650 per acre. Contact Julian Morgan – South Georgia Land & Timber – 229.881.2779 or by email at [julian@landandtimber.net](mailto:julian@landandtimber.net). Website [www.landandtimber.net](http://www.landandtimber.net)



**663 +/- acres.** Preakness Plantation has everything from virgin timber to Bobwhite quail and while the rolling hills are managed for quail, the property supports turkey, deer, and gopher tortoise. The beautiful property has 360 +/- acres in planted pines: 297 +/- in plantation pines, 43 +/- acres in six year-old longleaf pines, and 20 +/- acres in 8 to 10 year-old planted pines. There are 280 +/- acres in hardwoods and natural pines with approximately 100 acres of virgin timber. The property has 23 +/- acres in managed food plots, two streams, a 40 x 50 shop with a half bath, a 30 x 40 full kitchen facility with a bath and lodging, dog kennels with septic for up to eight dogs, a four-inch well, and four gated entrances. Owned by a real estate professional. \$2.1 M. Contact Julian Morgan – South Georgia Land and Timber – 229.881.2779 or by email at [julian@landandtimber.net](mailto:julian@landandtimber.net). Website: [www.landandtimber.net](http://www.landandtimber.net)

## REAL ESTATE: PROPERTY FOR SALE



**91 +/- acres.** Excellent hunting tract with a mixture of pines and hardwoods. Caney Branch Creek is the north boundary. Established roads and food plots. Electricity is available. The property is located just southwest of Coleman between Cuthbert and Fort Gaines. \$139,500. Contact Bob Dutton – Needmore Properties – 229.894.7373 or 229.439.1837. Website: [www.needmoreproperties.com](http://www.needmoreproperties.com)



**295 +/- acres.** Longshadow Farm, located at the intersection of Ga Hwy 240 and Concord Church Road, is a rolling, wooded land with old fields, springs, streams, walking and riding trails, and planted pines. Could be a horse farm. Includes a c. 1900 vintage farm house with updated wiring, plumbing, and decorated rooms. Old country store. Small historic courthouse. Approximately five miles of trails. Home or cabin sites. Corners on two paved roads. Located approximately 95 miles south of Atlanta via U.S. Hwy 19, 40 miles east of Columbus, and 50 miles southwest of Macon. \$3,350 per acre. Contact Michael Dixon – Michael Dixon Realty – 229.924.3089. Website: [www.michaeldixonrealty.com](http://www.michaeldixonrealty.com)



**29 +/- acres.** Beautiful acreage on Lake Seminole waiting for your dream home. Own a piece of paradise. With so many options, it will be hard to decide where to build. MLS #LV5738A. \$120,000. Contact Marla Ames – ERA Simpson Realty – 229.243.9200 or 229.220.2532 or by email at [marlasames@gmail.com](mailto:marlasames@gmail.com).



**967 +/- acres.** This hunter and fisherman's paradise is located off Hwy 39 near Lumpkin. The 3 BR/2 BA home has cypress siding, central heat/air, hardwood floors, fireplace, three-car carport, separate office space, and a separate 2 BR/1BA guest house. There is an approximate 30 x 50 metal shop, as well as other outbuildings. Beautiful 15 +/- acre spring-fed pond with covered boat house. Covered picnic area. City water. \$1,800 per acre. Contact Julian Morgan – South Georgia Land and Timber – 229.881.2779 or by email at [julian@landandtimber.net](mailto:julian@landandtimber.net). Website: [www.landandtimber.net](http://www.landandtimber.net)

**35 +/- acres.** Located just outside of Ellaville, this property is in a great location on Highway 26 and has good mixed pine/hardwood ridges and natural pine. Great building sites throughout the property. \$2,750 per acre. Contact Allied Land & Timber Company, Inc. – 800.224.9939. Website: [www.alliedlandga.com](http://www.alliedlandga.com)

**5 +/- acres.** This unimproved acreage is located near Desser on Hwy 374. \$25,000. Contact Sarah Avery – The Whittaker Agency – 229.416.5081.

### STEWART COUNTY



**202 +/- acres.** The Pataula Creek tract features a small stream along the east boundary that intersects with Pataula Creek near the southeast corner of property and is bounded by a wide corridor of natural hardwood and pine. \$313,000. Contact Crisp Gatewood – Plantation Services, Inc. – 229.888.2500 or 229.347.1336 or by email at [crispgatewood@gmail.com](mailto:crispgatewood@gmail.com). Website: [www.plantationservicesinc.com](http://www.plantationservicesinc.com)



**468 +/- acres.** This tract has 36 +/- acres of open farm land with farm lease income and 37 +/- acres in hardwood bottoms. There are 395 +/- acres of replanted longleaf pines and a 3 +/- acre pond. This tract has a creek, utilities, and county maintained graded road frontage. Excellent hunting. \$1,350 per acre. Contact Julian Morgan – South Georgia Land & Timber – 229.881.2779 or by email at [julian@landandtimber.net](mailto:julian@landandtimber.net). Website: [www.landandtimber.net](http://www.landandtimber.net)



**49 +/- acres.** Old homeplace with some pasture and two wells. Pretty rolling hill country. Private by virtue of deeded easement. Ideally a place to live, but hunt as well. \$115,000. Contact Craig Brown – Southeastern Hunting Services, Inc. – 229.432.1010 or 229.349.1680. Website: [www.afieldandfarm.com](http://www.afieldandfarm.com)

### SEMINOLE COUNTY

#### SCHLEY COUNTY

**39 +/- acres.** New listing of beautiful crop land mixed with woods. Great for hunting or home sites. The property is very convenient to Ellaville, Americus and Buena Vista. Owner will divide into three smaller acreage tracts and price each accordingly. \$2,000 per acre for the entire property. Contact Allied Land & Timber Company, Inc. – 800.224.9939. Website: [www.alliedlandga.com](http://www.alliedlandga.com)



**61 +/- acres.** Located on South Brackin Road, this tract has approximately 40 acres of 25 year-old planted pines which have been thinned. There is a 12 to 15 acre lake which is spring fed. Approximately 1,685 ft. of highway frontage. MLS #5698. Contact Hugh Willis – Premier Group Realty – 229.254.5674 or 229.246.9837. Website: [www.premiergrouprealty.com](http://www.premiergrouprealty.com)



**2,590 +/- acres.** Kawikee Plantation is an extraordinary sporting property with plenty of game and fish, spectacular scenery, a great lodge and all improvements necessary. Two private fishing lakes. The lodge has a comfortable living room with a fireplace, kitchen and dining area, four bedrooms and four baths and a large screened porch and deck. There are dove fields and wildlife food plots. Deer and turkey live along Pataula Creek, which flows through the property. The amenities include a horse stable and fenced pasture, dog kennel, equipment sheds, a farm shop and manager's office. \$7,640,500. Contact Crisp Gatewood – Plantation Services, Inc. – 229.888.2500 or 229.347.1336 or by email at [crispgatewood@gmail.com](mailto:crispgatewood@gmail.com). Website: [www.plantationservicesinc.com](http://www.plantationservicesinc.com)

## REAL ESTATE: PROPERTY FOR SALE



**774 +/- acres.** Located on Tatum Road, this property is great hunting land with good interior road. There are 11 year-old planted pines that were over sprayed in 2015. Good investment tract located halfway between Cusseta and Lumpkin. \$1,750 per acre. Contact Mike McDaniel – McDaniel Realty LLC – 706.741.1181 or by email at mcdaniel553@yahoo.com.



**505 +/- acres.** Reed Farm offers the diversity of large crop fields, natural regeneration, planted pines, hardwoods and a tributary of Pataula Creek. In addition to excellent hunting, there is farm income potential and multiple home sites for a large family or group ownership. \$984,750. Contact Crisp Gatewood – Plantation Services, Inc. – 229.888.2500 or 229.347.1336 or by email at crispgatewood@gmail.com. Website: www.plantationservicesinc.com



**716 +/- acres.** This acreage includes a cabin or very nice home if you want to live on the property. While the property was clear cut approximately 10 years ago, the owners are in the process of cleaning it up to plant back in pine trees. Located at the very end of Roberts Road, making it a very private tract. The cabin, which sits on a hill for a beautiful view, has approximately 15 acres of open land with a shooting range, large equipment shed, and about five camper hook-ups. A very good investment tract, hunting tract, and get-away place that is also great for entertainment. \$1,200,200. Contact Mike McDaniel – McDaniel Realty LLC – 706.741.1181 or by email at mcdaniel553@yahoo.com.

**158 +/- acres.** Big Tom Woods is named for a large gobbler who survived the recent hunting season. This tract borders County Road 79 and County Road 80 and is surrounded by properties with crop fields and ponds. From a paved road entrance, drive through merchantable planted pines to an area of substantial acreage of young natural regeneration. \$236,210. Contact Crisp Gatewood – Plantation Services, Inc. – 229.888.2500 or 229.347.1336 or by email at crispgatewood@gmail.com. Website: www.plantationservicesinc.com



**225 +/- acres.** Holder Road (South) Tract is bounded by James Holder Road to the north and County Road 80 to the south. From an entrance at an attractive home site, drive south through acreage of planted and natural pines of various ages. Along County Road 80, there are approximately 70 acres of young natural regeneration pines, an area that could easily be cleared for a large crop field or used for multiple wildlife food plots. \$416,250. Contact Crisp Gatewood – Plantation Services, Inc. – 229.888.2500 or 229.347.1336 or by email at crispgatewood@gmail.com. Website: www.plantationservicesinc.com

### SUMTER COUNTY



**22 +/- acres.** This property, located on South Lee Street Road, offers privacy with close proximity to town and near some of the finest neighborhoods in Americus. Wonderful property for building your dream home. MLS #900331. Contact Johnston Realty Group – 229.928.8293. Website: www.johnstonrealtygroup.com



**12 +/- acres.** Forget understated elegance, this 4 BR/5 BA home exudes quality in every inch of its 4,485 +/- sq. ft. and includes 703 +/- sq. ft. of unfinished attic space. There are two master suites – one downstairs as well as one upstairs that has a veranda overlooking the acreage. Large eat-in kitchen, enormous laundry room, formal living room and dining room. Oversized den with built-ins and fireplace, hardwood floors and exquisite moldings. Double car garage with a tiled and decorated attached utility room. Ponds and an oversized workshop and pole barn. MLS #902709. Contact Johnston Realty Group – 229.928.8293. Website: www.johnstonrealtygroup.com



**20 +/- acres.** This traditional 4 BR/2.5 BA home with a split floor plan is a hidden gem on enough acreage to offer a sanctuary and private world just minutes from town. The master bedroom features a walk-in closet, custom shower and beautiful moldings. The kitchen has granite counter tops and an island and the dining room will fit a table for 20. All guest bedrooms are spacious. MLS #902957. Contact Johnston Realty Group – 229.928.8293. Website: www.johnstonrealtygroup.com



**66 +/- acres.** Located on Thrasher Road, this property features 40 +/- acres of open land farm land with crop base and 21 +/- acres of woods with mixed pine and hardwoods. Large pasture. Fenced and cross-fenced. There is a 2 BR/1BA house with 1,040 +/- sq. ft. and a large carport. Deer, turkey, and small game hunting. \$110,000. Contact Vince Barfield – Barfield Auctions, Inc. – 229.679.2223 or by email at vince@barfieldauctions.com. Website: www.barfieldauctions.com



**182 +/- acres.** Beautiful investment land that has unlimited opportunities located just minutes from downtown Americus. Road frontage on Georgia Hwy 27 East. Approximately 171 acres of planted pines, natural pines and an 11-acre pond fed by an 8" recreational well. Land features acres of natural hardwood/pine mix timber with gently rolling topography – great for hunting, recreation, home site or the development of multiple home sites. MLS #902459. Contact Johnston Realty Group – 229.928.8293. Website: www.johnstonrealtygroup.com

## REAL ESTATE: PROPERTY FOR SALE



**59 +/- acres.** New on the market and located just off the Flint River on Reeves Landing Road. The entire property is covered with pine saw timber and beautiful hardwoods throughout and is in a great location known for huge trophy bucks. Great opportunity to buy smaller acreage in a great location. \$2,395 per acre. Contact Allied Land & Timber Company, Inc. – 800.224.9939. Website: [www.alliedlandga.com](http://www.alliedlandga.com)



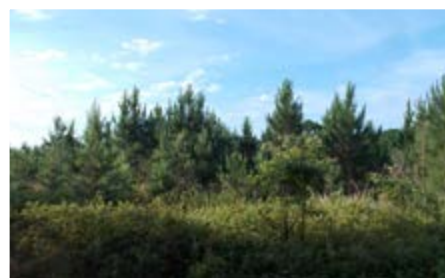
**139 +/- acres.** Prime hunting property just west of Andersonville in big buck country. This tract has paved road frontage, irrigated food plots, mature pine, 2012 natural pine and hardwood regeneration, and rocked woods roads. \$2,295 per acre. Contact Mike Matre – Matre Forestry Consulting, Inc. – 229.869.1111. Website: [www.matreforestry.com](http://www.matreforestry.com)



**173 +/- acres.** Beautiful acreage just a few miles south of Butler that features gently rolling hay fields mixed with nice hardwood ridges and offers good paved road frontage. The hay fields could possibly have good income from a lease (estimated to be \$30 per acre) or a possible projected income of between \$170 to \$285 per acre, depending on market conditions, from the 140 +/- acres currently in grass. \$2,300 per acre. Contact Allied Land & Timber Company, Inc. – 800.224.9939. Website: [www.alliedlandga.com](http://www.alliedlandga.com)



**208 +/- acres.** Shallow Creek Farm is a turn-key hunting and fishing retreat located just minutes from downtown Americus. Along the eastern border of the property lies Lake Philema, a large private lake, whose ownership is shared by adjoining landowners. The lake is accessible from Shallow Creek by private boat ramp and dock. Within the privacy of a fenced and gated entrance is a fully furnished 2 BR/1 BA lodge secluded in planted pines. The lodge features a large great room/kitchen with fireplace, a screened porch, and a large enclosed garage. There are numerous food plots throughout the property. A power line easement which bisects the property is planted in deer plots and dove fields. Two small streams are on the property. A large portion of the Shallow Creek acreage is in planted loblolly pines, which provide a bedding area for an excellent population of deer. Hardwood forests border the banks of Lake Philema. In addition to the furnished lodge, the sale includes a tractor, implements, and deer stands. \$3,550 per acre. Contact Lee Walters – Plantation Services, Inc. – 229.888.2500 or 229.343.3830 – or by email at [pserv@bellsouth.net](mailto:pserv@bellsouth.net). Website: [www.plantationservicesinc.com](http://www.plantationservicesinc.com)



**7 +/- acres.** Located on the east side of Americus near New Era community, this property could offer the perfect site for a home or hunting camp. Planted pine trees that are approximately five years-old. A plat is available for review. MLS #902733. Contact Johnston Realty Group – 229.928.8293. Website: [www.johnstonrealtygroup.com](http://www.johnstonrealtygroup.com)

### TAYLOR COUNTY



**344 +/- acres.** New on the market, this beautiful gentleman's farm is complete with a beautiful completely restored farm house/lodge in excellent condition, six original rustic barns and all in a gorgeous setting. The property is covered with merchantable pine plantation with the balance of the property in natural hardwood. There are very good quality interior roads which allow most of the property to be accessed by vehicle. The property offers tremendous trophy deer and turkey hunting with food plot sites throughout. Very convenient to Atlanta, Columbus and Macon. Contact Allied Land & Timber Company, Inc. – 800.224.9939. Website: [www.alliedlandga.com](http://www.alliedlandga.com)



**401 +/- acres.** This property was replanted in 2014 with loblolly pines. There are several stands of mature pine on the property as well. Excellent recreational tract for hunting with food plots established throughout. Tract is conveniently located just off Hwy 19 between Butler and Ellaville. Contact Greene Forest & Farm Realty, LLC. – 229.924.9048. Website: [www.greeneforestandfarm.com](http://www.greeneforestandfarm.com)



**168 +/- acres.** Beautiful property just a few miles west of Butler that features rolling terrain with some of the prettiest views and mature hardwood ridges in the area. Good pine timber, along with paved road frontage and interior roads throughout the property. \$1,850 per acre. Contact Allied Land & Timber Company at 800.224.9939. Website: [www.alliedlandga.com](http://www.alliedlandga.com)

**Timber Investment Tracts.** Many timber investment/hunting tracts ranging from 108 to 671 acres which can be purchased individually, divided into smaller parcels, or as a package. Per acre prices start at \$1,595. Call us for individual tract pricing. Contact Allied Land & Timber Company, Inc. – 800.224.9939. Website: [www.alliedlandga.com](http://www.alliedlandga.com)

**Financing Available  
for Qualified Buyers.  
Call Brant Harrell,  
Relationship Manager,  
229.254.6359.**



## REAL ESTATE: PROPERTY FOR SALE



**400 +/- acres.** A fellowship farm that is a first-class managed wildlife property with main house and living quarters, equipment shelter, rolling hills with food plots surrounded by older timber of hardwoods and pine. Three ponds, excellent deer and turkey hunting, plus wingshooting possibilities. Located south of Reynolds and Butler. \$895,000. Offers encouraged. Contact Craig Brown – Southeastern Hunting Services, Inc. – 229.432.1010 or 229.349.1680. Website: [www.afieldandfarm.com](http://www.afieldandfarm.com)

### TELFAIR COUNTY



**589 +/- acres.** Ocmulgee River frontage with this outdoorsman's place with cypress cabin, concrete boat ramps, endless food plots with custom shooting houses, planted pines, and natural timber. Outstanding hunting for deer, duck, turkey, and hogs. \$1.1M. Contact Craig Brown – Southeastern Hunting Services, Inc. – 229.432-1010 or 229.349.1680. Website: [www.afieldandfarm.com](http://www.afieldandfarm.com)

### TERRELL COUNTY



**264 +/- acres.** Sugar Creek Farm is a recreational hunting property located in the northeast part of the county that features an excellent road system and established food plots. Merchantable planted pines surround natural oak bottoms providing excellent habitat for deer and turkey. Both large crop fields and timberland lie along the borders. Sugar Creek, bounded by beautiful mature hardwoods, flows eastward through a portion of the property into the Kinchafoonee Creek. All roads of entry to the property are protected and approximately one dozen deer stands are included in the price. \$2,250 per acre. Contact Lee Walters – Plantation Services, Inc. – 229.888.2500 or 229.343.3830 or by email at [pserv@bellsouth.net](mailto:pserv@bellsouth.net). Website: [www.plantationservicesinc.com](http://www.plantationservicesinc.com)



**50 +/- acres.** The Fletcher Property is located on Old Field Road just three miles off West Lee Street. It is a deer sanctuary with open meadows and hardwood bottoms. \$89,750. Contact Julian Morgan – South Georgia Land & Timber – 229.881.2779 or by email at [julian@landandtimber.net](mailto:julian@landandtimber.net). Website [www.landandtimber.net](http://www.landandtimber.net)



**5 +/- acres.** This tract is located in Covey Cove at Goose Hollow and is private, but convenient to the amenities of Dougherty, Terrell and Lee counties. This is a great home site with beautiful hardwoods and plenty of room to roam. The covenants and restrictions provide for a minimum of 2,250 sq. ft. for a single story home and 1,500 sq. ft. for a one and one-half story home. Horses are allowed, but first must have an established residence. Plat and entire covenants and restrictions are available upon request. \$44,500. Contact Katie Gatewood – Hughey & Neuman, Inc. – 229.436.0212 or 229.881.0743 or by email at [katie.hughey@gmail.com](mailto:katie.hughey@gmail.com). Website: [www.albanyhousehunting.com](http://www.albanyhousehunting.com)



**275 +/- acres.** Near Bronwood is this property with investment-grade timber value of mature pine, younger pines, scattered hardwoods, and food plots. First class cabin is like new. Great deer and turkey hunting. \$2,195 per acre. Contact Craig Brown – Southeastern Hunting Services, Inc. – 229.432.1010 or 229.349.1680. Website: [www.afieldandfarm.com](http://www.afieldandfarm.com)

**20 +/- acres.** Located north of Parrott on GA Hwy 520. \$2,500 per acre. Contact Julian Morgan – South Georgia Land & Timber – 229.881.2779 or by email at [julian@landandtimber.net](mailto:julian@landandtimber.net). Website [www.landandtimber.net](http://www.landandtimber.net)



**79 +/- acres.** Great hunting property with paved road frontage and hardwood/pine timber mix. There are approximately 49 acres of longleaf pines in CRP program at \$85.02 per acre that expires September 30, 2030. Ideal investment property with beautiful country home sites. \$181,700. Contact Vince Barfield – Barfield Auctions, Inc. – 229.679.2223 or by email at [vince@barfieldauctions.com](mailto:vince@barfieldauctions.com). Website: [www.barfieldauctions.com](http://www.barfieldauctions.com)

### THOMAS COUNTY



**97 +/- acres.** This property in the Pavo area features a 2 BR/2.5 BA custom built home with a two car, detached garage. Nice older planted pine stand with retriever pond and several smaller ponds. Site for a 10+/- acre pond in front of the property that was drained years ago and planted over in pine. A good-looking property. \$695,000. Contact Daniel Crocker, ALC, GA/FL Lic. Real Estate Broker – Crocker Realty, Inc. – 229.403.6297 or 229.228.0552. Website: [www.landcroc.com](http://www.landcroc.com)



**5 +/- acres.** Located just off Metcalf Road, this 5,000 +/- sq. ft. home is in excellent condition and is move-in ready. Private setting provides the perfect place for kids to roam and explore. This two-story home offers classic architecture and high ceilings with a lovely entry that leads to a comfortable living room with a wood-burning fireplace and built-in shelves. French doors open onto a brick patio overlooking the salt-water pool with attached hot tub and remote control for easy maintenance. Modern kitchen/breakfast room with windows overlooking the backyard pool. Surround sound stereo system inside and out. One lower wing of the house was built for an easy conversion into a "mother-in-law suite" with kitchenette and private bath. Bonus rooms can be used as extra bedrooms. Heating and cooling split into three separate zones for efficiency. Located just minutes from schools and downtown. Contact Harris Strickland – Chubb Associates, Ltd. – 229.226.7916 or 850.510.8100. Website: [www.chubbrealty.com](http://www.chubbrealty.com)

## REAL ESTATE: PROPERTY FOR SALE



**19 +/- acres.** Great property with two energy efficient homes. The main house has three to four bedrooms and two baths and features porcelain tile floors, 10-ft ceilings, and a gas fireplace in the living room. There is a central security nerve center with cameras and DVR. The master suite has his/hers walk-in closets, a master bath with an 11 x 4 steam room shower and garden tub. Both homes have tank less gas hot water systems. The guest house is handicap accessible with 32-ft cathedral ceiling, huge bedroom that opens to a screened porch, full kitchen, living room, and loft. The property also has a four-stall horse barn with an open breezeway, skylights and tack room. There are 18 pecan trees, pear and plum trees, and a fenced garden space. The "man cave" is a 24 x 24 enclosed workshop with electric, water, and a 24 x 20 attached work bay. Two wells are on the property. Enjoy watching nature and relaxing from the back porch. MLS #910507. Contact Julie Bryan – 229.226.3911 or 229.403.9990 – or Russ Taylor – 229.224.6858 – KeySouth Real Estate Group, Inc. . Website: [www.keysouth.com](http://www.keysouth.com)



**44 +/- acres.** Acreage with a 4,100 +/- sq. ft. custom home that is rustic on the outside, giving the appearance of a stately log cabin. Earthquake rated foundation and solid frame construction. The home features heart pine paneling, a large brick fireplace, and a modern gourmet kitchen – all hand built by local craftsmen. Recent updates include a huge walk-in closet and a bonus room converted into "man-cave" with wood-burning fireplace, spacious cabinets and storage for fishing gear and firearms. Back porch offers views of a sweeping landscape with plantation pines and a seven-acre lake stocked with bass, bream and perch. Beyond the lake are hardwoods and a food plot for deer and turkey. There is a three-stall metal building used as a barn with water and electricity, deep-water well, generator, fruit trees, irrigation and room for a garden. Contact Rebecca Chubb Sanford – Chubb Associates, Ltd. – 229.226.7916 or 229.221.2622. Website: [www.chubbrealty.com](http://www.chubbrealty.com)



**7 +/- acres.** Sawgrass Lane is only minutes from Flower's Corporate Office, Archbold Hospital, Jerger and downtown Thomasville. This 4 BR/3.5 BA home has classic Southern architecture with a front porch, high ceilings and a modern open floor plan. The dining room is off the foyer and easily accommodates a 10-seat table. The kitchen is open to the living room and features a raised bar, granite counter tops, sub-zero refrigerator and GE Profile appliances. Master suite has two walk-in closets, double vanities, tile shower and a soaking tub. The other two downstairs bedrooms are very large and have walk-in closets, built-in desk and share a Jack-and-Jill bathroom. Upstairs is a large den and another bedroom and bathroom. There is a two-car carport with storage room, screened porch and an open porch for enjoying the beautiful back yard. There is also a joint-owned pond. MLS #909769. Contact Russ Taylor – KeySouth Real Estate Group, Inc. – 229.226.3911 or 229.224.6858. Website: [www.keysouth.com](http://www.keysouth.com)



**47 +/- acres.** This 4 BR/3.5 BA home, situated on a five-acre pond with breathtaking views, is nestled back in the pines and is truly a work of art. It features native heart pine floors, tastefully appointed trim and finishes throughout. The farm-style kitchen has a large center island, granite counter tops, wall oven/microwave, dishwasher, and a four-door refrigerator. All bedrooms are downstairs with a bonus room and full bath upstairs that could easily be a fifth bedroom. The master suite has a large custom walk-in closet with wall-to-wall built-ins. The master bath has a double vanity with granite counter tops, tiled shower, and claw foot tub. The bath adjoins the laundry room, which has lots of cabinets, granite counter tops, and a make-up station. Rocking chair front and back porches, an outdoor kitchen, and a saltwater pool with hot tub. There is also a barn for storage. MLS #910775. Contact Russ Taylor – KeySouth Real Estate Group, Inc. – 229.226.3911 or 229.224.6858. Website: [www.keysouth.com](http://www.keysouth.com)



**16 +/- acres.** Beautiful 3 BR/2 BA brick home with hardwood flooring, home office, luxury master bathroom, screened porch, deck, and two-car garage. There is an approximate two and one-half acre stocked pond, a 30 x 75 metal building with two remote doors, new asphalt driveway, a 20 x 30 metal building, your own private football or soccer field with its own irrigation system, and trails in the partially wooded areas for your ATV. Very well maintained and cared for. You can live, fish, work in the man cave and hunt. MLS #910003. Contact Teri Gainey – KeySouth Real Estate Group, Inc. – 229.226.3911 or 229.224.4434. Website: [www.keysouth.com](http://www.keysouth.com)



**673 +/- acres.** This timber tract offers home sites and recreational opportunities with 4,000 ft. on the Ochlocknee River. Impressive ridge. Strong hardwoods with older planted pine and a good-looking longleaf area. Powerful deer and turkey tract. Approximately 11 +/- miles north of Thomasville on Hwy 188 and Hwy 202. \$3,590 per acre. Contact Daniel Crocker, ALC, GA/FL Lic. Real Estate Broker – Crocker Realty, Inc. – 229.403.6297 or 229.228.0552. Website: [www.landcroc.com](http://www.landcroc.com)



**98 +/- acres.** Country estate with loads of versatility. This tract has a 2,500 +/- sq. ft. home, fenced pastures, a quarter mile of river frontage, timber, ducks, deer and turkeys. Clean and well kept. Extras include a metal storage shed with loft, downstairs patio for entertaining and a landscaped yard with fruit trees and flowers. Pastures have been used for raising cattle, horses and hay. Quiet location with a magnificent view of the Ochlocknee River bottom from the sunroom. Only 10 miles from downtown Thomasville. Contact Harris Strickland – Chubb Associates, Ltd. – 229.226.7916 or 850.510.8100. Website: [www.chubbrealty.com](http://www.chubbrealty.com)

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## REAL ESTATE: PROPERTY FOR SALE



**31 +/- acres.** Located on Riverwind Trail, this tract is just on the north, undeveloped side of Riverwind Plantation. The wooded property has plenty of lake frontage along with several beautiful home sites. MLS #910825. Contact Jennifer Plymel – KeySouth Real Estate Group, Inc. – 229.226.3911 or 229.403.1254. Website: [www.keysouth.com](http://www.keysouth.com)

### TROUP COUNTY



**414 +/- acres.** Consisting of recently established pine plantation, this tract provides an investment opportunity. It has early successional browse and bedding areas for improved wildlife habitat and mature timber that includes hard mast producing species. There are also existing food plots. \$555,000. Contact T.R. Clark – F&W Forestry Services, Inc. – 229.883.0505 or 229.407.0119 or by email at [tclark@fwforestry.com](mailto:tclark@fwforestry.com). Website: [www.fwforestry.net](http://www.fwforestry.net)

### TWIGGS COUNTY



**402 +/- acres.** This property is located in the Ocmulgee River basin, east of I-75 near Hawkinsville and Warner Robbins. Neat cabin, hunting fields, and pretty hardwoods. Deer, turkey, hogs, and ducks are plentiful. \$1,550 per acre. Contact Craig Brown – Southeastern Hunting Services, Inc. – 229.432.1010 or 229.349.1680. Website: [www.afiieldandfarm.com](http://www.afiieldandfarm.com)

### WEBSTER COUNTY



**90 +/- acres.** This great weekend retreat on Hwy 280 features a 4 BR/2 BA modular home with 2,050 +/- sq. ft. There is also a 70 x 40 metal shop and a skinning house. Planted pines and natural timber. Excellent hunting property with abundant wildlife. \$299,000. Contact Vince Barfield – Barfield Auctions, Inc. – 229.679.2223 or by email at [vince@barfielddauctions.com](mailto:vince@barfielddauctions.com). Website: [www.barfielddauctions.com](http://www.barfielddauctions.com)



**200 +/- acres.** Great affordable hunting tract. Most of the upland is in 2007 natural pine and hardwood regeneration and there are several creeks on the property. Paved road frontage, flat to rolling topography, and food plots. \$1,100 per acre. Contact Mike Matre – Matre Forestry Consulting, Inc. – 229.869.1111. Website: [www.matreforestry.com](http://www.matreforestry.com)



**220 +/- acres.** New on the market, this pretty timberland hunting property has a camp house, equipment shelter, food plots, and over 300 fruit/mast producing trees. Approximately one-half of the property is in three growth stages of planted pines ranging from one to eight years old. Creek branches, old hardwoods, etc. Deer and turkey hunting. \$1,895 per acre. Contact Craig Brown – Southeastern Hunting Services, Inc. – 229.432.1010 or 229.349.1680. Website: [www.afiieldandfarm.com](http://www.afiieldandfarm.com)



**500 +/- acres.** This sportsman's paradise is a prime hunting and fishing property that has been quality managed for years. It includes a 5,000 +/- sq. ft. log house and a 1,450 +/- sq. ft. garage. There are three beautiful ponds, Lanahassee Creek frontage and approximately two miles of Kinchafoonee Creek frontage, complete with a fishing house. Other amenities include an enclosed shop, equipment sheds and out buildings. Beautiful mature hardwood and pine timber and 70 +/- acres of newly planted pines. Loaded with deer, turkey and ducks. Road frontage on U.S. Hwy 280. \$1.6M. Contact Vince Barfield – Barfield Auctions, Inc. – 229.679.2223 or by email at [vince@barfielddauctions.com](mailto:vince@barfielddauctions.com). Website: [www.barfielddauctions.com](http://www.barfielddauctions.com)



**300 +/- acres.** Buying your hunting land instead of leasing it. The Morris Property offers Slaughter Creek frontage, 2012 planted longleaf, cutover, wildlife openings and good road frontage. This property, which has been in the same family for generations, offers great habitat diversity, plus future pinestraw and future timber value. Some subdivision is possible. \$1,245 per acre. Contact Mike Matre – Matre Forestry Consulting, Inc. – 229.869.1111. Website: [www.matreforestry.com](http://www.matreforestry.com)



**705 +/- acres.** Located on East Centerpoint Road, this property has 317 +/- acres of irrigated pecans, 355 +/- acres of crop land, six center pivots, eight six-inch irrigation wells, one eight-inch irrigation well, and four four-inch wells. All pecans are drip irrigated. New high-producing varieties. Machinery shed and grain bins. Extensive road frontage. Good soils and good crop bases. \$4,100,000. Contact Vince Barfield – Barfield Auctions, Inc. – 229.679.2223 or by email at [vince@barfielddauctions.com](mailto:vince@barfielddauctions.com). Website: [www.barfielddauctions.com](http://www.barfielddauctions.com)

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## REAL ESTATE: PROPERTY FOR SALE

### WILCOX COUNTY



**114 +/- acres.** This property is located just outside of Rochelle and consists of 56 +/- acres of mature slash pine with the remaining acreage in hardwood bottom land. Excellent hunting and investment tract. \$1,995 per acre. Contact Greene Forest & Farm Realty, LLC. - 229.924.9048. Website: [www.greeneforestandfarm.com](http://www.greeneforestandfarm.com)

### WILKINSON COUNTY



**141 +/- acres.** This property is an excellent long-term timber and recreational investment. The tract was planted with loblolly pine seedlings in the fall 2015/winter 2016 planting season. \$178,046. Contact Chad Hancock - F&W Forestry Services, Inc. - 229.883.0505 or 229.407.0247 or by email at [chancock@fwforestry.com](mailto:chancock@fwforestry.com). Website: [www.fwforestry.net](http://www.fwforestry.net)

### WORTH COUNTY



**1,052 +/- acres.** Horse Creek Ranch, in an area known for its superior whitetail deer genetics, is a high fenced property that has been intensively managed to enhance the deer and turkey population with spectacular results. Established in 1998, there is a custom built 5,500 +/- sq. ft. log home overlooking a fully stocked lake that is the perfect setting to relax between hunts. The craftsmanship and custom mill work throughout the lodge is truly remarkable and every attention to detail has been made. Additional property improvements include countless fields and food plots, multiple duck and fish ponds, barns and a well maintained road system throughout. Contact Ben McCollum - 229.221.6680 - or Eric McCollum - 229.200.4457 - The Wright Group. Website: [www.wrightbroker.com](http://www.wrightbroker.com)



**129 +/- acres.** Open and wooded land with excellent soils. Approximate nine-acre pond. Extensive road frontage and young pecan groves. A multi-use property. \$470,850. Contact Vince Barfield - Barfield Auctions, Inc. - 229.679.2223 or by email at [vince@barfieldauctions.com](mailto:vince@barfieldauctions.com). Website: [www.barfieldauctions.com](http://www.barfieldauctions.com)



## ALABAMA

### COFFEE COUNTY



**201 +/- acres.** The Mill Creek Farm is a beautiful property located near New Brockton and offers diversity for the investor, farmer, or owner who wants to live in the country, but not be too far from town. Only a few minutes from Enterprise and Fort Rucker, Mill Creek Farm consists of 99 +/- acres of upland pine and hardwoods, 21 +/- acres of planted loblolly pine, 76 +/- acres of agricultural fields, and an approximate five-acre pond. The natural beauty of this property creates the perfect recreational or home site investment. \$4,000 per acre. Contact Holmes Hendrickson - Southern Forestry Consultants, Inc. - 334.618.2010 or by e-mail at [hendrickson@southernforestry.net](mailto:hendrickson@southernforestry.net). Website: [www.southernforestryrealty.com](http://www.southernforestryrealty.com).

### HOUSTON COUNTY



**627 +/- acres.** The Irby Tract has a diversity in present uses that allows it to have multiple streams of revenue. The first and most significant revenue is from the tract's 327 +/- acres of prime farm land. The soils and slopes are ideal for cotton and

peanuts. Its second potential income stream is from the 220 +/- acres of merchantable woodlands, which are primarily planted pine, and approximately 95 acres of natural pine and hardwood. As a third stream of income, the hunting lease potential for this tract is outstanding. The tract's proximity to food resources and plentiful water along with the 78 +/- acres of bottom land, provide an excellent habitat for white-tail deer. There are two parcels totaling 111 +/- acres that are located a few miles north of the main body of the tract. They are located at the intersection of Highway 52 and Highway 95, just west of Columbia. The property owners are willing to separate these tracts into six separate parcels for sale should a buyer not have a need for the entire 627 +/- acres. \$2,741 per acre. Contact Southern Forestry Realty - 229.246.5785. Website: [www.southernforestryrealty.com](http://www.southernforestryrealty.com).



## FLORIDA

### CALHOUN COUNTY



**561 +/- acres.** Fourmile Creek has many natural features, including the crystal clear waters of the namesake creek that wind their way over a mile through the property. It will appeal to recreational enthusiasts and timberland investors alike. Located only 35 miles north of Panama City and the Beaches International Airport, the convenient location allows the property to be enjoyed on a regular and spontaneous basis. Deer and turkey are plentiful on the property, thanks in large part to the dense hardwood buffer that flanks Fourmile Creek. Part of the Chipola River watershed, this perennial stream offers a permanent water source and excellent cover for game. On each side of the creek are large contiguous stands of mature 30 year-old sand pines that provide a clear economic benefit to an owner. Approximately 75 percent of the property is plantable, a high percentage that increases the return on investment. Availability of owner financing. \$1,595 per acre. Contact Arnie Rogers - Verdura Realty - 850.491.3288 or by email at [arogers@verduraproperties.com](mailto:arogers@verduraproperties.com). Website: [www.verduraproperties.com](http://www.verduraproperties.com)

### GADSDEN COUNTY



**105 +/- acres.** Turkey Creek feels and hunts larger than it is. From the high flat terrain extending the full length of the frontage on Old Federal Highway to the creek bottom, it falls

## REAL ESTATE: PROPERTY FOR SALE

off over 100 ft. There are open fields and natural pine stands on the hill and mixed hardwood stands on the slopes and creek bottom. There are several food plots and a large hunting preserve across the road. Turkey Creek, as well as Rocky Comfort Creek, are natural wildlife corridors assuring you of a great hunting experience. \$3,200 per acre. Contact Glenn Knight – Southern Forestry Realty – 352.427.3037 or by email at glenn@southernforestryrealty.com. Website: www.southernforestryrealty.com



**90 +/- acres.** The Gilbert Tract is uniquely diverse in land use, vegetative cover and topography. Canopy roads traverse through mature woodlands of white oak, magnolia, beech, loblolly and longleaf pine. This property is rich in history and family tradition of growing tobacco, cattle and timber. There are approximately 30 acres of pastures and fields and 60 acres of mature timberland that includes two creeks and the associated slope forests. Mature longleaf pines occupy the southern hill. Recreational opportunities are abundant with large deer and turkey populations in the area. Easy access, yet rural and secluded. \$2,995 per acre. Contact Michael Dooner – Southern Forestry Consultants – 850.567.2800 or by email at mdooner@southernforestry.net. Website: www.southernforestryrealty.com



**350 +/- acres.** Merry Lea Place is a recreational property just 30 minutes west of Tallahassee. It has been held by the same family for the past 20 years. The property historically was maintained for wildlife/recreation and timber. There is a 3 BR/2 BA home with 2,894 +/- sq. ft. that the family built in 1999. The home has a living room with fireplace and vaulted ceilings, formal dining room, a second living room located off the master bedroom which also has a fireplace, recently updated kitchen, large pantry and laundry room and a 100-year galvanized metal roof. The home has an attached two-car garage with work shop/storage room and a wrap-around porch on front and sides. The back of the home features a large screened porch with hot tub and an open patio area – both with hand-laid natural brick. Adjacent to the screened porch and storage room is a greenhouse. Water resources include three wells and an approximate four-acre fishing lake. Creek frontage including Bear Creek along the southern boundary. \$1,080,000. Contact Jon Kohler – Jon Kohler & Associates – 850-508-2999 or by email at jon@jonkohler.com. Website: www.jonkohler.com



**101 +/- acres.** Juniper Farm possesses the perfect combination of valuable timber and desirable recreational traits and offers the most compelling investment option in the Gadsden County land market. Set among farms, forests, plant nurseries, and rural homesteads, Juniper Farm offers an escape from the hectic urban lifestyle and is only 30 miles from Tallahassee with easy access from I-10. All of the natural and planted pine, which is 23 years old, is merchantable. The timber is growing very well and much of it has shifted into the larger and more valuable chip-n-saw categories. Based on a February 2016 timber cruise, the value for all pines and hardwoods was estimated to be \$107,420 or \$1,068 per acre and with the growth of the timber, that figure will only continue to increase. Much of the property features rolling topography with a nice mixture of mature pines and large live oaks. In addition, there are lush natural hardwood bottoms that provide a food source and cover for wildlife. Within these bottoms is a crystal clear tributary of Telogia Creek that forms the western boundary of the property. Whether deer hunting or experiencing the solitude of nature, Juniper Farm offers a setting that all can enjoy. Contact Arnie Rogers – Verdura Realty – 850.491.3288 or by email at arogers@verduraproperties.com. Website: www.verduraproperties.com

### HOLMES COUNTY



**396 +/- acres.** The Beall Tract is located in the northwest part of the county on the Florida-Alabama line and consists of well-established 3 to 12 year-old planted loblolly pines. Approximately 10 acres are natural hardwoods with well-defined frontage on Widewater Branch Creek. This property has all the ingredients for hunting, along with planted pines for future income. \$1,825 per acre. Contact Ted Knight – Southern Forestry Consultants – 850.545.7243 or by email at ted@southernforestryrealty.com. Website: www.southernforestryrealty.com

### JACKSON COUNTY

**250 +/- acres.** This tract is conveniently located near Lake Seminole and the Appalachian River. There are two ponds, pasture, cultivated fields, merchantable pine and hardwood timber throughout the property. Deer and turkey are on the property and excellent fishing and duck hunting are only a short drive to Lake Seminole. \$1,795 per acre. With home, \$596,965. Contact Chip Hancock – Allied Land & Timber Company, Inc. – 800.224.9939.

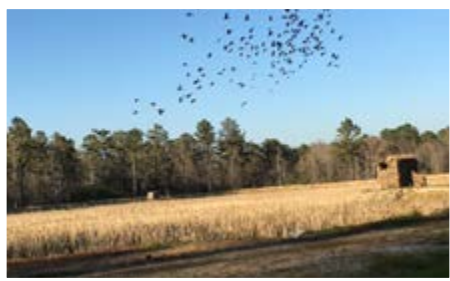


**44 +/- acres and 107 +/- acres.** Located amidst the numerous small and large scale farms that dominate this county's landscape, these timberland tracts are a testament to this area having some of the most productive land in the state. Just as the agriculture industry thrives here, so does silviculture. Situated between the Chipola and Chattahoochee River watersheds and only 10 miles south of the Alabama line and an hour west of Tallahassee, these tracts, which can be purchased together or individually, offer an affordable means to invest in a timberland asset. Henry Way, the 107 +/- acre tract, offers the distinct advantage of its pines being planted on a former farm field. Without any initial competition from herbaceous and woody plants, all of the nutrients went to the trees, which allowed them to experience accelerated growth. This is evidenced by having sawtimber present even in a stand planted in 2001 and in fact, there is already over \$100,000 of standing timber based on a timber cruise performed in November 2016. Aside from the superior growing conditions and good soils, virtually all of the property is plantable – approximately seven acres within the entire tract are not planted which has substantial bottom line implications. The Sweet Pond Road tract is a high quality, small acreage property that is value-priced. It offers an excellent investment opportunity with little capital required. As with the Henry Way tract, the soils are very good and only approximately five acres are not planted. The timber value of the loblolly pines that were planted in 2001 is estimated at over \$20,000. Contact Arnie Rogers – Verdura Realty – 850.491.3288 or by email at arogers@verduraproperties.com. Website: www.verduraproperties.com



**14,000 +/- acres.** Southern Cattle Company is described as one of the top-ten ranches in the nation for creating custom bred lines of cattle and is on the cutting edge for upgrading entire herds across the country, and now internationally. Located in the pastoral and very fertile hills of Hwy 231 in the northern part of the county. Incredible water on this property with 12 pivots on 1,124 +/- acres (2,000 +/- irrigated including leased lands), two magnitude 2 springs, 160+ acre historic lake (Waddell's Mill Pond), and approximately one mile on the Chipola River. Less than 18 percent wetlands across the entire operation. Cattle herd, seed stock, horses, equipment, excellent improvements, and much more are included in this turn-key offering. Contact Jon Kohler – 850.508.2999 or by email at jon@jonkohler.com or Walter Hatchett – 850.508.4564 or by email at walter@jonkohler.com – Jon Kohler & Associates. Website: www.jonkohler.com

JEFFERSON COUNTY



**436 +/- acres.** Bailey's Mill is formerly the northern portion of an iconic Red Hills quail plantation, Oldfields Plantation, and has been groomed for wildlife and aesthetics. This recreational estate is located just east of Tallahassee on U.S. Hwy 90 in the prestigious Tallahassee/Thomasville plantation belt in a very beautiful area. There are two creeks and two ponds with large rolling pastures bordered by enormous hardwoods that have been manicured to a park-like understory. Bailey's Mill is highly regarded for its rolling topography (150 ft. elevations), clear creeks and mature hardwood and mixed pine forests. It undoubtedly has one of the most beautiful upland hardwood forests in north Florida. There is bountiful wildlife throughout the property. It currently has two horseback quail courses, dove fields and numerous deer stands. There is an established trophy deer program. \$1,995,000. Contact Jon Kohler - Jon Kohler & Associates - 850.508.2999 or by email at jon@jonkohler.com. Website: www.jonkohler.com



**44 +/- acres.** The Slade Tract is located only eight miles east of Monticello just north of Hwy 90 on Bassett Dairy Road. The primary components of the property are 30 +/- acres of upland hardwood and pine and to a lesser degree, cypress/hardwood bottom land. Location offers convenience to the buyer looking for a future building site as well as a readily accessible smaller recreational property for hunting. \$2,500 per acre. Contact Glenn Knight - Southern Forestry Consultants - 352.427.3037 or by email at glenn@southernforestryrealty.com. Website: www.southernforestryrealty.com

LAKE COUNTY



**510 +/- acres.** Lake Griffin Preserve is located on the 9,400-Acre Lake Griffin in central Florida - just one hour from Orlando and approximately five miles from the phenomenal

growth of The Villages. All development rights intact, major higher and better use value. In the midst of the nation's fastest growing metro area, it has been held by the same family for over 130 years and only the third ownership since the Spanish Land Grant. This undeveloped property is a rare anomaly in an area of the state that is known for its growth and development. The Villages, an age-restricted adult community, had the fastest growing population rate for the third straight year and was also ranked on the Forbes 2016's Best Places to Retire list. The latest expansion of The Villages in their efforts to meet the sales demands (an impressive 200 resales per month and 200 new construction sales per month) was in Lake County towards Lake Griffin. \$4,400,000. Contact Jon Kohler - Jon Kohler & Associates - 850-508-2999 or by email at jon@jonkohler.com. Website: www.jonkohler.com

LEON COUNTY



**4,988 +/- acres.** With a history dating back almost 200 years, El Destino Plantation was established in 1828 by a land grant from the Territory of Florida. Today, this property is a beautiful representation of a classic Red Hills plantation. The intensively managed quail habitat is further complimented by an incredible 34 +/- acre plant and flood duck pond, numerous dove fields and stocked fishing ponds alongside an optimal deer and turkey habitat. Steeped in history, El Destino was home to a Spanish Mission in 1655 and still possesses a remarkable live oak allee' leading through mature longleaf forest to the original plantation home site. As a large scale antebellum plantation, it included its own church, commissary and grist mill (later burned in a skirmish with Native Americans - hence the name Burnt Mill Creek). A canal was constructed along the creek to barge the plantation's cotton to market on the nearby St. Marks River and Gulf of Mexico beyond. This exceptional mix of wildlife, history, and terrain makes El Destino the most interesting and diverse property on the market today. The property adjoins one of Ted Turner's famed quail plantations and is less than 12 miles from Tallahassee. Prime candidate for a conservation easement. Contact Ben McCollum - 229.221.6680 or Eric McCollum - 229.200.4457 - The Wright Group. Website: www.wrightbroker.com



**192 +/- acres.** Tantara is a beautiful mini-plantation and is a strategic land acquisition after 50 years of one ownership. Although too small to be called a plantation, it looks

the part. This legacy property bordering northeast Tallahassee offers our three favorite things - beautiful land, great location and value - while poised either to be the next Centerville, remain a legacy family property, or harvest the locational value with a conservation easement or combination thereof. Great estate and great investment for the future. This is a unique opportunity on an undeveloped property of this size, quality and in this location. Available with all acreage and two houses, "East and West," for \$1,625,850 or 188 +/- acres and one house, "East," with 4 BR/4 BA and pool for \$1,227,850. Contact Jon Kohler - Jon Kohler & Associates - 850-508-2999 or by email at jon@jonkohler.com. Website: www.jonkohler.com

MADISON COUNTY



**2,800 +/- acres.** Honey Lake Plantation is a historic and established Red Hills plantation with a rare, private 80 +/- acre deep-water lake. Located on the eastern edge of the Tallahassee-Thomasville plantation belt. With the well-known, award-winning resort and 600+ acres recently sold to a church group, this is the crown jewel of the original plantation with the spectacular lake, gated estate, and diverse mix of recreational opportunities. It features a 7,000 +/- sq. ft. main house, the Pansy Ireland Poe cottage, over six miles of game fence, a 40 +/- acre pivot, floodable duck pond, and approximately \$2M in timber per recent forester estimates. \$10,789,669. Contact Jon Kohler - Jon Kohler & Associates - 850.508.2999 or by email at jon@jonkohler.com. Website: www.jonkohler.com



**62 +/- acres.** Rocky Ford Tree Farm is currently in planted pines, but could easily be converted to agriculture crop land or pasture land. The tract consists of approximately 45 acres of planted slash pines that are about 10 years old, approximately 11 acres of planted longleaf pines that are about 15 years old and seven acres of upland hardwoods. Conveniently located only one and one-half miles north of Madison, this property offers a great home site with large live oaks and laurel oaks or it can be a secluded hunting preserve. Contact Glenn Knight - Southern Forestry Consultants - 352.427.3037 or by email at glenn@southernforestryrealty.com. Website: www.southernforestryrealty.com

## REAL ESTATE: PROPERTY FOR SALE



**1,070 +/- acres.** Hooking Bull Plantation was formerly part of Honey Lake Plantation and acre-for-acre, has the highest density of wild game of any plantation in the Red Hills. This high quality recreational property is located approximately 45 minutes to Thomasville, GA and Tallahassee and nearby to Dixie Plantation, Pickney Hill, Pinion Point, Turkey Scratch, and Avalon Plantation. Over one and one-half miles on the Little Aucilla River. The seven-acre Lake Hooking Bull features a covered dock and trophy fisheries program for largemouth bass and huge bluegill. There is also a floodable duck pond and several other ponds and wildlife watering holes throughout the property. Exceptional wildlife program for quail, deer, and turkey. There are wild quail coupled with preseason release for some of the top wing-shooting in the southeast. \$4,000,000. Contact Jon Kohler – Jon Kohler & Associates – 850.508.2999 or by email at jon@jonkohler.com. Website: www.jonkohler.com

### TAYLOR COUNTY



**91 +/- acres.** Swain Ag Farm consists of 11 +/- acres of pasture for the livestock, 48 +/- acres for crops or food plots, plus a long stand of moss-draped oaks and 21 +/- acres of mixed pine/hardwood forest. There are two bodies of water – a one-acre pond on the north end and a half-acre pond on the south. \$3,300 per acre. Contact Rob Langford – Southern Land Realty – 850.556.7575 or by email at rob@southernlandrealty.com. Website: www.southernlandrealty.com

### WALTON COUNTY



**3,535 +/- acres.** For the past 50 years, the Hester family has carried out a timber and wildlife management program on Natural Bridge Plantation designed to distinguish

itself from prototypical industrial timberlands. Straddling the Florida- Alabama line, parcels range from 1,007 to 1,387 acres. Beautiful stands of natural longleaf and slash timber are punctuated by a 23-acre lake, four ponds, and three miles of Natural Bridge Creek. This turnkey property includes a converted railroad depot along with other residences, barns, stables, RV camp area, and farm/shop equipment. Currently, Natural Bridge Plantation is #21 on Florida Forever's priority list and has been nominated for Alabama's Forever Wild program. Walton County made inroads in 2009 to purchase 19 acres surrounding the second magnitude spring that was appraised for \$520,000. With a high percentage of usable land (82%), excellent soils, and multiple water sources, Natural Bridge Plantation sets up nicely for an ag conversion. There is also valuable merchantable timber, including many in the pole and plywood veneer grade category. This property is subdividable and reduced by \$2M. Contact Arnie Rogers – Verdura Realty – 850.491.3288 or by email at arogers@verduraproperties.com. Website: www.verduraproperties.com

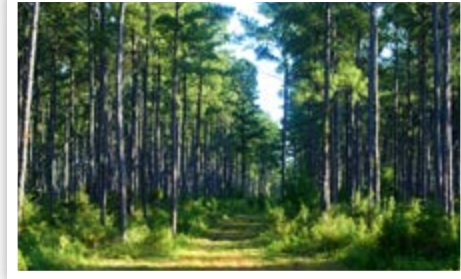


**665 +/- acres.** Natural Bridge Farm offers fantastic timber resources on some of the finest soils in Florida and has all-weather access from the paved highway frontage and the improved internal road system. There is a beautiful four-acre pond, two areas of natural ponding, several creeks, wildlife-rich hardwood areas, stately live oaks and numerous food plots. And, there is the potential to sell portions of the tract as smaller tracts. \$2,600 per acre. Contact Michael Dooner – Southern Forestry Consultants – 850.567.2800 or by email at mdooner@southernforestry.net. Website: www.southernforestryrealty.com

### WASHINGTON COUNTY



**72 +/- acres.** Gaskins Get-Away is a small hunting tract surrounded by timberland. There are several different timber stands: approximately 18 acres of planted pines; 24 +/- acres of hardwood bottom; approximately six acres of upland hardwood; 18 +/- acres clear-cut; and a six-acre house site. Also on the property is a 1,201 +/- sq. ft. home built in 1961 that would be perfect for a few hunters or for the family on weekends. There is an enclosed shed for tools and tree stands. \$2,763.89 per acre. Contact Glenn Knight – Southern Forestry Realty – 352.427.3037 or by email at glenn@southernforestryrealty.com. Website: www.southernforestryrealty.com



**1,123 +/- acres.** Acquired by the family patriarch, Newman Brackin, in the 1930's as a gentleman's farm and affectionately known as "Brackin's Rest," this beautiful property possesses impressive well-stocked timber stands. Within the pine product category, 66% is merchantable of which 49% is in sawtimber and 21% in chip-n-saw. There is a plantable area of 56% that features productive soils including Dothan loamy sand, Goldsboro loamy sand, Fuquay-Dothan complex, and Lynchburg loamy fine sand. Recreationally, deer hunting has been a long-held family tradition; however, there has been very little hunting pressure in recent years. The enjoyment of a hunt is enhanced by the property's varied landscape that features rolling topography, mature pines and hardwoods, creeks, swamps, and Brackin Pond. Additionally, there is a furnished 2 BR/2 BA 1,680 sq. ft. mobile home complete with a large screened porch and cook shed. Conveniently located only 40 minutes north of Panama City Beach, via Hwy 79, and only 45 minutes from their international airport. \$1,850 per acre. Contact Arnie Rogers – Verdura Realty – 850.491.3288 or by email at arogers@verduraproperties.com. Website: www.verduraproperties.com



**418 +/- acres.** Bonnett Pond is located northwest of Vernon with paved road frontage on Hwy 287A (Bonnett Pond Road) and is a beautiful place for a home. The site consists of planted two year-old and 15 year-old loblolly pines, eight year-old slash pine and hardwood areas. \$1,850 per acre. Contact Ted Knight – Southern Forestry Consultants – 850.545.7243 or by email at ted@southernforestryrealty.com. Website: www.southernforestryrealty.com



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