

WINTER 2017

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Year-End Planning

A GUIDE FOR LANDOWNERS

Wildlife Management

COMMON MISCONCEPTIONS

Photo Contest

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2017 Photo Contest Overall Winner – TOAD IN A HOLE by Callie Hendrix

AROUNDTOWN

January 12-14 *Albany*

FRONTIER FESTIVAL 2018

Step into the past... Smell the campfires and warm your feet while you watch the day to day lifestyle of the pioneers and mountain men of the pre 1840s. Participants live the weekend as if from that era. Things like blacksmithing, weaving, cooking, moccasin making, hide tanning, and bow making will be prominently featured along with a host of other activities such as tomahawk throwing competitions and black powder gun shooting demonstrations.

For more information: 229.317.4760

January 13 *Thomasville*

TASTE OF THOMASVILLE FOOD TOUR

Taste of Thomasville is a walking and tasting tour where you will enjoy a fun one of a kind, culinary experience while strolling through Thomasville. You will enjoy tasting award winning foods and learn what makes Thomasville's history unique. By the tour's end you will have a satisfied appetite and genuine understanding of why Thomasville is "worth the trip". Tours are scheduled every Friday and Saturday from 10:45 a.m. to 1:45 pm.

For more information: 800.656.0713

January 20 *Bainbridge*

RACE TO RESCUE

The 5th Annual Race to Rescue BDCHS 5K & 1Mi Dog Jog is a charity event for both humans and canines to benefit the Bainbridge-Decatur County Humane Society.

For more information: 229.246.0101

February 10 *Albany*

ALBANY MUSEUM OF ART GALA

Featuring a delectable seated dinner, thrilling live and silent auctions and the live music of The Throwback Experience, you will definitely want to practice your dance moves. Black tie optional, seating is limited with tickets.

For more information: 229.317.4760

February 23 *Colquitt*

LEWIS & CLARKE CIRCUS

Come join a night of fun family entertainment with Lewis & Clark A Great American Circus! Come early for face painting, petting zoo, inflatable, camel and pony rides!

For more information: 229.758.2400

PLEASE NOTE: Southwest Georgia Farm Credit offices will be closed in honor of Martin Luther King, Jr. Day on Monday, January 15 and Presidents' Day on Monday, February 19.

Don't miss a single issue of Wiregrass Land & Living!

It's free and easy to subscribe. Email us at LandFinancing@SWGAFarmCredit.com and we'll add you to our list!

Wiregrass

LAND & LIVING

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Southwest Georgia Farm Credit NMLS #691477



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Buying your first home is an experience of a lifetime!

Congratulations to first-time home buyers, Eric and Eloise Lewis! Mrs. Lewis told us: “We were first-time homebuyers and the experience was new to us, but we walked through it together with our Realtor and with Brenda from Southwest Georgia Farm Credit. Our loan closed on time as planned and bottom line, it was better than we could have ever expected.”

Are you looking for your first home? “With rates still low, it’s a great time to be a first-time home buyer,” says Brenda Brookins. “And you have the benefit of building equity as you make your monthly payments unlike when you pay rent—that money is gone forever.”

And home owners can deduct mortgage loan interest from taxes as well as deduct the property taxes paid on their home.

Southwest Georgia Farm Credit offers loan programs with 100% financing, construction-to-perm loans and more. Contact Brenda today for more information!

“OUR LOAN CLOSED ON TIME AS PLANNED AND BOTTOM LINE, IT WAS BETTER THAN WE COULD HAVE EVER EXPECTED.”

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May your first home bring you lasting happiness!



JOINING MR. AND MRS. LEWIS ARE RUTH MARTIN, PREMIER GROUP REALTY, AND BRENDA BROOKINS, SOUTHWEST GEORGIA FARM CREDIT'S MORTGAGE LOAN ORIGINATOR



OUR COUNTRY'S **HEROES**

By: Walter Hatchett





"In preparing for Red Hills Wounded Warrior Group Inc. Seventh Annual Turkey Hunt, I am always thinking of new properties that have an abundance of turkeys and wildlife where we can carry our wounded warrior participants. I thought of Mayfield Place, which is a new listing Jon Kohler and I have, 675 acres, located in southwest Grady County, Georgia, just 30 minutes northwest of Tallahassee. Jon and I know the owners very well, Emory Mayfield and his wife Kathy. I gave Emory a call about the possibility, and he was on board for providing an exceptional hunt for one of our country's heroes.

The first opportunity I had to go out and listen was the Friday morning before the hunt, due to adverse weather earlier in the week. It was pretty windy that morning; but shortly after daylight, I began to hear one gobble next to one of the beautiful small lakes located on the property. I tried to get as close as possible without spooking the bird...trying to obtain an exact location for the following morning hunt. Later that same day, my son-in-law Brett Bryan and I went back to set up a ground blind in the immediate area where I heard him gobbling. When I surveyed the setup, I found the perfect location that was a small quarter-acre grass field that had a couple of roads intersecting between some pretty hardwoods on the edge of the lake and a small field of long leaf pines that had recently been control-burned. Brett and I felt this was the perfect spot as we saw several hens feeding in and out of the long leaf pines while setting up the blind. The vet, Ryan Barlow, had very limited mobility due to a leg injury; so I wanted to set up a small ground blind and brush the blind

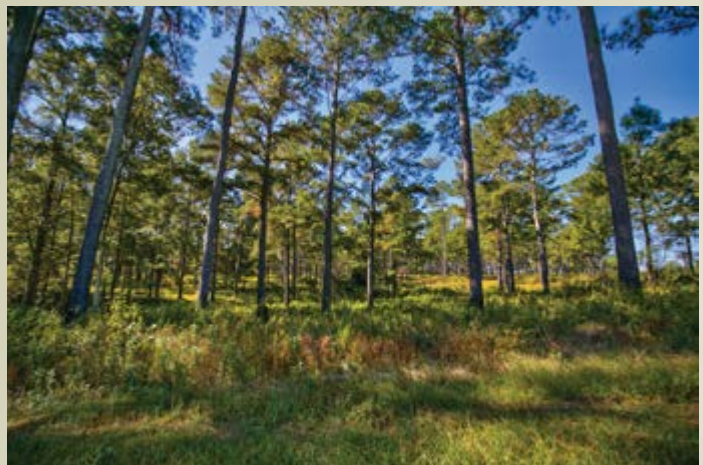
in real good to where we would be camouflaged and he would be comfortable for what may turn out to be a long morning's hunt. I thought if Ryan and I would be patient the next morning, this old gobbler was using this small field as a strut zone area, and I would be able to call it in for Ryan.

Friends of Red Hills Wounded Warrior Group, Eric and Rob Cohen, allowed Red Hills to utilize their lodge at Pecan Ridge for the weekend festivities. That night after dinner, I told Ryan we needed to be departing the lodge at 4:45 a.m. as we were about 20 minutes from Mayfield Place. We needed to arrive at the blind real early because I wasn't positive where the old gobbler may be roosting (always better to be early than late).

All of our wounded warrior participants were very excited the next morning for the hunts. The weather was clear and cool, beautiful after having a couple of dreary days. Brett was carrying another wounded warrior on the Mayfield Place, and we had an electric golf cart that Brett was going to drop us off as close to the blind as possible due to Ryan's injury. As the sun rose that morning, I felt privileged to be sitting with this hero and thanking God both for the beauty He created and for men and women who sacrifice so much to keep our country free. I began to hear some gobblers off in the distance, but not the gobbler I felt should be close by that Ryan and I were after. After making a few calls periodically up until about 7:50 a.m., I indicated to Ryan that this gobbler had to be close by (hopefully); that the gobbler was just being quiet, and we were going to need to be patient.



At 8 a.m., we finally heard him gobble; but he was on the other side of the lake, which WAS NOT GOOD! I began calling to him, and he was very receptive to my calls; but due to being on the other side of the lake, it did not seem like he had moved at all for 30 minutes. Due to Ryan's limited mobility, I told him we needed to sit tight, be quiet, and not call for 10 minutes or so to try and make the gobbler think this old hen had just walked off. After that time, 10-15 minutes, I called and cut a couple of times...no answer. Called again...no answer. I told Ryan he had either walked off and left, or he is coming to find out where the old hen is at. Sure enough, in a couple of minutes, he gobbled, and he was on our side of the lake! He had crossed an old grown-up road on the upper end of the lake. We were now in business...get ready. I made a couple more excited yelps, and he answered immediately...even closer. We knew it was "game-on." Couple more minutes went by and sure enough we saw him coming along a road on the edge of the hardwoods and into the field full strut. When he saw the decoys, one jake, one hen, he slowed up, I think not knowing how large the jake was. Slowly but surely, he began moving out into the field one step at a time. I began snapping a few photos and told Ryan just to hold off...he's just going to get closer. As the gobbler moved in to about 40 steps, he was moving into the bright sunlight and was showing his beautiful colors. At this time, Ryan couldn't wait any longer, and he pulled the trigger, and was able to cleanly harvest the bird. We both celebrated. What a beautiful morning and bird God had given us!"



We're proud to have played a small role IN THESE COMMUNITY EVENTS



Covey Film Festival

OCTOBER 5-27

The Covey Film Festival, held in Thomasville/Thomas County, celebrated its fifth year in 2017. During October, numerous events were held with the main focus of the festival allowing participants to screen films that related to nature, community and caring—all representative of the great conservation efforts of the Red Hills region. All proceeds from the Covey Film Festival go to the Thomasville Community Resource Center which serves over 400 children in the region, providing after-school academic and enrichment support along with summer enrichments.



Cleve's Quails Memorial Quail Hunt & Fundraiser

OCTOBER 27-28

Cleve's Quails is an annual community wide fundraising event that honors the memory of Cleve Bostick, son of Reggie and Jenny Bostick of Camilla, who passed away in 2006. In its 10th year, Cleve's Quails brought together family and friends on the last weekend in October to raise funds to finance student scholarships to be given by the Cleve Bostick Memorial Foundation. The foundation provides financial support for numerous youth scholarships, enrichment programs, activities and events throughout Mitchell County and Southwest Georgia, including student scholarships for graduates of Baconton Community Charter School, Pelham City High School, Mitchell County High School and Westwood Schools.



Plantation Wildlife Fine Arts Festival

NOVEMBER 12-19

There's something special about fall in Thomasville. The season welcomes a coolness in the air, marks the opening of hunting seasons and celebrates specialty experiences like the Plantation Wildlife Arts Festival. PWAFF has become one of fall's favorite highlights—and this year the festival turned 22. Plantation Wildlife Arts Festival was a week of wildlife events and fine art show featuring 60 of the Best Sporting & Wildlife Painters, Sculptors, Carvers, Jewelers and artisans.

Ag and Rural/Recreational LANDOWNERS:

Start the Year Right with an End of Year Balance Sheet

Most of us think of our personal finances like we do our dental health: we'd just as soon avoid the topic until it's impossible to ignore. Yet, knowledge of our personal financial situation and progression toward financial goals are two of the most important steps for gaining peace of mind.

And both are attainable in about one hour. Yes—one hour.

"If people knew the power that an annual balance sheet held for them, they'd never miss a year," said Brian Wilson, Senior Relationship Manager at Southwest Georgia Farm Credit. By updating your personal balance sheet, you will feel more in control and generally make better informed decisions in your spending. The practice can also give you a psychological boost when reviewing your progress each year.

So, what is a personal balance sheet, anyway? "It's a detailed list of your assets, liabilities, income and expenses as of year-end," Wilson said. And it's a tool that's especially useful for those who make their living off the land.

"End of year balance sheets can offer greater peace of mind to agricultural and rural/recreational landowners who face a higher level of uncertainty due to factors out of their control," Wilson said. Those factors include weather, commodity pricing and consumer demand. When your income is directly impacted by these changing circumstances, you may need to quickly qualify for a short term loan. "If you have a recent balance sheet, you'll be able to discuss your needs with a lender in a more realistic way," he said. And without duress.

Having a personal balance sheet also provides younger farmers and hobby farmers with a baseline. "That way, you can learn as you go, set goals and adjust as needed," he added.

Templates for Balance Sheets or Personal Financial Statements are easy to find online. Then you'll just need to carve out some time to insert the numbers. Categories generally include:

- Assets. Cash in banks, stocks/securities, IRAs and other tax deferred accounts, plus approximate value of real estate and autos

- Liabilities. Credit card balances, home equity line of credit, mortgages, vehicle loans, etc.
- Life insurance. Cash value of policy
- Other businesses. Equity in other businesses and corresponding liabilities

You may also want to list your annual income, even if it's variable, including dividends, rental income, alimony and child support. And along with that, some of the larger annual expenses, such as income taxes and insurance premiums.

If you don't know how to get started on your personal balance sheet, Wilson suggests requesting a blank form from Southwest Georgia Farm Credit. To receive your free copy, just email LandFinancing@SWGAFarmCredit.com. This is a writeable form to make it easier to enter information on computer.

The end of the year is usually the best time to prepare a personal balance sheet. That way, you'll know where you ended as well as where you're starting, so you can better manage investments and savings over time. Experience shows it can also lead to greater restraint throughout the year. Kind of like a bathroom scale leading to greater financial fitness.

"It makes you feel more in control when you know where you stand," Wilson said. "There's a lot of power in just writing it down."



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WILDLIFE *Common Misconceptions* MANAGEMENT

By: Mike Matre, Matre Forestry Consulting, Inc.

While this deer season is winding down, planning for the next one is already beginning. I thought I would share a few deer, and general wildlife, management tips, and debunk some common wildlife management misconceptions. Even if you are not a hunter but you are a landowner, enhancing your properties wildlife habitat can add significant property value, increase hunting lease rates, and add to overall land ownership enjoyment.

This topic is on my mind because I just completed a QDMA (Quality Deer Management Association)/Clemson continuing education class for my forestry license. The class is available to anyone, and I highly recommend it.

>> FOR MORE INFORMATION qdma.com/steward



Misconception 1: My woods should be a thick nasty jungle to have a good hunting property and big bucks.

Wrong! Deer, turkey, quail, and most other game and non-game wildlife thrive with early successional habitat, and thick unmanaged woods do not provide that. Woods, especially upland woods, are a great source of early succession habitat as long as the forest floor has adequate sunlight, the woods have occasional disturbances (periodic timber thinnings or clearcuts, and burning, even occasional storm damage), and undesirable species in the under and mid story are controlled (usually via selective herbicides). Some areas should be left thick for additional escape cover, but the majority of your woods should be definitely managed for early succession habitat to have a property teeming with healthy wildlife.

Misconception 2: I should spend my wildlife management money mostly on food plots and/or supplemental feeding.

Wrong! You need to also spend money in your woods when you are serious about game management, and for every dollar spent on woods management, you get a lot of bang for your buck (pun intended). From the QDMA class I just took and presented by wildlife biologist Dr. Craig Harper of the University of Tennessee:

- On average, a one-acre quality food plot provides the same forage as 25 acres of unmanaged woods (typically thick overgrown woods).
- On average, a one-acre quality food plot provides the same forage as nine acres of burned woods (thick overgrown woods that are periodically burned).
- On average, a one-acre quality food plot provides the same forage as five acres of thinned woods (woods were logged by harvesting some trees to increase sunlight to the ground, and hopefully to improve the timber stand by leaving the best trees).
- On average, a one-acre quality food plot provides the same forage as three acres of thinned and burned woods!!!! Add some periodic selective herbicide treatments to control undesired woody species in your timber stand under and mid story, and improve the natural forage even more.

So say you have a 25-acre block of woods that are unmanaged, that block is approximately equivalent to a one-acre food plot. But say you manage that 25-acre block by periodically thinning timber as needed to manage sunlight and periodically burning (usually every two to four years, preferably not all acres in one year), that block of managed woods is about the same as having 8.3 +/- acres of food plot! It costs a lot of money to plant an 8+ acre food plot, and most timber thinnings will put money in

your pocket! And, there are private consultants like us and some government agencies that can do burning for a fee. Some landowners learn to do their own burning. Most southern states have prescribed burning classes that you can take. We have actually trained some of our clients to do their own burning. Check with your state forestry agency and your local USDA office for cost share programs for these practices.

Misconception 3: I should never harvest hardwood.

Wrong! Most landowners understand thinning and clearcutting pines, but they often wrongly think they should never harvest hardwood.

- **Hardwood in Upland Pine Stands:** Except for high quality scattered co-dominant and dominant oaks that seldom are present in a pine stand, get rid of hardwood in your pine stands. Suppressed hardwood in the mid and under stories of pine stands are providing almost no benefit for deer, and are just competing with your pines for moisture and nutrients, and are shading out that highly desired early succession habitat.
- **Upland Hardwood Stands:** Upland hardwood stands should be managed. If you are fortunate enough to have a fully stocked mature oak dominated hardwood stand, you probably have full shade on the forest floor at high noon and no ground cover. Thin it, focusing on leaving the best oaks. You will promote early succession habitat, and you can even increase mast production. If it is a large stand, consider also creating a clearcut as well and plant pines to improve future timber revenues and create more habitat diversity.
- **Bottomland Hardwood Stands:** Same as above applies to bottomland hardwood stands that have a "hard bottom" that conventional logging equipment can operate in. Areas of "soft bottoms" that require swamp logging equipment are more difficult to thin, but it can be done. A few years ago we "row thinned" a thick cypress/gum swamp by having clearcut rows cut by a swamp logging crew about every 50 ft., plus some select harvesting between the clearcut rows. The result was significant money in the landowners pocket and greatly improved deer and duck hunting. Also consider some hardwood bottom clearcuts and/or select harvests for increased habitat diversity and natural hardwood regeneration. A combination of various hardwood harvest techniques (thinning, select harvest, group harvest, shelterwood, seedtree, strip clearcut, small block clearcutting, larger scale clearcut) and some areas of leaving as is can create very diverse habitat, and diversity is a great thing for wildlife management.

Some "timber stand improvement" harvests generate significant money, some generate a little money, some generate no money, and some can even cost you. But all harvest, if done right,



TOP: MANAGE YOUR WOODS TO BECOME THIS SALAD BAR FOR DEER AND OTHER WILDLIFE.

ABOVE: EXAMPLE OF A MATURE CLOSED CANOPY HARDWOOD STAND WITH VIRTUALLY NO EARLY SUCCESSION HABITAT ON THE FOREST FLOOR. EARLY SUCCESSION HABITAT COULD EASILY BE DEVELOPED BY SELECT HARVESTING THIS STAND, FOCUSING ON LEAVING QUALITY OAKS. SOME AREAS COULD BE LEFT AS IS, SOME AREAS COULD BE CLEARCUT, SOME AREAS SELECT HARVESTED FOR HABITAT DIVERSITY.

can improve wildlife habitat and your hunting experiences. To find a forestry consultant in your area that can help you implement a harvest according to your management objectives, visit the Association of Consulting Foresters at www.acf-foresters.org to find a consulting forester near you.

Misconception 4: I should never cut my gorgeous mature forest because it is just too majestic and pretty.

If you are serious about game management, wrong! Deer and other wildlife do not care about pretty. Substantial acreage of heavily stocked mature closed canopy forest is just not providing much for game (see Misconception 1). Select some special gorgeous and majestic areas to leave as is if you want to, but go ahead and harvest some timber in the rest of the stand to benefit your wildlife, and your cash on hand!

Misconception 5: We are managing bucks well as long as we only allow the taking of bucks with 8 points and better with spreads outside the ears.

Wrong, because you are missing something critical in that rule—AGE! The most important factor in managing your bucks is age. Train you and your fellow hunters to age deer in the field, and first consider age, and then consider antlers. QDMA has some great resources, such as deer aging posters you can hang at your camp. Think about like this, as your wildlife management improves you will see more and more 2.5 year-old bucks meeting your minimum antler specs, but if you and your fellow hunters can age it as only 2.5 years old, you can let him walk and mature. See article at www.qdma.com/aging-bucks-on-the-hoof and <https://shop.qdma.com/selective-buck-harvest-poster.html>.

Misconception 6: I should harvest “cull bucks” to improve the genetics of my deer herd.

Wrong, because it is impossible for hunters to measurably affect genetics of free-ranging deer. Also, most antler deformities are from injury and/or poor nutrient availability, not genetics. Simply put, the deer population and their traveling range, especially during the rut, is too great for us to affect the genetics of free-ranging deer. Following are some legitimate reasons to harvest a deer: meat, trophy, population management, doe-to-buck ratio management, child or adult new to hunting and taking their first deer, sickly deer, and significantly injured deer. Genetic improvement does not make the list.

I hope these tips are helpful and you have a great hunting season. Be sure to visit the QDMA website—www.qdma.com. Please let us know if we can ever help you with land sales, acquisitions, and/or management.

Mike Matre, ACF, ALC

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Accredited Land Consultant
Association of Consulting Foresters

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THE BALANCE OF Passion

The agriculture industry is being transformed at an accelerated rate by global and domestic economics. Coupled with major megatrends such as consumer taste, demographic and generational shifts, technology, and a widening disconnect between farm and city, the landscape is definitely evolving. So, what is required of today's producer to be successful? In short, the answer is balance.

While facilitating a young farmer conference, I asked participants to name some topics that they would consider industry opportunities, even if some may view the same topics as industry challenges. Their list included: the local, fresh, and organic movements; farm transitioning, whether generational or retirement; multi-complex businesses; entrepreneurial endeavors inside and outside of agriculture; and a younger group that often multitasks.

This same session included a group of military veterans looking for ways to reconnect with agriculture and the land. This group struck me as special, in part because along with alumni from my high school, I recently celebrated the 50th anniversary of the 104 game winning streak of the boys basketball team; a modern-day record. One teammate was critically injured on the front lines in Vietnam. After returning home, he served as an inspiration to all the players during the streak.

For the veteran group, we asked how military experience and training could be advantageous in operating a farm business. Clearly energized by the question, the responses included critical thinking skills, strategic planning and execution, contingency planning, global awareness, attention to detail, coping with adversity, strong work ethic, good communication, and the ability to develop solutions and teamwork. Interestingly, each of these skills has a direct connection in business.

One of the keys to being a viable and sustainable agricultural business is balancing the passion and desire of farming with the logic of economics. In other words, how does one translate passion into an actual and viable business? That is where the logic of economics comes in, and a basic business plan.

Recently, Farm Credit University kicked off a pilot program called Ag Biz Basics. This program was designed to provide introductory educational training on the development of goals and financial statements. Whether for a veteran or entrepreneur, the Ag Biz Basics program allows anyone with agricultural aspirations to make a game plan before going into the field. Let's examine the necessary elements.

Setting Goals

Before embarking on any business adventure, one should articulate one's goals in writing. In other words, a working document that can be reviewed is necessary. This process should include goals that are one to five years out, and separated by business, family and personal aspirations. In order to maintain focus and balance in your goals, use the S.M.A.R.T. principle (specific, measurable, attainable, reasonable and rewarding, and timely). This goal setting process establishes the mission and vision of the business.

The other initial step in this process is developing and collecting all your financial documentation such as credit scores, tax forms, wills, insurances, etc. This information will be required in any meeting with a lender or advisors, and needs to be updated and accurate. Of course, one's financial documentation should include the next three steps.

& Economics IN FARMING

By: Dr. David M. Kohl

Cash Flow

The next step is a cash flow statement, or the business side of production planning. This step exercises one's critical thinking skills. In essence, the cash flow is simply an outline of your production plan and timetable with numbers. Specifically, use different scenarios of price and cost. For example, conservatively estimate different levels (low, average, and high) of bushels per acre and price per bushel, or production and price per pound of meat or milk, to develop a cash flow for the farm. For the military, this is similar to contingency planning, or planning for the unknown.

Balance Sheet

The development of a balance sheet, both business and personal, allows one to determine net worth, examine debt levels, and identify the assets and resources available to generate earnings. Often, the processes of developing cash flow and the balance sheet require one to work side-by-side with a lender, spouse, partner, mentor or team of advisors. In other words, this step helps you determine what you are worth financially.

Projected Income Statement

Finally, a projected income statement is a useful tool because it shows whether or not you made a profit. Specifically, this step allows for monitoring results, which reveals the tweaks needed along the way. This attention to detail in production, marketing, finance, and risk management increases the probability of long term success.

The four steps to a simple business plan in Ag Biz Basics:

1. **Written goals for the business, family, and personal life —one to five years out.**
2. **Projected cash flow**
3. **Business and personal balance sheets**
4. **Income statement**

Whether it is on the basketball court, in a military operation, or in business, viability and sustainability require a balance between one's passion and the logic of economics. Undoubtedly, farming is a passion; and those in the industry, young or older, share a love and respect for producing. However, in a rapidly evolving industry, the economics must be present to turn passion into profit; and specifically, the elements of setting goals, projecting cash flow, and developing balance sheets and income statements. The critical thinking and planning on the economic side of the scale balance the passion, but remember that neither passion nor economics are as strong without the other.



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.



Buying Equipment Soon?

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Ragan Fretwell
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Relationship Manager

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* Member dividend distributions are at the discretion of the Board of Directors.

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Bridges Equipment, Inc.	Brinson
Carson Brothers Tractor Co.	Americus
Collins Irrigation, Inc.	Camilla
Dee's Electric Co.	Bainbridge
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Flint Ag & Turf	Americus, Colquitt, Cuthbert, Leesburg, Pelham
Flint Equipment Co.	Albany
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J & B Irrigation, Inc.	Morgan
Peerless Manufacturing	Shellman
Progressive Ag International, LLC	Blakely
Reid Bros. Irrigation & Eqpt. Co, LLC	Donalsonville
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
Swan Equipment, LLC	Albany
Trailerland	Albany
Tri-State Irrigation, LLC	Donalsonville
Trucks and Trails, Inc.	Thomasville



Farm Credit

REVOLVING LINE OF CREDIT

DESIGNED FOR FARMERS AND AGRIBUSINESSES— THIS REVOLVING LINE OF CREDIT IS A TAX LIABILITY AND CASH FLOW SOLUTION.

Many people view the end of the year as a time for celebration and family. But farmers often think of it as the time to meet with their accountant, go over end-of-the-year financials and strategize to reduce one of the biggest payables for the coming year: the one due to Uncle Sam in April.

That doesn't seem like much to celebrate . . . unless you've learned how to zero out your tax liability through a Revolving Line of Credit.

What do we mean? Southwest Georgia Farm Credit Chief Lending Officer Tarrell Bennett explains.

"Say we set up a \$1 million Revolving Line of Credit for a farmer. In December, if he thinks he's going to have tax consequences, he can pre-pay his expenses—fertilizer, seed, chemicals—and take the deduction this year," Bennett said. He has just zeroed out his tax liability.

And it gets better. In the next calendar year, when he receives payment on inventory, he can pay down the loan amount, which frees up the balance available for other cash-flow needs, like rent for the next year's crop. He can keep drawing against that \$1 million until it's maxed out. Then at harvest time, he can pay back the loan through monies received when commodities are sold.

Designed for the farmer and farm business

"The Revolving Line of Credit fits a farming operation," Bennett says. Unlike the traditional operating loan or non-revolving line of credit, "it's not just all out and all in—it's constantly out and in." Besides easing your cash flow throughout the year, a Revolving Line of Credit offers you more opportunities to take advantage of strategies like reducing your tax liability. And you only pay interest on the outstanding balance.

Unlike commercial banks, Farm Credit caters to the unique needs of a farmer; we understand that their operation doesn't always conform to a one-size-fits-all financial product. The difference is also noticeable in the loan application process, Bennett says. "Most underwriters and commercial banking institutions don't recognize that a farmer can be paying no taxes and showing losses on a farm, but still making progress because he's building up inventory or receivables or increasing prepayments."

With Farm Credit, you're also dealing personally with people who know the business. Most of the Relationship Managers

grew up on a farm and many farm themselves, including Bennett. "We understand the agriculture business and how farmers pay and get paid," he said.

How it works

A Revolving Line of Credit can be established for one to three years. Once you've qualified and the line is established, you can choose how to access the funds. Either use a book of drafts that work like a checkbook, move money into your operating account online, or drop by our office and pick up a check. Repayment is just as easy through online transfer, mailed or hand delivered payment to the office, or wiring funds. No interest is charged until you actually use the money you need.

With a Revolving Line of Credit, you will save on interest expense and the hassle of doing paperwork every year—which often happens at the busiest time for farmers and accountants. It's like having a continuous, pre-approved commitment for up to three years.

And you can't forget the patronage benefit that every Southwest Georgia Farm Credit borrower receives: the distribution check that arrives after the first of the year. As a borrower, you are also a member—and we share our profits with our members. The more you borrow, the greater your portion. Although the distribution amounts vary and are never guaranteed, your membership means you have a stake in the success of the organization. And, too, many people look at it as lowering their cost of borrowing; typically it reduces your interest by about one percent. And that's on top of getting a competitive rate on your credit line or loan to start.

That's what Southwest Georgia Farm Credit is all about: making products like the Revolving Line of Credit that work as hard as our farming families. We're doing our part to keep rural America working.

Tarrell Bennett
Chief Lending Officer
NMLS 700134

TBennett@SWGAFarmCredit.com
229.254.6345

2017 Photo Contest **WINNERS**

KIDS & NATURE



Yellow Butterfly on Yellow Flower
DEBRA SMITH

LIFE ON THE FARM



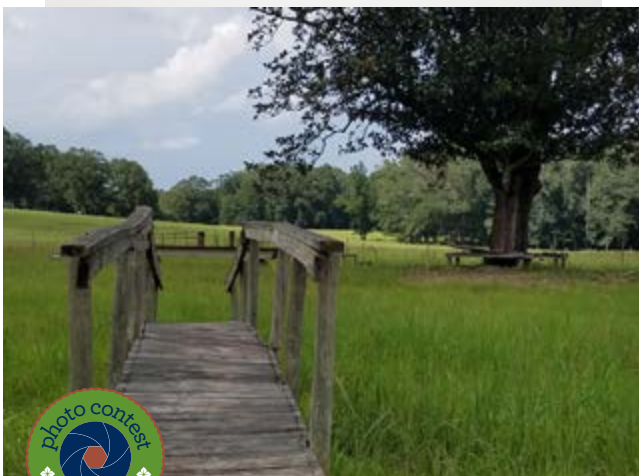
The Barn
IRMA RODRIGUEZ



Mini Melon Consultant
AMANDA RENTZ



Cotton & Clouds
NORMA CANNON



Bridge Back in Time
BROOKE SHARP



Big Green Tractor
JESSICA WHEELER



OVERALL WINNER

Toad in a Hole
BY CALLIE HENDRIX (page 1)

RURAL LANDSCAPES

AT HOME IN THE COUNTRY



Stormy Afternoon
KELLY THOMPSON



Stop and Smell a Country Rose
KELLIE MORRIS



(TIE)

Sunset Over Pasture
JESSICA JOWERS



Spring Creek Blue Hole
CONNOR WILLIS



(TIE)

Beautiful Sunset in Decatur County
KADIE MATTHEWS



Old Grist Mill
BROOKE SHARPE

ASSOCIATION NEWS

Scholarships

For the eighth consecutive year, Southwest Georgia Farm Credit will provide four scholarships to deserving high school seniors who live in the Association's 21-county territory. Four \$1,000 scholarships will be awarded to those attending college to pursue a degree in agriculture sciences, animal biology, chemistry, business, accounting, finance, communications, etc.

"We have provided \$40,000 in scholarships over the past seven years in an effort to keep bright, talented, and leadership-oriented individuals in our rural communities," said Richard Monson, chief executive officer at Southwest Georgia Farm Credit. "For students who have demonstrated academic achievement, and who are interested in a career that is essential to sustaining infrastructure in our small towns and communities, our goal is to help remove financial barriers so that they will have an opportunity to go on to college."

The four scholarships will be awarded to students who show a record of scholastic achievement and who, through their extracurricular activities, exemplify community spirit. High school seniors pursuing either a two- or four-year degree may apply.

Applicants must complete the scholarship application, provide a high school transcript showing grades, GPA and class rank, and complete an essay. In addition, applicants will be required to provide two letters of recommendation from someone other than an immediate member of their family. Scholarship winners will be chosen based on overall achievement and accomplishments.

>> FOR MORE INFORMATION SWGAFarmCredit.com/scholarships

Annual Stockholders' Meeting

Southwest Georgia Farm Credit will host its annual stockholders' meeting Tuesday evening, February 20, 2018 at the Hilton Garden Inn, 101 Front Street, Albany. Registration will begin at 6:30 p.m. for stockholders and their guests, with dinner and the Business Meeting beginning at 7 p.m. The meeting will include the Association's annual report from management and directors, election of three Association directors and election of the 2019 Nominating Committee.

FEB 20



Thanks to Congressman David Scott

The three Farm Credit Associations in Georgia paid tribute to Congressman David Scott in October, acknowledging his support of agriculture and his years of public service. Congressman Scott has served in the U.S. House of Representatives since 2002 and began serving in the Georgia General Assembly in 1974. Congressman Scott has long served as a voice for agriculture, among other key legislative initiatives. In addition to serving on the Agriculture Committee, he serves on the Financial Services Committee and the NATO Parliamentary Assembly. Joining Congressman David Scott (GA-13), center, are: Jack Drew, CEO, AgGeorgia Farm Credit; Jimmy Carter, Director, AgSouth Farm Credit; and Richard Monson, CEO, Southwest Georgia Farm Credit.



Telling the Farm Credit Story in Washington, D.C.

During the last week of July, Southwest Georgia Farm Credit joined more than 600 representatives from Farm Credit associations throughout the U.S. to tell the Farm Credit story. We discussed the need for a strong Farm Bill and our mission -- to support rural communities and agriculture. Meeting with Senator David Perdue were Directors Robert Holden and Jim Dixon; Richard Monson, President; Brant Harrell, Relationship Manager; and Liz Nogowski, Chief Marketing and Administrative Officer.



Wilson named Chief Relationship Manager

Southwest Georgia Farm Credit announced Brian Wilson has been named Chief Relationship Manager. Mr. Wilson, who joined the Association in 1997, most recently served as Senior Relationship Manager in the organization’s Americus office. In his new role, Mr. Wilson will lead the Association’s sales team.

“Brian’s leadership in our business development efforts is critical to the organization’s success,” said Liz Nogowski, Chief Marketing and Administrative Officer. “Not only has he proven his ability to coach and lead, Brian excels at building relationships and advising clients about land and agribusiness financing.”

Wilson earned a Bachelor’s degree in Business Management from Georgia Southwestern State University in Americus. He and his wife, Kresta, and daughter Gracie, reside in Americus.

Southwest Georgia Farm Credit Welcomes New Employees

Southwest Georgia Farm Credit is pleased to announce the addition of four new employees. Jared Renfro has joined the team as a Relationship Manager. He has more than a decade of financial experience, and has worked closely with farmers and land owners since joining the Farm Credit System in 2011. Mr. Renfro will work closely with clients and prospects to finance farms, ranches, recreational properties, timberland and real estate.

A graduate of Valdosta State University with a bachelor’s degree in Biology, Mr. Renfro and his wife Dee, along with their two children, Ansley and Colin, live in Thomasville where they are active members of First Baptist Church. He is also a member of the Kiwanis Club.

Nikki Dean Burch has joined Southwest Georgia Farm Credit as a Relationship Manager and will be working in the Association’s Camilla office. Ms. Burch will work with farmers, agribusinesses and landowners to provide common-sense financing solutions.

“Nikki is familiar with this market, and has nearly a decade of knowledge and experience, not only in the agricultural industry, but Farm Credit, as well” said Brian Wilson, Chief Relationship Manager. Ms. Burch, who grew up on her family’s farm in Climax, GA, is a graduate of Valdosta State University with a Bachelor’s

degree in Business Administration Management. She earned a Master of Business Administration Management from Troy State University. Ms. Burch and her husband, Bryan, live in Climax, GA with their two sons.

Ms. Foreman joins the Marketing Team as a Graphic Design Manager. A graduate of The Florida State University, she has more than 20 years of creative and marketing experience, most recently with The Mitchells in Tallahassee, FL where she worked with a variety of clients.

“Kathy brings extensive experience in ag-related marketing, including a thorough knowledge of Farm Credit,” said Liz Nogowski, Chief Marketing and Administrative Officer at Southwest Georgia Farm Credit.

Vic Hunter is a Credit Analyst in the Retail Credit Services Department. He is a graduate of Bainbridge State College with a bachelor’s degree in Business Management and has worked as a farm manager in Cedar Springs, GA for the past six years.

“Vic is very familiar with financing and agriculture in our area,” said Nogowski.

We’re looking forward to all of their contributions as part of the Farm Credit team.



JARED RENFROE



NIKKI BURCH



VIC HUNTER



KATHY FOREMAN



Put Your Property to Work: CASH-FLOWING RECREATIONAL/TIMBER LAND

When you're evaluating recreational/investment property, one of the most important factors is cash flow. Depending on the percentage of acreage that can be used for income producing purposes (timber, ag leases, CRP), you'll either be able to offset costs or—ideally—generate a positive cash flow.

“A lot of people are confused by the term ‘cash flow’ when it comes to rural land,” said Jared Renfroe, Relationship Manager for Southwest Georgia Farm Credit. “But cash flow is simply the revenue generated by your investment property after expenses.” Typically expenses on a land purchase includes finance costs, insurance, property taxes, maintenance (burning, fertilizing, harvesting) and any improvement-related expenses, such as lodging or electric pond pump.

So, how do you calculate cash flow on a recreational/timber tract? “It’s fairly easy once you figure out expenses,” Renfroe said. “Just subtract your costs from the total amounts you expect to get on hunting or ag leases, timber harvest, or other income generating activities.” If it’s negative or not as

high as you’d like it to be, there are some steps you can take to increase cash flow. Among them:

1. COMPARE MARKET VALUES

Take a close look at any leases already in place, then survey comparable land and see what they’re generating. Make sure rates are fair and consider raising them if there’s room. Increasing lease rates is an effective way to boost cash flow.

2. CONSIDER MAKING IMPROVEMENTS

Some people think the less done to rural land, the better; let nature take its course. But when you’re evaluating a property’s cash flow, there’s always room for improvement. This can range from the low end of clearing trails for better access and adding a combination fire pit/outdoor kitchen, to building a small cabin or installing irrigation for leased farmland. Increasing the value of your property will help you justify higher lease rates to improve cash flow.

ON ANY TRACT—NO MATTER ITS SIZE—PLANNING FOR YOUR LAND’S MAXIMUM VALUE AND THE PERCENTAGE OF ACREAGE THAT CAN BE USED FOR INCOME PRODUCING PURPOSES WILL HELP PUT YOUR PROPERTY TO WORK. THAT ACTION PLAN IS AN ESSENTIAL STEP IN PRESERVING YOUR PROPERTY’S VALUE. WHEN YOU UNDERSTAND YOUR OWN CASH-FLOW OBJECTIVES FOR YOUR LAND, THEN YOU’RE BETTER PREPARED TO TAKE STEPS TOWARDS REACHING THOSE GOALS.

3. INQUIRE ABOUT CONSERVATION PROGRAMS

If you’re in it for the long haul, it’s worth finding out if your land qualifies for the Conservation Reserve Program or related public/private partnerships. With CRPs, the government pays you to take your qualifying land out of production. The program is competitive and requires time in qualifying, but CRPs have allowed many landowners to survive in challenging times. “It’s part of diversification,” Renfroe said, “another cash flow consideration.”

4. LEARN FROM THE LOCALS

To save time in trial and error and better evaluate cash flow options, consider tapping the local knowledge base. This means adjacent landowners, suppliers and rural land service providers. To find information-rich contacts in your area, try using regional resources, such as Southwest Georgia Farm Credit. “Our Relationship Managers know the land, work closely with owners and can help you better evaluate a tract’s potential for cash flow,” Renfroe said. They can also recommend well drillers, cabin builders, wildlife managers and others with knowledge of the local landscape. “That’s cash flow related as well: you’re more likely to get a competitive price from reliable service providers that we deal with every day.”

Jared Renfroe
Relationship Manager
 NMLS 1499763

JRenfroe@SWGAFarmCredit.com
 229.224.8291

MARKET TRENDS

THIRD QUARTER 2017 LAND SALES

For Sales Greater than 35 Acres

COUNTY	ACRES	SALES PRICE	\$/ACRE
Calhoun			
	121	\$ 450,000	\$ 3,719
Decatur			
	54	\$ 146,000	\$ 2,704
Dougherty			
	80	\$ 420,000	\$ 5,250
	145	\$ 187,000	\$ 1,290
Early			
	35	\$ 107,000	\$ 3,057
	60	\$ 137,000	\$ 2,283
Grady			
	42	\$ 88,000	\$ 2,095
	205	\$ 775,000	\$ 3,780
	41	\$ 298,000	\$ 7,268
	52	\$ 205,000	\$ 3,942
Marion			
	39	\$ 92,000	\$ 2,359
	207	\$ 214,000	\$ 1,034
	100	\$ 131,000	\$ 1,310
	50	\$ 78,000	\$ 1,560
Miller			
	55	\$ 110,000	\$ 2,000
Mitchell			
	38	\$ 180,000	\$ 4,737
Quitman			
	150	\$ 250,000	\$ 1,667
Randolph			
	90	\$ 99,000	\$ 1,100
	66	\$ 300,000	\$ 4,545
Schley			
	40	\$ 115,000	\$ 2,875
	85	\$ 240,000	\$ 2,824
Seminole			
	42	\$ 60,000	\$ 1,429
	56	\$ 160,000	\$ 2,857
Stewart			
	529	\$ 635,000	\$ 1,200
Sumter			
	57	\$ 132,000	\$ 2,316
	92	\$ 335,000	\$ 3,641
	48	\$ 83,000	\$ 1,729
	126	\$ 328,000	\$ 2,603
Terrell			
	45	\$ 135,000	\$ 3,000
	275	\$ 526,000	\$ 1,913
	202	\$ 585,000	\$ 2,896
	109	\$ 270,000	\$ 2,477
Webster			
	204	\$ 199,000	\$ 975

Information for MARKET TRENDS is compiled from publicly available online data. This data shows all transactions recorded by county, for the time and period June 16, 2017 through September 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



56 +/- acres. Beautiful pastures, timber and fencing with a home at the end of a winding road. Property features a 90' x 60' metal barn with stalls, tack room and wash area with hot water. The barn has a 20' x 90' storage area that can double for an archery range on one side and a 30' x 90' equipment storage area on the other side. There is a cook-out house with screened-in cooking room. There are cattle corals and underground water supply to the pastures. The 3 BR/2 BA home offers 2,400 +/- sq. ft. and features nine-foot ceilings, hardwood floors, vaulted ceilings with open kitchen and dining area, large living area and beautiful rock fireplace. Wide screened porches on three sides of the home overlook the pastures. \$479,900. Contact Parks Callan – Cypress Bottom Realty, LLC – 229.220.5466 or 229.220.1075.

BROOKS COUNTY



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



47 +/- acres. Good little get-away property. 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



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



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



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



61 +/- acres. This property would be a great recreation/home site tract. Strong water feature in an approximate two-acre pond. Good soil map indicating highest percentage in Dothan Soils. Part of the Piscola Flood Plain overlaps this property. Some approximate four year-old planted pines, some volunteer pine stands and some hardwood areas. Small cypress head on the northwest side of the property. Lots of food plot areas and a four-acre area that could be planted for a food plot or used for a pasture. Small beaver pond area for ducks. \$199,000. 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:

SWGAFarmCredit.com

Get pre-qualified in minutes.



420 +/- acres. Sea Pond Plantation is where history, restoration and the rural recreational lifestyle meet. It features a pre-Civil War home that has been fully restored, a mule barn and an overseer's cottage. Wildlife abounds for the hunter and nature lover. \$1.6 M. Contact Rob Langford – Southern Land Realty – 850.556.7575 or 850.385.3000 or by email at rob@southernlandrealty.com. Website: www.southernlandrealty.com

CALHOUN COUNTY



65 +/- acres. Located on Hwy 37, this property includes a 4 BR/2 BA home with 2,550 +/- sq. ft. located at 318 Bussey Road. The home has an open concept family space, gas fireplace, three-car carport, standing seam roof, speaker system, garden tub, and office/craft room. There is 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 and Timber – 229.881.2779 or by email at julian@landandtimber.net. Website: www.landandtimber.net



1,450 +/- acres. Keel Creek, located near Leary, shares a common boundary with three exceptional hunting properties and is bounded by two paved roads. The majority of the acreage is in planted pines of various ages with bordering hardwoods. Excellent deer and turkey hunting with potential for conversion to quail plantation. \$4,950,000. Contact Lee Walters – Plantation Service, Inc – 229.888.2500 or by email at pserv@bellsouth.net. Website www.plantationservicesinc.com

CLAY COUNTY



124 +/- acres. A beautiful secluded tract with food plots, a road system, a small pond with a well, hardwood bottoms and deeded access. Deer and turkey. \$2,195 per acre. Contact Julian Morgan – South Georgia Land and Timber – 229.881.2779 or by email at julian@landandtimber.net. Website: www.landandtimber.net



25 +/- acres. Property includes 13 surveyed lots, 10 of which are waterfront. There is a nice two-story 4BR/2 BA home with 2,500 +/- sq. ft. that is equipped with a large kitchen and great room. Wired storage building/shop and boat dock. House contents remain with the exception of some personal items. \$319,000. Contact Julian Morgan – South Georgia Land and Timber – 229.881.2779 or by email at julian@landandtimber.net. Website: www.landandtimber.net



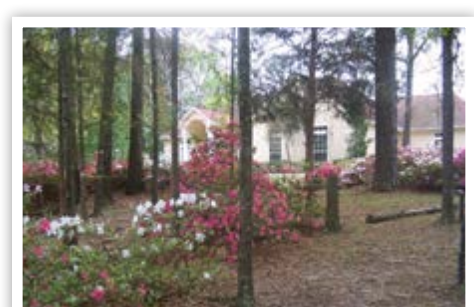
138 +/- acres. This property has mature natural hardwood and pine timber mix. Excellent hunting. Ideal weekend retreat with the 850 +/- sq. ft. cabin. Beautiful stocked pond. Septic tank, four-inch well, and established food plots. \$320,000. Contact Vince Barfield – Barfield Auctions, Inc. – 229.679.2223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



54 +/- acres. A dream cabin offers views of an approximate nine-acre, stream-fed pond and the surrounding timber. It is secluded and surrounded by timberland and agriculture, but only minutes to a grocery store, hardware store and restaurants in Fort Gaines. It is also just within minutes of Lake Walter F. George, George T. Bagby State Park and Lodge and Meadow Links Golf Course. Amenities include underground utilities, a 2 BR/2BA cottage, a guest cabin, a fishing platform, a boat house, shooting houses, a dove field, and other special features. Contact Julian Morgan – South Georgia Land and Timber – 229.881.2779 or by email at julian@landandtimber.net. Website: www.landandtimber.net



276 +/- acres. The Littleton Estate has game rich hardwoods, pine plantations, prime ag soils 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. \$1,700 per acre. Contact Mills Brock – 3 Rivers Realty – 229.416.6136 or by email at mills@3riversrealty.com. Website: www.3riversrealty.com



19 +/- acres. Contemporary 2,676 +/- sq. ft. home with 3 BR/2 BA and an open floor plan with a beautiful sunroom overlooking the 20' x 40' waterfall pool. Also included is a 766 +/- sq. ft. guest home. The guest home includes CH/A with wood burning stove and office space. The home is beautifully landscaped with concrete driveway. Adjacent to the pool is a covered patio with a two-car carport. \$373,000. Contact Roy Neves – South Georgia Land and Timber – 229.942.0479 or by email at roy@landandtimber.net. Website: www.landandtimber.net



COLQUITT COUNTY



1,471 +/- acres. Peacock Plantation is a historical quail plantation on Warrior Creek that is located 14 miles from Moultrie, 19 miles from Tifton and one hour from Thomasville. It offers great deer and turkey populations and has previously sold quail and duck hunts. The property has an approximate nine-acre pond, an approximate three-acre pond, three ponds that are just over an acre each plus over two miles on Warrior Creek. There is a main lodge, manager's house, recently renovated sharecropper's house, barns and kennel. Very diverse property with 213 +/- acres of irrigated crop land, rolling topography, beautiful hardwoods and very good stands of timber. \$5,250,000. Contact Jon Kohler & Associates – 850.508.2999 or by email at jon@jonkohler.com. Website: www.jonkohler.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 is 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. MLS #911698. \$479,000. Contact Helen Whitney – Rose City Realty, Inc. – 229.224.5559 or 229.225.9225 or by email at hwhitney48@yahoo.com. Website: www.rosecityrealty.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 program with payments. Tract is loaded with game. MLS #A911373A. \$451,392. Contact Matt Bennett – Bennett Real Estate – 229.233.5043 or 229.221.5683 or by email at matt@breathtomasville.com. Website: www.breathtomasville.com

DECATUR COUNTY



14 +/- acres. This home on Riverview Road offers privacy and elegance, with hardwood floors and wide moldings. There is 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 is also a two-car garage with an unfinished bonus room. MLS #6131. Contact Marcie Miller – Premier Group Realty – 229.220.4663 or 229.246.9837. Website: www.premiergrouprealty.com



75 +/- acres. Double Branch Gun Club is a perfect property for hunting and family adventures. The property's diverse habitat – planted pine uplands, natural hardwood/pine mid slope and a steep bank creek – provides a great location for deer and turkey. Flowing through the middle of the property, Double Branch Creek is a natural wildlife attractant and acts as a buffer between thick bed down areas and active wildlife foraging. There are two bridges built over the creek that provide access by ATV or small tractor. \$2,195 per acre. 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 #4954. Contact Gail Long – Premier Group Realty – 229.220.2980 or 229.246.9837. Website: www.premiergrouprealty.com



138 +/- acres. Big Wish has been transformed over the years from standard pine woodlands into a planned, purpose driven recreational hunting property. Through intensive management by the owners, this tract is now a premier hunting property unlike other properties twice its size and larger. Approximately 50 percent of the acreage is in 25 to 28 year-old pine plantation that has received regular prescribed burns and road maintenance. These burns have helped reduce woody competition in the understory as well as maintaining ideal ground conditions to promote wildlife food sources and cover. There is also a younger pine plantation that will increase the huntable acreage in the years to come. As you drive through the entrance of the property, there is a 24 +/- acre stand on the north that is 15 to 16 year-old planted pine that has received a fifth row first thinning and is burned regularly to control woody competition and reduce the possibility of damage from a wildfire. On the south side of the entrance, there is a 22 +/- acre stand of three to four year-old planted pine that provides excellent cover and wildlife browse. Located in the center of the property is approximately 20 acres of low land that in times of heavy rains, will hold water for a short period. This lowland area consists of hard and soft hardwoods as well as a thick understory that provides the refuge and cover wildlife need. \$2,450 per acre. Contact Mills Brock – 3 Rivers Realty – 229.416.6136 or by email at mills@3riversrealty.com. Website: www.3riversrealty.com



142 +/- acres. Manley Farm is a farm/timber/recreational property with 85 +/- acres of fenced and cross-fenced land for cattle. A permitted 10-inch well with electric 100 HP motor provides 600 gallons of water per minute with underground piping in place for drip irrigation/vegetable farming on 70 +/- acres. There are Class 1 and Class 2 soils with a 35K lbs. peanut base, providing substantial annual income. Good deer and turkey hunting and 40 +/- acres of mature pine timber. Located seven miles from Bainbridge and 35 miles from Tallahassee, FL. \$2,376,000. Contact Walter Hatchett – Jon Kohler & Associates – 850.508.4564 or by email at walter@jonkohler.com. Website: www.jonkohler.com

Financing available for qualified buyers.
Brant Harrell, Relationship Manager
229.254.6359 | BHarrell@SWGAFarmCredit.com.



G Pond

194 +/- ACRES

Nearly 200 acres in Thomas County that have been well managed and offers excellent hunting opportunities!

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. It also features four two-man duck blinds. This past season, thousands of Ringnecks called G Pond their home for several months. There is 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.



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NMLS 700136





52 +/- acres. This entire property is fenced with the beautiful 3,360 +/- sq. ft. brick home fenced in on approximately four acres of cleared land. A gravel drive leads to the home that sits back in the woods for privacy. There is a 50' x 40' storage barn, a 30' x 30' canopy that sits next to the storage barn and a 30' x 40' fiberglass greenhouse. The property includes 11 +/- acres of pasture as well as three wells: one on the home property, one on the pasture land and one on the extra land. MLS #6323. Contact Ken Horn – Premier Group Realty – 229.416.9804 or 229.246.9837. Website: www.premiergrouprealty.com



Financing for Farms, Timber, Weekend Retreats. Contact:
Brian Wilson, Relationship Manager
229.254.6417
BWilson@SWGAFarmCredit.com.



7 +/- acres. This property offers secluded/private lake frontage on the south side of Lake Seminole. There is 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 is only 35 minutes to Tallahassee and an hour and 20 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



57 +/- acres. This highland hardwood hammock is a perfect getaway, small farm, hunting tract or home site. It is located in the northern section of the county and is only minutes from two public Flint River boat docks. Abundant wildlife. \$130,000. Contact Parks Callan – Cypress Bottom Realty, LLC – 229.220.5466 or 229.220.1075.



36 +/- acres. This waterfront tract is located on the Flint River in northern Decatur County. Seller will consider selling 10 acres on north end. MLS #215. \$295,000. Contact Pamela Simpson – ERA Simpson Realty – 229.254.1127 or 229.243.9200. Website: www.erasimpsonrealty.com



200 +/- acres. Fuqua Forest is an exceptional timber investment with good soils, providing substantial income in future years. Great deer and turkey hunting, beautiful rolling hills, mature longleaf and wiregrass. There are several beautiful home sites available for cabins or homes and several adjacent large landowner properties which make for good game flow. It is located less than two miles from the 38,000-acre Lake Seminole that would provide quality bass/brim fishing and duck hunting. \$525,000. Contact Walter Hatchett – Jon Kohler & Associates – 850.508.4564 or by email at walter@jonkohler.com. Website www.jonkohler.com



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



189 +/- acres. Willacoochee Pines is named for the 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. \$447,400. Contact Rob Langford – Southern Land Realty – 850.556.7575 or 850.385.3000 or by email at rob@southernlandrealty.com. Website: www.southernlandrealty.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



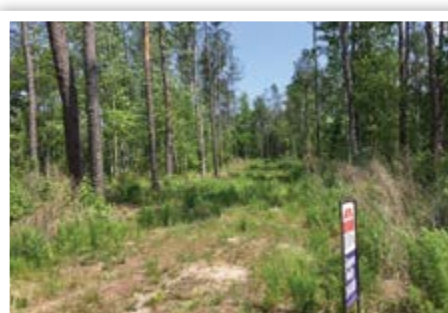
1,537 +/- acres. Trulock Farms has been intensively managed with an emphasis on timber, agriculture, and wildlife. With a deed dating back to an original land grant from King George III, this property has a long and rich history. The 13-tower center pivot spans 216 +/- acres of highly productive farmland, yielding a solid income stream with very good upside. The mixed age class pines will continue to provide a consistent income stream as the property transitions from a timberland tract into a fully established plantation, which is the highest asset class from a valuation perspective. The property currently holds an impressive whitetail and turkey population, as well as healthy quail numbers. Contact Ben McCollum – 229.221.6680 – or Eric McCollum – 229.220.4457 – The Wright Group. Website: www.wrightbroker.com



25 +/- acres. Nice acreage with a 1997 Chandeaur mobile home featuring a brand new roof and central H/A. The home also features heavy duty floormaster flooring, a standing ceramic tile shower, new cabinets and double sink vanity, and a covered deck. There are functional outbuildings for storage of heavy equipment and nice fenced in dog pens. Also on the property is a three-acre fully stocked pond with dock and a 425 ft. deep well. The home sits on five acres of cleared land with ample space for a garden and swimming pool. Additional acreage is wooded with hardwood and pine trees. Contact Ruth Martin – Premier Group Realty – 229.400.0013 or 229.246.9837. Website: www.premiergrouprealty.com



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 pasture, horse barn, round pen and is fenced/cross-fenced. Home has chef-grade six-burner gas stove, prep sink in butcher block top island, locally built custom 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. \$399,500. Contact Mills Brock – 3 Rivers Realty – 229.416.6136 or by email at mills@3riversrealty.com. Website: www.3riversrealty.com



29 +/- acres. Great hunting or home site with planted pines and natural timber. It features a great road system and a creek on the south side of the property that would make for excellent duck hunting. MLS #6093. \$90,000. Contact Pamela Simpson – ERA Simpson Realty – 229.254.1127 or 229.243.9200. Website: www.erasimpsonrealty.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 850.385.3000 or by email at rob@southernlandrealty.com. Website: www.southernlandrealty.com

98 +/- acres. Located approximately one mile south of Bainbridge, this property offers 1,100 +/- feet of frontage on U.S. Hwy 27. The property is currently established in high and dry pine plantation. \$3,100 per acre. Contact Mills Brock – 3 Rivers Realty – 229.416.6136 or by email at mills@3riversrealty.com. Website: www.3riversrealty.com

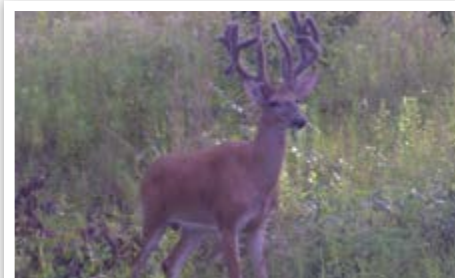
DOOLY COUNTY



76 +/- acres. This property has planted pines that have been thinned to plantation cut for excellent quail hunting. Deer roam the tract every day. There is a two-acre, spring-fed pond teaming with bass and blue gills that would make the perfect duck site. Next to the pond is a small metal cookout house. Also on the property is a 2,400 sq. ft. metal building included with two wooden structures for storage. There is even a fenced tennis court with a nice gazebo. There is a well-managed road system and water lines serving the entire site. Wrought iron entrance gate with electric opener and chain link fencing on most of the site. MLS #6399. \$289,000. Contact Pamela Simpson – ERA Simpson Realty – 229.254.1127 or 229.243.9200. Website: www.erasimpsonrealty.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 acres of Wildlife Management Area with miles of trails to ride horses. The home has an office and garage as well as detached guest house. 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



450 +/- acres. Wildcat Creek Plantation is a big buck power house located between Macon and Tifton. It is 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 is a waterfront cabin making this a year-round family property. Includes equipment. \$1.6 M. Contact Jon Kohler – Jon Kohler & Associates – 850.508.2999 or by email at jon@jonkohler.com. Website: www.jonkohler.com



DOUGHERTY COUNTY



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



20 +/- acres. Privacy, room for horses and convenient to town - all of this are available on this property located on Forrester Road and bordering Terrell County. Sellers are licensed realtors in Georgia. MLS #139095. \$110,000. Contact Mike Flynn - Albany Realty Company - 229.883.6100 or 229.376.2361 or by email at mikeflynnrealtor@gmail.com. Website: www.albanyrealtyco.com



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



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



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 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 is 30' x 25' and includes heart pine floors, 9.5' ceilings and a fireplace. There is also a sunroom and large master suite with walk-in closet with four additional bedrooms upstairs. Covered back porches with views of English style garden. Other features include a 36' x 60' barn (air conditioned) with bath, kitchenette and infrared sauna, 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



7 +/- acres. This acreage includes a 2,000 +/- sq. ft. home, a workshop, cookhouse and RV shelter. \$169,000. Contact Sarah H. Avery - The Whittaker Agency - 229.416.5081 or by email at sarah@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

10 +/- acres. Vacant/wooded tract located on Spooner Quarter Road near Jakin. \$38,000. Contact Sarah H. Avery - The Whittaker Agency - 229.416.5081 or by email at sarah@thewhittakeragency.com.



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



12 +/- acres. Acreage plus 1,800 +/- sq. ft. brick home and a 30' x 60' workshop. \$215,000. Contact Sarah H. Avery – The Whittaker Agency – 229.416.5081 or by email at sarah@thewhittakeragency.com.



33 +/- acres. Only minutes from the Chattahoochee River, this tract is the perfect place to get away, build a home, use for private hunting or as a timberland investment. Available to purchase 11, 22, or 33 total acres. Contact Parks Callan – Cypress Bottom Realty, LLC – 229.220.5466 or 229.220.1075.



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



129 +/- acres. Excellent deer hunting tract that also offers several home sites with 62 +/- acres of cultivated land, 64 +/- acres of wooded land, and approximately three acres of pecan trees. Located nine miles east of Blakely, just off of GA Hwy 200. \$280,000. Contact Bob Dutton – Needmore Properties – 229.894.7373 or 229.439.1837. Website: www.needmoreproperties.com



684 +/- acres. This property is part of a larger ownership with a three-generation history. It sits west of Spring Creek and offers professionally managed timber and wildlife habitat. \$1,690,000. Contact Chad Hancock – F&W Forestry Services, Inc. – 229.407.0247 or 229.883.0505 or by email at chancock@fwforestry.com. Website: www.fountainsland.com/rockmine-road-preserve.html.

18 +/- acres. Vacant/wooded tract located on Killarney Road near Jakin. \$80,000. Contact Sarah H. Avery – The Whittaker Agency – 229.416.5081 or by email at sarah@thewhittakeragency.com.



35 +/- acres. Located approximately five miles from Blakely on Hwy 39, this property offers 31 +/- acres of crop land with the balance in timber. May be divided. \$87,525. Contact Bob Dutton – Needmore Properties – 229.894.7373 or 229.439.1837. Website: www.needmoreproperties.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



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 crop land. 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



103 +/- acres. Located on the Chattahoochee River with fertile farmland and woods, this property also offers a natural wet weather pond that holds water even in dry conditions. The fields are mostly fenced and are ideal for farming, CRP pines, or horses/cattle. Property includes a well maintained mobile home with a beautiful yard, a pole barn and tractor. A public boat ramp is located minutes upriver for launching your boat. \$349,000. Contact Mike Matre – Matre Forestry Consulting, Inc – 229.869.1111 or by email at mike@matreforestry.com. Website: www.matreforestry.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 is 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.

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Jared Renfroe, Relationship Manager

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16 +/- acres. Located in the heart of Red Hills Plantation region, this property features a 3BR/ 3BA home with an open floor plan and a well-equipped kitchen and dining/living room combination that showcases handpicked heart pine walls and ceilings and a sunroom perfect for looking out over the pond. Two master suites have wide open views of the wildlife habitat through oversized windows. Home also has a detached two-car garage with a 22' x 28' apartment above. There is also a separate two bedroom guesthouse with a wood-burning stove, a 24' x 78' detached storage/workshop and a 20' x 20' detached storage building. MLS #908754. \$499,000. Contact Pam Davis – Rose City Realty, Inc. – 229.672.0241 or by email at pamdavis@rosecityrealty.com. Website: www.rosecityrealty.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 is 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 outbuildings 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.



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.



122 +/- acres. Secluded timber tract for hunting and relaxation just north of Climax. Great wildlife. Build a cabin. Grow a garden. 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.



660 +/- acres. Mayfield Place is a quality recreational property located just north of historic Calvary. Four lakes, including an 11 +/- acre stocked lake, for a total of 21 +/- acres of lakes, and over one mile of clear, sand-bottomed Bryants Mill Creek runs through the property. There is planted and irrigated oak alley entrance, spectacular upland hardwoods in a park-like setting, rolling topography, beautiful live oaks and a lot of eco-tones. Property features a two bedroom cabin, a gathering lodge with living room, kitchen, bedroom and bathroom and attached equipment barn. There is also a four-stall horse barn and pasture, a small modest kennel and equipment barn. Property offers excellent deer and turkey hunting, plus great fishing. \$2,376,000. Contact Jon Kohler – 850.508.2999 – or Walter Hatchett – 850.508.4564 – Jon Kohler & Associates. Website: www.jonkohler.com



286 +/- acres. Indian Pines offers mixed age planted pines and sandy bottom creek frontage with beautiful open hardwoods. This great recreational and timber investment has been enjoyed by the same family for over 75 years and is located just minutes from Tired Creek Lake, the county's new 900+ acre reservoir. The deer and turkey hunting is excellent with the bucks produced here consistently in the 125-140 class. Approximately one-half mile of frontage on both sides of Old 84 and one-half mile frontage on Open Pond Road. These lands were prolific for past civilizations of people, with artifacts surfacing in old food plots. Conveniently located less than six miles west of Cairo and less than an hour north of Tallahassee. \$790,875. Contact Walter Hatchett – Jon Kohler & Associates – 850.508.4564 or by email at walter@jonkohler.com. Website: www.jonkohler.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. Property includes a well-kept manufactured home and two additional lots that can be rented out. MLS #RM6294A. \$150,000. Contact Charles Renaud – Realty Mart, Inc. – 229.224.3239 or 229.377.8007 or by email at charles@realtymartga.com.

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Nikki Burch, Relationship Manager

229.726.5974 | NBurch@SWGAFarmCredit.com.



5 +/- acres. Outdoor living at its best. Cute bungalow with three outbuildings 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. 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



5 +/- acres. This contemporary 4 BR/3 BA home has the perfect country setting. The home offers a split floor plan that features a spacious den with fireplace, eat-in kitchen, a formal dining room, and tons of storage. The home has a covered patio and a glassed-in sunroom, perfect for viewing the landscaped yards. The home also features a security system. Separate storage building equipped with water and electricity. Conveniently located to Bainbridge or Tallahassee, this property is minutes from downtown Whigham. MLS #RS5774A. \$249,000. Contact Kay Addleton – Realty Mart, Inc. – 229.221.2661 or 229.377.8007 or by email at kay@realtymartga.com.



18 +/- acres. Located at the corner of Vereen Bell and Collins Road is acreage featuring a 3 BR/1.5 BA home with a large den and dining room. Carpet and vinyl flooring, CH/A and a private deep well. Some timber on the land with an additional older home that is perfect for storage. MLS #RS6438A. \$98,000. Contact The Real Estate Shop – 229.377.7777.



14 +/- acres. Country living on this property located north of Cairo on the corner of Pope Store Road and Banks Road. Easy drive to Thomasville. Great home and acreage for raising a family, just needs some updating. Gorgeous oak tree for enjoying the late afternoons. MLS #RS6277A. \$159,900. Contact Jo Anne Tuggle – Realty Mart, Inc. – 229.221.3728 or 229.377.8007 or by email at joanne@realtymartga.com.



5 +/- acres. Located minutes from Tallahassee, this new listing is a secluded 4 BR/3 BA, two half-bath home that has recently been updated. Open den with gas fireplace, separate formal dining room and large entertainment room. Updated kitchen with new granite counter tops and stainless steel appliances. Hardwood floors, carpet and tile throughout home. Front porch and a manicured yard. Fenced back yard has large deck with screened-in porch, a 19' x 42' pool with new 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.



35 +/- acres. Great recreational or home site property that is located in the Beachton area. The current owners have built a road into the property and have done extensive work and upkeep to the property for the past five years. Timber cruise that is valued at \$55,000. MLS #911501. Contact Paula Barrett – KeySouth Real Estate Group, Inc. – 229.226.3911 or 229.421.9724. Website: www.keysouth.com



59 +/- acres. Beautiful tract of land just minutes from the city limits of Cairo with an approximate five-acre pecan orchard, 18 +/- acres of planted pines in CRP program and the balance of land in natural rolling woodlands. Nice road system throughout property. Great for hunting deer and turkey. MLS #LV5974A. \$205,000. Contact Dawn Rackley – The Real Estate Shop – 229.377.4444.



117 +/- acres. Located 11 +/- miles from Havana, this tract offers a well balance of pine, field, hardwood and creek. Rolling topography down to sand banked Swamp Creek. Excellent soils in fields. Premium home site on both corners of the property. Longleaf and other pine varieties on property. Swamp chestnut oaks and beach trees along creek frontage. Strong deer and turkey area. Approximately 40 acres in field area – good dove field. \$362,700. Contact Daniel Crocker, ALC, GA/FL Lic. Real Estate Broker – Crocker Realty, Inc. – 229.403.6297 or 229.228.0552. Website: www.landcroc.com



100 +/- acres. Maxwell Creek Farms is a tranquil property convenient to Thomasville and Tallahassee, FL. The 4,000 +/- sq. ft. home features 4 BR/3.5 BA, a great room, oversized kitchen with upgraded appliances and hard surfaced counter tops, two master suites and wrap around porch. There are two stocked ponds, one with a sandy shore area. A seven-stall horse barn complete with wash area and tack room, including fencing and cross fencing for separation of horses. A turn-of-the-century cracker house is perfect for entertaining. Significant timber value and great hunting opportunities including deer, turkey, duck, etc. Caretaker's quarters available. Current owners use facility for training horses and teaching riding lessons. MLS #911075. \$865,000. Contact Kay Davis – Rose City Realty – 229.403.0730 or by email at kaydavis@rosecityrealty.com. Website: www.rosecityrealty.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 is perfect for fishing. There is 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

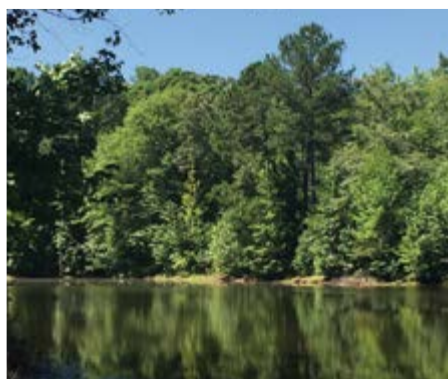


17 +/- acres. Perfect for horses, this property offers fenced pastures, water, barn and outbuildings. There are nine 12' x 14' stalls and an insulated tack room, with room for three additional stalls with very little effort. An old silo has been converted into a spacious workshop. Hot walker, round pen and arena for training. Long canopy driveway leads to a 3 BR/2 BA brick home that has an updated kitchen with newer appliances, a double oven and an island work station opening to a spacious family and dining area. There is also a two-car carport surrounded by beautiful old oaks and producing pecan trees and grape vines. Very quiet, secluded and private. MLS #910467. Contact Julie Bryan – KeySouth Real Estate Group, Inc. – 229.226.3911 or 229.403.9990. Website: www.keysouth.com



137 +/- acres. Located one mile off U.S. Hwy 84, this property offers 62 +/- acres of crop land. Balance has been stumped and piled, which would be ideal to plant pines or pecan trees. There is a two-acre pond, deep well and septic system. \$316,503. Contact Bobby Miller – The Real Estate Shop – 229.377.7777.

GREENE COUNTY



234 +/- acres. Timberland investment tract with deer, turkey and duck hunting options enhanced by gentle terrain, mature hardwoods, a pond, and the North Fork Ogeechee River. The area is known for its production soil types, timber growth and wildlife habitat. \$466,830. Contact Jody Strickland – F&W Forestry Services, Inc – 478.954.8058 or 229.883.0505 or by email at jstrickland@fwforestry.com. Website: www.fountainsland.com/union-point-forest.html.

HARRIS COUNTY



477 +/- acres. Located just below Pine Mountain, this aesthetic timber tract provides a lucrative income via a timber lease with Weyerhaeuser that expires in 2036. The lease has a reforestation clause. The property provides excellent hunting and annual income with wonderful views of Pine Mountain and panoramic views in all directions. \$1,995 per acre. Contact Mike Matre – Matre Forestry Consulting, Inc – 229.869.1111 or by email at mike@matreforestry.com. Website: www.matreforestry.com

HEARD COUNTY



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

HOUSTON COUNTY



582 +/- acres. Great timber investment tract that is being offered for the first time in years. Approximately one-half is in 20 year-old planted pines with balance in 20 +/- year hardwood regeneration showing explosive growth. Great hunting for deer, turkey, hogs and ducks. Long expanse of major creek and long power line vista. Convenient to Perry, Warner Robbins and I-75. Contact Craig Brown – Southeastern Hunting Services, Inc. – 229.432.1010 or 229.349.1680. Website: www.afieldandfarm.com

JASPER COUNTY



133 +/- acres. Pretty mixed timber, creek branch, food plots and paved road with building sites. Located near Monticello and Jackson Lake. Excellent deer and turkey hunting in premier Piedmont location. Contact Craig Brown – Southeastern Hunting Services – 229.432.1010 or 229.349.1680. Website: www.afieldandfarm.com

LEE COUNTY



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. \$699,000. 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



50 +/- acres. With lots of privacy, this tract offers frontage on Chokeegee Creek in the northwest area of the county near Smithville on Airport Road. The 4 BR/2 BA home, built in 2006, features 2,388 +/- sq. ft. with a basement and an open floor plan. The property is zoned ag and has two fish ponds (raise catfish) with well water for the ponds. Land features an assortment of trees including pecan, plum, fig and peach, as well as grape vines and a kiwi vine. Also includes a shop and storage barns. \$280,000. Contact Allan Willcox – Willcox Realty, LLC. – 229.886.2828. Website: www.willcoxrealty.com



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



13 +/- acres. This mini-farm is in the perfect location and ideal for horse lovers. The 3,100 +/- sq. ft. home with 5 BR/3.5 BA features a large foyer, formal dining room and great room with wood floors and stone wood burning fireplace. Large kitchen features stainless steel appliances including dishwasher, refrigerator, double ovens, and gas stove top. Other features include energy efficient windows, upgraded light fixtures, master bath with double vanities and garden tub. Back yard includes a fenced in 18' x 36' gunitite pool with rock waterfall. Oversized garage. A 667 +/- sq. ft. guest house offers one bedroom, living area and kitchen. Property includes two fenced areas with water spigots, ideal for horses. Playhouse included. \$425,000. Contact Janice Wester – Coldwell Banker Walden and Kirkland – 229.869.8822.



455 +/- acres. Premier timberland property in Southwest Georgia's most sought after location. Excellent public schools, sound timber investment, world class hunting for deer and small game, including waterfowl in cypress ponds. Also on property is a like-new, 2,400 +/- sq. ft. two-story custom built home and a guest/caretaker house. Contact Craig Brown – Southeaster Hunting Services – 229.432.1010 or 229.349.1680. Website: www.afieldandfarm.com

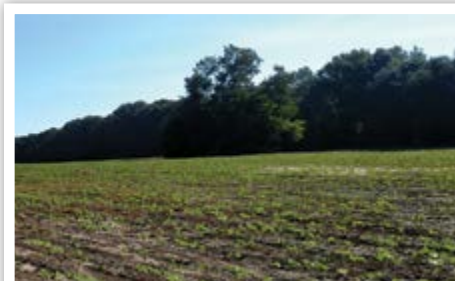


5 +/- acres. This custom-built, one-of-a-kind Spanish home features approximately 7,300 sq. ft. of living space with over 9,000 sq. ft. under roof. There are 10 bedrooms and six baths (5 BR/4 BA downstairs and 5 BR/2 BA upstairs). The kitchen has lots of cabinet space, premium wooden cabinets and a bright 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. \$650,000. 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



85 +/- acres. This prime hunting property offers large food plots, a great interior road network, planted long leaf pine in the CRP program with a \$1798 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

MILLER COUNTY



33 +/- acres. Good farm land in the southeastern part of the county with 23 +/- acres in cultivation. This property is perfect for crops or to make pastures for livestock. Only minutes from Colquitt, Bainbridge and two public boat docks on the Flint River. \$99,000. Contact Parks Callan – Cypress Bottom Realty, LLC – 229.220.5466 or 229.220.1075.



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



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

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53 +/- acres. Perfect property for crops or livestock pastures with 43 +/- acres in cultivation. Only minutes from Colquitt, Bainbridge and two public boat docks on the Flint River. \$159,000. Contact Parks Callan – Cypress Bottom Realty, LLC – 229.220.5466 or 229.220.1075.

MITCHELL COUNTY



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 recreational property. \$500,000. Contact Vince Barfield – Barfield Auctions, Inc. – 229.679.2223 or by email at vince@barfieldauctions.com. Website: www.barfieldauctions.com



49 +/- acres. Perfect hunting tract or place to build your private retreat. Includes mostly hardwoods. MLS #6449. \$123,500. Contact Pamela Simpson – ERA Simpson Realty – 229.254.1127 or 229.243.9200. Website: www.erasimpsonrealty.com



190 +/- acres. Great recreational tract with a pond, pine and hardwood areas, some good timber and good soils. Some wiregrass and longleaf in places. \$285,000. Contact Daniel Crocker, ALC, GA/FL Lic. Real Estate Broker – Crocker Realty, Inc. – 229.403.6297 or 229.228.0552. Website: www.landcroc.com



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



10 +/- acres. This country estate offers a beautiful brick home that was completely renovated in 2002 and features a large kitchen, dining area, great room with a fireplace and exposed beams and a sunroom that overlooks the pool. The heated pool has a self-clean system. Spacious master suite and bath. Great office with built-in shelves. The pool/guest house offers a sitting area, kitchen, bath, storage room, and large upstairs bedroom that could also serve as a mother-in-law suite. Also on the property is a four-stall horse barn with tack room, a metal barn, an open implement shelter and a storage building. Fenced pasture with working pen. Grounds are well kept with mature landscaping. MLS #6020. Contact Pamela Simpson – ERA Simpson Realty – 229.254.1127 or 229.243.9200. Website: www.erasimpsonrealty.com



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

PULASKI COUNTY



768 +/- acres. This tract 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 – 229.343.8013 or 229.883.0505 or by email at dlebleu@fwforestry.com. Website: www.fountainsland.com/pulaski-county-tract.html.

QUITMAN COUNTY



425 +/- acres. This property is in the heart of deer country. A spacious 3 BR/2 BA log house includes a large deck and front porch. A 3,000 +/- sq. ft. metal building provides ample storage and workshop. An excellent road system, a stream and food plots make this a great hunting property. The seller will entertain dividing this property. Contact Julian Morgan – South Georgia Land and 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. \$1,850 per acre. Contact Greene Forest & Farm Realty, LLC. – 229.924.9048. Website: www.greeneforestandfarm.com

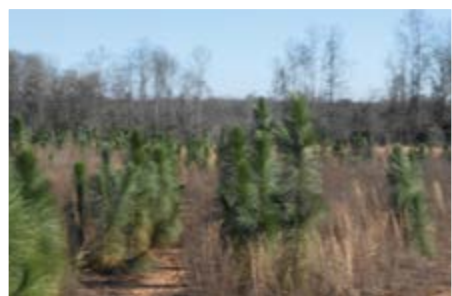
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RANDOLPH COUNTY



468 +/- acres. The Murrah Tract offers 36 +/- acres of open farm land with farm lease income and 37 +/- acres in hardwood bottoms. There are 395 +/- acres of replanted longleaf pines. The property has an approximate three-acre pond along with a creek, utilities and county maintained graded road frontage. Offers excellent hunting. \$1,350 per acre. Contact Julian Morgan – South Georgia Land and Timber – 229.881.2779 or by email at julian@landandtimber.net. Website: www.landandtimber.net



232 +/- acres. This property offers beautiful and mature pines along with hardwood bottoms. Excellent timber investment tract that is loaded with wildlife. Ideal weekend retreat and great recreational property. \$464,000. Contact Vince Barfield – Barfield Auctions, Inc. – 229.679.2223 or by email at vince@barfieldauctions.com. Website: www.barfieldauctions.com



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 is the perfect piece of land, including everything from virgin timber to Bobwhite quail. The rolling hills are managed for quail but support turkey, deer and gopher tortoise. Approximately 360 acres in planted pines, 297 +/- acres in plantation pines, 43 +/- acres in longleaf pines, 280 +/- acres in hardwood and natural pines, and 23 +/- acres are in managed plots. Land features two streams, a 40' x 50' shop with a half bath, 30' x 40' lodging facility with full kitchen and one bath, dog kennels with septic, four-inch well, and four gated entrances. Owned by a real estate professional. \$2.1 M. Contact Julian Morgan – South Georgia Land and Timber – 229.881.2779 or by email at julian@landandtimber.net. Website: www.landandtimber.net



87 +/- acres. Beautiful, small timber property with CRP income, hunting, creek, paved road and pretty building sites in an upscale farming area. Contact Craig Brown – Southeastern Hunting Services, Inc. – 229.432.1010 or 229.349.1680. Website: www.afieldandfarm.com



203 +/- acres. The McLocklin Tract features 30 +/- acres of crop land, with the balance planted in six year-old pines. It has a pond and creek frontage, which provides excellent hunting. \$1,495 per acre. Contact Julian Morgan – South Georgia Land and Timber – 229.881.2779 or by email at julian@landandtimber.net. Website: www.landandtimber.net



215 +/- acres. Located just minutes from Lake Walter F. George, this property features a five +/- acre pond, mature pines, 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

SCHLEY COUNTY



105 +/- acres. This property consists of 50 +/- acres of crop land, 69 +/- acres of hay fields and 40 +/- acres of timber woodland. There is also 3 BR/2 BA home. Located approximately five miles northwest of Ellaville on Hopewell Church Road. \$349,500. Contact Bob Dutton – Needmore Properties – 229.894.7373 or 229.439.1837. Website: www.needmoreproperties.com



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, rocked interior road system, which also 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. Price drastically reduced to \$1,395 per acre. Contact Allied Land & Timber Company, Inc. – 800.224.9939. Website: www.alliedlandga.com

37 +/- acres. Located just outside of Ellaville, this tract 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. Owner may divide a 17-acre parcel for \$2,750 per acre. Contact Allied Land & Timber Company, Inc. – 800.224.9939. Website: www.alliedlandga.com



15 +/- acres. This property offers a 3 BR/2 BA log cabin that features a wood burning fireplace, oversized loft, large den, kitchen with stainless steel appliances and granite counter tops, a large family room, spacious living room, and dining room. Master bedroom has a bath and walk-in closet. Large covered front porch and outdoor kitchen on back porch. Property is beautifully landscaped and includes a 24' x 30' metal shop behind the home. Contact Channon – Johnston Realty Group, Inc – 229.337.0003 or 229.928.8293. Website: www.johnstonrealtygroup.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

5 +/- acres. Located on Hwy 374 in the Desser-Lake Seminole area. \$25,000. Contact Sarah H. Avery – The Whittaker Agency – 229.416.5081 or by email at sarah@thewhittakeragency.com.



5 +/- acres. Acreage and a beautiful southern home with a paved drive, fenced backyard, outbuildings, shop and a large garden spot. Minutes from Colquitt, Donalsonville and Blakely and only 40 miles from Dothan, AL. This area offers great schools, hospitals, churches and shopping. Also features great hunting, fishing and water sports. Only minutes from the Chattahoochee River, Lake Seminole and wildlife management areas. \$235,000. Contact Parks Callan – Cypress Bottom Realty, LLC – 229.220.5466 or 229.220.1075.



30 +/- acres. Perfect tract for a small farm and residence. Located on a paved road. MLS #3815. \$85,000. Contact Pamela Simpson – ERA Simpson Realty – 229.254.1127 or 229.243.9200. Website: www.erasimpsonrealty.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



5 +/- acres. Wooded acreage located across from Parkside Acres Lake in the Lake Seminole area. Contact Bob Dutton – Needmore Properties – 229.894.7373 or 229.439.1837. Website: www.needmoreproperties.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

STEWART COUNTY



967 +/- acres. Grimes Farm is a hunter and fisherman's paradise located off of Hwy 39 near Lumpkin. Property includes a 3 BR/2 BA home with cypress siding, CH/A, hardwood floors, fireplace, three-car carport and separate office space. Also included is a 30' x 50' metal shop, separate 2 BR/1 BA guest house and other outbuildings. Beautiful 15 +/- acre, spring-fed pond with covered boat house. Covered picnic area. City water. \$1,800 per acre. Contact Julian Morgan – South Georgia Land and Timber – 229.881.2779 or by email at julian@landandtimber.net. Website: www.landandtimber.net



774 +/- acres. Located on Tatur 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.



133 +/- acres. With an excellent mix of natural mature pine and hardwood timber and only minutes from the Walter F. George Lake, this property would be a great country retreat. Located just a short drive to Columbus, Americus, or Albany. With an approximate two-acre pond, this tract is an outstanding hunting and recreational property. \$305,235. Contact Vince Barfield – Barfield Auctions, Inc – 229.679.2223 or by email at vince@barfieldauctions.com. Website: www.barfieldauctions.com



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



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 a 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



150 +/- acres to 950 +/- acres. Seven timber or recreational hunting tracts ranging in size. Some tracts are contiguous and can be combined. \$1,200 - \$1,950 per acre. Contact Lee Walters – Plantation Services, Inc. – 229.888.2500. Website: www.plantationservicesinc.com



300 +/- acres. Magnolia Springs is located in the southeast part of the county and offers a great custom house overlooking a gorgeous lake. Beautiful upland and creek bottom with mature natural hardwood and pine timber. There is also improved pasture land that is mostly fenced. The caretaker house would be an ideal house for extra guests. \$1,125,000. Contact Mike Matre – Matre Forestry Consulting, Inc – 229.869.1111 or by email at mike@matreforestry.com. Website: www.matreforestry.com

SUMTER COUNTY



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

TALBOT COUNTY



95 +/- acres. Located about five miles from Talbotton on Hwy 80/22, this tract of land consists of two four-acre lakes and approximately five acres of open land. Remaining land is planted pines that has been thinned twice. Long road frontage on Hwy 80/22 with good interior roads. \$350,000. Contact Mike McDaniel – McDaniel Realty, LLC. – 706.741.1181. or by email at mcdaniel553@yahoo.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. \$1,595 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



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

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 showplace with high end cabin, equipment shelters, hunting fields, custom shooting houses and two miles of river frontage with two boat ramps. Ultimate beauty and privacy. Trophy deer, turkey, ducks and hogs. Contact Craig Brown – Southeastern Hunting Services, Inc. – 229.432-1010 or 229.349.1680. Website: www.afieldandfarm.com

TERRELL COUNTY



23 +/- acres. Beautiful acreage and 5 BR/4.5 BA home on Goose Hollow Road. With wrap around porches and double front doors, the home welcomes you to step inside. There is a spacious dining room large enough for a 12-person table, a gorgeous updated kitchen complete with marble counter tops, stainless steel appliances, a huge pantry, an island with seating for two and a breakfast area large enough for a six-person table. The laundry room is down its own hallway and located next to the half bath and mud room. Cozy family den with reclaimed wood and stone fireplace and hearth. One guest bedroom (or office) and private bathroom located downstairs as well as the master suite, which features an abundance of natural light, a private sunroom/office, his and hers walk-in closets, double vanities, large tub and separate shower. Upstairs are three bedrooms (with potential of fourth depending on set-up), a playroom and a bonus space. Outside are a covered porch, open wooden deck, large pool, fire pit and walking trails. \$545,000. 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

**Financing experience you can count on. Contact:
Tarrell Bennett, Chief Lending Officer
229.254.6345 | TBennett@SWGAFarmCredit.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 is also an open play room or office area just off the kitchen. Additional improvements include a screened/sunroom (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



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



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 +/- 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. \$949,000. 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

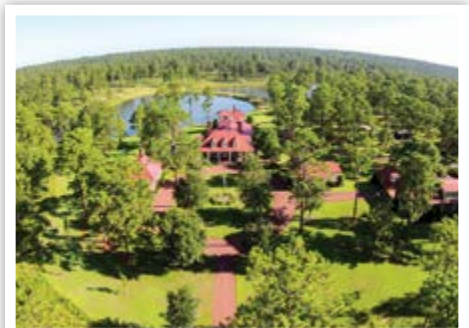


64 +/- acres. This hunter's retreat features a 3 BR/1 BA home with approximately 1,000 sq. ft. The home has an updated kitchen with new cabinets, counters and backsplash as well as new appliances. There is new wood laminate flooring throughout the living space. A nice living room and beautiful kitchen that opens to the dining area. Outside you will find a great deck and a short walk to the pond and dock. There is also a fenced in horse area with a barn. On the property, there are two storage buildings and a carport for added storage. The land includes planted pines, mature hardwoods and food plots for all your hunting needs. MLS # RS139128A. \$225,000. Contact Amanda Wiley – ERA All in One Realty – 229.357.0489 or 229.888.6670 or by email at amanda-wiley@hotmail.com. Website: amandawiley.com



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. \$42,900. 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

THOMAS COUNTY



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, 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. \$8 M. Contact Jon Kohler – Jon Kohler & Associates – 850.508.2999 or by email at jon@jonkohler.com. Website: www.jonkohler.com

“I specialize in financing properties in the Red Hills region, so give me a call today!”

Al Nicholson, Relationship Manager

229.254.8421 | ANicholson@SWGAFarmCredit.com



779 +/- acres. Persimmon Hill Farms is located in both Thomas and Colquitt Counties. According to recent timber appraisal, there is approximately \$646,715 worth of timber. Approximately one and one-half miles of frontage on the Ochlocknee River. Hunting and fishing opportunities abound. The river bottom tract has 252 +/- acres of natural pines and hardwood stands; 292 +/- acres are planted pines varying from 12 to 30+ years of age and 81 +/- acres of longleaf are in a pine straw contract. Property is in the Forest Land Protection Act Covenant, reducing taxes considerably. Improvements include a 75' x 30' barn with two open bays (25' x 30') and one enclosed bay with roll-up door. There is a connected bathroom with shower, deep well, 28' x 52' storage building, 17'6" D x 13' H grain storage bin, and fencing and gates. MLS #909142. \$2,416,946. Contact Pam Davis – Rose City Realty, Inc. – 229.672.0241 or by email at pamdavis@rosecityrealty.com. Website: www.rosecityrealty.com



318 +/- acres. Located on Old Cassidy Road, this property 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.landcroc.com



7 +/- acres. Distinctly southern, this 4000 +/- sq. ft. home is quietly nestled amid majestic grounds and located in the neighborhood of the Red Hills plantations, such as Greenwood. The 5 BR/4 BA home offers an inviting front porch, a center hall with high coffered ceilings, gorgeous original heart pine floors, moldings and woodwork, with an impressive masonry fireplace as a focal point. The downstairs includes 3 BR/3 BA, a formal living room, dining room and eat-in kitchen. The upstairs has two bedrooms and one full bath with a living area and kitchen – ideal for a mother-in-law suite. The pasture would support horses or cows and there are two metal buildings – one 30' x 60' and the other 30' x 20' with roll-up doors – for all the implements. The back yard features a pool with a covered patio area and bathroom. Minutes away from downtown Thomasville. MLS #911362. \$492,500. Contact Lorraine Jackson – Rose City Realty, Inc. – 229.403.0317 or by email at lorrainejackson@rosecityrealty.com. Website: www.rosecityrealty.com



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



8 +/- acres. Beautiful updated ranch home in a peaceful country setting close to Glen Arven Country Club and Archbold Hospital. The recently remodeled 3,100 +/- sq. ft. home offers 4 BR/3 BA, a large living space, home office, breakfast area, wet bar, and oversized laundry/mudroom. Also on the property is a pond with a dock. MLS #911755. Contact The Closers – KeySouth Real Estate Group, Inc. – 229.226.3911 or 229.221.1423. Website: www.keysouth.com



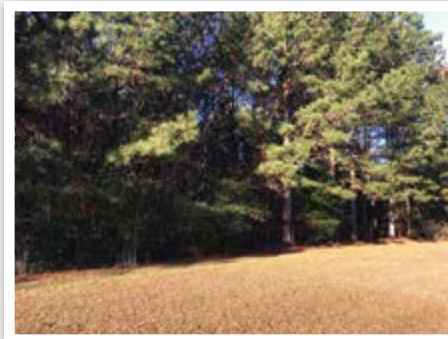
12 +/- acres. Built in 1890, Whitehaven features heart pine that was milled from the plantation in the interior and exterior construction. In the 1970's, it was renovated by the firm of Frank McCall. The house, guest house, and horse barn are accessible to downtown Thomasville, Glen Arven Country Club and Archbold Hospital. Grounds are abundant with large trees, such as oaks, pines, magnolias, and Chinese chestnuts. In the 1950's, Captain Harold "Babe" White planted 160 camellias, azaleas, tea olive, Cherokee rose and more. The home features 14 ft. ceilings, heart pine cabinets, window seating, five fireplaces, spiral staircase and a modern kitchen. The grounds are completely fenced with approximately seven acres of horse pasture. Contact Rebecca Chubb Strickland – Chubb Realty, Ltd. – 229.226.7916 or 229.221.2622. Website: www.chubbrealty.com



18 +/- acres. This rare sized tract is in a very desirable area and ready to build your dream home. MLS #910526. Contact AJ Taheri – KeySouth Real Estate Group, Inc. – 229.226.3911 or 229.516.5426. Website: www.keysouth.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



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



7 +/- acres. Located minutes from downtown Thomasville, this 4 BR/ 3.5 BA home with 3,528 +/- sq. ft. offers elegance and southern charm. Situated on private acreage with a large storage shed, the home features a formal dining room and a large living room. Downstairs floors recently refinished and updates over the last two years including water heaters, electrical and plumbing. Master bedroom on the main floor features cathedral ceilings, hardwood floors and extra closet. Master bathroom comes complete with a spa tub, tile shower, double vanity, and walk-in closet with built-ins. Kitchen features custom cabinets, stainless steel appliances, breakfast nook overlooking the 1,500 +/- sq. ft. custom-built deck with ceiling fans, pool and hot tub. Upstairs you will find updated flooring, new A/C unit, extra living space, three large bedrooms and two baths as well as a large walk-in laundry room. MLS #910422. \$475,000. Contact Sarah Thompson – Rose City Realty, Inc. – 229.403.0745 or by email at sarahthompson@rosecityrealty.com. Website: www.rosecityrealty.com



84 +/- acres. This mini-plantation is an outdoorsman's paradise. The original home was built in 1992, with an addition added this past year that included a great large living area with high, beamed ceilings, fireplace and dining area. Also a large beautiful master suite with walk-in closet and rustic farm doors with the master bath featuring a tiled shower and separate garden tub. Large open kitchen with high vaulted ceilings, and a breakfast nook that overlooks the porch. The screened porch overlooks the deck leading to one of the ponds on the property. The home also offers two more bedrooms and a Jack-and-Jill bathroom. Sitting area has a wood burning stove. Open front porch overlooks an expansive horse field and barn. The barn is wired, plumbed, and has four stalls. Also, the property has plumbed dog kennels and an 800 +/- sq. ft. wired workshop. Abundant wildlife on the property. MLS # 911550. Contact Jessica Anderson – KeySouth Real Estate Group, Inc. – 229.226.3911 or 229.224.7830. Website: www.keysouth.com



23 +/- acres. This custom built 3 BR/2 BA home with 3,535 +/- sq. ft. features three levels plus a loft/art studio. The interior offers a large living room with heart pine built-ins in the media area and leads out to the pool, complete with a waterfall. The main level offers two bedrooms with a full bath, laundry, and partial kitchen, all wheel chair accessible. Kitchen features granite counter tops, stainless appliances, Mexican tile, and large pantry with rolling drawers for extra storage. Off the kitchen is a morning room with dutch door and porch. The master suite is located on the second level and features a private porch and gas log fireplace while the master bath has a tiled shower with rain head and bench and the tub has its own view of the goldfish pond. Large shop, music room, and wine cellar. MLS #910701. \$899,000. Contact Kay Davis – Rose City Realty – 229.225.9225 or 229.403.0730 or by email at kaydavis@rosecityrealty.com. Website: www.rosecityrealty.com



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



655 +/- acres. With 4,000 +/- ft. frontage on the Ochlocknee River, this property offers an excellent road system, an assortment of mixed aged pine trees (mostly loblolly with some slash and longleaf) with an approximate four-mile perimeter around the tract. Easy access to river. Food plots, two defined cypress heads, hardwood creek system feeding into the river and excellent pond and home sites. Excellent turkey and deer tract with some wild quail. Good timber value. Excellent tract for conservation easement or GA Tax Credit. Contact Daniel Crocker, ALC, GA/FL Lic. Real Estate Broker – Crocker Realty, Inc. – 229.403.6297 or 229.228.0552. Website: www.landcroc.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



21 +/- acres. With plenty of frontage road for entry and lots of privacy in the rear, this mini farm is perfect for animals and all kinds of activities. Approximately eight acres in cultivation that is currently leased each year with the remainder of acreage in woods. Great location for a home or getaway. MLS #908645. \$85,000. Contact Helen Whitney – Rose City Realty, Inc. – 229.224.5559 or 229.225.9225 or by email at hwhitney48@yahoo.com. Website: www.rosecityrealty.com



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

Scenic, natural spring-fed pond adds diversity to this hunting tract



120 +/- ACRES

“Marion County is known for large bucks and this property, with its pond and food plots, is a perfect size and ideally located,”

*Brian Wilson
Senior Relationship Manager
Americus*

Offered by: **NATIONAL LAND REALTY**

Kevin Snipes - 706.573.9949 or ksnipes@nationallandrealty.com

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\$164,900

This Marion County property is ready to go for hunting season!

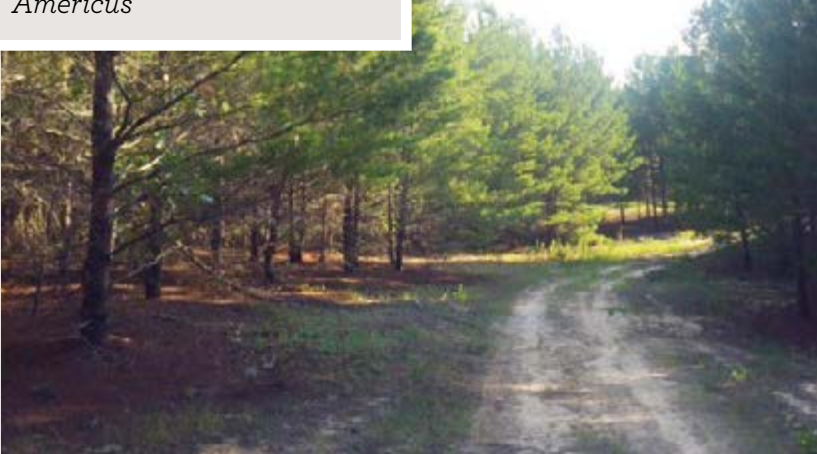
This unique hunting tract with a natural pond is conveniently located and makes for an easy drive from the Atlanta area as well as from north Florida. It features a nice mix of planted pines and hardwood bottom to create an unbelievable wildlife habitat. A scenic, spring-fed natural pond adds beauty to the property and makes a great habitat for ducks. The property has been well managed for deer hunting, has established food plots and a good internal road system. Water, power and septic available.

MLS #8046712

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75 +/- acres. A private retreat that features a main dwelling, a guest house with rental potential, two-stall cinder block barn, camp house, and three well-stocked interconnecting ponds. The main house has 6,800 +/- sq. ft. with four bedrooms, four baths and two half-baths and has been modified to recreate an authentic old French country family home with details of salvage elements that were imported from a French estate, such as wood paneling in the bar, fireplace mantle, etched and stained glass doors, and vintage chandeliers. All interior rooms are generous in size and boast extensive moldings and mill work. The genuine farm kitchen includes a breakfast area. The main level master suite includes a spacious bedroom, bath with travertine marble throughout, a separate dressing room with vanity and his and her closets. A private den and office are situated near the master suite. MLS #911445. \$1,149,000. Contact Kay Davis – Rose City Realty – 229.225.9225 or 229.403.0730 or by email at kaydavis@rosecityrealty.com. Website: www.rosecityrealty.com



336 +/- acres. Convenient location to town and the public golf course, this property offers great recreational hunting opportunities. Aucilla Creek runs through part of the property. Many swamp chestnut acorn trees. Old longleafs with the flat tops, slash and towering loblolly pines. Mature black walnut trees. Some wild coveys and lots of wiregrass off Centennial Road. Hilltop views overlooking the Aucilla and Lost Creek drains. Good pond sites. With over 7,000 ft. of road frontage, this property divides well for 25 +/- acre home sites. \$1,313,481. Contact Daniel Crocker, ALC, GA/FL Lic. Real Estate Broker – Crocker Realty, Inc. – 229.403.6297 or 229.228.0552. Website: www.landcroc.com



46 +/- acres. This 3 BR/2.5 BA home with 2,209 +/- sq. ft. home features a large den accessible from the side door. Follow through to a hall that hosts the master bedroom, a half bath, the laundry room, an abundance of storage and the rest of the home. The master bath has lots of room, a walk-in closet, separate shower and tub and a double vanity. The kitchen opens up to the second living area and dining room. Just off the second living room are two additional bedrooms and a full bath. Both living areas open up to the back porch as well as a screened-in area. The land includes a pond, a large storage building, a barn that has been made into a living space, and planted pines in the front and back of the property. MLS #911738. \$499,000. Contact Sarah Thompson – Rose City Realty, Inc – 229.403.0745 or by email at sarahthompson@rosecityrealty.com. Website: www.rosecityrealty.com

TROUP COUNTY



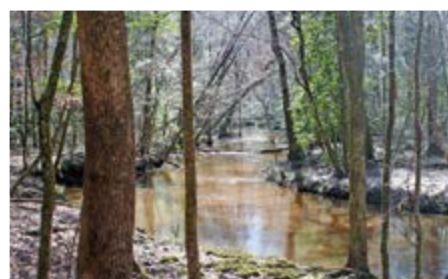
414 +/- acres. Consisting of recently established pine plantation, this tract provides an investment opportunity. It has early successional browse and bedding areas for improved wildlife habitat and mature timber that includes hard mast producing species. There are also existing food plots. \$555,000.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

TWIGGS COUNTY



402 +/- acres. This property is located near the Ocmulgee River, Warner Robbins and I-75. Cabin, food plots, pretty hardwoods, deer, turkey, ducks and hogs. Contact Craig Brown – Southeastern Hunting Services, Inc. – 229.432.1010 or 229.349.1680. Website: www.afieldandfarm.com

WEBSTER COUNTY



4,387 +/- acres. Lanahasssee Creek is a timber and recreational property with frontage on creek bearing the same name. Located approximately 15 miles west of Americus and 40 +/- miles northwest of Albany, it offers good timber value and great soils for timber investors. There is an exceptional 1,000 +/- acres of five year-old longleaf pines that have potential for future income for baling pine straw. It has abundant wildlife, quality deer and turkey hunting, along with excellent quail habitat and a dove field. The beautiful rolling topography features two four-acre ponds and approximately two miles of frontage on Lanahasssee Creek. Improvements include a three bedroom home, a pole barn/equipment shed and good roads throughout the property. \$7,238,550. Contact Walter Hatchett – Jon Kohler & Associates – 850.508.4564 or by email at walter@jonkohler.com. Website: www.jonkohler.com



220 +/- acres. Near Dawson and Weston, this tract has state-of-the-art wildlife management with over 300 mast producing trees planted with green fields, creek branches, camp house, equipment shelter and planted and natural timber. QDM for years with outstanding deer, turkey and hog hunting. Contact Craig Brown – Southeastern Hunting Services, Inc. – 229.432.1010 or 229.349.1680. Website: www.afieldandfarm.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, Lanahasssee Creek frontage and approximately two miles of Kinchafoonee Creek frontage, complete with a fishing house. Other amenities include an enclosed shop, equipment sheds and out buildings. Beautiful mature hardwood and pine timber and 70 +/- acres of newly planted pines. Loaded with deer, turkey and ducks. Road frontage on U.S. Hwy 280. \$1.6M. Contact Vince Barfield – Barfield Auctions, Inc. – 229.679.2223 or by email at vince@barfieldauctions.com. Website: www.barfieldauctions.com



98 +/- acres. Prime hunting tract that is loaded with wildlife and has very nicely built hunting stands (approximately 12) with several other small stands for your hunting convenience. Easy access right on Hwy 41. Trails throughout property as well as a creek. \$240,000. Contact Sharon Heard – Needmore Properties – 229.869.3113 or 229.439.1837. Website: www.needmoreproperties.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 tract 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



WHEELER COUNTY



99 +/- acres. Excellent deer, turkey and duck hunting on this tract located just north of Alamo. The property consists of 94 +/- acres of four year-old planted pines, 85 +/- acres of hardwoods, 12 +/- acres of hay fields, a two-acre pond, a large food plot, a grain with a new blower and auger, and a four-inch well. \$345,975. Contact Bob Dutton – Needmore Properties – 229.894.7373 or 229.439.1837. Website: www.needmoreproperties.com

WILCOX COUNTY



95 +/- acres. Sweet Georgia Farm features a pond, pasture and crop land as well as excellent hunting. Land has never been leased for hunting or family hunted. Contact 229.938.7792.



156 +/- acres. This property is located near I-75 in an area known for huge trophy bucks. Excellent quality longleaf pine plantation and beautiful mature pine and hardwood along the creek bottom. The property has road frontage and good interior roads which allow most of the property to be accessed by truck or ATV. Contact Allied Land & Timber Company, Inc. – 800.590.6439. Website: www.alliedlandga.com

WILKINSON COUNTY



141 +/- acres. This tract is an excellent long-term timber and recreational investment. It was planted with loblolly pine seedlings in the fall 2015/winter 2016 planting season. \$178,046. Contact Chad Hancock – F&W Forestry Services, Inc – 229.407.0247 or 229.883.0505 or by email at chancock@fwforestry.com. Website: www.fountainsland.com/murphy-bridges-tract.html

WORTH COUNTY



63 +/- acres. This tract has not been for sale in years and adjoins Aultman Forest on two sides with farm land influence. Blue chip small trophy deer place with merchantable upland pine, hardwood flats and cypress pockets/wetland. Contact Craig Brown – Southeastern Hunting Services, Inc. – 229.432.1010 or 229.349.1680. Website: www.afieldandfarm.com



5 +/- acres. In one of Sylvester's most desirable neighborhoods, this 3,000 +/- sq. ft. home has 5 BR/3 BA. Property features an in-ground pool, bonus room/office, and two master suites. Home has been recently remodeled with new cabinets in the kitchen, fixtures, and appliances. The breakfast area has great pool views. There is a nice formal dining room with hardwood floors, formal living room, and wood burning fire place in great room with custom mantle and exposed ceiling beams. The master has a luxury bath with a tiled shower, a Jacuzzi, and granite counter tops. Additional upgrades include a new roof on the home and shed in 2017, a new HVAC unit for the main part of the home, a new hybrid energy efficient hot water heater, a new pool liner and pump and updated plumbing fixtures. There is also a double carport and wired workshop. MLS #RS138882A. \$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: amandawiley.com



129 +/- acres. This property offers open and wooded land with excellent soils. With a nine +/- acre pond, this tract is a multi-use property. \$470,850. Contact Vince Barfield – Barfield Auctions, Inc – 229.679.2223 or by email at vince@barfieldauctions.com. Website: www.barfieldauctions.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



157 +/- acres. This tract offers 52 +/- acres of center-pivot irrigated crop land plus an approximate five-acre stocked fish pond while the balance of the property has pines planted in strips with wildlife groves and natural grass planted for quail hunting. The property also features a 3 BR/2 BA remodeled lodge/cabin that sleeps eight and has two screened porches. There is also a pavilion and an old barn. Deer, turkey, duck and quail hunting. \$643,700. Contact Bob Dutton – Needmore Properties – 229.894.7373 or 229.439.1837. Website: www.needmoreproperties.com

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759 +/- acres. Smoking Gun Plantation is a manicured pay hunt quail plantation. There is a great lodge overlooking a beautiful lake, and the majority of the acreage is well stocked with mature aesthetic timber. There is also a second lake and several creeks. The offering is all inclusive: lodge furnishings, dogs, and all equipment. The full time manager is interested in staying on if needed, as well as a part-time assistant. \$3,250,000. Contact Mike Matre – Matre Forestry Consulting, Inc – 229.869.1111 or by email at mike@matreforestry.com. Website: www.matreforestry.com



5 to 8 +/- acre lots. Four wooded lots, each ranging from five to eight acres, located in Mercer Mill Trace subdivision. Close to Lake Blackshear, Sylvester and Albany. Paved road frontage and underground electric. Nice, quiet area away from the city. \$3,500 per acre. Contact Bob Dutton – Needmore Properties – 229.894.7373 or 229.439.1837. Website: www.needmoreproperties.com

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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 is 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 this tract is 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 is 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



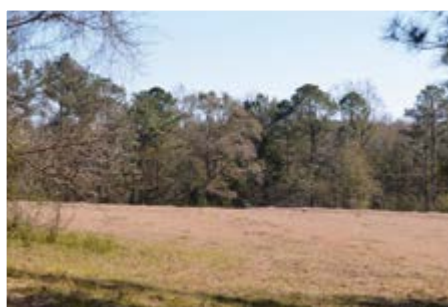
FLORIDA

CALHOUN COUNTY



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

GADSDEN COUNTY

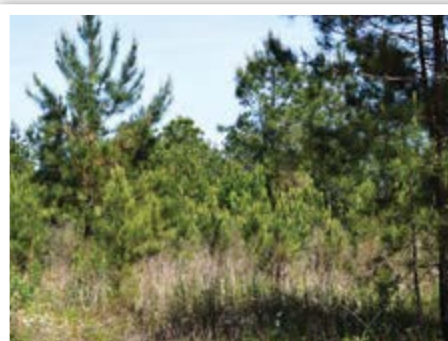


90 +/- acres. The Gilbert Tract is uniquely diverse in land use, vegetative cover and topography. Canopy roads traverse through mature woodlands of white oak, magnolia, beech, loblolly and longleaf pine. This property is rich in history and family tradition of growing tobacco, cattle and timber. There 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



622 +/- acres. Located in the fertile northern reaches of the county, Darlington Pines has been continuously owned by the Spann family for over 50 years. Over half of the property is classified by the USDA as “Prime Farm Land” or “Farm Land of Local Importance.” Soils include Dothan, Fuqua, Lucy, Orangeburg and Stilson loamy sands. A high 72% of the tract is plantable, which significantly enhances the value of the property as a timberland investment. Approximately 368 acres of longleaf were planted in 2011 and an additional 58 upland acres that now lie fallow can be re-planted. Immediate revenue can be generated from 22 acres of unthinned loblolly pines that were planted in 2001. With proper understory control, a potentially lucrative pinestraw operation could be established. Darlington Pines would readily convert to pasture. Excellent access with almost one and one-half miles of paved road frontage on scenic Hwy 2, the forerunner to I-10 which lies 30 minutes to the south. \$1,395 per acre. Contact Arnie Rogers – Verdura Realty – 850.491.3288 or by email at arogers@verduraproperties.com. Website: www.verduraproperties.com



396 +/- acres. The Beall Tract is located in the northwest part of the county on the Florida-Alabama line and consists of well-established three 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, 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



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



1,400 +/- acres. Well managed timber and recreational tract located south of U.S. Hwy 27 on Walker Springs Road near Lamont. This property is in a natural, secluded setting whose immediate neighbors include Avalon Plantation, owned by Ted Turner, and the 54,000 +/- acre Aucilla Game Preserve. There are several beautiful ponds on the property, the largest being approximately two acres. Improvements include the main house, barn with a mother-in-law suite, cook shed, equipment barn with workshop, two-stall horse stable with tack room and corral, and a tractor shed. It also has a diesel generator with enough horsepower to power 100% of the improvements. With several creeks, natural hardwoods and planted and natural pine, this property holds a healthy resident population of deer, turkey and ducks. The owner is willing to sell portions of the total tract in order to accommodate a smaller purchase. \$2.8 M. Contact Ted Knight – Southern Forestry Realty – 850.545.7243 or by email at ted@southernforestryrealty.com. Website: www.southernforestryrealty.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

310 +/- acres. The Augustine Tract is a great multi-use recreational hunting and fishing tract that is 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 outbuildings. \$2,500 per acre. Contact Dave Lewis – Southern Forestry Realty – 850.510.0396 or by email at dlewis@southernforestryrealty.com. Website: www.southernforestryrealty.com

LEON COUNTY



466 +/- acres. Green Hills is a mini-plantation located in the Red Hills plantation belt. Owned by the same family for approximately 100 years, it is in an 'A' neighborhood of historic quail plantations. This property features an approximate two-acre lake, a beautiful 10-acre field, ideal for a fenced pasture, and approximately one-half mile on Panther Creek. It is conveniently located 15 minutes to Tallahassee and 25 minutes to Thomasville. Great "higher and better use" value or conservation easement donation potential. Beautiful stands of mixed pines and mature live oaks. Great deer and turkey. Also on the property is pole shed, barn and tenant house. Contact Jon Kohler – Jon Kohler & Associates – 850.508.2999 or by email at jon@jonkohler.com. Website: www.jonkohler.com



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



169 +/- acres. Oak Rise sits hidden in the Red Hills Region where south Georgia and north Florida's plantations line the road with distinct beauty, a raised cottage sits, nestled between oak trees. The house's distinct features were all inspired by famed Louisiana architect A. Hayes Town who is known for his use of proportion, symmetry and salvaged materials. Oak Rise is a new home, meticulously constructed with forethought, balancing the integrity of its design with its position in nature. The three-story home offers 5,609 +/- sq. ft. and sits under a canopy of ancient oaks with a wrap around veranda porch. Interior highlights include salvaged heart pine floors, hand hewn exposed beams, vaulted ceilings, custom molding, brick archways and floors, and an open kitchen concept with new Wolf appliances, custom cabinets, marble counter tops and more. 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



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



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



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



2,850 +/- acres. Honey Lake Plantation is a historic 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

WALTON COUNTY



3,535 +/- acres. For the past 50 years, the Hester family has carried out a timber and wildlife management program on Natural Bridge Plantation designed to distinguish itself from prototypical industrial timberlands. Straddling the Florida-Alabama line, parcels range from 1,007 to 1,387 acres. Beautiful stands of natural longleaf and slash timber are punctuated by a 23-acre lake, four ponds, and three miles of Natural Bridge Creek. This turnkey property includes a converted railroad depot along with other residences, barns, stables, RV camp area, and farm/shop equipment. Currently, Natural Bridge Plantation is #21 on Florida Forever's priority list and has been nominated for Alabama's Forever Wild program. Walton County made inroads in 2009 to purchase 19 acres surrounding the second magnitude spring that was appraised for \$520,000. With a high percentage of usable land (82%), excellent soils, and multiple water sources, Natural Bridge Plantation sets up nicely for an ag conversion. There is also valuable merchantable timber, including many in the pole and plywood veneer grade category. This property is subdividable and reduced by \$2M. Contact Arnie Rogers – Verdura Realty – 850.491.3288 or by email at arogers@verduraproperties.com. Website: www.verduraproperties.com



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



WASHINGTON COUNTY



72 +/- acres. Gaskins Get-Away is a small hunting tract surrounded by timberland. There are several different timber stands: approximately 18 acres of planted pines; 24 +/- acres of hardwood bottom; approximately six acres of upland hardwood; 18 +/- acres clear-cut; and a six-acre house site. Also on the property is a 1,201 +/- sq. ft. home built in 1961 that would be perfect for a few hunters or for the family on weekends. There is an enclosed shed for tools and tree stands. \$2,763.89 per acre. Contact Ted Knight – Southern Forestry Realty – 850.545.7243 or by email at ted@southernforestryrealty.com. Website: www.southernforestryrealty.com



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



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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