

SUMMER 2017

Wiregrass

LAND & LIVING

Get Your Citrus Here!

Georgia-grown Lindy Savelle's Passion is Fruit

Every Barn Tells a Story

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Wanderings

*Trips and Trails and Special Places
Around Southwest Georgia*

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SOUTHWEST GEORGIA

AROUND TOWN

Friday, August 25; Saturday, September 16;
Saturday, October 14; 6-9 pm - Lake Seminole

SUNSET KAYAK PADDLE

If you've ever wanted a picture of a beautiful Lake Seminole sunset, this is your chance. This ranger guided sunset kayak tour will get you to the perfect spot to hopefully help you get that picture of a lifetime. Don't forget to bring water and a camera.

\$10 plus \$5 parking.

» For More Info: 229-861-3137

September 1 - Thomasville

FIRST FRIDAY FREE OUTDOOR CONCERT FEATURING BEAU + LUCI

Hailing from the swamplands of South Georgia, raised on a heady blend of rock and roll, blues, and classic country, Beau + Luci mine their rich musical heritage to dream up an extraordinary and timeless sound that's all their own. These two young sisters focus on folk-rock sounds with a singer-songwriter's heart and a special attention to lyrics. Participating shops and restaurants will be open late. Bring your lawn chair or blanket and spend a fun evening in Downtown Thomasville!

» For More Info: 229-228-7977

September 2-5 - Callaway Gardens

SKY HIGH HOT AIR BALLOON FESTIVAL

Soar into September at the 19th annual Sky High Hot Air Balloon Festival. The weekend kicks off with the extraordinary Friday Night Balloon Glow and continues all weekend long. Watch beautiful balloons in flight or hop in a basket for your own tethered balloon ride. Saturday is filled with family-friendly events, including live music, beach activities, a Kids Zone and much more. There's something for everyone with a classic car show, disc dog demonstrations, a pyrotechnic skydiving demonstration, as well as a 5K Race and Triathlon event. If you're a photography buff, you can sign up for our hands-on "Mastering Night Photography" course. Cap off the weekend with a final balloon glow Sunday night on Robin Lake Beach. With this exciting line-up of events, surrounded by the natural beauty of Callaway Gardens, there's no better way to say "farewell" to summer 2017.

» For More Info: 800-852-3810

September 23 - Plains

ANNUAL PLAINS PEANUT FESTIVAL

The festival kicks off with a 1-mile fun run and a 5k road race. Then, watch the parade and visit the agricultural exhibits on display to accent the importance of agriculture in this region.

» For More Info: plainsgeorgia.com

October 4-8 - Thomasville

PLANTATION TRACE EN PLEIN AIR

Check out this premier art show featuring artists who will join dozens of other plein air professional painters of the southeast who are coming to Thomasville/Thomas County to paint our plantations, historic rural town and charming Broad St. Hosted by Pines & Palms: The GA-FL Artist Association.

» For More Info: 816-309-5131



Our Office Will be Closed on
Monday, September 4
in observance of Labor Day

Wiregrass
LAND & LIVING

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It's free and easy to subscribe. Email us at

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Southwest Georgia Farm Credit NMLS #691477



Buck in velvet and cover image by southwest Georgia resident and photographer, Mark L. Atwater.

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On a MISSION...

by Frances Edmunds



Lindy Savelle may be retired, but this former FBI Agent is still on a mission . . . to give back to her community and State through a niche, yet sustainable agricultural commodity . . .

Citrus





Lindy with her husband, Perry, in their citrus grove.

When I retire, I want to...and what follows may be the usual things like travel, spend time with grandchildren, or volunteer more. For Lindy Lamar Savelle, her goals for retirement are far from what most would consider normal. But for those who know her, there's no surprise that Lindy has an unusual plan.

Lindy's path started in Mitchell County and has returned her there. She grew up in Sale City, went to college at Valdosta State University and pursued a career in federal law enforcement that spanned over 30 years with three different agencies. She retired in 2015.

Lindy and her husband Perry, a retired banker, began making plans years ago to return to their respective farms in Mitchell and Thomas counties—to bring the farms back to life—but the question was how?

“In retirement, Perry and I wanted to give back to our communities in a way that would benefit them for years to come—something to stimulate growth in Georgia's agricultural economy,” Lindy said. “We researched many

different specialty crops at first and then one day at my parent's house, my brother, Clay, mentioned citrus.”

The idea quickly turned into a realistic opportunity as Lindy explored the citrus industry in Florida and found that Georgia, especially the southern portion, could offer similar growing conditions. In addition, Lindy connected with Dr. Wayne Hanna at the University of Georgia, who was developing citrus trees specifically for Georgia through grafting citrus with root stock native to the state.

“Dr. Hanna's goal was to develop seedless citrus varieties for Georgia,” Lindy shared. “It was his way to give back something beneficial to the homeowners in the state—a legacy for the agricultural industry.” As a farmer, Clay knew they could grow these trees for other citrus growers. Armed with that knowledge, Lindy focused on getting the contract to grow the UGA trees.

“My brother and I formed 1 DOG (which stands for God 1st backwards) Ventures LLC and built Georgia's first citrus-only greenhouse/indoor nursery where we're propagating citrus

Lindy and her brother, Clay Lamar, formed 1 DOG Ventures, LLC and are propagating citrus trees on their Mitchell County farm to sell to commercial growers and homeowners.



Lindy with her brother, Clay Lamar.

trees for sale to commercial growers and homeowners,” Lindy said. “And we hold the exclusive license for UGA’s recent patented/trademarked seedless Sweet Frost tangerine, Grand Frost Lemon and Pink Frost grapefruit.”

While they’ve sold some trees already, they’re planning to have about 40,000 UGA trees ready in the spring of 2018. In addition to those trees, they also have satsuma, lime, navel and kumquat trees.

But the nursery is only a segment of Lindy’s involvement with citrus. In 2016, she and Perry took a hay field and planted four acres of citrus trees at Perry’s home place, where they’re also renovating his childhood home to call their own. They also planted an acre of citrus trees at their Mitchell County farm. Walking through the citrus grove, it’s easy to tell that Lindy and Perry are serious about their farming venture. The grove includes micro-jets on each tree which are used when temperatures are predicted to be 36 degrees and below with the goal of keeping the budd—the site of the graft—frozen with ice and above 32 degrees. Straight rows and planting distances between trees allow for easy maintenance and mowing. And tree trunks are individually wrapped to provide additional protection from cold temperatures as well as from insects and chemicals.

A goal of any citrus grove is consistent sized fruit. “For the first three years, the fruit will be hand pulled from each tree as it begins to form,” Lindy explained. “This pruning process is done continuously during the spring budding season and will allow the trees to get stronger, as well as produce the desired consistent sized fruit.”

Lindy knew that if she wanted to accomplish

What Do You Need to Grow Citrus in Georgia?

According to the Georgia Citrus Association:

- Well drained land
- Adequate supply of water
- Wind protection
- Good, APHIS (USDA Animal and Plant Health Inspection Service) approved source of trees
- Four years to nurture trees
- Expenses can range from \$3,350 to \$9,540 per acre depending on the cost of trees, land preparation, irrigation supplies and installation, tree installation, and fertilization and chemicals.



her goal of giving back to the State of Georgia, there needed to be a formal organization for citrus growers. Valdosta already had a group of growers, so after visiting with Jake Price, Lowndes County Extension Agent, Lindy began working to pull the current citrus growers together to become a chartered organization. In



Lindy and Perry take a quick break on the front steps of their home with their constant companions, Boss and Bella. They've lovingly renovated Perry's childhood home, creating a warm and welcoming place for family and friends to gather.

October 2016, the Georgia Citrus Association (GCA) formed with 27 growers—electing board members and naming Lindy president.

From that humble beginning, the first Annual Meeting of the GCA was held on February 28, 2017 with over 275 in attendance. “We were very excited over the attendance at our first meeting,” Lindy said. “We had approximately 52 growers attend, representing South Georgia, North Florida and South Alabama.”

Lindy has taken the GCA show on the road, presenting to the Georgia House Agriculture Committee in January and speaking to numerous agricultural and civic groups across the State. “I really believe that citrus can help Georgia grow agriculturally and economically,” Lindy stated. “So I’m making the rounds to educate not only the agricultural communities and groups, but the general public as well.”

And it’s paying off. Clark Harrell, Mitchell County Administrator, approached Lindy earlier this year with the idea for the county to plant 100 trees, using the grove for both fruit production

and as a hands-on learning experience for those at the Mitchell County Correctional Institute. The project grew to include the Extension Office, 4-H’ers, FFA and Young Farmers, being named “MitCo Grow” by a 4-H member. On May 11, the MitCo Grow partners held the ground breaking to

officially launch the community project.

The growing interest in citrus can also be seen in the numbers—climbing from no trees planted in 2007 to over 7,200 trees planted in 2016, resulting in approximately 20,600 trees across the State. GCA is anticipating 42,000 trees by the end of 2017—doubling the number



“There’s no doubt that the interest is growing in our area for farmers to use citrus to further diversify their operations.”



Josh McGilliard, Relationship Manager
Southwest Georgia Farm Credit



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of trees from 2016. And as long as the trees are maintained, life expectancy can be, well, forever.

In fact, Josh McGalliard, Southwest Georgia Farm Credit Relationship Manager in Camilla, has started to see interest among area farmers. “There’s no doubt that the interest is growing in our area for farmers to use citrus to further diversify their operations,” Josh said. One client recently planted nine acres of satsumas, lemons and grapefruit.

Lindy’s already busy with the next phase of developing the citrus industry in Georgia—investigating potential locations to establish a processing facility. She’s excited over the



“I’ve been so blessed to have had a great career and to serve the people of this state and country. Working to develop citrus to help Georgia grow agriculturally and economically is my way of giving back.”

— Lindy Savelle



potential of seeing the entire life cycle of citrus in Georgia—from the greenhouse offering patented varieties specifically for Georgia, to groves across the state producing an abundance of fruit, to a processing facility for handling the production. Plans for marketing include working with the Georgia Department of Agriculture and their Georgia Grown program and partnering with the State’s school nutrition program. GCA is already being contacted by brokers for potentially expanding their citrus markets beyond the State lines.

It’s safe to say that Lindy’s passionate about citrus and using it to give back to her community and State—it’s become her personal mission that’s enveloped her husband, Perry, her brother,



Lindy points out the new growth on this satsuma tree as a result of pruning the fruit in the spring. She’s removed the material used to wrap the tree trunk.

Clay and his family, her two sons, William and Colby Billings, and even her parents, Henry and Marilyn Lamar. Lindy is clearly focused on making her retirement plans come true.

MISSION ACCOMPLISHED. ✦

GEORGIA grown

The **BEST** place for all of Georgia’s agricultural news and information!

Georgia Grown is a guide to Georgia’s farms, forests, food and exports and is published in partnership with the Georgia Department of Agriculture. You’ll find stories about the state’s top crops, livestock, agribusiness, tourism, food safety and local products.

Look for the 2017-18 issue beginning in October or view online at: Agr.Georgia.gov/Georgia-Grown-Magazine.aspx

Raised in a...
Barn

A Pictorial Celebration of Some of
Southwest Georgia's Old Barns

..... ★ *Photos by Shems Hamilton* ★



*“ Imagine if this old barn
could speak and tell us
all it knows . . . ”*



The Hopkins Tobacco Barn

..... ★ Grady County ★



#wholeleaf

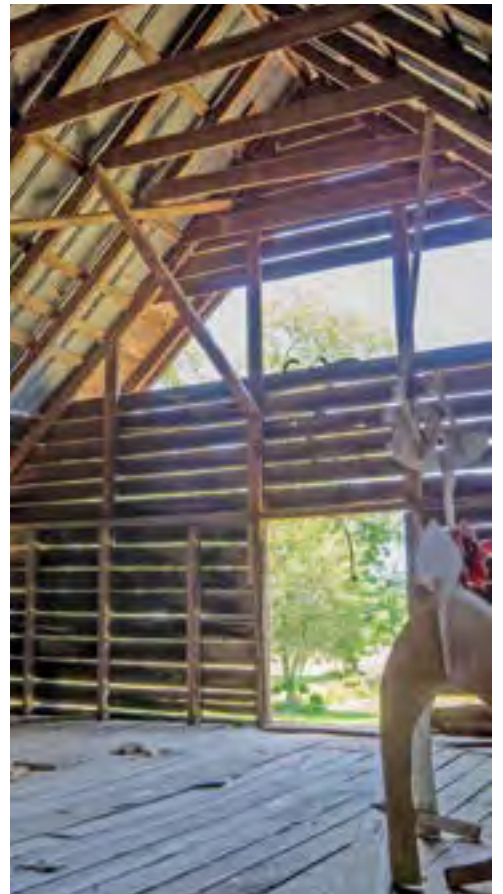


The Trawick Cotton Barn

... ★ *Seminole County* ★ ...

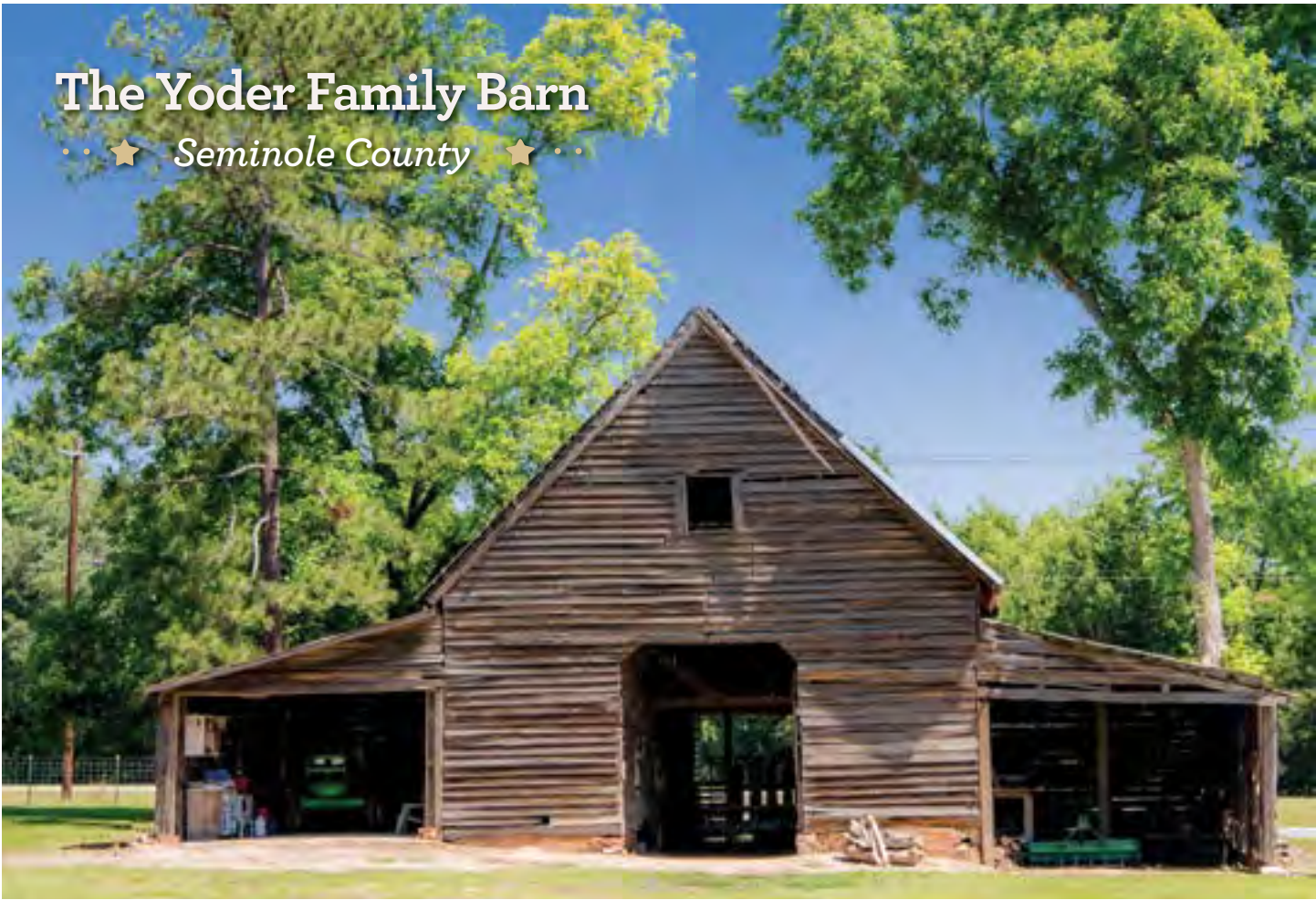


*“ Like branches
on a tree, our lives
may grow in
different directions
yet our roots
remain as one ... ”*



The Yoder Family Barn

• • ★ *Seminole County* ★ • •

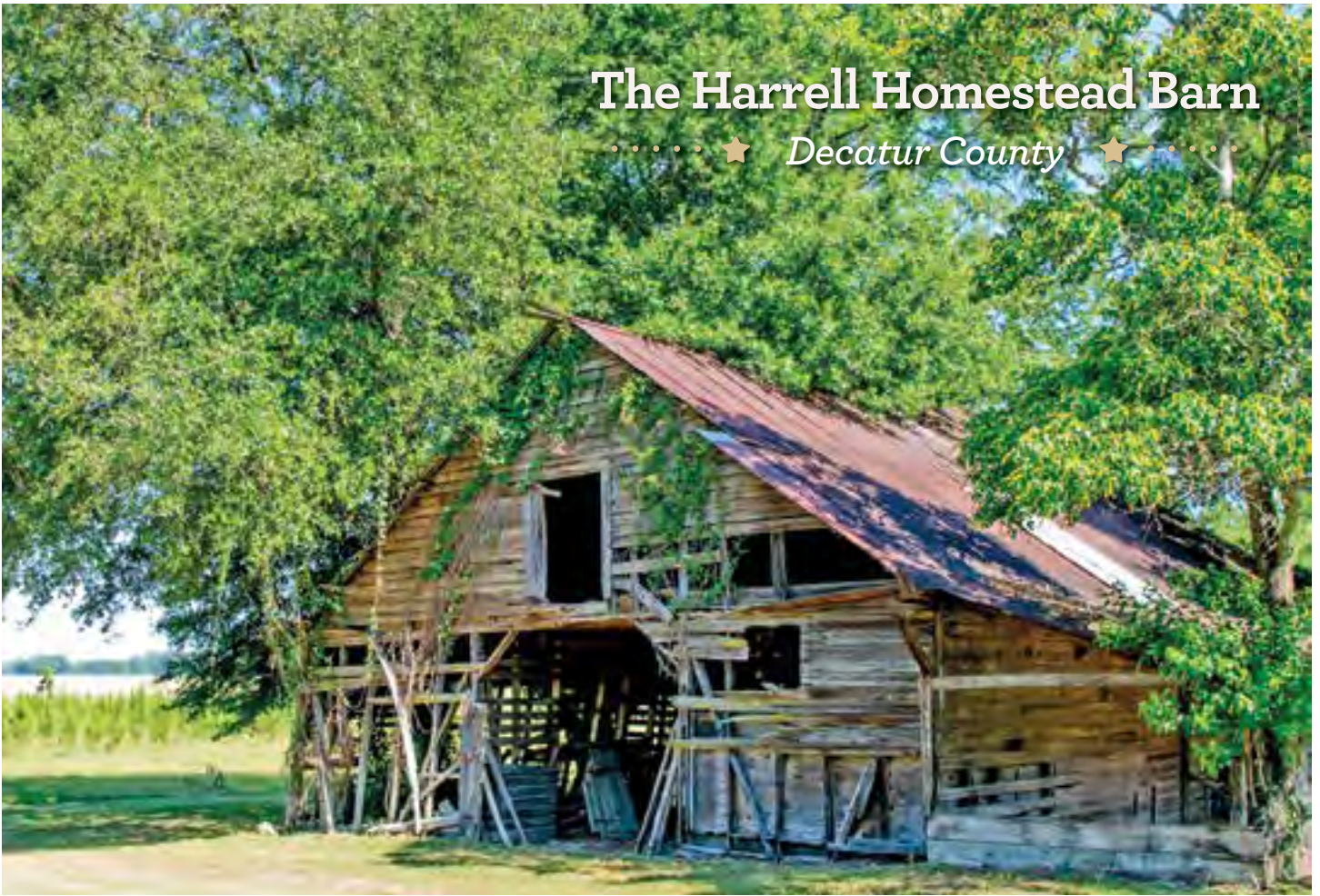


Restoration . . .



The Harrell Homestead Barn

..... ★ Decatur County ★



Grandmother's Dittie Roll
1 cup all-purpose flour
1/2 teaspoon salt
1 cup shortening
1/2 cup water
1/4 cup butter, softened
1/4 cup white sugar
1/2 teaspoon ground nutmeg
1 egg, well
1/4 cup white sugar
1 teaspoon vanilla extract



Springhill Tree Farm Barn

..... ★ Decatur County ★

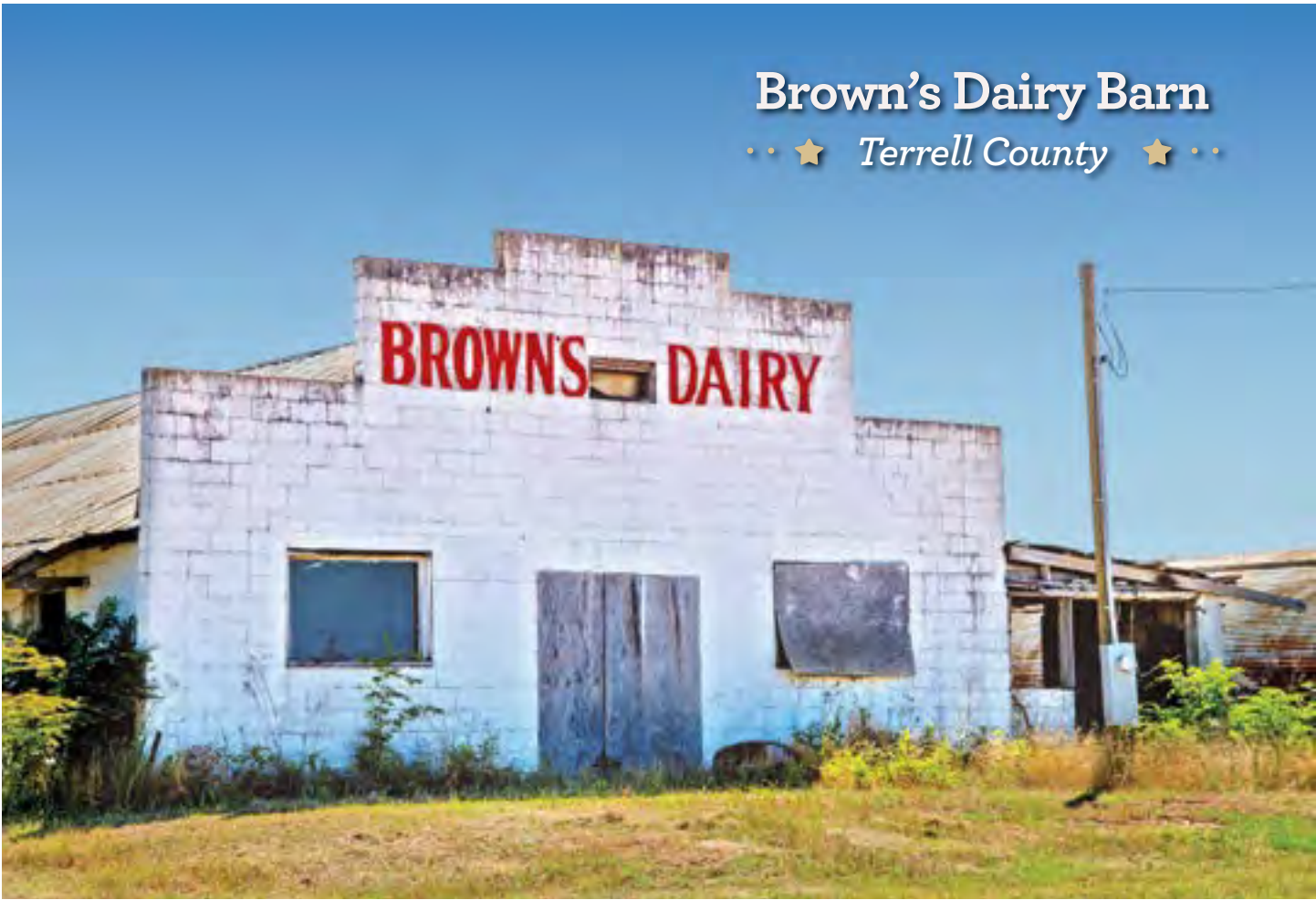


*“... Your boughs are green, in summers
glow and do not fade in winters snow
Oh Christmas tree,
oh Christmas tree,
with faithful leaves unchanging”*



Brown's Dairy Barn

.. ★ Terrell County ★ ..

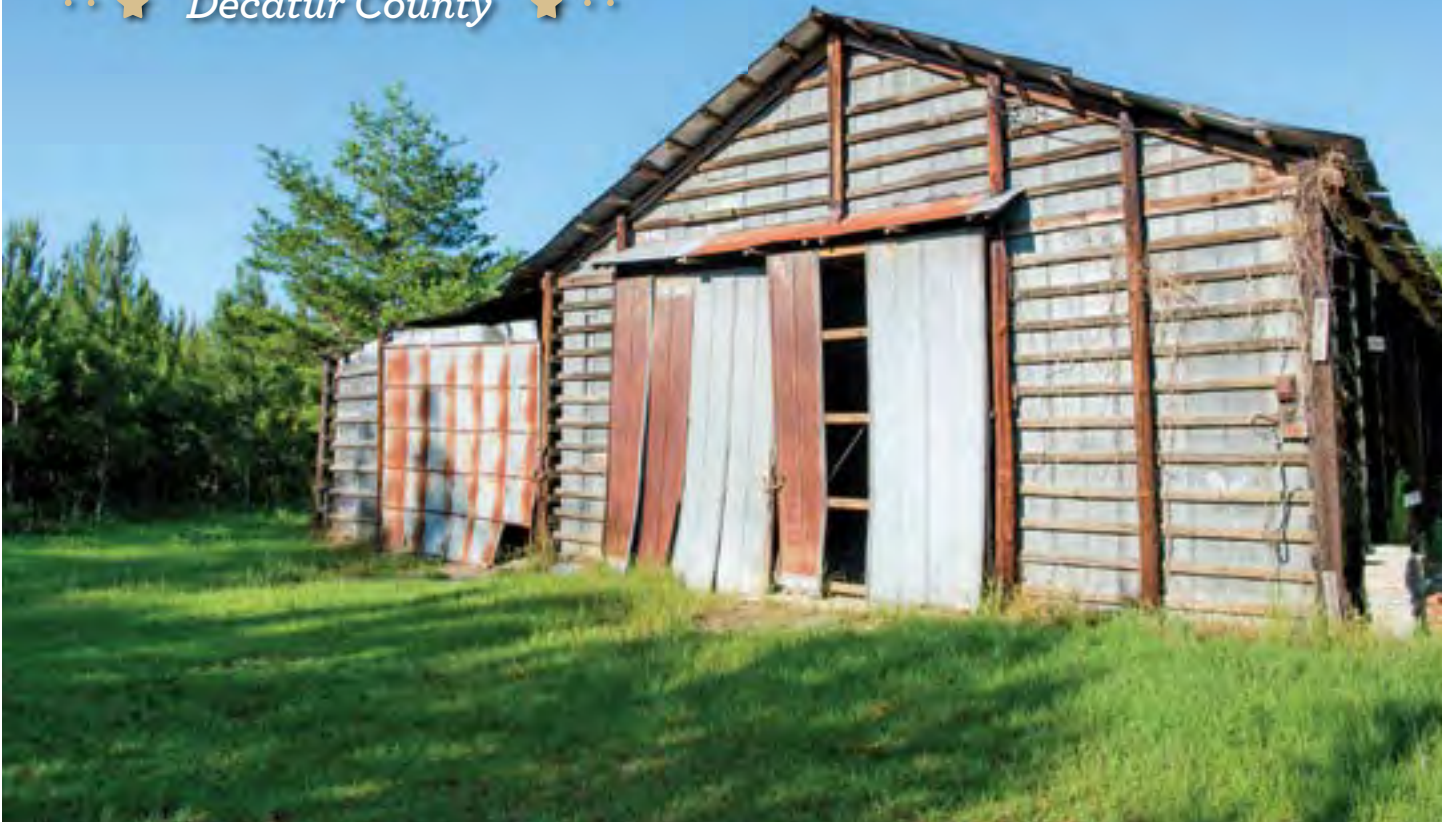


“Some call it the middle of nowhere. I call it the center of my world.”



The Cloud Grain Barn

•• ★ Decatur County ★ ••



“ With every deed you are sowing a seed, though the harvest you may not see. ”



Relax

by Dr. David M. Kohl



A predominant theme at a recent national conference was remaining calm in a very turbulent economic and business environment. In the last few months, uncertainty in global trade, which is very important to most agricultural sectors, has become front and center. When one adds in changing consumer tastes and demographics, regulations, and other variables, operating a farm business can appear daunting.

While speaking at the conference, I thought of comments from Aaron Rodgers, The Green Bay Packers' Quarterback. The Packers' team was plagued with injuries and in the midst of a losing streak. Rodgers addressed the team, the fans, and the media by saying simply, "Relax." Well, it turns out that Aaron was absolutely correct; and in agriculture today, we need to relax and R.E.L.A.X.

As the saying goes, "Good times don't last forever and neither do bad times." Cyclical trends and volatility create opportunity. However, without astute business management these shifts can result in business failure. Especially helpful in today's economic environment, R.E.L.A.X. provides five areas of focus for your business.

Resilience

Many times, farm businesses grow in size (acres, livestock, revenue) faster than business practices or the business acumen can match. Regardless of size, one must plan, strategize, execute, and then, monitor results. Mapping out short and long term goals for the business, family and personal lives provides focus. Specifically, manage the elements you can control, and manage around the elements you cannot.

A business strategy is simply prioritizing these goals. Within the context of one's resources, these goals must be prioritized according to the land, labor and capital resources available. Additionally, the order of priorities must align with labor, management, markets, etc. It is important to note that execution of the strategy is often the weakest link of the overall plan. Of course, monitoring is the comparison of projections to actual numbers, but also includes monitoring the resulting tweaks and adjustments made along the way.

Excellence

Excellence is achieved by small, incremental improvement; even just 5 percent over many areas of the business. Analogous to football, excellence comes from the blocking and tackling. Being 5 percent better in production, cost controls, efficiencies, or marketing and risk management, requires critical thinking. This is an area where the use of an advisory team can really help shake loose the status quo.

Liquidity

With the cyclical economic environment, working capital is critical. In other words, maintain the ability to quickly generate cash from assets without disrupting normal operation. This financial element serves as the bridge when shortfalls in cash flow and profits occur. And also provides a way to capitalize more quickly on business opportunities as they are presented.

Attitude

Are you surrounded by the right people? There is old adage that says, "Attitude, not aptitude, gives you altitude in business and life." The right people providing your services, marketing your product, or on your advisory team, will be critical for sustainable success. Whether we realize it or not, the perspectives of those around us can impact our thinking. Watch out for those that tend to be "victims" of their own circumstances, blaming others instead of taking responsibility for their mistakes. And steer clear of "know-it-alls" who have forgotten how to learn.

The X factor

How does one control the "uncontrollables?" Well, the short answer is to conduct scenario planning. Run varying scenarios on your financials, production, and marketing using different price, cost, and production estimates. Remember to include interest rate increases on variable rate monies as well. Think about the unintended consequences if changes were to occur in the business. For example, if you are tempted to end a business relationship, for whatever reason, be deliberate and cautious in your action, mindful whether that relationship may be necessary in the future.

As agriculture works its way through cycles, both positive and negative, the R.E.L.A.X. approach provides proactive tools to protect against reactive vulnerability. In a competitive business environment and changing global dynamics, it is increasingly important to R.E.L.A.X. your business; and relax your mind, body, and spirit. ♦

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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.



WHAT'S TO LOVE ABOUT A LAND SURVEY?

THREE ADVANTAGES TO CONSIDER

It May be the Most Under-Appreciated (Even Resented) Tool in the World of Buying, Selling, and Owning Real Estate.

Land surveys have gotten a bad rap. When you're purchasing a vacant tract, lenders require them. And too often, property owners order the survey, take a cursory look at the legal descriptions with coordinates, then toss it into a file and forget about it.

But land surveys can be very useful if you plan in advance to make the most of your investment before ordering. Following are some of the purposes of land surveys, beyond the requirement of your financial institution:

Accurate Valuation.

A land survey will tell you exactly how much land you own for valuation of your property. Previous descriptions may give boundaries such as a road, a creek or a fence. But how reliable was the previous survey or how accurate was the fence builder?

Many of today's surveyors have the benefit of Global Positioning System (GPS), which can improve accuracy and that affects value. If tracts around you are selling for \$2,000 an acre and you think you have 50 acres, that's \$100,000 worth of real estate. But what if you actually own 60 acres? You just picked up \$20,000 in value. This information can be very useful for financial statements, estate planning and other purposes.



Specified Boundaries for Usage.

"Most property owners want to know what they own to know where their boundaries are," says Brian Wilson, Relationship Manager at Southwest Georgia Farm Credit. Is that line of hardwoods at the end of the field the boundary? Does it include the whole pond or just partial? Large tracts are not always fenced and you may have a general idea, but you won't know for certain without a survey, Wilson says. If you're using your property for row crops or planting of pines, you might be doing a lot of work on someone else's land. And that could be a liability issue.



The Rights of Others.

Easements are another concern. A land surveyor will mark the access roads and tell you who has permission to use a portion of your property for entry. This information is especially valuable to know before you purchase. You can better determine what that will mean with the current neighbors and



weigh the risks if there's a change of ownership. A survey will also define any encroachments. That is when an improvement belonging to an adjacent property owner is mistakenly on your property. Fencing is one of the most common problems.

“ Large tracts are not always fenced and you may have a general idea, but you won't know for certain without a survey. ”

– Brian Wilson *Relationship Manager*

Plan Ahead to Add Value.

Whether a land survey is being required by a financial institution or you're requesting it for your own planning purposes, consider having the surveyor add visual markers. In most cases, surveyors sink metal pins into the dirt, which can be found with a metal detector.

But the pins aren't very useful for a landowner. You can request the surveyor also mark the boundaries with stakes and barrier tape or paint. Once that's done, you can arrange to add a more permanent marker, such as a firebreak. A forestry service can do the mulching or burn trees to better establish your property line.

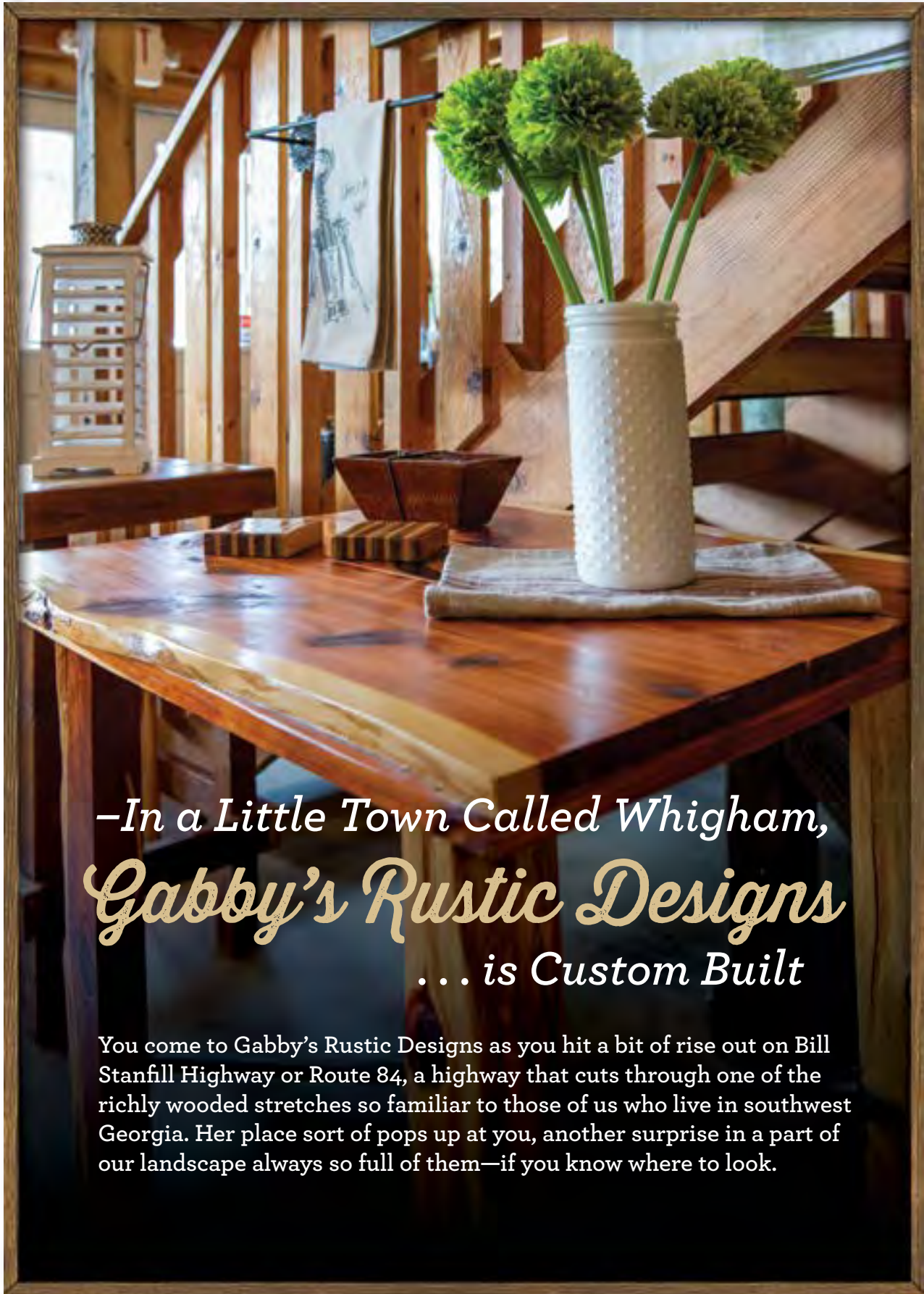
When choosing a land surveyor, it's a good idea to choose a local provider, Wilson says. They'll have the most experience with the uniqueness of the terrain and the community at large. It's common to get estimates for comparison – you'll want to consider past experience, price, and time delivery. Understand that not all surveyors can offer quick turnaround, as their workloads vary extensively. Contact a Farm Credit Relationship Manager for recommendations. They'll be happy to help. ❖



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*—In a Little Town Called Whigham,
Gabby's Rustic Designs
. . . is Custom Built*

You come to Gabby's Rustic Designs as you hit a bit of rise out on Bill Stanfill Highway or Route 84, a highway that cuts through one of the richly wooded stretches so familiar to those of us who live in southwest Georgia. Her place sort of pops up at you, another surprise in a part of our landscape always so full of them—if you know where to look.



Gabby's neatly attended gray wooden storefront serves as an unofficial architectural introduction to her town, quaint little Whigham. The City Limits sign is directly across the street. You've heard of the place, likely from the city's celebrated (and quirky) annual event the past 40 years: the Whigham Community Club's Rattlesnake Roundup out at the new Fairgrounds every January.

Wikipedia tells us the current population of Whigham is 471, according to the U.S. Census (sssh, down from 631 in 2000.) It does not tell us about the surprising emotional response that hits you when you walk through the door of Gabby's Rustic Designs and see these seven or eight perfectly crafted rustic wooden tables of considerable size, heft and dignity.

"Kings could sit at these," you think. "Maybe knights of the round table or something." The wood, Gabby explains a bit later, is all reclaimed. From old, about to be discarded, homes, even rivers. Her role, her passion, she explains, is to find new life for these pieces, these tables, cabinets, the sort of things that fill the room around you.

Your reverie is broken by a friendly voice and an extended hand. "Don't mind me," Gabby Buckins says, appearing from a cluttered back room office in a brown T-shirt. "I got a little solvent on this," she says, smiling, brushing her hand on her shirt. "Welcome."

As she walks around the shop, giving a bit of backstory on each of her expertly and unusually crafted wooden tables, she can't help but note the particular kinds of wood with a familiarity usually reserved for relatives, as if you, too, would understand its importance.

"This one is solid pine poplar," she says, gently rubbing her hand on a magnificent 10-foot table that dominates the

left side of her shop. "They actually dragged this out of a river," she said. Perfectly crafted, a texture that makes you want to touch it, you can imagine how it would transform a room. "Dried it for years. Now look at it," she says as if talking about a grandchild instead of a table. "Ain't it something?"

Continuing her mini-tour, she brushes her hand across a nearby cabinet. "This one here is sweetgum," she explains. "It was one of the few pieces of sweetgum that's



"I love anything old. When I see some of these old houses about to fall over, I almost get heartsick. That's why we started all this."

– Gabby Buckins



Woodworking is a family affair at Gabby's.

not twisted. Really nice. Now this piece over here is heart pine. That is just the best wood. There's not a lot of it around anymore."

Heart pine. What's in a name? Plenty. As you stand here, amidst all this wood and hear Gabby, well, gab about it all, it connects with you that this wood, all this wood, shot up from the soil of southwest Georgia. It's from *here*. Somehow, you can feel that.

So, when you're having a home-cooked dinner at a majestic table like this, it's not somebody's *idea* of what a Georgia farm table ought to look like, it's *exactly* what a farmer's table should look like. And sure enough, that's where most of Gabby's business has come from. Farmers. But she's hoping for others, of course. To her, these tables, this furniture is as real as the knots in the pine, the sawmarks on the surface, the irregularities that make it so

very real. To Gabby, it also makes each creation precious.

"I love anything old," she says. "When I see some of these old houses about to fall over, I almost get heartsick. That's why we started all this."

When Gabby's comment about loving anything old gets repeated a bit later on to her husband, Skeeter lifts his long gray goatee into an enchanting grin. "Guess I'm good, then" he says, laughing.

The rustic, homespun feel is palpable at Gabby's Rustic Designs, the kind of place you could easily drive by. Don't. You'll be glad you didn't.

"You see, all these old homes, seeing them being torn down, we had to do something," Gabby explains, gesturing around her. Her lifetime fascination with wood, with building things, with reclaiming the region's about-to-be-scraped wood led to her creating her magical salvage shop some four years ago. She, Skeeter and her sons have worked wonders.

"I got a guy who works at a furniture store near here," Gabby confides. "He buys his furniture from me."

A Whigham native, Gabby never found a reason to go anywhere else. "Yep, I graduated from high school here, Whigham," she says. "People don't believe that because it



Project underway for HGTV's "Tiny House Hunters"

doesn't go but to eighth grade now, but it's true." It was where she met her husband, "Skeeter," ("His real name is Wilbur but he doesn't like it," she says.) They met back in high school. Wood shop. Wood, you think, looking around the room. Figures.

"We bought this place in 2013," she said. "It used to be a tile place, then I think they had pecans here before that. But we liked it."

And the two of them, well, they always liked to build things in their spare time.

"Skeeter, he can build anything. He was a welder for a good part of his working life. But we always built stuff. He's remade old cars. Anything."

Together, they had three children, sons Bryan and Kris, who work with them every day, and a daughter, Dacia, who is an LPN. "They're all such good kids," she said. "All three of them served their country (two in the U.S. Air Force, one in the Marines) and it's so wonderful having Brian and Kris working with us every day."

As small a town as Whigham is, word of their unique skill set is getting out. As part of their popular "Tiny House Hunters" series, HGTV has commissioned Gabby and Skeeter to build them a tiny home for an upcoming

continued on page 22





episode. Now, to most people from a tiny town like Whigham, the very idea of having a nationwide cable TV program featuring them would be cause for excitement, panic, craziness. To Gabby and Skeeter, it's just another adventure and surprise in a life full of them.

When you meet "Skeeter," a wiry, bandy-legged man in a sweat-stained black "Don't Tread On Me" baseball cap with silver glasses and a matching goatee, his handshake is firm and crisp. This is a guy who has stuff to do. He takes a minute to show a visitor the tiny home he's working on. "It's 320 square feet including the loft," Skeeter says, standing at the foot of the hollowed-out tiny home that he explains will occupy a good deal of his time over the next five or six weeks.

"Me and Kris will be on this," he says. "And look at this," he says, demonstrating the ingenious way the home's front porch will fold away, the staircase on the back will move this way... You can measure his delight at this new project, one of about 50 he has on the docket.

Yes, there's a lot going on at Gabby's Rustic Designs. She's excited about designing furniture for the inside of this home, again, something unique, one of a kind.

Back inside the shop, Gabby is showing what she calls



her Beach line, one-of-a-kind cabinets, a bar and a hat rack with different kinds of wood. "This is cedar," she said, "isn't it beautiful? It's all from one piece of wood. This was the trunk of a tree. And over here, this is cypress. Don't you just love it?"

Out in Whigham, out here in southwest Georgia, where there's sweetgum and rattlesnakes and heart pine, oh yes, the heart pine, something that sprung up out of that Southern soil, it matters here. It's something to be treasured, honored in a way, reclaimed as a table or bar or cabinet or something anybody would or should want to claim. It's a business, sure, just like the custom-made smokers that Skeeter throws together or the half-dozen other projects, sale items and other ephemera you'll find there. But it's much more than that, if you'll pull off Rte. 84 for a few moments and look around.

Why, Gabby and Skeeter are ready for just about any surprise that comes their way, whether it's HGTV, a farmer looking for a custom-built table, a lodge hoping to redecorate. She built this business in her home town, her only town. Why go anywhere else? Heck, you never know what you might find coming up a rise on Bill Stanfill Highway on a hot and steamy summer morning. ❁



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FIRST-TIME HOME BUYER?

These Tips Will Get You Across the Finish Line!

Let's admit it. That late payment we made because of holiday overspending is history in our minds. And the credit cards we applied for to get discounts at department stores don't seem like any big deal. The car shopping we did recently? So what if the dealerships went poking around to see if we were credit worthy?

Bad news: It matters. And way more than you think.

"You want as few credit inquiries on your credit report as possible when you're getting ready to buy a home," said Brenda Brookins, Mortgage Loan Specialist at Southwest Georgia Farm Credit. "Each inquiry affects your credit score and your score determines the rate you get on a mortgage. Credit is tricky business," Brookins continued. "When you're shopping for a home, every point matters."

That's why it's such a shock when first time homebuyers come face-to-face with their credit report. There may be an explanation for every item, but credit scorers just don't care.

If you think you're ready to buy your first home, Brookins recommends some preparation:

Clean Up Credit.

Pull a credit report and start the housecleaning. If something isn't right, work to get it corrected. Dispute it. Get serious about credit scores and talk to your lender about improving them. Be aware that inquiries remain on your report for at least 120 days.

Build a Cushion.

If possible, start making payments into savings each month, equal to your anticipated mortgage amount. It's good practice and will give you some padding for those unexpected future expenses.

Stay Current on Payments.

One late payment can have a significant impact on your credit score, even if you paid a late fee.

Pay Off those Cards.

Boost credit scores by working hard to pay down your credit cards. Good rule of thumb: never use more than one-third of your credit limit on a card.

Consider Debt-to-income Ratio:

Improving your debt-to-income ratio could impact your credit score, and, chances are, the higher your credit score, the better your interest rate.

Make Sure You Can Afford It.

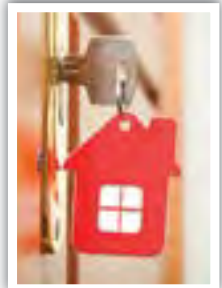
Stay out of trouble by getting pre-approved for a mortgage before shopping for a home. It starts there, as the lender will tell you what they can lend based on your credit, income, fixed expenses, etc. Ultimately, deciding how much you can afford monthly is a personal decision. **Tip: you have to be on the job for two years before part time employment can be counted as income.**

Work with an Experienced Real Estate Agent You Know and Trust.

Ask your friends and neighbors who they recommend. People like to share good experiences.

It's a Great Time to be a First-Time Homebuyer—Rates are Still Low. Consider These Benefits:

- 1) Home buying has dual roles – you live there and your equity becomes a savings or investment vehicle. When you pay rent, that money is gone forever. There's no secondary benefit.
- 2) Annual savings: You can deduct mortgage loan interest from your taxes.
- 3) You can deduct property taxes, too.



When you're ready **Southwest Georgia Farm Credit** offers loan programs with 100% financing, construction to perm loans and more.

Have questions?

Brenda Brookins,

Mortgage Loan Originator

NMLS 700141

BBrookins@SWGAFarmCredit.com

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Gilbert Joins Southwest Georgia Farm Credit



Jordan Poitevint Gilbert joined Southwest Georgia Farm Credit in Bainbridge as a Marketing Coordinator. She is a graduate of Auburn University with a Bachelor of Arts Degree in Communication. A native of Bainbridge, Mrs. Gilbert will be responsible for assisting with the organization's marketing efforts, including social media, digital marketing and special events. Mrs. Gilbert serves on the Memorial Hospital Foundation Derby Committee and is a member of the board of directors for the Bainbridge-Decatur County Humane Society. Gilbert resides in Bainbridge with her husband, Taylor.

Association Provides Scholarships for Area Students

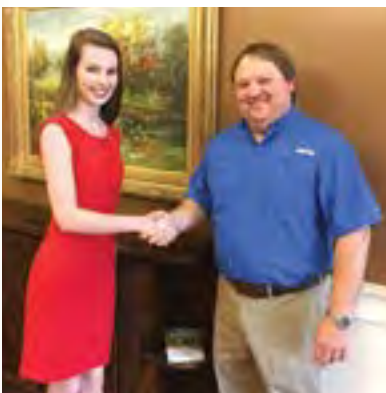
Southwest Georgia Farm Credit presented \$1,000 scholarships to four outstanding high school seniors this spring. Each showed a commitment to excellence in all of their endeavors, both in the classroom and in the community.



Relationship Manager Josh McGalliard with Westwood Schools senior Akshay Patel of Camilla. Akshay plans to attend Georgia Tech to pursue a degree in Computer Engineering



Sutton Bridges, a senior from Southwest Georgia Academy in Damascus, accepts her scholarship from Duane Watson, Relationship Manager. Ms. Bridges, who plans to pursue a degree in Early Childhood Education, will be attending LaGrange College in the fall.



Bainbridge High School senior Sarah Michael Farrington is congratulated by Brant Harrell, Relationship Manager. Ms. Farrington is planning to pursue a degree in the area of Environmental Science at the University of Georgia.



Duane Watson, Relationship Manager, with scholarship recipient Sydney Thomas of Miller County High School. Ms. Thomas will be attending Abraham Baldwin Agricultural College pursuing a degree in Agricultural Education.



Farm Credit Associations of Georgia Honor Braswell with Scholarship

Emily Braswell, daughter of Jeff and Susan Braswell of Donalsonville, was one of six University of Georgia students to receive a scholarship earlier this year from the Farm Credit Associations of Georgia, comprised of Southwest Georgia Farm Credit, AgGeorgia Farm Credit and AgSouth Farm Credit. She graduated in May with a Bachelor of Science and Arts degree in Agribusiness and will begin working towards her Master's degree in Plant Protection and Pest Management on the UGA Tifton campus this fall.

Ten Area Producers Receive Fresh From the Farm Grants

There's no doubt that people want to know the origins of their food and that includes looking for locally grown produce in their communities. That's why Southwest Georgia Farm Credit began the Fresh from the Farm Mini-Grant program five years ago.

"We've seen an increase in interest across our communities for locally grown fruits and vegetables," said Duane Watson, Relationship Manager at Southwest Georgia Farm Credit. "As a result, there are new produce stands opening as well as expansion to some of the established farmers' markets."

The Fresh from the Farm program provides cash for grant recipients to enhance their marketing and promotions, like buying ads or developing a website and social media presence.

Watson noted that the association received 24 applications this year, which included seven first-time applicants. The 10 recipients selected each received a \$500 mini-grant and 250 reusable shopping bags. Grant recipients include: Healthy Living Farms, Inc., Albany; Canty Farm, Dawson; Sisters Produce and More, Bronwood; Ruby's Garden, Arlington; Mark's Melon Patch, Dawson; Randolph Collective, Shellman; Williamson Blueberry Patch, Camilla; Calamint Farms, Milford; Lenny's Market, Americus; and Open Air Market, Calvary.



Lisa Giencke of Calamint Farms near Milford was one of 10 grant recipients for 2017. She accepts her \$500 Fresh From the Farm check and reusable shopping bags from Duane Watson, Relationship Manager.

It's time for the 2017 Photo Contest and we want your photos!

Southwest Georgia Farm Credit is looking for your best shot - your best digital photos - capturing the things that make rural life in southwest Georgia unique! Photos will be judged in four categories:

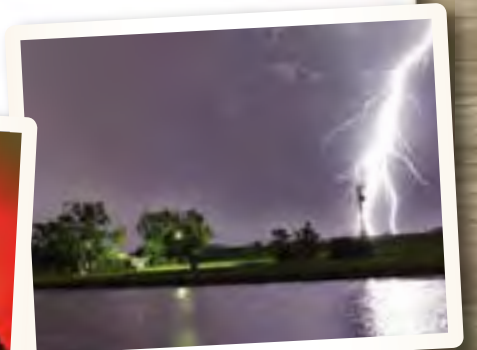
- Kids and Nature
- Life on the Farm
- At Home in the Country
- Rural Landscapes (no people)

Winning photos will be used in the 2018 Southwest Georgia Farm Credit calendar and others will be featured in *Wiregrass Land & Living*. Awards will be given for the top three photos in each category at \$100, \$50, and \$25. A Grand Prize of \$150 will be awarded for best overall photo. **Deadline for entries is Thursday, August 31, 2017.**

Visit SWGAFarmCredit.com for official rules and to enter photos.

NOTE: All photos must be entered online in JPG or TIFF format and be a minimum of 1 MB in size with a landscape (horizontal) orientation. **No portrait (vertical) photos will be accepted.**

Looking for inspiration? Take a look at some of our previous winning shots!



Thanks FOR LETTING US SAY THANKS!

AMERICUS



DAWSON



CAMILLA



BAINBRIDGE



*Thanks to all who joined us for our Customer Appreciation events this spring.
We appreciate your business and the opportunity to serve your financing needs!*



Why Choose Farm Credit **EXPRESS**?

Equipment financing the fast and easy way!

We recently visited with David Harden of Dawson to ask him about his experience using **Farm Credit EXPRESS**, our equipment financing program available in dealerships throughout the area. David purchased a four-tower irrigation system earlier this year from Travis Bruner at Irrigation Plus, Inc. in Cuthbert and chose **Farm Credit EXPRESS** for financing.

“When I decided on the exact system I needed, Travis suggested that I consider financing with **Farm Credit EXPRESS**,” David stated. “He explained that it was an easy application process and would only take a few minutes for an approval. I looked at the interest rate and realized it was much lower than what I could get at the bank, so it was an easy decision.”

David also shared that he knew about **Farm Credit**'s member-dividend program. “I knew **Farm Credit** was member-owned and returned money to their customers—that’s how a cooperative works,” he said. “With a lower interest rate and the opportunity for a member-dividend check each year, **Farm Credit EXPRESS** was a perfect fit for financing my irrigation.”

So why does Travis recommend **Farm Credit EXPRESS** to his customers? “First of all, the interest rate is very competitive and the application process is easy,” Travis stated. “I like the fast decision time and being able to quickly let my customers know if they’re approved. And for irrigation systems, the option to finance the well as part of the package is very attractive to customers.”

But for Travis, the most important aspect of the financing program is dealing with someone local. “Ragan Fretwell does an excellent job with promoting and supporting **Farm Credit EXPRESS**,” Travis said. “If I’ve got questions, I’ll call her and she’s always ready to answer them. In fact, if a customer prefers to talk directly to her as the lender, she’ll meet with them and discuss the program and answer any questions or concerns they might have. My customers like doing business locally—with

people they know and if they choose, can meet face-to-face.” David is happy with his decision and experience and gladly recommends **Farm Credit EXPRESS** to others who are looking for equipment financing. And, he’s taking it a step further.



David Harden, left, with Travis Bruner of Irrigation Plus, Inc.





Participating Dealers

“Our son is looking to buy a farm and I’ve told him he needs to go to Farm Credit—they should be his first choice for a lender,” David said. We agree.

No matter your equipment need, **Farm Credit EXPRESS** offers the financing you need! It’s available at Irrigation Plus, Inc.

in Cuthbert, as well as at dealerships throughout southwest Georgia. Visit a preferred dealer and simply ask for **Farm Credit EXPRESS** financing when you’re ready to buy. ❖

Ragan Fretwell

Farm Credit **EXPRESS**

Relationship Manager NMLS 1581388

RFretwell@SWGAFarmCredit.com

229-254-6391



Dealer	Location(s)
Ag-Pro LLC	Bainbridge, Cairo, Dixie, Thomasville
Aimtrac	Americus, Camilla, Smithville
Anderson Manufacturing, Inc.	Camilla
Bridges Equipment, Inc.	Brinson
Carson Bros. Tractor Co.	Americus
Collins Irrigation, Inc.	Camilla
Dee’s Electric Co.	Bainbridge
Elite Ag, LLC	Leesburg
Flint Ag & Turf	Americus, Colquitt, Cuthbert, Leesburg, Pelham
Flint Equipment Co.	Albany
H.T. McLendon Company	Edison
Irrigation Plus, Inc.	Cuthbert
J & B Irrigation, Inc.	Morgan
Peerless Manufacturing	Shellman
Progressive Ag International, LLC	Blakely
Reid Bros Irrigation & Equipment Co., LLC	Americus
Rentz Irrigation Inc.	Brinson
River Junction Farm Service, LLC	Donalsonville
Savage of Georgia, LLC	Baconton
Sharp Systems, Inc.	Leslie
Southeastern Pneumatic, Inc.	Ellaville
Southern Wind Ranch, Inc.	Jakin
Specialty Sales Co.	Donalsonville
SunSouth, LLC	Blakely, Donalsonville
Swain Equipment, LLC	Albany
Trailerland	Albany
Tri-State Irrigation, LLC	Donalsonville
Trucks and Trails, Inc.	Thomasville



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Simply go to SWGAFarmCredit.com. Click on Member Referral Program. Fill out the form. It's really that easy!



Market TRENDS

FIRST & SECOND QUARTER 2017 LAND SALES

For Sales Greater than 35 Acres as of 6/15/2017

COUNTY	ACRES	SALES PRICE	\$/ACRE
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Clay

42	\$ 63,000	\$ 1,500
52	\$ 75,000	\$ 1,442
121	\$ 220,000	\$ 1,818

Decatur

64	\$ 112,000	\$ 1,750
70	\$ 139,000	\$ 1,986
60	\$ 240,000	\$ 4,000
105	\$ 413,000	\$ 3,933

Dougherty

59	\$ 245,000	\$ 4,118
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Early

45	\$ 55,000	\$ 1,222
97	\$ 149,000	\$ 1,536

Grady

41	\$ 80,000	\$ 1,951
35	\$ 106,000	\$ 3,029
39	\$ 110,000	\$ 2,821
50	\$ 120,000	\$ 2,400
38	\$ 160,000	\$ 4,211
99	\$ 331,000	\$ 3,343
137	\$ 356,000	\$ 2,599
157	\$ 471,000	\$ 3,000
122	\$ 615,000	\$ 5,041

Lee

50	\$ 247,000	\$ 4,940
126	\$ 352,000	\$ 2,794

Marion

49	\$ 135,000	\$ 2,755
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Miller

67	\$ 171,000	\$ 2,552
156	\$ 234,000	\$ 1,500
62	\$ 282,000	\$ 4,548
61	\$ 428,000	\$ 7,016
218	\$ 984,000	\$ 4,514
220	\$ 1,318,000	\$ 5,991

Mitchell

40	\$ 140,000	\$ 3,500
100	\$ 451,000	\$ 4,510

COUNTY	ACRES	SALES PRICE	\$/ACRE
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Randolph

36	\$ 55,000	\$ 1,528
60	\$ 60,000	\$ 1,000
102	\$ 122,000	\$ 1,196
100	\$ 182,000	\$ 1,820
199	\$ 199,000	\$ 1,000
219	\$ 343,000	\$ 1,566
200	\$ 362,000	\$ 1,810

Schley

40	\$ 78,000	\$ 1,950
55	\$ 263,000	\$ 4,782
143	\$ 295,000	\$ 2,063
281	\$ 446,000	\$ 1,587

Stewart

54	\$ 164,000	\$ 3,037
210	\$ 648,000	\$ 3,086

Sumter

42	\$ 50,000	\$ 1,190
83	\$ 99,000	\$ 1,193
97	\$ 241,000	\$ 2,485
198	\$ 395,000	\$ 1,995
120	\$ 300,000	\$ 2,500

Terrell

85	\$ 85,000	\$ 1,000
48	\$ 95,000	\$ 1,979
42	\$ 135,000	\$ 3,214
148	\$ 157,000	\$ 1,061
40	\$ 160,000	\$ 4,000
77	\$ 195,000	\$ 2,532
299	\$ 440,000	\$ 1,472
270	\$ 550,000	\$ 2,037
197	\$ 580,000	\$ 2,944

Thomas

55	\$ 115,000	\$ 2,091
60	\$ 250,000	\$ 4,167
36	\$ 165,000	\$ 4,583
46	\$ 336,000	\$ 7,304

Webster

125	\$ 180,000	\$ 1,440
103	\$ 206,000	\$ 2,000

Information for MARKET TRENDS is compiled from publicly available online data. This data shows all transactions recorded by county, for the time and period January 1, 2017 through June 15, 2017, 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.



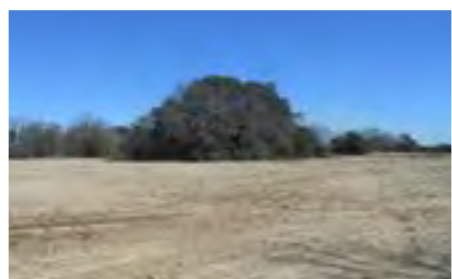
GEORGIA

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



126 +/- acres. This great property has approximately 77 acres in cultivation and approximately 48 acres in natural woods. It is bounded by Joseph Jones Ecological Reserve on the eastern and southern property lines. \$2,500 per acre. Contact Baynard Ward – Daniel Crapps Agency, Inc. – 866.915.2637 or 386.397.6859 or by email at ward@danielcrapps.com. Website: www.georgiaacreage.com

BERRIEN COUNTY



208 +/- acres. This hard to find great hunting and timber tract with large lake and house is fully ready to hunt and enjoy since all furnishings, a John Deere 5055E tractor, a Polaris Ranger, tandem axle trailer, implements, tools, stands, feeders, and two john boats are all included. The two-story home, built in 1970, offers 2,600 +/- sq. ft. and has great window and deck views of the 15+ acre lake that is full of bass and bream. There's also a second lake that's just over three acres and is full of bream and some bass. Deer, turkey, dove, quail and hog hunting. Good diverse habitat including upland pine plantations, natural upland pine plantations, natural upland and creek bottom timber, open areas and lakes. There are two steel frame barns built in 2012 and three steel equipment shelters built in 2012. Gated and fenced entrance. Approximately 72 acres of 1996 old-field planted slash pine thinned in 2011, 28 +/- acres of 2006 planted slash pine, and 77 +/- acres of natural timber. \$769,000. Contact Mike Matre – Matre Forestry Consulting, Inc. – 229.869.1111. Website: www.matreforestry.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



3,500 +/- acres. Morton Bray Plantation has original antebellum home, live oaks, one of the largest stands of intact wiregrass and longleaf pine in the Red Hills and five miles of large creek and river frontage. It's diverse and naturally beautiful and has one of the most natural eco-systems of any plantation in the Red Hills. It also has record timber value, approximately \$3,921,853 or \$1,235 overall per acre in timber per 2017 estimate. Located less than 15 minutes to I-75 and only 30 minutes to Thomasville. The plantation is complete with almost all of the original 3,500 acres, famous 1850's five-column antebellum Greek Revival home, red clay roads, live oak lined entrance, magnificent untouched hardwood bottoms, and the convergence of the Withlacoochee River and both Okapilco and Piscola Creeks – all located alongside some of the finest stands of natural pine timber in the southeast. Includes equipment. \$13.3 M. Contact Jon Kohler – Jon Kohler & Associates – 850.508.2999 or by email at jon@jonkohler.com. Website: www.jonkohler.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



47 +/- acres. Good little get-away project. Wooded hunting tract with home site, power, deep well, shed and camper. Strong mix of hardwood and pine with lots of deer signs. \$159,000. Contact Daniel Crocker, ALC, GA/FL Lic. Real Estate Broker – Crocker Realty, Inc. – 229.403.6297 or 229.228.0552. Website: www.landcroc.com

Apply for your land loan online:

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Get pre-qualified in minutes.



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



84 +/- acres. Located on Gay Mill Creek (some of the mill works are still in place), this property has food plots with a trail system in place. The creek system provides a wildlife corridor. \$181,522. Contact Daniel Crocker, ALC, GA/FL Lic. Real Estate Broker – Crocker Realty, Inc. – 229.403.6297 or 229.228.0552. Website: www.landcroc.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

CALHOUN COUNTY



65 +/- acres. Located at 318 Bussey Road, this property has a beautiful 4 BR/2 BA home with 2,550 +/- sq. ft. The home has an open concept family space, gas fireplace, three-car carport, standing seam roof, speaker system, garden tub and an office/craft room. There's an in-ground, salt water pool, a four-inch well, a 24' x 30' pole barn and much more. \$319,000. Contact Julian Morgan – South Georgia Land & Timber – 229.881.2779 or by email at julian@landandtimber.net. Website: www.landandtimber.net



1,099 +/- acres. A mixed-use property on Spring Creek, this tract is professionally managed for crop production, timber production and wildlife habitat. An offer has been submitted and is pending contract approval on approximately 415 acres, which includes the cultivated field. \$2,750,000. Contact Chad Hancock – F & W Forestry Services, Inc. – 229.883.0505 or 229.407.0247 or by email at chancock@fwforestry.com. Website: www.fountainsland.com/rockmine-road-preserve.html

CLAY COUNTY



5 +/- acres. Located just off Drag Nasty Creek Road, this tract is located in the Lamar Jones Subdivision near Ft. Gaines. It's close to the Pataula Creek boat ramp. Build a cabin and be within minutes of Lake Walter F. George and George T. Bagby State Park. Plenty of room for more than one home as well as storage buildings/barns. The property has access to county water, electricity, garbage pick-up and county maintained roads. \$42,500. Contact Roy Neves – South Georgia Land & Timber – 229.942.0479 or by email at roy@landandtimber.net. Website: www.landandtimber.net



276 +/- acres. The Littleton Estate has game rich hardwoods and five ponds, providing great fishing, duck hunting and water for wildlife. The largest of the ponds is the ideal location for your cabin or hunting lodge. The property has 147 +/- acres of Prime-Statewide Important soils that could produce crops or be easily converted to high-yield pine plantation. The remainder of the property is a combination of natural hardwood slopes and planted pines. Located just outside of Ft. Gaines, it's less than one mile from the boat landing on Lake Walter F. George and only a short golf cart ride to the Bagby State Park Meadow Links Golf Course. \$1,900 per acre. Contact Mills Brock – 3 Rivers Realty – 229.416.6136 or by email at mills@3riversrealty.com. Website: www.3riversrealty.com



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. Website: www.barfieldauctions.com

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, to lounging at the pool. There is a 4,350 +/- sq. ft. home, pool house and cook house. Additional improvements include a large enclosed barn and a shed, skeet range and dove tower. The property is gated with paved road frontage in an area of other larger landowners and is just 10 miles to Moultrie, convenient to I-75, and just 22 miles to downtown historic Thomasville. \$1,259,000. Contact Jon Kohler – 850.508.2999 or Walter Hatchett – 850.508.4564 – Jon Kohler & Associates. Website: www.jonkohler.com

141 +/- acres. Nice tract with plenty of frontage on Mitchell County Line Road. Good soils with planted longleaf pine and hardwood drain. Pines are in CRP with payments. Tract is loaded with game. \$451,392. Contact Matt Bennett – Bennett Real Estate – 229.233.5043 or 229.221.5683 or by email at matt@brealthomasville.com. Website: www.brealthomasville.com



71 +/- acres. Located off Lower Meigs Road, this property could be a great retreat for churches or civic groups, a wedding venue, a personal home or simply a get-away place. There's a two-story 3 BR/3.5 BA custom-built home with fireplace, granite, wood floors and front and back porches for scenic views. A guest house offers a fireplace and huge screened porch. Six ponds and large dock with small dock shelter for fishing. Some planted pines and fencing for livestock. Can be sold with less acreage or 24 acres by itself. \$510,000. Contact Helen Whitney – Rose City Realty, Inc. – 229.224.5559 or 229.225.9225. Website: www.rosecityrealty.com

DECATUR COUNTY



14 +/- acres. This home on Riverview Road offers privacy and elegance, with hardwood floors and wide moldings. There's a large formal dining room and a large kitchen with lots of cabinets, granite counter tops, gas range and breakfast area with views of nature. The family room is spacious with a beautiful fireplace complete with marble surround and lots of built-ins. The master bedroom, which also has built-in bookcases, is large and has access to the screened porch. The over-sized master bath features a whirlpool tub. Upstairs are four spacious bedrooms and a bonus playroom. There's also a two-car garage with an unfinished bonus room. MLS #6131. Contact Gail Long – Premier Group Realty – 229.220.2980 or 229.246.9837. Website: www.premiergrouprealty.com

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22 +/- acres. Equestrian estate built in 2008 with home and guest quarters. The 3 BR/2.5 BA home has 2,720 +/- sq. ft. while the guest house has two bedrooms and one bath. Improved pastures, horse barn, round pen and fenced/cross-fenced. Home has chef-grade six-burner gas stove, prep sink in butcher block top island, custom locally built cabinets and travertine tile throughout. Wide porches and open pool deck with built-in grill area. Located just behind the main house is the fully functional and turn-key 40' x 80' four-stall horse barn with wash down stall and tack room and equipment/implement storage and an oversized chicken coop. Conveniently located just 26 minutes from Tallahassee and I-10. Listing based on recent appraised value. \$399,500. Contact Mills Brock – 3 Rivers Realty – 229.414.6136 or by email at mills@3riversrealty.com. Website: www.3riversrealty.com



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. \$599,000. 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

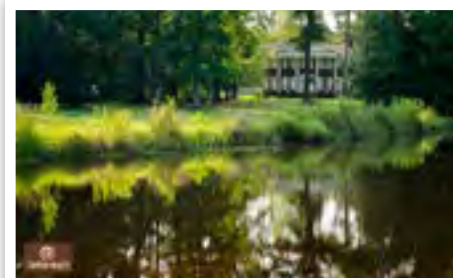
hardwood/pine mid-slopes that transition to soft hardwood creek lined ravines. From the highest elevation on the property (290' above sea level) to the lowest (128' above sea level), Recovery Camp is an outdoorsman's paradise. The heart of the tract is a 13 +/- acre pond located centrally within the 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. \$1,713,600. Contact Mills Brock – 3 Rivers Realty – 229.416.6136 or by email at mills@3riversrealty.com. Website: www.3riversrealty.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 #4945. Contact Larry Lennard – Premier Group Realty – 229.220.1031 or 229.246.9837. Website: www.premiergrouprealty.com



44 +/- acres. Fields of Attapulgus can be regarded as a blank canvas ready for your next creation. Clean it up for agriculture, plant some pines or cross hatch the native grasses and release quail for sport and fun. Maybe even open some spaces for a dove field or two. \$107,800. 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



Trulock Farms

1,537 +/- ACRES

DECATUR CO

13-tower center pivot spans 216 +/- acres of highly productive farmland

Trulock Farms has a long and rich history as it derives from a deed dating back to an original land grant from King George III in the late 1770s. Today it's owned by prominent Georgia landowner family, the Trulocks. Paul Trulock is one of the current owners and a former Georgia State Senator.

The property is incredibly diverse and attractive as it has been intensively managed with an emphasis on timber, agriculture and wildlife. A 13-tower center pivot spans 216 +/- acres of highly productive farmland, yielding a solid income stream. There's also an

existing well system in place. It's one of the few properties on the market that is sustainable alongside tremendous timber values; the mixed age class pines are close to transitioning into a quail hunting property, which only increases the value. For hunting purposes,

an impressive whitetail and turkey population exists in addition to quail.

The owners have been good stewards of this land and all of their land holdings in Decatur County.

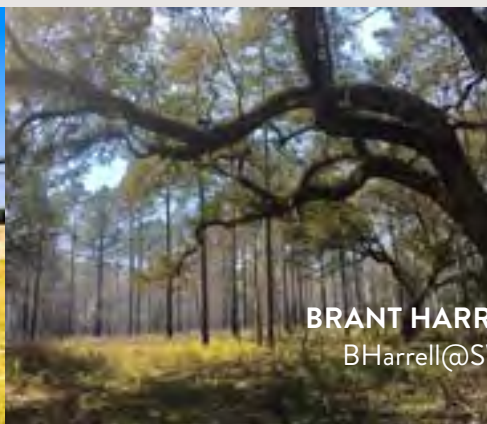
\$3,650 PER ACRE

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NMLS 700136



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



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



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. Website: www.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.



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Brian Wilson,
Relationship Manager
Call 229.254.6417.



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's 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. Website: www.3riversrealty.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 Rollins Miller – Premier Group Realty – 229.220.2704 or 229.246.9837. Website: www.premiergrouprealty.com



7 +/- acres. This property offers secluded/private lake frontage on the south side of Lake Seminole. There's a covered waterfront porch large enough for groups of 20 or more, a double-slip covered boat house, cook house and a lodge with six bedrooms. Hunt, fish and ski hundreds of miles of shoreline. Travel by boat to Apalachicola to the south or to Lake Walter F. George to the north. Enjoy walking the wood trails, sitting by the fire pit, hanging out on the porch watching the Blue Herons fish along the shore or sit in the dock swing as the sun goes down. Great family retreat that's only 35 minutes to Tallahassee and an hour and twenty minutes to the Gulf coast. \$399,000. Contact Mills Brock – 3 Rivers Realty – 229.416.6136 or by email at mills@3riversrealty.com. Website: www.3riversrealty.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 and close to nearly 10,000 acre of Wildlife Management Area. Great location for those who love horses and trail riding. 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. \$330,000. Contact Mills Brock – 3 Rivers Realty – 229.416.6136 or by email at mills@3riversrealty.com. Website: www.3riversrealty.com

DOOLY COUNTY



450 +/- acres. Wildcat Creek Plantation is a big buck power house located between Macon and Tifton. It's a place of legend that consistently produces unbelievably massive whitetails, including one "Big Brow buck" scoring 178 BC, one of the most impressive bucks of the GA deer season, and "Bones" scoring 155 BC, one of the most perfectly symmetrical deer ever taken in the state. This is big farm country and the deer, turkey, duck and quail habitat here is an island in the middle of unlimited food sources. Two major creek drainages run through the property along with a flooded timber duck pond and a bass pond. There's a waterfront cabin making this a year-round family property. Includes equipment. \$1.7 M. Contact Jon Kohler – Jon Kohler & Associates – 850.508.2999 or by email at jon@jonkohler.com. Website: www.jonkohler.com

DOUGHERTY COUNTY



925 +/- acres. Doc Walker Woods is located in the epicenter of the Albany Plantation Belt in south Georgia and represents a rare opportunity to own a pristine property surrounded on all sides by established plantations. The owner of this property will reap the benefits of the intensive land and wildlife management provided by the neighboring plantations such as Pineknoll, Cane Mill, Gillionville and Abigail Plantation. It exhibits mature pines, native grasses and small agricultural fields that collectively create an exceptional wild quail habitat. Contact Ben McCollum – 229.221.6680 – or Eric McCollum – 229.200.4457 – The Wright Group. Website: www.wrightbroker.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. Website: www.albanyrealtyco.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 Coolewahee 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. Website: www.plantationservicesinc.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



4,640 +/- acres. Magnolia Plantation is located southwest of Albany and 15 minutes from the airport. Excellent quail, dove, duck, 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 pserv@bellsouth.net. Website: www.plantationservicesinc.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 whitetail 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 Gillionville Plantation, the property was established by Alfred Colquitt (a later Governor of Georgia) in the 1850's. In the 1880's, 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 lodes, 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



715 +/- acres. Twin Eagles Plantation is a shooting plantation with an "architectural digest quality home." 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/manager's 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. Website: www.jonkohler.com



6 +/- acres. This private and historic home is located among some of America's finest hunting plantations and completely updated. Five bedrooms, including a sixth bedroom in guest house. Numerous features include a large foyer, private office with fireplace - a completely renovated kitchen with custom counter tops and cabinets. The oversized family room includes heart pine floors, 9.5' ceilings and a fireplace, sun room, and large master suite with walk-in closet. Other features include a 36' x 60' barn with bath, kitchenette & infrared sauna plus a pole barn and human foosball court. Contact Mike Flynn - Albany Realty Company - 229.883.6100 or 229.376.2361 or by email at mikeflynnrealtor@gmail.com. Website: www.albanyrealtyco.com

EARLY COUNTY



1,196 +/- acres. Serenoa Plantation offers contiguous acres in Early and Clay counties and is selling as a whole or can be subdivided. Some of the best deer and turkey habitat in the county and loaded with both. Valuable timber. The Big and Little Kolomoki Creeks are spring fed and run year-round through the property. Fall Branch, which is a small spring-fed creek, is dammed up making a beautiful stocked eight-acre fish pond. Very few wetlands on this tract. The banks of the creeks are not muddy, but sandy so you can drive up and wade in to dig for arrowheads or put out craw fish traps. These shallow creeks have rock bottoms allowing crossing by truck or ATV. Diverse terrain with an abundance of beautiful mature hardwoods scattered about. Several miles of interior road systems with a few bridges over smaller streams. Several acres of natural and planted pines along with 85 +/- acres of CRP longleaf. There's two metal shelters, one partially enclosed with heat and A/C, two cabins, a swimming pool, windmill and a 25 +/- acre irrigated food plot. Located across from Kolomoki Mounds State Park between First Kolomoki Road and Simmons Road with frontage on both. \$2,600 per acre. Contact Brad Waller - Agri Land Realty - 229.221.3339 or by email at bradwaller@windstream.net. Website: www.aglandsales.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



12 +/- acres. This traditional-style 3 BR/2 BA brick home with 1,822 +/- sq. ft. is nestled on a wooded portion of the property. The master bath was remodeled in 2009 and has a double vanity, separate shower, garden tub and walk-in closet. The open dining and living room features an attractive fireplace as a focal point with an open patio accessible through the glass door. The eat-in kitchen has a breakfast area and a breakfast bar, while just down a short hall is the laundry room and garage entrance. This property gives you enough acreage to pursue any hobby and includes a large workshop. Less than 10 miles to Donalsonville, approximately 20 miles to Dothan and just minutes from the Chattahoochee River. MLS #RS6199A. \$229,000. Contact Sarah Avery - The Whittaker Agency - 229.524.2088 or 229.416.5081 or by email at sarah@thewhittakeragency.com. Website: www.thewhittakeragency.com



70 +/- acres. Prime crop land with long frontage on two paved rounds. Great location just north of Blakely. \$2,200 per acre. Contact Allied Land & Timber Company, Inc. - 800.590.6439 Website: www.alliedlandga.com



240 +/- acres. This tract, located on Sandy Bottom Road, is surrounded by big timber tracts and farm land which help support the abundant deer and turkey population. It has upland woods with a clean understory, heavy wooded bottom land and Lime Branch running through the east side making for excellent wildlife habitat. This secluded property has a gentle roll and would make a beautiful homestead, farm, ranch, timber and hunting tract. Approximately 140 acres of pine and hardwood mix and the balance is cultivatable land that is partly being used as pasture. Rental income. Well and electricity. \$1,795 per acre. Contact Brad Waller - Agri Land Realty - 229.221.3339 or by email at bradwaller@windstream.net. Website: www.aglandsales.com



268 +/- acres. This beautiful irrigated farm is situated in the farm belt of southwest Georgia. The property has two center pivots as well as a small amount of acreage in dry cropland. The property also has mature pine timber and large live oaks. The owner has also utilized the property for deer, turkey and quail hunting and there are numerous food plots for game. The interior roads provide access throughout the property. Contact Allied Land & Timber Company, Inc. - 800.590.6439. Website: www.alliedlandga.com



49 +/- acres. Bordered by Sowhatsee Creek on the south, this property is loaded with deer and turkey. It has a lot of high ground with a small stream that runs through the middle of the property. The stream was dammed up for fishing and duck hunting. Located five miles west of Blakely, five minutes from the Chattahoochee River and 25 minutes from Dothan, AL. \$98,154. Contact Brad Waller - Agri Land Realty - 229.221.3339 or by email at bradwaller@windstream.net. Website: www.aglandsales.com



122 +/- acres. This property has approximately 64 acres in cultivation. Contact D. E. Billingsley – Licensed Real Estate Broker – 850.510.3309 or by email at de@debillingsley.com. Website: www.debillingsley.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. \$1.77 M. Contact Arnie Rogers – Verdura Realty – 850.491.3288 or by email at arogers@verduraproperties.com. Website: www.verduraproperties.com



137 +/- acres. This great recreational property has creek frontage, mature natural hardwood, planted pines and a great interior road system. Excellent deer and turkey hunting. \$370,000. Contact Vince Barfield – Barfield Auctions, Inc. – 229.679.2223 or by email at vince@barfieldauctions.com. Website: www.barfieldauctions.com

140 +/- acres. Great hunting and fishing tract. Deer, turkey and dove are plentiful. Kolomoki Creek runs year-round through the property and is also used to irrigate approximately 45 acres of crop land rotated with corn and

peanuts. Two fish ponds stocked with bream and bass and one duck pond. This tract consists of 86 +/- acres of crop and pasture land for a rental income and the remaining acreage is in natural timber, creeks and ponds. Located north of Blakely on First Kolomoki Road – about a mile below the Clay county line and less than a half-mile from Kolomoki Mounds State Park. \$2,500 per acre. Contact Brad Waller – Agri Land Realty – 229.221.3339 or by email at bradwaller@windstream.net. Website: www.aglandsales.com

GRADY COUNTY



185 +/- acres. Beautiful rolling land just minutes from Cairo on State Park Road. This property is perfectly set up for quail, turkey and deer with approximately 97 acres of planted pines in CRP program. There's a pond of approximately three acres that needs some work, but has a lot of potential. The property adjoins the Tired Creek Lake acreage and the dirt road is scheduled for paving within the next two years. MLS #LR5014A. \$750,000. Contact Charles Renaud – Realty Mart, Inc. – 229.224.3239 or 229.377.8007 or by email at charles@realtymartga.com.



114 +/- acres. Good water on this property with an approximate eight-acre lake with a huge dam and hilltop views. Plenty of oak trees. Smaller pond with a nice dock that's perfect for fishing. There's a barn, 2 BR/2 BA cabin/home and a well. \$475,000. Contact Daniel Crocker, ALC, GA/FL Lic. Real Estate Broker – Crocker Realty, Inc. – 229.403.6297 or 229.228.0552. Website: www.landcroc.com

27 +/- acres. This property could be used for an exclusive, private home site, small hunting tract, or just to have a place to enjoy a walk through near perfect woods. MLS #LR6123A. \$96,000. Contact Charles Renaud – Realty Mart, Inc. – 229.224.3239 or 229.377.8007 or by email at charles@realtymartga.com.



59 +/- acres. Beautiful tract of land located minutes from Cairo with approximately 5 +/- acre pecan orchard; 18 +/- acres of planted pines in CRP program; natural rolling woodlands; nice road system throughout and great for deer hunting. MLS#LSV5974A. \$220,000. Contact Dawn Rackley – The Real Estate Shop – 229.377.4444.



17 +/- acres. Secluded property includes 17 +/- acres of horse pastures, water, barn and out buildings. There are currently nine 12' x 14' stalls and an insulated tack room with room for expansion. Property also includes an old silo converted into a workshop, a round pen and arena for training, 3 BR/2 BA home with hardwood floors and large two car carport. MLS # 910467. Call Julie Bryan – KeySouth Real Estate Group, Inc. – 229.226.3911 or cell 229.403.9990.



5 +/- acres. Located minutes from Tallahassee, this new listing is a secluded 4 BR/3 BA home with two half-baths that has recently been updated. Open den with gas fireplace, separate formal dining room and large entertainment room. New granite counter tops and stainless steel appliances. Front porch and fenced in backyard with screened-in deck. There's a 19' x 42' pool with liner and cool deck surrounding. Large metal storage building is perfect for extra storage. MLS#RS6183A. \$325,000. Contact Bobby Miller – The Real Estate Shop – 229.377.7777.

Excellent Rates and Terms for Land Financing.

Josh McGalliard, Relationship Manager

Call 229.254.0053.



95 +/- acres. Good timber value on this property with rolling topography and hill top views. Pond on property in the west corner. Private home sites. Excellent soils throughout. Not in ag covenant. Great tract to divide with frontage on three roads. Deer and turkey in the area. Approximately 10 acres of fields with this tract. Perfect for horses. Looks like quail woods with the sage grass and clean pines. Very clean woods and no wasted land. \$332,500. Contact Daniel Crocker, ALC, GA/FL Lic. Real Estate Broker – Crocker Realty, Inc. – 229.403.6297 or 229.228.0552. Website: www.landcroc.com

37 +/- acres. This property offers everything you might need – road frontage, timber, access to city/water sewer and a small rental house. MLS #LV6234A. \$164,650. Contact Charles Renaud – Realty Mart, Inc. – 229.224.3239 or 229.377.8007 or by email at charles@realtymartga.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



5 +/- acres. This barn conversion was a true labor of love for the current owners. The converted 6,860 +/- sq. ft. shade tobacco barn has multiple uses, including a 2,600

+/- sq. ft. home built primarily with reclaimed wood that is over 100 years old and a 1BR/1 BA Mother-in-Law suite with fully equipped kitchen under the barn, but separate from the main dwelling. Amazing views from the second story balconies overlooking the grounds. Interior entertainment areas under the barn. The incredible craftsmanship is evident throughout the structure, including cement counter tops in the gourmet kitchen. The property has pecan trees and includes a manufactured home and an additional M/H lot. MLS #RS6110A. \$274,900. Contact Charles Renaud – Realty Mart, Inc. – 229.224.3239 or 229.377.8007 or by email at charles@realtymartga.com.



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.



122 +/- acres. 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.



5 +/- acres. This beautiful 3 BR/2.5 BA country home located on Hadley Ferry Road has a newly finished bonus room that could also be used for a master suite. There's a large den with fireplace, a roomy eat-in kitchen and dining room. Lots of storage and plenty of character. Screened porch overlooks a nice pool. Other improvements include a new HVAC system, new hardwood flooring, new light fixtures and ceiling fans throughout the house. One of the two out buildings has electric and the other one has

electricity available. MLS #RS5728A. \$170,000. Contact Kay Addleton – Realty Mart, Inc. – 229.221.2661 or 229.377.8007 or by email at kay@realtymartga.com.



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 Strickland – Chubb Associates, Ltd. – 229.226.7916 or 229.221.2622. Website: www.chubbrealty.com



6 +/- acres. This beautiful home in the country has three bedrooms and three full baths. The main foyer offers a view of the large family room with lovely built-in bookcases and a fireplace. The open floor plan allows you to enjoy family and friends while cooking in a spacious and newly designed kitchen. There's a large formal dining room as well. The master suite and bath are designed with grand style and features a walk-in shower with top-of-the-line conveniences and even a heated towel bar for those cold mornings. The bedroom split floor plan allows for complete privacy. The covered patio and pool are perfect for enjoying with family and friends while the large barn, complete with a kitchen and full bath, can be used for meetings and gatherings. MLS #RS6000A. \$399,000. Contact Kay Addleton – Realty Mart, Inc. – 229.221.2661 or 229.377.8007 or by email at kay@realtymartga.com.

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5 +/- acres. Outdoor living at its best. Cute bungalow with three out buildings that make up this incredible compound. Two-story home, cook house with dining room, bathroom and bar. Outdoor cooking shed designed as entertainment center. Wood shed with storage. Professionally landscaped. Professional kitchen. Secluded location just north of the Florida line. Call Rebecca Chubb Strickland – Chubb Realty, Ltd. – 229.226.7916 or 229.221.2622. Website: www.chubbrealty.com

HEARD COUNTY



596 +/- acres. The property, located on Notnomis Road just off Hwy 27, is a few minutes north of Franklin. 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



176 +/- acres. This tract is perfect as an investment or for hunting and recreation since there is an abundance of wildlife. Paved road frontage on Hwy 26 and dirt road frontage on Richardson Road. Gently rolling land with volunteer, natural hardwoods and pines (clear cut in 2006), one year into conservation use program. Just minutes from I-75 and Perry. MLS #133626. \$2,995 per acre. Contact Juliana Horsting – Coldwell Banker Robbins & Free Realty – 478.955.0259 or 478.287.6775 or by email at julianahorsting@hotmail.com.



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.

HOUSTON COUNTY



7 +/- acres. This custom-built 4 BR/3 BA home with 2,567 +/- sq. ft. sits on approximately seven acres. It has wrap-around porches and a spacious floor plan with a kitchen that features Cambria stone counter tops, an island and top-of-the-line stainless steel appliances. Hickory hardwood floors and plantation shutters throughout. Tongue and groove pine ceiling. Three-car garage, third floor loft/office, generous storage, energy efficient and more. Horses welcome. Great location only minutes from Perry Ag Center and I-75. MLS #173347. \$299,900. Contact Juliana Horsting – Coldwell Banker Robbins & Free Realty – 478.955.0259 or 478.287.6775 or by email at julianahorsting@hotmail.com.

JASPER COUNTY



180 +/- acres. Located near Monticello, this tract features mature natural timber, creek, food plots and paved road. Same family ownership for years. High deer population. Contact Craig Brown – Southeastern Hunting Services, Inc. – 229.432.1010 or 229.349.1680. Website: www.afieldandfarm.com

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. Website: www.fountainsland.com/union-point-forest.html



103 +/- acres. Property is a working horse facility for horse breeding, training, etc. There's a beautiful barn with four 10 x 12 stalls, concrete aisle, tack and feed room and bathroom. Loft hay storage, five fenced and gated lots around the barn, four two-acre paddocks, iron pipe fencing, 50 +/- acres of unfenced coastal Bermuda hayfields, three fenced pastures, three grain bins for storage and much more. MLS #119279. \$499,000. Contact Juliana Horsting – Coldwell Banker Robbins & Free Realty – 478.955.0259 or 478.287.6775 or by email at julianahorsting@hotmail.com.

LEE COUNTY



85 +/- acres. This prime hunting property offers large food plots, a great interior road network, planted longleaf pine in the CRP program with a \$1,798 annual income, beautiful natural hardwood as well as small water hole for game. Other property features include a small house with tractor shed with the option to renovate. Contact Allied Land & Timber Company, Inc. – 800.224.9939. Website: www.alliedlandga.com



79 +/- acres. This reasonably priced 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. Website: www.albanyrealtyco.com



5 +/- acres. This custom-built, one-of-a-kind Spanish home features approximately 7,300 sq. ft. of living space with over 9,000 sq. ft. under roof. There are 10 bedrooms and six baths (5 BR/4 BA downstairs and 5 BR/2 BA upstairs). The kitchen has lots of cabinet space, premium wooden cabinets and a bright Spanish inspired backsplash - a kitchen appliance allowance of \$8,000. All bedrooms are nicely sized, Jacuzzi's in baths and stunning trim. Amazing custom touches throughout include old world tumbled marble, hand carved doors, white washed trim in some areas, solid maple wood floors throughout, large windows, specialty ceilings, beautiful lighting throughout, loads of closet space, amazing trim, a spiral staircase, a beautiful circular balcony with custom oak railing, huge outdoor living space including a stone outdoor fireplace area, porch/balcony/deck areas and a circular drive. Beautiful professional landscaping. MLS #RS138255A. \$749,900. Contact Amanda Wiley – ERA All In One Realty – 229.357.0489 or 229.888.6670 or by email at amanda-wiley@hotmail.com. Website: www.amandawiley.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. Website: www.albanyrealtyco.com



25 +/- acres. Located on Crotwell 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. \$749,000. 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

LOWDNE COUNTY



852 +/- acres. Pine Ridge Farm is located just north of the Florida line on Hwy 31. The paved drive winds through rolling pasture, oak canopies and plantation quality timber leading to a 6 BR/4 BA custom-built lodge with heart pine floors and southern décor that overlooks a 22-acre lake. Located near the main lodge is a 500 +/- sq. ft. cook house and fire pit, providing a picturesque setting for entertaining guests. The farm's equestrian facility located just beyond the lodge has six complete stalls, a tack room and a custom apartment with full kitchen and bath. Trophy whitetail and multiple stocked lakes make this property perfect for a gentleman's farm or corporate recreational retreat. The property is also set up for conventional farming with multiple metal hay and commodity barns, fencing and cross-fencing, an enclosed shop with grain bins and irrigated pastures. The main barn has an air conditioned office and large social room along with 12 stalls and tack room. Only 15 minutes from Valdosta. \$4.9 M. Contact Baynard Ward – Daniel Crapps Agency, Inc. – 866.915.2637 or 386.397.6859 or by email at ward@danielcrapps.com. Website: www.georgiaacreage.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 out buildings 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

1,071 +/- acres. Hwy 26, as well as Mud Ridge Road, runs through this property. County water and power. The Kinchafoonee Creek runs through the east side. Timber was cut 10 years ago and there is good pine regeneration in some areas. Deer and turkey are plentiful. May be divided into smaller tracts. \$995 per acre. Contact Al Robertson – Frontier Land Co. – 229.321.0733 or by email at allenjrobertson@hotmail.com.

422 +/- acres. This tract has a good stand of pine and hardwood with plenty of deer, turkey and hogs. There are food plots and Dry Creek runs year-round. The property is located on the west side of the county and borders McAllister Road. \$1,395 per acre. Contact Al Robertson – Frontier Land Co. – 229.321.0733 or by email at allenjrobertson@hotmail.com.

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MILLER COUNTY



5 +/- acres. This 3 BR/2.5 BA home sits on approximately five acres of pasture with a few large oaks and a charming white fence. The home offers 1,930 +/- sq. ft. and has an open-floor plan with built-ins, window seats, stainless appliances, large master bath and enclosed garage. There's lots of storage and a small bonus room. MLS #RS5996A. \$169,000. Contact Sarah Avery – The Whittaker Agency – 229.524.2088 or 229.416.5081 or by email at sarah@thewhittakeragency.com. Website: www.thewhittakeragency.com



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. \$175,000. Contact Marla Ames – ERA Simpson Realty – 229.243.9200 or 229.220.2532 or by email at marlasames@gmail.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 coup. 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



72 +/- 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. Acreage includes rolling pastures, a great pond for fishing and woods for hunting or privacy. MLS #6025. \$499,900 or the home with 15 +/- acres for \$339,900. Contact Marcie Miller – 229.220.4663 or 229.246.9837. Website: www.premiergrouprealty.com

MITCHELL COUNTY



102 +/- acres. Located on Arrowhead Road, this property has 90 +/- acres in open horse-grade hay field and the owner has customers in place to take the hay. There are two wells, two barns, a 3 BR/2 BA mobile home and a coral for horses. Great soils and location. \$399,000. Contact Matt Bennett – Bennett Real Estate – 229.233.5043 or 229.221.5683 or by email at matt@brealthomasville.com. Website: www.brealthomasville.com



125 +/- acres. Approximately 60 acres of longleaf pine in CRP until 2020. The remainder of acreage is pine and hardwood mix timber with extensive road system and a three +/- acre pond. Great recreation property. \$500,000. Contact Vince Barfield – Barfield Auctions, Inc. – 229.679.2223 or by email at vince@barfieldauctions.com. Website: www.barfieldauctions.com



71 +/- acres. Cultivated land, planted pines and creek hardwoods on this property located in the eastern side of the county between Pelham and Sale City. \$171,800. Contact Ronald Halstead – Halstead Forestry & Realty, Inc. – 229.336.7681 or 229.336.6046 or by email at ronhalstead@camillaga.net.



90 +/- acres. Nice tract with mature timber. Good mix of open ground for farm income. Improvements include well, septic and power. Loaded with deer and turkey. \$216,000. Contact Matt Bennett – Bennett Real Estate – 229.233.5043 or 229.221.5683 or by email at matt@brealthomasville.com. Website: www.brealthomasville.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. Website: www.fountainsland.com/pulaski-county-tract.html



23 +/- acres. A paved drive through a pecan orchard leads you to this beautiful 3 BR/2.5 BA home with 3,266 +/- sq. ft. Home has cypress siding, updated kitchen, baths,

new sun room-family room, screened/glassed porch across back, spacious living and dining areas, front porch and back deck. Natural light throughout the home and many extras. Barn, workshop and approximately 10 acres of income producing trees. Property line goes back to Buck Creek. MLS #172454. \$469,900. Contact Juliana Horsting – Coldwell Banker Robbins & Free Realty – 478.955.0259 or 478.287.6775 or by email at julianahorsting@hotmail.com.

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



425 +/- acres. T T & K Timberland is located in the heart of deer country with a spacious 3 BR/2 BA log house complete with a large deck and a front porch. A 3,000 +/- sq. ft. metal building provides ample storage and workshop. Excellent road system, a stream and food plots make this one of the best hunting properties that we've ever had to offer. The seller will entertain dividing this property. Contact Julian Morgan – South Georgia Land & Timber – 229.881.2779 or by email at julian@landandtimber.net. Website: www.landandtimber.net



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

RANDOLPH COUNTY



215 +/- acres. Located just minutes from Lake Walter F. George, this property features a five +/- acre pond, mature pines and hardwood timber, and a great interior road system. Tremendous deer, turkey, ducks and quail hunting. Excellent timber investment tract. \$675,000. Contact Vince Barfield – Barfield Auctions, Inc. – 229.679.2223 or by email at vince@barfieldauctions.com. Website: www.barfieldauctions.com



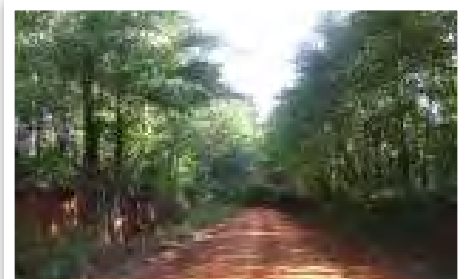
88 +/- acres. Older pine and hardwoods on this property near Shellman, that also features a creek and paved road, along with numerous building sites. Upscale farming area with excellent deer hunting. Contact Craig Brown – Southeastern Hunting Services, Inc. – 229.432.1010 or 229.349.1680. Website: www.afieldandfarm.com



297 +/- acres. Murrah Tract is planted in young longleaf pine and has a stream, frontage on two county maintained roads, utilities and excellent hunting. Owner will divide (232 +/- and 65 +/- acres). \$1,425 per acre. Contact Julian Morgan – South Georgia Land & Timber – 229.881.2779 or by email at julian@landandtimber.net. Website www.landandtimber.net



1,334 +/- acres. This property includes dry farm land, income producing/irrigated crop land, planted pines and 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. Website: www.albanyhousehunting.com



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 & Timber – 229.881.2779 or by email at julian@landandtimber.net. Website: www.landandtimber.net



203 +/- acres. This tract has approximately 30 acres of crop land with the balance planted in six year-old pine. There's a pond and creek frontage which provides excellent hunting. \$1,495 per acre. Contact Julian Morgan – South Georgia Land & Timber – 229.881.2779 or by email at julian@landandtimber.net. Website: www.landandtimber.net

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9 +/- acres. This property features a 2002 3 BR/2 BA Destiny mobile home that's in excellent condition. A 24 ft. above ground pool, a separate game room and a carport area. Owners have upgraded flooring to laminate hardwood in the main living area. Spacious rooms and move in ready. There's also an additional well and septic tank on this property. Currently deeded as two parcels of land, so a second residence is permitted. MLS #RS138296A. \$64,900. Contact Amanda Wiley – ERA All In One Realty – 229.357.0489 or 229.888.6670 or by email at amanda-wiley@hotmail.com. Website: www.amandawiley.com

SCHLEY COUNTY



778 +/- acres. Convenient access to I-75, this location is less than two hours south of metro Atlanta area. The property boasts a large lake, pine and hardwood timber, and rockered interior road system, which allows most of the property to be accessed by vehicle. There are also several creeks and branches with mature hardwood, and large food plots are scattered throughout the property. Contact Allied Land & Timber Company, Inc. – 800.224.9939. Website: www.alliedlandga.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

37 +/- 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. \$2,250 per acre. Contact Allied Land & Timber Company, Inc. – 800.224.9939. Website: www.alliedlandga.com

SEMINOLE COUNTY



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



135 +/- acres. Slash Pine Pond has 128 +/- acres in eight to nine year-old planted slash pine ready to be thinned within the next three to five years and has the potential for a straw raking lease that would produce income for the landowner. The property has a seven-acre spring-fed pond and joins the Lake Seminole State Park (600 +/- acres), which adds to the hunting potential of the property. The pond is a fall/winter stop-over for many of Lake Seminole's duck when the hunting pressure on the lake becomes too high and is an excellent fishing pond throughout the year. The present owner uses the property to hunt duck, deer and turkey. The health of the whitetail deer population is exceptional. In a few years, this could be an incredible "birdie" tract with proper management of the timber and

wiregrass understory for quail habitat. The property has future development potential due to its location to neighbors that have limited lot sizes and the property's abundance of paved and dirt road frontage. Slash Pine Pond is located just minutes from multiple boat landings that provide access to Lake Seminole and is directly across the street from a private boat club, which if joined, would provide even closer access to the lake as well as facilities for private gatherings and sandy beaches for the family and guests to enjoy. Only 25 minutes from Bainbridge. \$405,000. Contact Mills Brock – 3 Rivers Realty – 229.416.6136 or by email at mills@3riversrealty.com. Website: www.3riversrealty.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.



5 +/- acres. This 1,568 +/- sq. ft. home sits on approximately five acres of cleared, mostly level land. It has a metal roof that extends out for a huge carport on the west end. There's also a large deck at the back door under the carport. The property is serviced by underground electrical with an approximate five-year old HVAC system. The front of the property has two grain bins and an old wooden barn. Across the back of the lot runs a wet-weather creek. The house has a spacious open living/dining/kitchen area with vaulted ceilings and a fireplace. MLS #RM5917A. \$84,500. Contact Sarah Avery – The Whittaker Agency – 229.524.2088 or 229.416.5081 or by email at sarah@thewhittakeragency.com. Website: www.thewhittakeragency.com



39 +/- acres. Investment property on Grant Graham Road with some income from farm rent. It has some crop bases, crop land and woods. MLS #6182. Contact Sonny Darley – Premier Group Realty – 229.221.3136 or 229.246.9837. Website: www.premiergrouprealty.com



160 +/- acres. Located on Hwy 285, the timber on this tract was recently cut and gives the new owner the opportunity to build or replant. There are two ponds on the back of the property and a well with power is located between the two ponds. \$499,900. Contact Sarah Avery – The Whittaker Agency – 229.524.2088 or 229.416.5081 or by email at sarah@thewhittakeragency.com. Website: www.thewhittakeragency.com

STEWART COUNTY



270 +/- acres. With pine and hardwood timber mix, this would be an ideal weekend retreat property. Paved road frontage, close proximity to Providence Canyon and short drive to Columbus. \$324,000. Contact Vince Barfield – Barfield Auctions, Inc. – 229.679.2223 or by email at vince@barfieldauctions.com. Website: www.barfieldauctions.com



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.

119 +/- acres. Located on Hwy 27 between Lumpkin and Richland, much of this property was farm land converted to a quail habitat. It's loaded with deer and hogs and only five minutes to town east or west. County water and power on property. \$1,995 per acre. Contact Al Robertson – Frontier Land Co. – 229.321.0733 or by email at allenrobertson@hotmail.com.



967 +/- acres. Grimes Farm is a hunter and fisherman's paradise located off Hwy 39 near Lumpkin. The 3 BR/2 BA home has cypress siding, central heat and air, hardwood floors, fireplace, three-car carport and separate office space. There's an approximate 30' x 50' metal shop, separate guest house with two bedrooms and one bath, and other out buildings. 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 & Timber – 229.881.2779 or by email at julian@landandtimber.net. Website: www.landandtimber.net



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.

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



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. Website: www.plantationservicesinc.com



180 +/- acres. Excellent recreational tract with lots of deer and turkey. There's also an 11-acre lake. The property consists of 81 +/- acres of merchantable planted pine and 36 +/- acres of three year-old planted pines. The remaining acreage consists of natural bottomland hardwood and wetland areas. Contact Greene Forest & Farm Realty, LLC – 229.924.9048. Website: www.greeneforestandfarm.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 rockwood roads. \$2,150 per acre. Contact Mike Matre – Matre Forestry Consulting, Inc. – 229.869.1111. Website: www.matreforestry.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

TAYLOR COUNTY



108 +/- acres. This property is located just south of Butler and offers natural hardwood ridges and bottoms, several food plot areas, 38 +/- acres of thinned pine plantation and good interior road in place. Property also has several cabin site possibilities. Contact Allied Land & Timber Company, Inc. – 800.224.9939 Website: www.alliedlandga.com



147 +/- acres. Located near Butler, this property has upland topography of pretty natural hardwoods and pine. Complete with a creek, food plots and a private paved road. Excellent deer and turkey hunting. Contact Craig Brown – Southeastern Hunting Services, Inc. – 229.432.1010 or 229.349.1680. Website: www.afieldandfarm.com

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Chief Lending Officer
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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. \$1,795 per acre. Contact Allied Land & Timber Company, Inc. – 800.224.9939. Website: 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



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

Timber Investment Tracts. Many timber investment/hunting tracts ranging from 108 to 671 acres which can be purchased individually, divided into smaller parcels, or 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

TELFAIR COUNTY



589 +/- acres. Ocmulgee River frontage with two concrete boat ramps, first quality river house, equipment shelters, landscaped grounds with two ponds, planted and natural pine and hardwoods. Acres of green fields and senderos with custom built cypress shooting houses. Outstanding hunting for deer, duck, turkey, and hogs. Contact Craig Brown – Southeastern Hunting Services, Inc. – 229.432-1010 or 229.349.1680. Website: www.afieldandfarm.com

TERRELL COUNTY



21 +/- acres. Located on Scott Store Road, this property has beautiful planted pines and offers excellent home sites. Road frontage on two sides. \$47,000. Contact Vince Barfield – Barfield Auctions, Inc. – 229.679.2223 or by email at vince@barfieldauctions.com. Website: www.barfieldauctions.com



100 +/- acres. Acreage on Rock Story Road that includes a 3,700 +/- sq. ft. home, a 30' x 50' wired and plumbed building, multiple fenced horse pastures, three horse stalls, bunk house and private gated entry. Great deer and turkey hunting located just 12 minutes from Albany. \$529,000. Contact Debbie Fulford – Remax of Albany – 229.434.1600 or 229.343.4200 or by email at debfuford@gmail.com.



169 +/- acres. Turkey Tract is a premier property for the quail enthusiast or for anyone looking for a recreational "get-away" close to town. It features planted pines and a wet-weather pond. The one-of-a-kind cabin has a private bedroom with hardwood floors, luxury bathroom with tiled shower, twin bed sleeping area, two large living spaces with fireplaces (one with stone detail), full kitchen with appliances, second full bath, custom-milled cedar accents, and a large living room/dining with barn doors that open to nature. Beautifully manicured property with lots of wildlife. Contact Callie Walker – Hughey & Neuman, Inc. – 229.436.0212 or 229.344.5261 or by email at callie.hughey@gmail.com. Website: www.albanyhousehunting.com



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. Website: www.plantationservicesinc.com



252 +/- acres. Kiokee Preserve is located in both Terrell and Dougherty counties and is under a Conservation Use Assessment through approximately 2023. Great hunting, recreation, timber and timberland investment tract that would be ideal for conservation use easement. Frontage on both sides of Kiokee Creek. Gated, quality road and firebreak network, established food plots, abundant privacy – and all just minutes from Albany. Planted pines include loblolly, longleaf and slash varieties comprising 170 +/- acres. Approximately 20 acres of mature upland pine hardwood, 56 +/- acres of mature bottomland hardwood, and 6 +/- acres of

food plots/open/non-timber. \$724,500. Contact Mike Matre – Matre Forestry Consulting, Inc. – 229.869.1111. Website: www.matreforestry.com



14 +/- acres. This custom built 2 BR/ 2.5 BA home with 1,600 +/- sq. ft. has a large front porch and a bonus room/loft. The downstairs features 9' smooth ceilings with 8' ceilings on the upper level. Nice kitchen with wood cabinets, tile counters, pantry and all appliances, including a stove with double oven. A highlight of the kitchen is the beautiful custom vanity with a farm sink in a tiled window niche. Spacious breakfast room. Two-story family room, with adjoining dining room, is open and has a large fireplace and plenty of windows for natural light. The master bedroom has a door to the large rear porch while the master bath has a tiled separate shower with built-in seat, a beautiful claw footed tub and an oversized walk-in closet. The laundry closet and half-bath are located on the lower level. The upstairs bonus room has a balcony that opens to the living room below and a large storage closet. There's a full bath and second bedroom on the upper level as well. Outside is a 30' x 40' barn with 14' x 40' covered sides with hookups for a camper. Inside the barn, that's fully wired, is an enclosed area with a full bath and separate sink along with plenty of shelving for storage. The acreage is level and perfect for horses and dogs. Approximately 10 acres is open pasture and four acres includes beautiful hardwoods and fruit trees. MLS #RS138646A. \$325,000. Contact Karen Richter – Remax of Albany – 229.317.4290.



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. Website 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. Website: www.albanyhousehunting.com



275 +/- acres. Near Bronwood and Americus, this property has investment-grade timber value of mature pine, younger pines, scattered hardwoods, and food plots. Includes a nice cabin with forest and farm neighbors. Pretty acreage with paved road. Contact Craig Brown – Southeastern Hunting Services, Inc. – 229.432.1010 or 229.349.1680. Website: 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. Website www.landandtimber.net



135 +/- acres. This mini-estate with timberland is perfect for the outdoor loving family and includes a beautiful gunite pool. The custom built 6 BR/4.5 BA home offers 6,700

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Al Nicholson, Relationship Manager
Call 229.254.8421.

+/- sq. ft. and includes a bonus room and media room. There's a shooting range, a two-acre pond site and a 1,600 +/- sq. ft. shop with 1,100 +/- sq. ft. loft space. Two sheds on the shop have 480 +/- sq. ft. dog kennels with 16' x 60' of open sided shed space. The home sits on the highest elevation in the area with the grounds covered by an eight-zone irrigation system. Inside the home are gorgeous pine floors, two fireplaces, two staircases, abundant storage, Pella windows, 20' ceilings in family room and 10' ceilings on first floor and a third floor for additional storage. There are screened and open porches as well as a back-up generator. Contact Callie Walker – Hughey & Neuman, Inc. – 229.436.0212 or 229.344.5261 or by email at callie.hughey@gmail.com. Website: www.albanyhousehunting.com



38 +/- acres. Wide open space with plenty of road frontage and a pond, this property is well drained, has good soils and is perfect for building, investing or developing. Conveniently located to downtown Thomasville sitting at the corner of Maddox and McMillan Road. Seller is a licensed broker #308020. \$165,000. Contact Matt Bennett – Bennett Real Estate – 229.233.5043 or 229.221.5683 or by email at matt@brealthomasville.com. Website: www.brealthomasville.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



10 +/- acres. Fenced acreage plus a 4 BR/3 BA home, wired workshop, a large open barn with concrete floor (great for your boat or tractor) and a storage building. This home has a great open floor plan, large family room with a gas log fireplace, a very spacious kitchen with lots of counter tops and cabinet space, a breakfast bar, stainless appliances and a great dining space. The private master suite has a sitting area, a walk-in closet, double vanity, Jacuzzi tub and separate tiled shower. Each of the additional bedrooms are all nicely sized with great closet storage space. There's also an open play room or office area just off the kitchen. Additional improvements include a screened/sun room (heated space), an open deck area, a heated two-car garage, fenced backyard space, a generator (runs all major items in the home), a sprinkler system (covers the main yard area), another cleared area large enough for another home and three wells (one for main home use, one with a hand pump and one well pipe on the second open lot area- this would need a pump and tank). MLS #RS138720A. \$239,900. Contact Amanda Wiley – ERA All In One Realty – 229.357.0489 or 229.888.6670 or by email at amanda-wiley@hotmail.com. Website: www.amandawiley.com



16 +/- acres. This 16 +/- tract is located south of Thomasville on US Highway 319 across from Springhill Road. MLS# 910676. Contact Russ Taylor – 229.226.3911 or 229.224.6558 – KeySouth Real Estate Group, Inc. Website: www.keysouth.com



8 +/- acres. This beautiful estate is located in Gatlin Creek Farms, a neighborhood complete with riding and walking trails and 100 +/- acres of common ground. The 4,263 +/- sq. ft. home has been completely remodeled and features 4 BR/3 BA with two half-baths with the master suite and luxury master bath on the main level. Kitchen includes granite counter tops, new marble tile floors and breakfast area. An extra den/home office with fireplace is located off the kitchen. There's a living room with a fireplace, a formal dining room and refinished hardwood floors. Upstairs is an extra living room/media room, three bedrooms and two bonus rooms. Saltwater pool, a complete outdoor kitchen with grill, extra cook station, sink and wood burning fireplace along with a pool house that has its own kitchen, full bath and four built-in bunk beds. A generator provides backup power for the first level of the house. A 10-stall barn has all the extras – office, tack room, wash area and spray system. Fencing and paddocks. Climate-controlled 1,300 +/- sq. ft. building with two roll-up doors and car lift. MLS #911213. Contact Teri Gainey – KeySouth Real Estate Group, Inc. – 229.226.3911 or 229.224.4434. Website: www.keysouth.com



318 +/- acres. Located on Old Cassidy Road, this property, zoned agricultural, has a good soil map with approximately 176 acres in cultivation and the balance in pond and timber areas. Huge swamp chestnut oaks and incredible pond sites. Old duck pond needs some dam work. Turkey and deer. The access drive to this tract is a wooded canopy lane with towering pines that goes over the dark water pond dam. Good property for cattle, recreation, timber or farming. Plantations nearby. Approximately one mile from Thomasville city limits. \$1,176,600. Contact Daniel Crocker, ALC, GA/FL Lic. Real Estate Broker – Crocker Realty, Inc. – 229.403.6297 or 229.228.0552. Website: www.landroc.com

THOMAS COUNTY



17 +/- acres. Located on Golden Pond Lane, is this 3 BR/3 BA home with fencing, ponds and two wells. The home includes two master suites with sitting areas, stone, tile, see through fireplaces, gas logs, built-ins, craft room and large closets. Craft room and surrounding area could be converted to a storage room or separate apartment. Property includes new fencing for horses, three ponds and a screened in pool. Beautiful flowering trees and pecan trees, grapes and more. MLS #909965. Contact Paige Vaughan – KeySouth Real Estate Group, Inc. 229.226.3911 or 229.224.3179. Website: www.keysouth.com.



442 +/- acres. Kickapoo Plantation is in the middle of the Red Hills plantation belt with an established lease on adjacent 500 acres. It borders Sinkola Plantation, Longpine, Trinity Plantation (Kickapoo has lease), and Pebble Hill. This quail plantation is located less than seven miles from downtown Thomasville with frontage on Hwy 319. There are three inter-connected lakes with water control, featuring the eight-acre Lake Lola and a duck pond and beautiful rolling stands of quail woods. Beautiful 8,786 +/- sq. ft. main house is one of the most outstanding modern plantation houses in the region. Two flanking guest cottages. Parking courtyard with three-door garage with upstairs bunkroom and game room and two full bathrooms. Plantation owner's office and gun room. Barn with enclosures, staff house and work shed. New dog kennel. Includes equipment. \$13.3 M. Contact Jon Kohler - Jon Kohler & Associates - 850.508.2999 or by email at jon@jonkohler.com. Website: www.jonkohler.com



40 +/- acres. Located near Boston, this home is nestled in an incredibly beautiful setting. Built in 2008 by Daryl Yoder, this 6,408 +/- sq. ft. home has 4 BR/3.5 BA and every amenity a family could need. Beautiful hardwood floors throughout the home. Beautiful foyer leads into the large great room with circular fireplace, overlooking pool area. Expansive kitchen with island and separate dining room. The oversized luxury master suite has beautiful views, an oversized master bath, a home office and a screened sleeping porch overlooking the pond and acreage. The split floorplan has three more bedrooms, two baths, kitchen/common area with fireplace for your guest or family and fully furnished home gym. Views of the three-acre stocked pond with center fountain from all of the wrap around porches are stunning. Completely screened saltwater pool, patio, deck and custom outdoor cooking area. For a party/entertaining venue, there is a 3,200 +/- sq. ft. barn with tile floors, 800 +/- sq. ft. heated and cooled area, porches and pond side pergola. This barn also has a working side with storage and hydraulic lift. Included in the acreage is an irrigated pecan orchard and 40 +/- acres of mature timber and hardwoods. Custom wrought iron automatic gate and surveillance system includes views accessible anywhere from your smart phone. This property is in the heart of a beautiful sought after area of Thomas county and only eight minutes from Publix shopping center. \$1,250,000. MLS# 909397. Contact Linda Chastain - First Thomasville Realty - 229.226.6515 or 229.403.1187.



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



67 +/- acres. G Pond is a rare opportunity and its crown jewel is the 11 +/- acre plant and flood duck pond with an eight-inch permitted well that pumps 1,200 gallons of water per minute and four two-man duck blinds. This past season, thousands of ring necks called G Pond their home for several months. There's a dove field along with quail, turkey and deer hunting. It also includes good timber for future timber income. This tract is bordered by a 6,500-acre blue ribbon plantation and has the head of the Aucilla River flowing through it. Owner/Broker License #308020. \$1 M. Contact Matt Bennett - Bennett Real Estate - 229.233.5043 or 229.221.5683 or by email at matt@brealthomasville.com. Website: www.brealthomasville.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 sun room. Only 10 miles from downtown Thomasville. Contact Harris Strickland - Chubb Associates, Ltd. - 229.226.7916 or 850.510.8100. Website: www.chubbrealty.com



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



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



22 +/- acres. This property located south of Boston has open land with a little roll to it, a pond site and is bordered by a plantation. Perfect for a home site or a small recreational tract conveniently located close to town. Well and power. \$110,000. Contact Matt Bennett - Bennett Real Estate - 229.233.5043 or 229.221.5683 or by email at matt@brealthomasville.com. Website: www.brealthomasville.com



Pine Ridge

655 +/- ACRES



THOMAS CO

This Ochlocknee River property is a hidden gem in Thomas County

\$3,490 PER ACRE

Offered by: **CROCKER REALTY INC.**

Dan E. Crocker — 229.404.6297 or crocker@rose.net
Website: www.landcroc.com

Locked away in a Trust for almost 30 years, this property has only recently made it to the open market. Located just a short drive North from historic downtown Thomasville, this sprawling, 655 +/- acre property, with its pine and hardwood forests, borders the Ochlocknee River. Considered to be a rare find, this tract offers timber value and is a prime candidate for a conservation easement.

Primarily concentrated around the River, the avid sportsman can fish the waters of the Ochlocknee, or hunt the abundant deer and other wildlife.

“Thomas County has the land use policy in place to ensure that when you invest your money in Thomas County land, you can sleep well at night knowing your value is protected,” said Dan Crocker, licensed GA-FL Real Estate Broker.

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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



24 +/- acres. Located only a few minutes from schools and shopping, this property sits on the corner of Hall Road and Crowley Road. Lots of possibilities. MLS #910316. Contact Eugene Witherspoon – KeySouth Real Estate Group, Inc. – 229.226.3911 or 229.224.7814. Website: 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 tlark@fwforestry.com. Website: www.fountainsland.com/troup-tract.html

TWIGGS COUNTY



402 +/- acres. This property is located in the Ocmulgee River basin. Neat cabin and food plots. Hardwood hammock with clean understorey. Cypress pond and outstanding deer, hog, duck, and turkey hunting. Contact Craig Brown – Southeastern Hunting Services, Inc. – 229.432.1010 or 229.349.1680. Website: www.afielandfarm.com

WEBSTER COUNTY



220 +/- acres. Near Weston, this timber/hunting property has a camp house, equipment storage, hunting fields, and both pre-merchantable and merchantable timber. Hundreds of mast producing trees planted for wildlife. Excellent deer and turkey hunting. Contact Craig Brown – Southeastern Hunting Services, Inc. – 229.432.1010 or 229.349.1680. Website: www.afielandfarm.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. \$1.6 M. Contact Vince Barfield – Barfield Auctions, Inc. – 229.679.2223 or by email at vince@barfieldauctions.com. Website: www.barfieldauctions.com

159 +/- acres. This tract has great hardwood with a lot of big white oaks and approximately 70 acres of 20 year-old planted pines. Frontage on Seminole Road in the northwest corner of the county. Several lively springs feed a two-acre stocked pond. Food plots and plenty of deer and turkey. An old house on the property needs work. \$2,000

per acre. Contact Al Robertson – Frontier Land Co. – 229.321.0733 or by email at allenjrobertson@hotmail.com.



300 +/- acres. Buy 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 pine straw 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

95 +/- acres. This very unique property is perfect for a serious hunter who's looking for a turkey recreational tract. The property has an excellent interior road network and boasts beautiful hardwood bottoms along the Choctahatchee Creek basin along with natural pine timber stands and pine plantation. There are numerous food plots for game and a beautiful rustic 2 BR/1BA, cypress cabin. Other amenities include a tractor shed, two-man covered stands on the food plots, and trough feeders. The property has been professionally managed by a wildlife biologist. Contact Allied Land & Timber Company, Inc. – 800.590.6439. Website: www.alliedlandga.com



23 +/- acres. Located on Rogers Road, this 3 BR/2.5 BA home offers 2,525 +/- sq. ft. There's also a four and one-half acre stocked pond and a 125' x 100' shop. The home has cedar siding, sunken living room with wood burning fireplace, office, laundry room, large master bedroom, sun room overlooking the pond, and a detached garage. Nicely manicured yards and grounds. \$485,000. Contact Vince Barfield – Barfield Auctions, Inc. – 229.679.2223 or by email at vince@barfieldauctions.com. Website: www.barfieldauctions.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. Website: www.fountainsland.com/murphy-bridges-tract.html

WORTH COUNTY



63 +/- acres. Timber property near Warwick that adjoins Aultman Forest on two sides with agricultural influence. Absolute big deer tract. Contact Craig Brown – Southeastern Hunting Services, Inc. – 229.432.1010 or 229.349.1680. Website: www.afieldandfarm.com



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



5 +/- acres. This 4 BR/2 BA home with 2,700 +/- sq. ft. has been completely restored. Beautifully refinished solid hardwood floors throughout the majority of the home. There's a large formal living room with a gas log fireplace, a formal dining room with a fireplace and a separate den (open to the kitchen). The kitchen has been totally updated with new cabinets and granite counter tops plus lots of storage space. All bedrooms are very large with great storage. Baths have beautiful claw foot tubs. The property includes a 2,100 +/- sq. ft. wired barn with concrete floor (needs work) and two horse stalls with water. It is completely fenced and cross fenced (including some 1920's stone fencing) for horses, a double carport, a wired 10' x 12' storage shed and a built-in grill. Updates include new vinyl double-paned windows, new electrical, new plumbing, HVAC system, new duct work, two-year old water heater and 10 year-old roof. MLS #RS137719A. \$249,900. Contact Amanda Wiley – ERA All In One Realty – 229.357-0489 or 229.888.6670 or by email at amanda-wiley@hotmail.com. Website: www.amandawiley.com



ALABAMA

GENEVA COUNTY



160 +/- acres. Big Creek is an excellent mixed-use property that provides immediate revenue through its current farm lease and participation in the Conservation Reserve Program for the planted longleaf stands. Hunting is a plus with natural wildlife corridors as well as the hardwood bottoms. Deer hunting is enhanced by Big Creek crossing the southeastern corner of the tract. There's great potential for home sites and the property is a good place for horses or cattle. Approximately 48 acres of agricultural fields, 54 acres of planted longleaf pine and 58 acres of bottomland hardwoods. And located only six miles southwest of Dothan, two and one-half miles west of Rehobeth and just a short drive to the northwest to Ft. Rucker. \$3,100 per acre. Contact Holmes Hendrickson – Southern Forestry Realty – 334.618.2010 or by email at hhendrickson@southernforestry.net. Website: www.southernforestryrealty.com



47 +/- acres. Choctawhatchee Bluff is a great place for those seeking seclusion, solitude and great hunting. Located just south of Geneva, along the banks of the Choctawhatchee River, this property is an ideal location for the avid hunter to make camp. It's comprised predominantly of upland loblolly pine planted in 1999. The remainder of the tract is natural pine located along the river bank and edges of the property. The view of the Choctawhatchee River from the property has to be seen to be fully appreciated. Situated at nearly 25 feet above the river on a bluff, one can see for over a mile up and down the river. \$2,500 per acre. Contact Holmes Hendrickson – Southern Forestry Realty – 334.618.2010 or by email at hhendrickson@southernforestry.net. Website: www.southernforestryrealty.com

HOUSTON COUNTY



852 +/- acres. Seahoss Farm, a short 17 miles east of Dothan, strikes the perfect balance between timber, recreation and conservation. Improvements include a comfortable furnished cabin, six-bay pole barn, three ponds, and 16 food plots that have been beautifully sculpted into the landscape. Seahoss Farm has a gently rolling topography with soils that include sand, sandy loam and sandy clay – all of which are merchantable and were established between 1994 and 1997. Hunting is an important part of the Seahoss Farm experience with most of the emphasis on cultivating a strong whitetail deer population. QDM practices are in place to improve the genetics and achieve a proper distribution between bucks and does. Because of the importance of protecting the natural habitat, a conservation easement was placed on the property with the Alabama Land Trust. With this designation, silviculture is still allowed with constraints primarily relating to the development of the property. Contact Arnie Rogers – Verdura Realty – 850.491.3288 or by email at arogers@verduraproperties.com. Website: www.verduraproperties.com



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. \$1,595 per acre. Contact Arnie Rogers – Verdura Realty – 850.491.3288 or by email at arogers@verduraproperties.com. Website: www.verduraproperties.com

CLAY COUNTY



2,086 +/- acres. Located close to the U.S. Hwy 301 and CR 218 intersection, this property is in both Clay and Bradford counties and has a mix of pre-merchantable planted pines, natural pines and hardwoods, plantation cut and some cut-over land. Ideal for deer and turkey hunting, horseback riding and other recreational uses. The Future Land Use has been changed to Industrial Use on about 600 acres along the CSX Railroad. \$7,872,159. Contact Baynard Ward or Chuck Davis – Daniel Crapps Agency, Inc. – 800.805.7566 or 386.397.6859 or by email at ward@danielcrapps.com. Website: www.floridaacreage.com

COLUMBIA COUNTY



2,144 +/- acres. Deep Creek Plantation is Florida's flagship riverfront property with almost four and one-half miles on the world famous Suwannee River, over one and one-half miles on both sides of deep creek and one of the finest examples of natural "old Florida" ecosystems in private hands. It's one of the last great properties not yet turned into a state park. In fact, it's one of the few plantations that was once a state park. The live oak hammocks, pine woods and natural beauty on this plantation, combined with the "impossible to duplicate" quality of the improvements (20,000 +/- sq. ft. of living quarters and equipment barns) and a sustainable forestry program, are unsurpassed. This plantation offers something for the entire family year-round. \$10.8 M turn-key including equipment, furnishings, boats and ATVs. Contact Jon Kohler – Jon Kohler & Associates – 850-508-2999 or by email at jon@jonkohler.com. Website: www.jonkohler.com

GADSDEN COUNTY



1,049 +/- acres. Rocky Comfort Plantation is a high quality recreational property with lodges, ponds, creeks, excellent wildlife and more. Located only 22 minutes west of Tallahassee, the property has a four and one-half acre bass pond, a one and one-half acre pond and 60 acres of various beaver ponds and waterfowl habitat. Clear, sand bottomed Rocky Comfort Creek, Vote Creek and Cox Creek. There's a 4 BR/4.5 BA lodge that has been completely remodeled including Viking appliances, Rinnai water heater, custom tile, custom cabinets throughout and a guest cabin on the pond. Several hay fields, a seven and one-half acre dove field, mature hardwood bottoms, food plots and pine covered hills. Great neighborhood of other high quality recreational properties. \$3.5 M. Contact Jon Kohler – Jon Kohler & Associates – 850-508-2999 or by email at jon@jonkohler.com. Website: www.jonkohler.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

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



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,

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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



249 +/- acres. This tract has approximately 110 acres in cultivation with the balance in timber and cypress pond. Contact D. E. Billingsley – Licensed Real Estate Broker – 850.510.3309 or by email at de@debillingsley.com. Website: www.debillingsley.com

JEFFERSON COUNTY



92 +/- acres. Fallow Farm answers the question of available hunting land next to a Red Hills region plantation. It is remote enough to have plantation neighbors, yet easy to get to – minutes from I-10. The size is manageable, too, but what's around it supersedes your game. \$205,000. Contact Rob Langford – Southern Land Realty – 850.556.7575 or by email at rob@southernlandrealty.com. Website: www.southernlandrealty.com



337 +/- acres. This wildlife and timber tract is in the Red Hills region and is less than one mile from the state line.

Six miles north of Monticello and 12 miles south of Thomasville. Managed pine tract/former nursery. Located on historic Plantation Trace. \$2 M. Contact Daniel Crocker, ALC, GA/FL Lic. Real Estate Broker – Crocker Realty, Inc. – 229.403.6297 or 229.228.0552. Website: www.landcroc.com



1,357 +/- acres. Pinewoods is one of the most action-packed properties currently on the market today, providing every recreational opportunity that the Red Hills has to offer. The beautiful rolling terrain contains the majestic oaks, towering pines and native grasses that have come to define the area and includes four established wild quail courses. It also features two established dove fields on the highest elevations of the property. From a waterfowl perspective, Pinewoods is positioned on a well-traveled flyway between several area lakes and the Gulf of Mexico. Contact Ben McCollum – 229.221.6680 or Eric McCollum – 229.200.4457 – The Wright Group. Website: www.wrightbroker.com

310 +/- acres. The Augustine Tract is a great multi-use recreational hunting and fishing tract that's also attractive as a timber investment. Located in an area known for trophy whitetails and gobblers, this property offers year-round recreational opportunities for a discriminating buyer. The existing timber resource is approximately \$500 per acre with the potential to produce considerably more. Easily accessible to I-10 and U.S. Hwy 90, the property still manages to offer solitude and a comfortable house with out buildings. \$2,500 per acre. Contact Glenn Knight – Southern Forestry Realty – 352.427.3037 or by email at glenn@southernforestryrealty.com. Website: www.southernforestryrealty.com

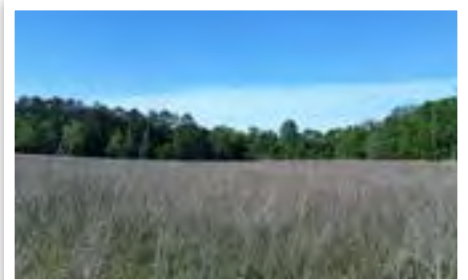
LEON COUNTY



135 +/- acres. Located in very desirable eastern part of the county, this property offers excellent home sites with beautiful woods. Approximately 40 acres can be cleared for pasture. Contact D. E. Billingsley – Licensed Real Estate Broker – 850.510.3309 or by email at de@debillingsley.com. Website: www.debillingsley.com



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



60 +/- acres. This property located in the eastern part of the county is ideal for homes and horses. Contact D. E. Billingsley – Licensed Real Estate Broker – 850.510.3309 or by email at de@debillingsley.com. Website: www.debillingsley.com

LIBERTY COUNTY



693 +/- acres. Skyland Ranch is ideally positioned in an ox box of the mighty Apalachicola River with approximately two and one-half miles of river frontage, forming the foundation of this distinctive property. Other attributes include a two-mile border with The Nature Conservancy's 6,295-acre Apalachicola Bluffs and Ravines Preserve, beautiful park-like hardwood areas, impressive and

unique bluffs, and over 200 acres of planted pines. Not only are these properties sought out by private investors, but the Northwest Florida Water Management District regards the Apalachicola River as one of the state's most important natural resources. The same traits that create conservation potential for Skyland Ranch also make for an excellent recreational property, starting with boating and fishing opportunities on the river. Moving inland, the large expanse of old growth mixed hardwood areas and cypress swamps create a haven for game. Sandwiched between a rural residential area The Nature Conservancy's preserve where no hunting is allowed, there is no external hunting pressure. Conveniently located off Hwy 12 in a private setting just minutes north of Bristol and 50 miles west of Tallahassee. Contact Arnie Rogers – Verdura Realty – 850.491.3288 or by email at arogers@verduraproperties.com. Website: www.verduraproperties.com



1,217 +/- acres. Apalach Timber Farm is a well-tended timber investment tract that is ready for takeover. Positioned for a smooth transition with years of careful road clearing, prescribed burns, and planting and harvesting – all to give this property a solid future. Good neighborhood with the Apalachicola National Forest on one side and nearby Apalachicola River boat landings on the other – also assures outdoor adventures for years to come. \$2,500 per acre. Contact Rob Langford – Southern Land Realty – 850.556.7575 or by email at rob@southernlandrealty.com. Website: www.southernlandrealty.com



638 +/- acres. Sweetwater Creek Farm is a rare opportunity to acquire over a half mile of riverfront acreage in the bluffs area of the Apalachicola River. What also makes it a coveted recreational/conservation property is that it's blessed with a remarkably unique landscape and diverse biological profile. Steephead ravines and associated seepage streams are among the rarest of freshwater habitats. These unusual geologic features provide refuge for a number of Florida's plants and animals – some found nowhere else on earth. There are also rich hardwood bottoms that parallel the river and several open water bodies including Sweetwater Creek, Sweetwater Lake, Catfish Lake and Swimming Hole Lake. A 4,876 +/- sq. ft. (3,503 sq. ft. heated) family homestead and other farm-related structures are included. Because of its many distinctive traits and the former owner's desire to establish legacy, a conservation easement was placed on the property. Contact Arnie Rogers – Verdura Realty – 850.491.3288 or by email at arogers@verduraproperties.com. Website: www.verduraproperties.com



4,256 +/- acres. Liberty Timberlands enjoys a favorable location in the heart of northwest Florida's wood basket – an hour west of Tallahassee and five miles northeast of Bristol. Access to this tract is excellent with nearly eight miles of paved road frontage. Furthermore, 91% of the timber is merchantable and 85% of the tract is plantable. Based on timber cruise information, after accounting for the timber value, the resulting bare land value is only \$657 per acre, making it an outstanding investment opportunity. One key advantage to sand pine (which covers 58% of the tract) is that it can be strategically harvested during rainy periods when other sites cannot be accessed, often resulting in local mills paying a premium in order to meet demand. Contact Arnie Rogers – Verdura Realty – 850.491.3288 or by email at arogers@verduraproperties.com. Website: www.verduraproperties.com

MADISON COUNTY



860 +/- acres. Gum Creek Preserve is the ultimate high-fenced preserve and entertainment facility in north Florida and acre-for-acre for wildlife, is in a class by itself. This property, located in both Madison and Jefferson counties, has a long history of income production as a successful game preserve. It has a fishing pond with dock, a gated and landscaped entrance, all-angle bow shooting range, several brand new shooting houses, a manager's house, and a screened cooking area/smokehouse. Located in a very private neighborhood, it's surrounded by large landowners who appreciate intense wildlife management. Large "barn-ominium" lodge that sleeps approximately 20 and includes a full kitchen, pool room, several living room/lounge areas and a large dining room. \$1.8 M including equipment, furnishings, deer herd and exotics. Contact Jon Kohler – Jon Kohler & Associates – 850-508-2999 or by email at jon@jonkohler.com. Website: www.jonkohler.com



92 +/- acres. Two Ponds Farm is serene and captivating and as ready as it comes. A sizeable home, well cultivated wildlife (and the camera images to prove it), plus a

creek and well-stocked fishing ponds. All buffered by other rural residential tracts, yet a straight shot to I-10. \$239,900. Contact Rob Langford – Southern Land Realty – 850.556.7575 or by email at rob@southernlandrealty.com. Website: www.southernlandrealty.com



2,850 +/- acres. Honey Lake Plantation is a historic and established Red Hills plantation with a rare, private 80 +/- acre deep-water lake. Regarded as one of the most beautiful and soul inspiring places in the area where passion for the plantation lifestyle is available year-round, it features a 7,000 +/- sq. ft. main house, the Pansy Ireland Poe cottage, over six miles of game fence, a 40 +/- acre pivot and a spectacular lake. Excellent management for trophy bucks and turkey. Wild quail coupled with preseason release for some of the top wing shooting in the southeast. \$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



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. 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's a floodable duck pond and several other ponds and wildlife watering holes throughout the property. Exceptional wildlife program for quail, deer, and turkey. Wild quail coupled with preseason release for some of the top wing-shooting in the southeast. Located approximately 45 minutes to Thomasville, GA and Tallahassee and nearby to Dixie Plantation, Pickney Hill, Pinion Point, Turkey Scratch, and Avalon Plantation. Lake frontage lodge, kennel, eight-stall horse stable, eight-station skeet course, a five-station trap course and an eight-station, five-stand with pavilion. \$3.7 M. Contact Jon Kohler – Jon Kohler & Associates – 850.508.2999 or by email at jon@jonkohler.com. Website: www.jonkohler.com

SUWANNEE COUNTY



421 +/- acres. Circle M Ranch is an amazing property located about three and one-half miles south of Live Oak on a paved road and includes a home needing some TLC. Riding through this property will give you the feel of old Florida with its majestic oaks, pasture and crop land. Great habitat for deer and turkey. Approximately 155 acres is in natural woods with balance of the land being in pasture and cultivation. \$3,650 per acre. Contact Baynard Ward or Chuck Davis – Daniel Crapps Agency, Inc. – 800.805.7566 or 386.397.6859 or by email at ward@danielcrapps.com. Website: www.floridaacreage.com



127 +/- acres. The home, guest house and barn on this rustic property, located on the shores of the Suwannee River, are situated in a park-like setting, offering views of the river. A short walk will take you to the dock as well as Suwannee Blue Springs. The main house has two bedrooms and two and one-half baths while the guest house has two bedrooms and two baths. The property is located off a paved county road and is located about five miles from state-owned property that allows bike riding, fishing, hiking and horseback riding. The home was built to resist winds up to 130 mph. The roof is metal with no exposed fasteners and all windows, sliding doors and front door are made by Pella. There's a tankless hot water heater which is backed up by a conventional electric water heater. A 250-gallon LPG tank is used for the automatic generator system, tankless water heater, gas range, oven and fireplace lighter. A filter/softener system is in place on the well supply. \$1,195,000. Contact Baynard Ward or Chuck Davis – Daniel Crapps Agency, Inc. – 800.805.7566 or 386.397.6859 or by email at ward@danielcrapps.com. Website: www.floridaacreage.com



506 +/- acres. Located south of Live Oak on a paved road, this is a fully operational ranch/feed lot for up to 2,500 head of cattle. Improvements include two pivot irrigation systems, four wells, solar security gate, cattle pens and two scales bunker space for 1,200 animals. The property is fenced and cross-fenced. Other improvements include two offices, a 4 BR/2 BA manufactured home, a tool shop and surveillance system. \$3.6 M. Contact Baynard Ward or Chuck Davis – Daniel Crapps Agency, Inc. – 800.805.7566 or 386.397.6859 or by email at ward@danielcrapps.com. Website: www.floridaacreage.com

TAYLOR COUNTY



14 +/- acres. Foley Farm offers rural residential life – a great place to build a home. It features a half-acre pond, some pasture land, a small stand of pines and an expansive line of moss-draped oaks. Located only four miles from Perry with a veritable eco-paradise of options all around. \$84,000. Contact Rob Langford – Southern Land Realty – 850.556.7575 or by email at rob@southernlandrealty.com. Website: www.southernlandrealty.com



77 +/- acres. CGS Farm has all the features that north Florida is known for – pasture for livestock, a spacious field for crops or dove field and a pine forest. There's a kidney-shaped pond on the north end. Just a nice-sized place for recreation with a little investment thrown in and it can be purchased with Foley Farm and Swain Ag Farm or separately. \$227,150. Contact Rob Langford – Southern Land Realty – 850.556.7575 or by email at rob@southernlandrealty.com. Website: www.southernlandrealty.com



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 \$2 M. 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



283 +/- acres. Holmes Creek Retreat, which has functioned as an integral part of Holmes Creek Plantation, is available for the first time. A modern 3 BR/1 BA home is included. With a variety of land cover and rolling topography, there's something for every outdoor enthusiast. Through a combination of intensive land management and adherence to a QDM program, 160-class deer are produced. Wild turkeys are plentiful and pen-raised quail are put out for hunts. Holmes Creek offers numerous species of freshwater fish. Access is easy with the Live Oak Landing boat launch located only one-half mile away. For canoers and kayakers, Holmes Creek is a state-designed paddling trail that features several natural karst springs. While this property has primarily been managed as a recreational property, there's also valuable merchantable timber. Upland soils including Dothan, Goldsboro and Orangeburg loamy sands are productive and approximately 50% of the property is plantable. While secluded, I-10, PCB's International Airport, and the St. Joe Company's 75,000-acre West Bay development are all less than 30 minutes away. Contact Arnie Rogers – Verdura Realty – 850.491.3288 or by email at arogers@verduraproperties.com. Website: www.verduraproperties.com



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, 72% of the value is in merchantable timber, mostly sawtimber and chip-n-saw. There is a plantable area of 50% 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, and cypress swamps. 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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