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SUMMER 2018

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4



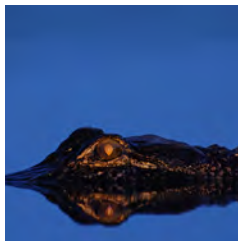
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21



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INSIDE THIS ISSUE

2 _____
TIME TO TRAIN:
GET YOUR GUNDOG READY

10 _____
PROMOTING CONTROLLED
BURN PRACTICES

12 _____
SOUTHWEST GEORGIA
IS A TERRIFIC PLACE TO LIVE
AND OWN PROPERTY



16 _____
WHAT YOU NEED TO
KNOW ABOUT PHISHING

19 _____
FEATURED PROPERTY:
ELITE DESTINATION
TO GROW WHITETAILS

20 _____
LEMONS, ANYONE?

22 _____
SOME NEWS FROM FARM CREDIT

24 _____
MARKET TRENDS

25 _____
BROWSE OUR COLLECTION
OF THE AREA'S BEST
PROPERTY LISTINGS



14 _____
AGING GRACEFULLY
AS YOU TURKEY HUNT!

Time to Train:

GET YOUR GUNDOG READY

By Julie Strauss Bettinger



It was late afternoon on a still cool spring day at Dog Pond Kennels in Beachton, Georgia, a short drive from Thomasville. At the top of the hill, overlooking a training pond, Laurie Williams and her son Travis were working two black Labs. Four more were sitting at attention about 20 feet away, patiently waiting their turn. Most were smaller-size retrievers and while they turned briefly to acknowledge a visitor, they didn't bark or move, and quickly went back to studying the performance of their fellow canine.

When one of the working dogs returned, he looked up at the trainer, met her eyes and delivered a fresh-killed duck to her hand. He then moved back into heel position by her right leg and sat, waiting for the next command.





Laurie Williams at Dog Pond Kennels

Southwest Georgia is retriever country and if you've got a gundog, there's no excuse for not developing his or her full potential. Boston and Thomasville are especially known for its training sites. Dan Crocker, broker with Crocker Realty, Inc., says, "If you go out on Google Earth and zoom in, you can see the properties. They're not like normal ponds, you'll have these weird fingers and outcroppings. That will tell you it's a training pond."

Crocker says trainers from all over the country winter here and connect with other trainers. They like to cross train

in different environments, so they pool their resources. Some of the best bred and best trained retrievers are right here in southwest Georgia. "You've got your Major League Baseball players with dogs, high profile clients that pay big money for dogs that get trained here," Crocker says.

He sold a 520-acre tract in Boston in 2015 that the owner converted into a top-notch training site, and in 2017 it was used to host the National Retriever Club Championship. That's like the Olympics for retriever training.

“ You've got...high profile clients that pay big money for dogs that have been trained here.

DAN CROCKER - Crocker Realty, Inc.

Year round trainers who make their home here work closely with visiting trainers, which adds to the expertise of board-and-train kennels. And these are more accessible for hunters in this region. Kennels frequently host local clubs and small group of owners who need a good training environment to work their dogs.

Laurie Williams' Dog Pond Kennels provides gundog training for retrievers and spaniels as well as AKC and UKC hunt test training and handling. She also trains upland gundogs and companion dogs. Williams doesn't want to limit herself to a particular breed, "There are just too many really great dogs out there," she says.

Williams cultivated her appreciation for discipline and practice working with horses in dressage. She applied that same passion to training her personal dogs for competition and had so much fun and success, she decided to help others bring out the best in their dogs. Laurie and her husband Glen Williams, a builder, purchased an overgrown cow farm just south of Thomasville in 2013 and got serious about it. They transformed the property with state-of-the-art kennels, technical training pond and two homes. Laurie and their son Travis do the training and manage the kennels. It's become quite a gathering place for dog lovers, especially on weekends. In 2016, they were one of the training grounds for the Master Amateur Retrievers Club and they're scheduled again for 2019.

Training your gundog doesn't have to be complicated, but it does take consistency. "Everything starts with obedience," Williams says. "You've got to have obedience to have them turn around and do what you need." We're talking leash work, sit, stay. Not jumping on people. Come when called. Once the dog has the basics of obedience, Williams begins adding layers—from field retrieve to platform retrieve and boat retrieve.



The next dog was about thirty yards out and using his nose to guide him. When he heard a whistle, he popped up to look for a command from Travis. The look was a question, "Which way am I supposed to go?" Travis signaled farther out, then right.

When the Lab returned, he dropped another fresh-killed duck, then returned to his obedience position by Travis' leg, ready for his next assignment.

The performance of these dogs might seem exceptional, but every dog has potential, Williams says, and working with a trainer often helps owners to realize what they've got.

What to Know for Training

Transforming your dog with the help of a professional trainer can take about four to six months. Some dogs just learn differently than others, and that affects the time in training. Expect to come for visits and work with your dog when they're boarded. You'll want to come more frequently toward the end for the owner training portion.

Once your dog is back home, don't forget the pre-season training to get them in shape, which should start about a month prior to hunting season. Trainer Caleb Horton explains it, "I give you a set of sharp tools when you leave, but they can rust and get dull. You need to re-sharpen them."

Some tips offered by southwest Georgia trainers:

- **Decide what kind of dog you want.** They're going to be part of the family. Do you want a male or female? You'll find different traits with each.
- **Make sure you get a well-bred dog from a responsible breeder.** The dog should have a clean bloodline—clear elbows and hips—and come with assurance from a genetic test that shows neither parent had inheritable diseases, such as Exercise-Induced Collapse (EIC). Your pup will cost a little more, but it will save you a lot of heartache in the long run.
- **Don't start training too soon.** Dogs should have their permanent teeth before training, so they don't get sore—about five to seven months is pretty safe.
- **Start training early in the morning or late in the afternoon.** July and August can be hot here in southwest Georgia.
- **As hunting season approaches, get back out and condition the dog.** You need to get their heart and lungs in shape, build their body strength and endurance. Maybe 10 minutes a day refreshing obedience, too. It doesn't take much; dogs never "lose" what they learned.
- **Consider professional training/boarding for a tune-up a month or two before hunting season begins.** Even if your dog wasn't trained there previously, a trainer can build on what skills they've developed and add to them.



Kevin Touchton had his dog trained by the Williams at Dog Pond Kennels. "Before I took mine over there, I thought he was the stupidest dog in the world," he says. He'd hunted with other dogs before and trained, but Buddy, a yellow Lab, just seemed like a lost cause.

The dog was about a year old when he arrived for training and soon Williams assured Touchton that he had a really special dog. When he went out to see Buddy work, he couldn't believe it was the same animal.

And Buddy has continued to impress. Touchton and his family live on 260 acres and he wanted a yard dog around the house and one that could hunt. Buddy absolutely loves the retrieve—dove and duck. "When we get up in the mornings, he's literally shaking, he's so excited. He wants to impress."

Out in the duck blind, Buddy gets it; he knows what he's there for. "It's almost like business to him, he doesn't play around." Touchton laughs, "Buddy will actually tell on the birds. I'll see him looking up, and he's like, 'Wake up, fool!'"

The 98-pounder has also been a great family dog. Touchton's youngest is 11 years old and he has four granddaughters under the age of 10 and a 15-month grandson who are around the dog. "Other than him being so big and knocking them over, I have zero worries."

Buddy's now over three years old and he's about to get a little sister. Touchton has another Lab coming from a breeder that Laurie Williams recommended in Pennsylvania. He's getting a black Lab this time and hopes to use her to keep his family supplied with good hunting dogs.



A little after noon on a Wednesday, Caleb Horton had just come out of the field. He owns Southern Tradition Kennels in Bronwood, Georgia and trains year round, from about 7:30 am to 6:30 pm. He doesn't even take a lunch break. From the sound of his voice, his work is all the nourishment he needs.

“ Everything starts with obedience...

Laurie Williams - Dog Pond Kennels



Horton is a certified history teacher and comes from a family of educators; it's a profession he thought he would follow. But after working with competitive dogs in Canada and southwest Georgia, he decided to make that his life's work, instead. He trains on about 1,600 acres with a 260-acre lake. The training grounds are protected by a high fence.

Horton trains gundogs for dove, duck and upland hunting. He also trains detection dogs for law enforcement. He takes all breeds for hunting, including pointers and setters, and says for some reason this year shorthairs are booming. He had a kennel full of 35 dogs of various breeds in training when we caught up with him earlier this spring.

The dogs are usually six or seven months old when he gets them. They stay three months and owners come two or three times to train with their dog before they go home. The majority of his gundogs are not for competition, as most of his owners are weekend warriors. They'll hunt in season but are companion dogs the rest of the time. "They have to come when called, stand still and come back with the bird," Horton says. "Nothing else exciting in their life, except maybe chasing a cat."

People often ask Horton, "What's your training method?" He says just like people, every dog is different. One may be

“ I do the three T's: teach, train and test.

CALEB HORTON - Southern Tradition Kennels

lacking confidence while the other is shining with confidence—but he's not paying one bit of attention to you." Horton has to read each dog and determine the best training approach.

"I do the three T's: teach, train and test." He teaches basic obedience using a leash, first, and doesn't introduce an e-collar until they have that part down. "The 'burn and learn' method is archaic," he says. "Dogs don't understand our language; you've got to teach what you want, first."

Laurie Williams says the way she looks at it is she's teaching the dogs how to participate in their sport. She's teaching them the rules, so they can be a success. "It's sad when you find a dog that doesn't love their game," she says. That's often the result of training methods that didn't fit their sensitivities or strengths. "You've got to figure out which correction works the best with a dog for your dreams to come true." Some respond to e-collar correction, while



the same training method can make another neurotic. Like Horton, she also takes time to get to know the dog and determine what works.

While some people sign up their puppies for gundog training, Williams says many dogs arrive because they're exhibiting a behavior that the owner can't fix. For example, she had an owner coming to see her from Atlanta because his four-month-old German Shorthaired was gun shy. He shot over her the first time and she ran for cover. Williams worked with the dog and within thirty days, she had reversed the response. Williams was able to shoot over her without upsetting the dog's concentration to mark the bird.

Most trainers welcome owners to watch training and better understand what a dog can do. Once you're associated with a trainer, you and the dog are like family.

Many owners bring their dogs back for board-and-train tune-ups or to meet other dog owners at the trainer's site on weekends. Group gatherings are especially helpful because they simulate a hunt. With each outing, you don't know what you're getting yourself and your dog into; it's not predictable. It's the same on a hunt. There could be another dog that's a distraction, a chaotic environment, encounters with wild animals—snakes. By working your dog around other dogs and changing environments, you're strengthening their skills and yours.

You'll also have a better idea of what you're bringing to the dove field or duck pond. Observes Crocker, "If you bring a dog that doesn't mind to a hunt, you'll be looking a long time for another invitation to come in the mailbox."

Tale of a Special Dog

When Wayne Dodson was looking to get a hunting dog, he did his homework and found a breeder with a good reputation in Illinois. In August of 1999, he and his wife drove 13 hours to pick up the yellow Lab puppy, who was the last in a litter of seven. But when they arrived, Dodson started having second thoughts. "That was the ugliest puppy I've ever seen in my life," he says. "She was gangly, wobbly." He told his wife he wasn't going to take her, but she insisted. "By the time we got home 13 hours later, we bonded," he says. "And she turned out to be the best dog I ever had."

They named her "Dr. Copper." Dodson started training her about an hour or so every afternoon then a couple of hours on weekends. Then he decided to bring Copper to the local hunt test group. She showed such promise, someone suggested Dodson run her in a Derby. He did, and after she won three in a row, he wondered, "What have I got?" He went to see one of the professional trainers who winters in Thomasville and her gift was confirmed. Dodson spent the next seven summers in Wisconsin training Copper. "I called my granddaughter and told her, 'I'm about to dip into your inheritance.' She told me, 'Go ahead, granddaddy.'"

In 2006, Copper won the National Retriever Club Championship when it was held in Weldon Spring, Missouri. Competing nationally wasn't anything Dodson set out to do. But he has no regrets. "You do it for the love of the dog and the people," he says. "I've met people all over the country I would have never met before. I developed a completely new field of friends."

The hunt test fits the average hunter so much better than the field trials, he says. The gatherings will make your dog a better dog in the field. "It's sort of a festive affair. You meet on Saturday morning, drop the tailgate at noon and have a good lunch." And besides that, you'll save face. "If you start with a Junior Hunt Test, then Senior, then Master Dog. You can take that dog to anybody's dove shoot and not be an embarrassment."

Those tests are like minor league ball, he says. The field trial is major league. Field Trials are very expensive, but pretty much any type of competition can add up.

"It's not for the weak of heart or pocketbook," Dodson says. "The only money that's involved is outgoing. You get a ribbon and sometimes a silver plate. That's it. Oh, and sometimes Purina® will give you a sack of dog food." If you want to keep it inexpensive, he suggests just running the hunt test and field trials that are closer to home. They're good for seeing what other dogs can do.

It's difficult to pick a winner, but if you do your homework you're increasing the odds, Dodson says. "They've got to be fast and accurate. My dog had a high degree of intelligence, that's one reason she excelled. I tell people the way we won is you've got to be in the right place at the right time with the right dog. I could have run her again for 20 years and it might not happen again."

You'll get out of a dog what you put into them. "If you're lazy with training, you're going to have a lazy dog," he says. Dodson is between dogs now and when he went on a dove shoot recently, he really missed Copper. "Having a dog just adds another dimension to the hunt."



Wayne Dodson and Dr. Copper after winning an Open Trial.



ON FIRE: Spreading the word about controlled burn practices

THROUGH PHEASANTS FOREVER AND QUAIL FOREVER, LOCAL REALTOR JON KOHLER IS LEADING THE WAY

By Irwin Greenstein



In September 2017, Jon Kohler was elected to the 18-member National Board of Directors of the combined upland habitat conservation organization, Pheasants Forever and Quail Forever.

Kohler is a devoted conservationist and long-time supporter of The Tall Timbers Research Center in Tallahassee, which has pioneered prescribed fires for the preservation of quail habitat. Now, through his new board seat, Jon is on a mission to implement the Tall Timbers Fire Ecology Program as a national initiative to advance the stewardship of upland hunting environments.

“In my brokerage business, the single common denominator of a property’s value is based on its historical use of prescribed fire,” he said. “When done right, it’s the least expensive thing to do for quail habitat conservation.”

A prescribed burn contributes to the cycle of restoration and preservation of quail habitat. As a 26-year-old plantation brokerage, marketing, and advisory firm specializing in the southeast, Jon Kohler & Associates has developed an investment matrix that places a premium on land preservation as applied through controlled burns.

Tall Timbers estimates that its Fire Ecology programs and conservation easements have protected traditional wingshooting in north Florida and south Georgia by protecting more than 128,000 acres.

But Jon observes that “on the national landscape, we’ve lost a lot of those conservation traditions.” Jon’s passion for land conservation goes back to his boyhood when his father had purchased a 160-acre tract of wilderness along the Florida Gulf Coast that he named the “Blue Creek Costal Preserve.” It was there that Jon learned to hunt and fish. The experience would set Jon on the path of real estate sales. He earned a Bachelor’s degree in Real Estate and Entrepreneurship from The Florida State University. In 1991 he started Jon Kohler & Associates and received a law degree shortly afterwards. He was on his way to pursuing a real estate career that would stress his passion for wildlife habitat preservation.

On his own land, Lick Skillet Plantation & Cattle Company in Lamont, Florida, he raises grass-fed beef cattle and introduced rotational grazing on a 225-acre portion of the ranch. When it comes to land conservation Jon practices what he preaches. He has worked with Tall Timbers to register a significant portion of his family’s property in a conservation easement, including 1.5 miles of the historic Aucilla River.

“I have a unique perspective on land conservation and prescribed burning,” Jon said. “During my career I have been an advocate of excellent land stewardship and understand that Quail Forever, with its national presence, can show the benefits of prescribed fire to the rest of the country.”

The combined organization of Pheasants Forever and Quail Forever is the country's largest nonprofit dedicated to upland habitat conservation. It has more than 149,000 members and over 700 local chapters across the United States and Canada. The organization's mission dovetails with the federal Conservation Reserve Program (CRP) that promotes strong conservation policies in the Conservation Title of the Federal Farm Bill and at the state level. Quail Forever and Pheasants Forever employ more than 300 employees including biologists who work with landowners across the country to improve habitat. Since forming in 1982, Pheasants Forever, and its subsequent quail division Quail Forever (formed in 2005) has created or enhanced wildlife habitat on more than 15.8 million acres across the United States and parts of Canada.

In just the last three years, the local Southwest Georgia chapter of Quail Forever based in Albany has raised \$150,000 and put 100% of it back into habitat—and another \$75,000 was recently raised just this year alone. Each chapter has full control of funds raised, but this chapter chooses to disperse proceeds as recommended by the Florida/Georgia Quail Coalition with portions going to Tall Timbers and the Georgia Department of Natural Resources.

Jon believes that his fellow board members should complement the core competencies of Quail Forever and Pheasants Forever with the central precepts of the Tall Timbers Fire Ecology Program.

Quail Forever, Pheasants Forever and Tall Timbers would seem to make for a natural fit. Tall Timbers is widely regarded for its research of fire ecology, game bird management, vertebrate ecology and forestry. However, Tall Timber's primary research focus has been in the Southeastern Coastal Plain, South Georgia and North Florida and Quail Forever and Pheasants Forever could take that extensive research and technology really wide.

>> WANT TO LEARN MORE? **QuailForever.org**
PheasantsForever.org

Jon Kohler owns Jon Kohler & Associates, which is based at his plantation in Lamont, Florida. Since 2010 his brokerage has closed more than 207,000 acres representing approximately \$429 million in sales of sporting properties to conservation-minded landowners. In addition, four years ago he co-founded LandLeader—now America's largest land marketing firm which sewed up \$3.5 billion in land transactions during its first three years in business as a startup.

Locally, Jon Kohler & Associates has managed the sale of Red Hills landmarks such as Longpine Plantation, Disston Plantation (twice), Greenwood Plantation, Chemonie, Chinquapin Plantation and Honey Lake Plantation, among others. Jon shares his opinions in national, regional and local publications such as the Wall Street Journal, Garden & Gun Magazine, Tallahassee Democrat, Bloomberg, Yahoo News, Country Living Magazine, The Land Report, Safari Club International, The Shreveport Times, Vires Magazine, Birmingham Business Journal and the Atlanta Business Chronicle.

Jon enjoys spending time at Lick Skillet with his wife, Erica, and their two young sons, Greyson and Ashton.





Southwest Georgia *is a Terrific Place* to Live and Own Property

By Richard Monson

There are a lot of nice places to live and probably no place that is perfect. There are, however, some places that are very special. As a locality, the southwest Georgia Wiregrass region is unique in its temperate climate, rural landscape and diverse historical culture—sharing the qualities of small towns spread all across America.

Like many small town regions across rural America, shifting industrial trends and consolidating agriculture have left a vacuum that appears decidedly hard to fill—and southwest Georgia is no exception. What the region does have is a resiliency to persevere despite the mass exodus from rural America to urban population centers. And what

**A rural way of life
that has all of the
essential amenities...**

remains is a rural way of life that has all of the essential amenities—and many of the urban amenities—accessible in less time that it can take city folks to drive across town.

While historically a farming and timber producing region, the area has maintained its agricultural roots and today leads the state and nation in the production of a number of farm commodities. In terms of recreational opportunities, the region is renowned for, and abounds in, outdoor activities. A system of productive waterways create opportunities for fishing, kayaking, camping and boating in some of the most serene navigable settings in the state. At the confluence of two of the major waterways is Lake Seminole. Lake Seminole is a 37,000 acre impoundment that offers fishing, boating, kayaking, camping and even duck hunting in the winter. In terms of fishing, the lake annually attracts major fishing tournaments that bring in anglers from across the southeast and beyond.

Dating back to early 1900's, southwest Georgia became a place where well-to-do northern countrymen escaped the frigid climates of their native region and spent much of their winter on vast plantations enjoying the weather



and bountiful abundance of bobwhite quail. It was more than shooting; it was a time honored tradition carried out with a genteel chorography of horses, pointers, setters and sportsmen dressed as if going to church. While today the tradition is still maintained in some locales, the region is served by a host of opportunities to visit one of the many establishments that cater to the public seeking to experience the time honored traditions. In fact, the southwest Georgia Wiregrass region attracts individuals from across the nation who come to experience the bygone days of “gunning”—just as they did when times were simpler and people just enjoyed being outdoors with friends and family.

Southwest Georgia is blessed with a climate where winter is as enviable as summer is sufferable. Cold snaps in winter are short, and moderate days and nights the norm throughout. Spring usually turns to summer before your eyes as temperatures rise and one seeks the solace of shade or more modern accoutrements unknown to our ancestors. Fall slowly eases the sweltering landscape with a change in breeze and shift in shadows that foretells glorious days afield ahead. By Thanksgiving, no day is served well if some portion is not spent outside.

The opportunity to purchase land within the region is ample with affordability at many levels. Whether the desire is for a peaceful setting to watch the sunsets from the front porch or an expansive terrain to enjoy numerous outdoor activities, southwest Georgia has it all. While purchasing property can be a daunting task with a myriad of options and decisions, finding someone to help guide you through the process is not very hard.

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ON FINDING, PURCHASING AND FINANCING
REAL ESTATE IN SOUTHWEST GEORGIA
SWGAFarmCredit.com



Richard Monson is the President and Chief Executive Officer of Southwest Georgia Farm Credit. He is also an avid hunter and connoisseur of delectable southern cuisine.

FEELING YOUR AGE?

WE'VE GOT SOME ADVICE FOR "GRAYING" TURKEY HUNTERS

By Scott Westbrook

(A)

(B)



PADDED BICYCLE SHORTS (not shown) I know I've lost most of you right now. Sitting under a tree working the slate or box call for hours can be taxing on one's rump. Modern turkey vest manufacturers still haven't perfected a cushion to touch the comfort of a good pair of bike shorts with built-in extra padding. Trust me, this is not an area where you want to buy the cheapest you can find. Go to a cycle shop, spend a little money, and get the best pair you can afford. Don't be shy. Tell the salesperson exactly how you'll be using them. Do you have a hard time getting comfortable on the bleachers at youth sporting events or on a church pew with a long-winded pastor? These will work in those settings, too.

(A) TURKEY LOUNGER These are a little more affordable. For about \$30 you can score a low-profile camouflage folding seat which will sit nicely behind your blind or against a tree. If you're hunting with your child or grandchild, let me tell you what works for me. Place the detached pad from your vest on the ground in front of turkey lounger. Position the young hunter on the pad while you sit behind them in your chair. This gives an elevated view a few inches over their shoulder so you can instruct your Padawan when to take the perfect shot.

(B) THERMACELL I didn't care for mosquitos when I was younger, and I definitely despise the Zika and West Nile-carrying vampires now. Thermacells are a handy device, and some fit nicely in a box call pocket on a standard vest. They're less effective on windy days, but, thankfully, so are mosquitos. Keep an extra butane powered replacement cartridge in your vest, too.

THERE WAS A TIME WHEN WE COULD RUN THROUGH THE WOODS WITH THE BEST OF THEM.

The rush of stalking a mature Tom in a creek bottom or around the edge of a field felt more like actual hunting than the waiting game of deer or dove hunting. However, the squatting, bowing, and running in full gear while carrying a loaded shotgun has become increasingly less appealing with age. Worry not; modern technology has the tools SO we can still enjoy hunting these majestic birds while passing on our knowledge in real world settings.

Several items come to mind (fiber optic sites, rangefinders, support inserts for rubber boots, etc., etc., etc.), but the three things described to the left, make sitting under a tree much more pleasant. For those who have experienced the thrill of a thunder chicken spitting and drumming through the woods while in full strut, take some time and introduce the same excitement to the next generation.



Scott Westbrook and son, Carson, in action.

FUN FACTS ABOUT SCOTT WESTBROOK I have traveled and hunted with my son as he completed his turkey hunting Grand Slam by the age of 9 years old. I have a YouTube® video titled "Turkey Hunting With A Slingshot" which currently has over 120,000 views. And, I'm the Senior Appraiser at Southwest Georgia Farm Credit.



What you need to know about Phishing

A NEW TYPE OF IDENTITY THEFT

What is Phishing?

There's a type of Internet theft called phishing. It's pronounced fishing, and that's exactly what thieves are doing: fishing for your personal financial information. What they want are account numbers, passwords, Social Security numbers and other confidential information that they can use to steal from your checking account or run up bills on your credit cards.

The Risk:

With sensitive information obtained from a successful phishing scam, thieves can take out loans or obtain credit cards in your name. They can do damage to your financial history and personal reputation. If you understand how phishing works and how to protect yourself, you can help stop this crime.

Here's how phishing works:

In a typical case, you will receive an email that appears to come from a reputable company that you recognize and do business with, such as your financial institution.

In some cases, the email may appear to come from a government agency, including one of the federal financial institution regulatory agencies.

The email will probably warn you of a serious problem that requires your immediate attention. It may use phrases, such as, "Immediate attention required," or, "Please contact us immediately about your account." The email will then encourage you to click a button to go to the financial institution's website.

In a phishing scam, you could be redirected to a phony website that may look exactly like the real thing. Sometimes, in fact, it may be the company's actual website. In those cases, a pop-up window will quickly appear for the purpose of harvesting your financial information.

In either case, you may be asked to update your account information or to provide information for verification purposes: your Social Security number, your account number, your password or the information you use to verify your identity when speaking to a real financial institution, such as your mother's maiden name or your place of birth. If you provide the requested information, you may find yourself the victim of identity theft.



HOW TO PROTECT YOURSELF

- 1 **Never provide your personal information in response to an unsolicited request, whether it is over the phone or over the internet.**

Emails and Internet pages created by phishers may look exactly like the real thing. They may even have a fake padlock icon that ordinarily is used to denote a secure site. If you did not initiate the communication, you should not provide any information.

- 2 **If you believe the contact may be legitimate, contact the financial institution yourself.**

You can find phone numbers and websites on the monthly statements you receive, or you can look the company up in the phone book or on the internet. The key is that you should be the one to initiate the contact, using contact information that you have verified yourself.

- 3 **Never provide your password over the phone or in response to an unsolicited Internet request.** Southwest Georgia Farm Credit will never ask you to verify your password online or over the phone for security purposes.

- 4 **Review account statements regularly to ensure all charges are correct.** If your account statement is late in arriving, call your financial institution to find out why. If you are signed up for internet banking, you can review your statement more often to catch suspicious activities. Remember, no legitimate financial institution will ever ask you to provide or verify information online.

MORE TIPS to Fight Identity Theft:

- **Never provide personal financial information**, including your Social Security number, account number or passwords, over the phone or the internet if you did not initiate the contact.
- **Never click on the link provided in an email** you believe is fraudulent. It may contain a virus that can contaminate your computer.
- **Do not be intimidated by an email** or caller who suggests dire consequences if you do not immediately provide or verify financial information.
- If you believe the contact is legitimate, **go to the company's website by typing the site address** directly or using a page you have previously bookmarked, instead of a link provided in the email.
- If you fall victim to an attack, act immediately to protect yourself. **Alert your financial institution.** Place fraud alerts on your credit files. Monitor your credit files and account statements closely.
- **Report suspicious emails or calls** to the Federal Trade Commission: consumer.gov/idtheft or 1.877.IDTHEFT.

What should you do if you are an identity theft victim?

Contact your financial institution immediately and alert them to the situation. If you have disclosed sensitive information in a phishing attack, you should also contact one of the three major credit bureaus and discuss whether you need to place a fraud alert on your file, which will help prevent thieves from opening a new account in your name. Here is the contact information for each bureau's fraud division:

Equifax

800.525.6285 | P.O. Box 740250, Atlanta, GA 30374

Experian

888.397.3742 | P.O. Box 1017, Allen, TX 75013

TransUnion

800.680.7289 | P.O. Box 6790, Fullerton, CA 92634

#GrowingStrongerTogether

Thanks or joining us for our customer appreciation events. We had a great time!




**GROWING
STRONGER**
together



THIS TURNKEY RETREAT WILL HAVE YOU READY FOR HUNTING SEASON!



500 +/- ACRES EARLY CO

\$990,000

SEARCHING FOR THAT PERFECT DESTINATION FOR WEEKEND HUNTING?

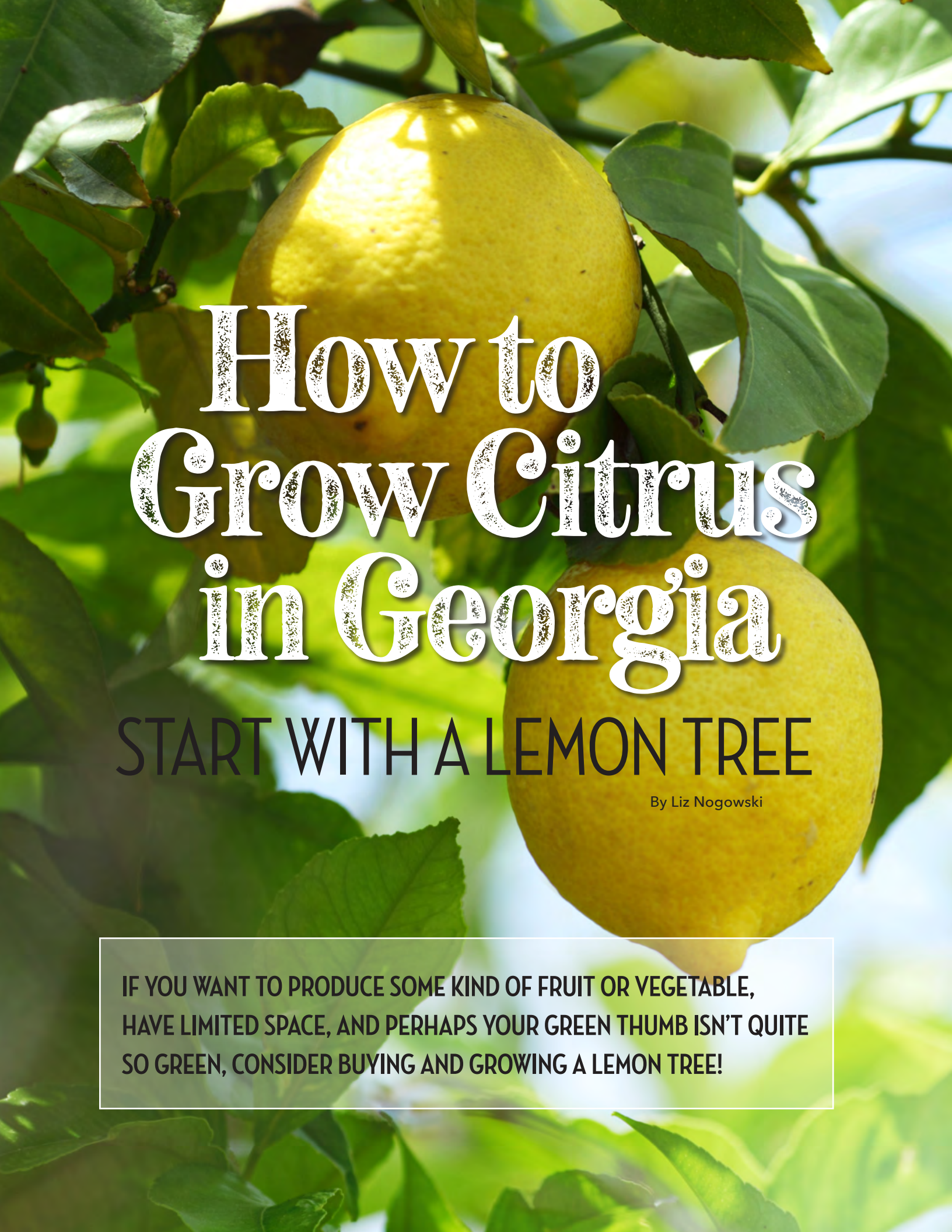
Surrounded by farms and people who care about the land, these 500 +/- acres are the perfect location for growing quality whitetails. It's a pristine habitat, located on Nicklesville Road, just east of the quaint southern town of Blakely, Georgia. Whether you're making the drive from Atlanta, north or central Florida, or heading over the Alabama line, the location is ideal and so are the amenities. You'll find a mixture of hardwoods, upland pine, and cypress wetlands—not to mention several established food plots and box blinds. Complete this perfect property for you, your family, friends and special guests with a beautiful 6-bedroom and 2-bath cabin. Take the kids fishing at the 4-acre pond; and flood it for you and your buddies when duck hunting season rolls around. An additional 270 +/- acres adjoin the property and can also be purchased to make 770 +/- acres of phenomenal habitat.



Offered by:

CBC SAUNDERS REAL ESTATE

Bryant Peace, Realtor
229.726.9088 or Bryant@SREland.com




How to Grow Citrus in Georgia

START WITH A LEMON TREE

By Liz Nogowski

IF YOU WANT TO PRODUCE SOME KIND OF FRUIT OR VEGETABLE, HAVE LIMITED SPACE, AND PERHAPS YOUR GREEN THUMB ISN'T QUITE SO GREEN, CONSIDER BUYING AND GROWING A LEMON TREE!



*Here's the scoop on lemon trees from Lindy Savelle,
president of the Georgia Citrus Association*

You can grow your lemon tree indoors or outside, and it's not difficult, providing you keep its soil and branches moist and warm. With just a little care, your lemon tree will share its splendid aroma and in a short amount of time, will yield fruit you can share with friends and family!

Lemon trees seem like a great way to start producing your own crop—even if it's just one or two lemons. And, they smell and look wonderful. What advice do you have for someone who is thinking about buying a lemon tree?

LINDY: Lemon trees are not as cold hardy as other citrus varieties. Navels, tangerines and satsumas seem to do better in South Georgia/North Florida than lemons and limes, BUT lemons will grow here. One must first start with a tree that has been budded/grafted on a cold hardy rootstock. If you're buying your tree in a commercial store, you may not be able to know or determine what type of rootstock your tree is budded on. So, the first step I would suggest is to buy trees from a local nursery that actually propagated the tree. They will know the rootstock and whether it is cold-hardy for our area. There are several rootstocks that do well in our area; a few are Rubidoux, Rich 16-6, and a dwarf called Flying Dragon. A Flying Dragon dwarf tree will reach about 6 feet in height which is good for a homeowner. It can also be grown indoors year round.

Is it ok to keep your lemon tree outside in southwest Georgia? We've read that below 55 degrees, the trees don't do well. Would you advise that it be an indoor plant until spring comes around?

LINDY: Lemon trees are not as cold hardy but will do well above freezing. Most homeowners buy a Meyer lemon tree, which does fine until the temps drop below freezing. I would advise a homeowner to protect their lemon tree by planting it on the south side of their home (away from the wind) and covering it with an arctic bag when the temperature starts to plummet. If they do not have an arctic bag, sheets and blankets do well with a light underneath to keep the temperature up.

Seems like this might be the best time of year to plant a tree?

LINDY: Lemon trees, as with all citrus, should be planted in the spring, say from late March on. This way a late freeze won't get the tree. The University of Georgia has a trademarked cold-hardy lemon tree called Grand Frost that is more cold tolerant than other lemon trees. It produces a large seedless lemon that juices very well.

>> WANT MORE INFORMATION ON HOW TO START PRODUCING LEMONS?

**gardeningknowhow.com or
GeorgiaCitrusAssociation@gmail.com**

ASSOCIATION NEWS

Annual Stockholders' Meeting

Nearly 225 members and guests attended this year's Annual Stockholders' Meeting. Members of the agricultural lending cooperative voted for three Board of Director positions, re-electing John M. Bridges, Jr., and Edward "Ted" Milliron and electing R. LaDon Durham. The annual meeting provides an opportunity for members to review the Association's financial performance, as well as learn about the upcoming year's business plan objectives.

Other members of the Board include James H. Dixon, Jr., Robert L. Holden, Sr., Kim D. Rentz, Jeffrey Clark, and Tom Harrison.



R. LaDon Durham, John M. Bridges, Jr., and Edward "Ted" Milliron

Members also elected the 2019 Nominating Committee: Eric Cohen, Joan Michelson, Andrew W. Payne, and Sammy Perkins.

The Farm Credit Difference: We Pay Dividends

When you do business with Farm Credit, you become a member. As a cooperative, we return our profits to those who borrow from us. This year Southwest Georgia Farm Credit distributed \$5 million of its 2017 profits in cash to our members. This cash distribution means customers get 100% of their share of the Association's profits in their pockets annually when declared by the board of directors.

Farm Credit Associations of Georgia Honor Clements with Scholarship



Matthew Clements from Fitzgerald, Georgia, a general agriculture major at ABAC, received the 2017 Farm Credit Associations of Georgia scholarship. This \$1,000 scholarship was presented by Rhonda Shannon from AgGeorgia's Tifton office. Congratulations, Matthew!

Association Provides Scholarships for Area Students

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



Relationship Manager Brandon Vann with Americus-Sumter High School senior Charlotte Schopen-Davis and Southland Academy senior Alam Anjum, both of Americus. Schopen-Davis plans to attend the University of Georgia to pursue a degree in English and Communication. Anjum plans to attend Georgia Tech pursuing a degree in Biology/Neuroscience.



Thomasville High School Scholars Academy senior John M. West receives his scholarship. Mr. West is planning to pursue a degree in Law at The University of Georgia.



Victoria Fleet a senior from Miller County High School in Colquitt, accepts her scholarship from Brant Harrell, Relationship Manager. Ms. Fleet, who plans to pursue a degree in Pre-Veterinary Medicine, plans to attend The University of Georgia in the fall.

Southwest Georgia Farm Credit Welcomes New Employees

Southwest Georgia Farm Credit is pleased to announce the addition of four new employees.

Hallie Holton has joined the team as a Loan Administrator. Mrs. Holton is a graduate of Valdosta State University with a Bachelor of Fine Arts degree. She will work in the Association's Camilla office.

Brandon Vann has joined Southwest Georgia Farm Credit as a Relationship Manager. Mr. Vann is a graduate of Georgia Southwestern State University with a bachelor's degree in Business Administration and Management.

Vann will join the staff in the Association's Americus office. "Brandon's experience in commercial lending will help us deliver an exceptional customer experience for local farmers and farm businesses, as well as those who want to purchase recreational properties," said Brian Wilson, Chief Relationship Manger.

Billy Billings joins the staff as a Credit Analyst. Mr. Billings is a graduate of the University of Georgia with a Bachelor of Business Administration in Finance.

"Billy possesses the financial acumen and agricultural background we look for in a credit analyst," said Cindy Strickland, Director of Credit Risk Underwriting at Southwest Georgia Farm Credit. "His knowledge of our local ag communities will be beneficial as he learns about our clients."

Allen Corbin will join the staff as a Relationship Manager and will work in the Association's Thomasville office. "Allen is an experienced lender who has always put his customers first," said Brian Wilson, Chief Relationship Manager. "Allen will be working with farmers and agribusinesses, as well as those who want to finance a hunting property or home with acreage."

We're looking forward to all of their success as part of the Farm Credit team.



Hallie Horton



Brandon Vann



Billy Billings



Allen Corbin

Renfroe Promoted to Capital Markets Officer

Jared Renfroe, who joined the Association as a Relationship Manager, has been promoted to Capital Markets Officer. Renfroe began working in the Farm Credit System in 2011.



Ausley is Loan Operations Manager

Renee Ausley, who has been an Accountant with Southwest Georgia Farm Credit since 1998, has been promoted to Loan Operations Manager. Ausley has extensive experience in loan accounting, loan systems and processes.



Minor Named Risk Management Analyst

Bo Minor has been named Risk Management Analyst. Minor will assume responsibility for portfolio analysis. Mr. Minor has been with Southwest Georgia Farm Credit for just over one year as a Credit Analyst.



Moran Named Client Relations Specialist

Karen Moran began her career at Southwest Georgia Farm Credit in 2009 as the Receptionist in the Bainbridge office. Moran's commitment to exceptional customer service earned her the promotion to Customer Relations Specialist in the organization's business development unit.

MARKET TRENDS

FIRST QUARTER 2018 LAND SALES

For Sales Greater than 30 Acres

COUNTY	ACRES	SALES PRICE	\$/ACRE	COUNTY	ACRE	SALES PRICE	\$/ACRE
Baker				Miller			
	165	\$ 350,000	\$ 2,121		250	\$ 260,000	\$ 1,040
	62	\$ 120,000	\$ 1,935	Mitchell			
	95	\$ 85,000	\$ 895		125	\$ 739,000	\$ 5,912
	164	\$ 412,000	\$ 2,512		125	\$ 120,000	\$ 960
	57	\$ 143,000	\$ 2,497		71	\$ 146,000	\$ 2,056
Calhoun					82	\$ 160,000	\$ 1,951
	43	\$ 81,000	\$ 1,886		83	\$ 230,000	\$ 2,771
	102	\$ 204,000	\$ 2,000		99	\$ 273,000	\$ 2,758
Chattahoochee					137	\$ 300,000	\$ 2,190
	300	\$ 375,000	\$ 1,250		36	\$ 110,000	\$ 3,056
Decatur					180	\$ 725,000	\$ 4,028
	110	\$ 585,000	\$ 5,318	Randolph			
	1547	\$ 5,072,000	\$ 3,279		194	\$ 1,106,000	\$ 5,701
	119	\$ 405,000	\$ 3,395		262	\$ 1,193,000	\$ 4,553
	149	\$ 149,000	\$ 998		50	\$ 170,000	\$ 3,400
Dougherty				Schley			
	504	\$ 1,412,000	\$ 2,799		37	\$ 75,000	\$ 2,027
	6005	\$ 13,000,000	\$ 2,165		1002	\$ 975,000	\$ 973
Early				Seminole			
	115	\$ 279,000	\$ 2,420		109	\$ 290,000	\$ 2,661
	118	\$ 400,000	\$ 3,390		254	\$ 1,304,000	\$ 5,134
	125	\$ 241,000	\$ 1,928		40	\$ 93,000	\$ 2,325
	231	\$ 1,410,000	\$ 6,104	Stewart			
	35	\$ 91,000	\$ 2,600		308	\$ 924,000	\$ 3,000
	40	\$ 84,000	\$ 2,100		69	\$ 130,000	\$ 1,884
	49	\$ 121,000	\$ 2,469	Sumter			
	72	\$ 202,000	\$ 2,806		165	\$ 478,000	\$ 2,897
	78	\$ 135,000	\$ 1,731		303	\$ 410,000	\$ 1,353
	88	\$ 240,000	\$ 2,727		36	\$ 55,000	\$ 1,528
	788	\$ 1,438,000	\$ 1,825		42	\$ 92,000	\$ 2,190
	682	\$ 1,506,000	\$ 2,208		56	\$ 74,000	\$ 1,321
	469	\$ 1,260,000	\$ 2,687		231	\$ 710,000	\$ 3,074
	78	\$ 256,000	\$ 3,282		553	\$ 926,000	\$ 1,675
	446	\$ 758,000	\$ 1,700	Terrell			
Grady					124	\$ 155,000	\$ 1,250
	100	\$ 297,000	\$ 2,970	Thomas			
	39	\$ 82,000	\$ 2,103		3337	\$ 1,150,000	\$ 3,412
	54	\$ 206,000	\$ 3,815		50	\$ 175,000	\$ 3,500
	76	\$ 243,000	\$ 3,197		53	\$ 330,000	\$ 6,226
	76	\$ 187,000	\$ 2,461	Webster			
	78	\$ 400,000	\$ 5,128		33	\$ 70,000	\$ 2,121
	117	\$ 300,000	\$ 2,564		46	\$ 68,000	\$ 1,478
	127	\$ 198,000	\$ 1,559		71	\$ 213,000	\$ 3,000
	56	\$ 260,000	\$ 4,643		252	\$ 420,000	\$ 1,667
Lee					218	\$ 447,000	\$ 2,050
	54	\$ 125,000	\$ 2,315	Information for MARKET TRENDS is compiled from publicly available online data. This data shows all transactions recorded by county, for the time and period January 1, 2018 through March 31, 2018, for sales of 30 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.			
	165	\$ 265,000	\$ 1,606				
	651	\$ 2,328,000	\$ 3,576				
Marion							
	244	\$ 210,000	\$ 861				
	48	\$ 112,000	\$ 2,333				

BROOKS CO - GA

1,690 +/- acres

\$3,495 per acre



DRY LAKE ROAD
QUITMAN, GA / BROOKS CO.

Miami Plantation is an extremely diverse property that blends wild quail, trophy deer, and turkey hunting alongside timber management and agricultural production. A 54-acre fully stocked lake provides endless fishing & waterfowl options. It is one of the best opportunities on the market today.

THE WRIGHT GROUP
wrightbroker.com

BEN McCOLLUM
229-226-2564 / ben@wrightbroker.com

420 +/- acres

\$1,500,000



BADEN ROAD
QUITMAN, GA / BROOKS CO.
4 BR / 2 BA / 3,500 SQ FT

Believed to be one of the earliest homes in Brooks County, the fully restored Plantation House is the centerpiece of this beautiful South Georgia Farm.

SOUTHERN LAND REALTY
SouthernLandRealty.com

ROB LANGFORD
850-385-3000 / Rob@SouthernLandRealty.com

75 +/- acres

\$279,000



HOWARD ROAD
BARWICK, GA / BROOKS CO.

Very unique acreage just outside Barwick, GA. Geologically interesting where "Devil's Hopper" awaits the spelunker. Great hunting on the 75 acres. Plenty of space for building a secluded hide-a-way.

ROSE CITY REALTY, INC.
rosecityrealty.com

AMY PARKER
229-225-9225 / ahpk@hotmail.com

CALHOUN CO - GA

1,444 +/- acres

\$2,450 per acre



STATE HWY 37
LEARY, GA / CALHOUN CO.

Keel Creek is in the midst of Albany's famed plantation belt and a solid investment opportunity. A majority of the timber is merchantable with outstanding timber volumes. Property's overall diversity creates excellent wildlife habitat for deer, turkey and quail.

THE WRIGHT GROUP
wrightbroker.com

BEN McCOLLUM
229-226-2564 / ben@wrightbroker.com

CLAY CO - GA

276 +/- acres

\$469,200



HWY 39 N
FORT GAINES, GA / CLAY CO.

Prime soils and prime hunting should place this property on every long term investor's list of must see properties. 147 acres of Prime Statewide Important soils that could produce crops or be easily converted to high yield pine plantation. 5 ponds, 1 mile from the boat landing and golf course.

3 RIVERS REALTY
3riversrealty.com

MILLS BROCK
229-416-6136 / mills@3riversrealty.com

96 +/- acres

\$289,000



444 FAIN
BLUFFTON, GA / CLAY CO.
3 BR / 1 BA / 1,100 SQ FT

Includes a stocked 7 ac. pond, 40 ac. irrigated crop land, 16 ac. one year old planted loblolly pines, 7 ac. mature hardwoods, 25 ac. fenced pasture, and an 1,100 sq. ft. house on a one-ac. lot. The front two rooms of the house are logs from 1800's. Great farm to hunt, fish, get AWAY!

SOUTH GEORGIA LAND AND TIMBER
landandtimber.net

PAM MONFORT
229-768-3232 / pam@landandtimber.net

COLQUITT CO - GA

1,471 +/- acres

\$4,750,000



960 J R SUBER ROAD
MOULTRIE, GA / COLQUITT CO.
3 BR / 4 BA / 2,600 SQ FT

Peacock Plantation, nearly 1,500 acres of quail, turkey, and deer-hunting bordering lush warrior creek. This beautiful and diverse plantation offers eleven ponds, 2.75 miles creek frontage, 213 acres cropland, rolling topography and a duck pond. Main house, three guest houses, kennel and barns.

JON KOHLER AND ASSOCIATES
jonkohler.com

JON KOHLER
850-508-2999 / jon@jonkohler.com

CRISP CO - GA

26 +/- acres

\$565,000



145 VALHALLA ROAD
CORDELE, GA / CRISP CO.
5 BR / 3.5 BA / 4,042 SQ FT

Updated master bath with copper soaking tub, oversized tile shower, brick flooring and custom barn wood double vanity. Family room with stained glass, built-ins and stone fireplace. Updated kitchen, salt water pool, fountain, pergola, deck and hot tub. Includes horse facilities.

CENTURY 21 AMERICUS REALTY, INC.
century21.com/real-estate/amicus-ga

MARY KATHRYN DAVIS
229-924-2903 / marykathryndavis@yahoo.com

140 +/- acres

\$1,000,000



GRIMSLEY PLACE / SILVER LAKE ROAD
BAINBRIDGE, GA / DECATUR CO.

The Grimsley Place is now on the market for the first time in over 80 years. How about this view of Spring Creek in Decatur County, Georgia? This 140 acre property is an ideal candidate for a conservation easement largely due to its 1100+ feet of dockable frontage and development potential.

3 RIVERS REALTY
3riversrealty.com

MILLS BROCK
229-416-6136 / mills@3riversrealty.com

5 +/- acres

\$67,000



LOT #8 TURPENTINE DRIVE
CLIMAX, GA / DECATUR CO.

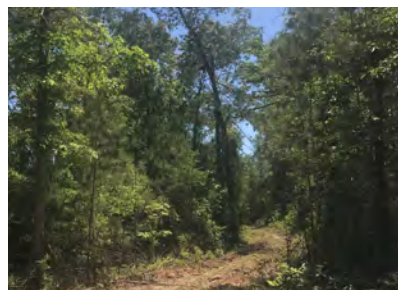
This lot features 5.11 acres with a beautiful stand of mature timber. This lot is on the cul-de-sac and is perfect for your dream home.

PREMIER GROUP REALTY
premiergrouprealty.com

ROLLINS MILLER
229-246-9837 / rollinsm@premiergrouprealty.com

182 +/- acres

\$546,900



LAKE DOUGLAS ROAD
BAINBRIDGE, GA / DECATUR CO.

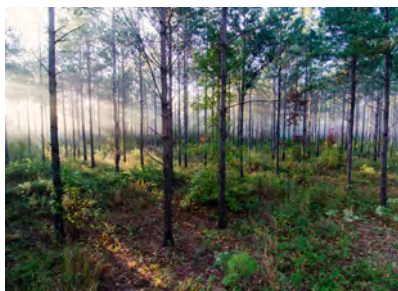
This is a great tract of land that is priced to sell! This 182.28 acre tract located on Whittaker Road would be a perfect home site, hunting retreat, development for homes or cleared for farmland.

COLDWELL BANKER BROCK REALTY
cbbrockrealty.com

GINA MCKENZIE
229-246-5127 / gmckenzie@cbbrockrealty.com

98 +/- acres

\$306,404



HWY 27 SOUTH
BAINBRIDGE, GA / DECATUR CO.

1100 feet of frontage on four-lane state highway. The property is only 1.5 miles from the city limits and is in the path of progress as development moves south. Priced at recreational land prices, with pine plantation/pond site/great hunting. Don't let a good deal pass by.

3 RIVERS REALTY
3riversrealty.com

MILLS BROCK
229-416-6136 / mills@3riversrealty.com

11 +/- acres

\$269,900



5931 OLD 179 N
WHIGHAM, GA / DECATUR CO.
4 BR / 2 BA

This 11.16 acres surrounds this fabulous home. Beautiful flooring, granite countertops, large family room complete with fireplace. Nice screen porch perfect for sipping coffee and sunsets.

COLDWELL BANKER BROCK REALTY
cbbrockrealty.com

TERESA HEARD
229-246-5127 / thheard@cbbrockrealty.com

122 +/- acres

\$384,000



EDDIE AVERY ROAD
CLIMAX, GA / DECATUR CO.

Secluded timber tract for hunting and relaxation north of Climax. Great wildlife. Build a cabin, grow a garden and get back to the simple pleasures of life.

REALTY MART, INC.

JO ANNE TUGGLE
229-377-8007 / joanne@realtymartga.com

29 +/- acres

Inquire for price



HORSESHOE BEND ROAD
BAINBRIDGE, GA / DECATUR CO.

Located south of Bainbridge, this tract has lots of pines and some hardwood. Loaded with deer and turkey. Hunting, fishing, trail riding and a short drive to Bainbridge Country Club. Just over a mile to a public boat ramp. Beautiful combination of woods, cleared areas, trails and more.

KETCHAM REALTY GROUP
ketchamrealty.com

TOM HENDERSON
850-681-0600 / tom@ketchamrealty.com

9 +/- acres

\$330,000



163 BACK OF THE MOON
BRINSON, GA / DECATUR CO.
4 BR / 4 BA / 2,519 SQ FT

Custom home with office/garage/ detached guest house on 9 acres. A stones throw of multiple boat landings. Its not easy to find quality constructed homes like this custom built home close to miles of trails for horses.

3 RIVERS REALTY
3riversrealty.com

MILLS BROCK
229-416-6136 / mills@3riversrealty.com

612 +/- acres

\$1,468,800



HWY 97 SOUTH
BAINBRIDGE, GA / DECATUR CO.

An ideal property for those looking for a tract that will provide hunting, fishing and entertainment year-round, for years to come. Heart of the tract is a 13+/- acre pond and 1.5 miles of frontage on Mosquito Creek. Wide range of habitat types from natural upland hardwood/pine ridges/plant-ed pine.

3 RIVERS REALTY
3riversrealty.com

MILLS BROCK
229-416-6136 / mills@3riversrealty.com

61 +/- acres

\$185,900



WHITAKER ROAD
BAINBRIDGE, GA / DECATUR CO.

This 61.73 acre tract located behind the Lake Douglas Pines Subdivision would be a perfect home site, hunting retreat or development for homes.

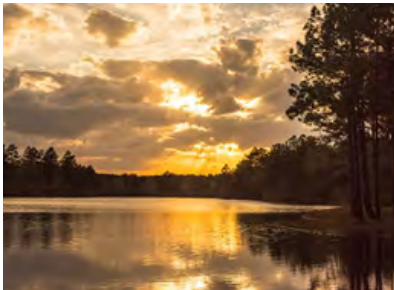
COLDWELL BANKER BROCK REALTY
cbbrockrealty.com

GINA MCKENZIE
229-246-5127 / gmckenzie@cbbrockrealty.com

DODGE CO - GA

100 +/- acres

\$625,000



EASTMAN
HAWKINSVILLE, GA / DODGE CO.
4 BR / 3 BA / 1,800 SQ FT

Turnkey recreational property with 20+/- acre private lake. Featuring a unique and recently updated 1,800 SF lakefront "Tree House." Includes all furnishings & equipment; tractor & implements, side by side, ATV, boat, trailer, wobble trap thrower, redneck blind, feeders, etc.

JON KOHLER AND ASSOCIATES
jonkohler.com

JON KOHLER
850-508-2999 / jon@jonkohler.com

DOUGHERTY CO - GA

20 +/- acres

\$110,000



2805 FORRESTER ROAD
ALBANY, GA / DOUGHERTY CO.

Hard to find 20 acre parcel in north-west Dougherty County. Located on Forrester Road and bordering Terrell County this tract provides privacy, room for horses and convenience to town. Priced right to sell. Sellers are licensed Realtors in GA.

ALBANY REALTY COMPANY
albanyrealtyco.com

MIKE FLYNN
229-883-6100 / mikeflynnrealtor@gmail.com

6 +/- acres

\$675,000



2431 TARVA ROAD
ALBANY, GA / DOUGHERTY CO.
6 BR / 6.5 BA / 5,358 SQ FT

Your dream home in the country with water view and six expansive acres. This private and historic home is located among some of America's finest hunting plantations and completely updated for today's modern buyer. Features are too numerous to list. Call for a private tour.

ALBANY REALTY COMPANY
albanyrealtyco.com

MIKE FLYNN
229-883-6100 / mikeflynnrealtor@gmail.com

715 +/- acres

\$3,150,000



TARVA ROAD
ALBANY, GA / DOUGHERTY CO.
5 BR / BA / 3,800 SQ FT

Right in the middle of Albany Plantation belt in exclusive Tarva Rd location. Featuring 3,800 SF main house, two ponds, creek, rich and diverse ground cover quail habitat, good stocking of timber, great eco-tones with a lot of edges, wood duck brood habitat pond, 6-acre dove field and great deer.

JON KOHLER AND ASSOCIATES
jonkohler.com

JON KOHLER
850-508-2999 / jon@jonkohler.com

88 +/- acres

\$202,000



619 LOCKETT STATION
ALBANY, GA / DOUGHERTY CO.

Possible federal tax credits of \$250,000. That's right, this property could pay for itself. 88 acres of recreational / investment land close to town. This property sets up well to be replanted and enrolled into a tax credit program. There is an additional 150 acres available to the immediate west.

ALBANY REALTY COMPANY
albanyrealtyco.com

MIKE FLYNN
229-883-6100 / mikeflynnrealtor@gmail.com

EARLY CO - GA

277 +/- acres

\$700,000



THREE NOTCH ROAD
BLAKELY, GA / EARLY CO.

277 acres of 30 year old planted pines and hardwood timber with highway frontage on Three Notch Road. Property is a great timber investment and recreational tract. The water sources include a spring fed creek, 3-acre pond, and 3 small springs which support the abundance of deer and turkey.

AGRI LAND REALTY
aglandsales.com

BRAD WALLER
229-221-3339 / bradwaller@windstream.net

293 +/- acres**Inquire for price**

NANTZE SPRINGS ROAD
ARLINGTON, GA / EARLY CO.

This beautiful irrigated farm is situated in the prime farm belt of southwest Georgia and has 2 center pivots as well some dry cropland. The property also has beautiful pine timber and large live oaks. The owner has also utilized the property for deer, turkey and quail hunting.

ALLIED LAND & TIMBER COMPANY, INC.
alliedlandga.com

THOMAS TAYLOR
229-759-1023 / thomas@alliedlandga.com

455 +/- acres**\$2,730,000**

GA HWY 39 NORTH
BLAKELY, GA / EARLY CO.

9 tower Valley, 7 tower Zimmatic, 1 yr old 8 tower Valley with low pressure nozzles. Fertile soils, Tifton, Faceville and Greenville loams, 25 ac in dry farmland, 65 ac in merchantable pine timber. All irrigation is electric. Deer and turkey to hunt. Great home site in back of well-maintained farm.

GEORGIA INLAND REALTY, INC.
GeorgialnlandRealty.com

RALPH MARK CREWS
863-634-3257 / Mark@GeorgialnlandRealty.com

87 +/- acres**\$2395 per acre**

CEDAR SPRINGS AND MARTIN ROAD
BLAKELY, GA / EARLY CO.

This beautiful farm offers 20 +/- acres in cropland with the balance in timberland with substantial quality pine plantation. The fields would be great for dove hunting and there are trophy deer throughout the area. Great location near Blakely with a beautiful setting for a country home.

ALLIED LAND & TIMBER COMPANY, INC.
alliedlandga.com

THOMAS TAYLOR
229-759-1023 / thomas@alliedlandga.com

500 +/- acres**\$990,000**

NICKLESVILLE ROAD
ARLINGTON, GA / EARLY CO.

6 BR

Timber covered recreational property features beautiful home and 500 acres of excellent deer and turkey habitat. As a turnkey operation, this property consists of cypress bottoms, hardwoods, newly planted pine, and merchantable pine. Adjoining 271 +/- acres can be included in sale.

CBC SAUNDERS REAL ESTATE
SREland.com

BRYANT PEACE
229-792-8559 / bryant@SREland.com

41 +/- acres**\$59,900**

HIGHTOWER AVE
DAMASCUS, GA / EARLY CO.

There is an abundance of deer, a low lying area with a small wet weather pond great for ducks. This is especially beautiful for home site with all the amenities of country living.

COLDWELL BANKER BROCK REALTY
cbbrockrealty.com

TERESA HEARD
229-246-5127 / thheard@cbbrockrealty.com

216 +/- acres**\$1,295,000**

270 NORTH OLD RIVER ROAD
BLAKELY, GA / EARLY CO.

5 BR / 4 BA / 3,200 SQ FT

Unique turnkey recreational tract with rolling topography, 106 ac Loblolly Super trees, 25 ac Longleaf, 3.5 ac stocked pond, 2 creeks, deer and turkey hunting. Gourmet indoor and outdoor kitchens, pool with waterfalls, barn enclosed and fully equipped workout room. Fully furnished.

GEORGIA INLAND REALTY, INC.
GeorgialnlandRealty.com

RALPH MARK CREWS
863-634-3257 / Mark@GeorgialnlandRealty.com

70 +/- acres**\$2,200 per acre**

WHITE CHANDLER RD & HWY 39 N
BLAKELY, GA / EARLY CO.

Located at the intersection of White Chandler Road and Highway 39 in Early County the majority of the farm is in cultivation and could be used for row crops, pasture/hayfield or would make a great country home site. The tract may also possibly qualify for CRP long leaf program.

ALLIED LAND & TIMBER COMPANY, INC.
alliedlandga.com

THOMAS TAYLOR
229-759-1023 / thomas@alliedlandga.com

103 +/- acres**\$389,000**

1893 LOWER RIVER ROAD
COLUMBIA, GA / EARLY CO.

3 BR / 2 BA / 1,400 SQ FT

3/2 mobile home and pole barn, deep pond for irrigation or irrigate directly from the Chattahoochee River. Borders army corps land to north, that does not allow recreation. Large deer and turkeys.

INGRAM LAND AND REALTY LLC
ingramland.com

MATT CARDEN
334-585-9001 / mcarden21@gmail.com

18 +/- acres

\$185,000



COUNTRY ESTATE
BLAKELY, GA / EARLY CO.
3 BR / 2.5 BA / 1,900 SQ FT

Built by and for the current owners, this home has all the conveniences. The floor plan is very open and the living, dining and bedrooms are surprisingly large. Great hunting area and close to fishing at Lake Seminole and Lake Walter F. George/Eufaula. Secluded and very quiet.

TAYLOR REALTY ASSOCIATES
taylorrealtyassociates.com

TERRY TAYLOR
229-758-8432 / terry@ttaylor.com

35 +/- acres

\$489,000



BELLE CHASSE
BLAKELY, GA / EARLY CO.
4 BR / 3 BA / 4,300 SQ FT

Secluded acreage surrounded by thousands of acres of woodlands and farm land. Lake stocked with bass, catfish, bluegill and sunfish. Deer, quail and turkey hunting. Under QDM for 20 years. Lake house includes full kitchen and covered picnic area. Over 100 additional acres available.

TAYLOR REALTY ASSOCIATES
taylorrealtyassociates.com

TERRY TAYLOR
229-758-8432 / terry@ttaylor.com

10 +/- acres

\$35,000



SPOONER QUARTER ROAD
JAKIN, GA / EARLY CO.

This 10.5 acre lot would be a wonderful home site.

THE WHITTAKER AGENCY
thewhittakeragency.com

SARAH H. AVERY
229-524-2088 / sarah@thewhittakeragency.com

GRADY CO - GA

55 +/- acres

\$300,000



RIDGE ROAD
CAIRO, GA / GRADY CO.
2 BR / 1 BA / 1,296 SQ FT

Beautiful old wood floors with reclaimed wood from some of Pelham's more notable buildings. Bricks and old doors from old theaters to 100+ year old church. Stories! The home has a large open living area with wood burning insert in fireplace. Quartz counter tops. Charming, warm, cozy, unique.

CROCKER REALTY, INC.
landcroc.com

DANIEL E. CROCKER
229-228-0552 / landcrocdan@gmail.com

14 +/- acres

\$159,900



669 POPES STORE ROAD
OCHLOCKNEE, GA / GRADY CO.
3 BR / 2 BA / 1,633 SQ FT

Country living, North of Cairo with an easy drive to Thomasville. 14 acres located on the corner of Pope Store Road and Banks Road. Great for raising a family! Just needs updating and making it yours. Gorgeous oak tree for enjoying the late afternoons.

REALTY MART, INC.

JO ANNE TUGGLE
229-377-8007 / joanne@realtymartga.com

70 +/- acres

\$290,000



STANFILL ROAD
CAIRO, GA / GRADY CO.

One of the best farms in the area with a high crop yield. Crop land is approx 49.5 acs with a stand of trees surrounding. West side of the property is a creek coming around to the south side of property. In the Northwest corner there are about 6 acs prepped for a home site with well and septic.

CAIRO REALTY COMPANY
cairorealty.com

KERRY COLEMAN
229-377-4253 / kerry_coleman@gmail.com

40 +/- acres

\$149,000



PINE LEVEL ROAD
CAIRO, GA / GRADY CO.

One of the best looking longleaf and wiregrass mid-size tracts that I've ever seen! Young planted longleaf in front and back. Blackwater pond in the middle of the property.... good wood duck pond. Soil map looks good, lots of home sites, impressive deer scrapes on property. Good farm land.

CROCKER REALTY, INC.
landcroc.com

DANIELE E. CROCKER
229-228-0552 / landcrocdan@gmail.com

20 +/- acres

\$479,900



1589 OLD THOMASVILLE ROAD
CAIRO, GA / GRADY CO.
3 BR / 2.5 BA / 2,838 SQ FT

Beautifully restored Craftsman style home with 11 ft rocking chair front porch w/ swing. Main floor master suite has a gas fireplace in the bedroom. Kitchen is renovated w/ black granite countertops, commercial stove & beautiful cabinetry.

KEYSOUTH REAL ESTATE GROUP, INC
keysouth.com

TERI GAINNEY
229-226-3911 / terigainney@bellsouth.net

20 +/- acres

\$79,900



STAGE COACH ROAD
PELHAM, GA / GRADY CO.

The property fronts Stagecoach Road and Humphries Road. About 12.5 acres of the property is in field with the balance in woods and a pond. This is just a good quality tract with lots of options. Property is in Ag covenant thru December 2018.

KEYSOUTH REAL ESTATE GROUP, INC
keysouth.com

RUSS TAYLOR
229-226-3911 / russtaylor@rose.net

73 +/- acres

\$196,000



WHEELER ROAD
CAIRO, GA / GRADY CO.

Great Hunting. Good pond site edging up between two elevated areas on Wheeler Road. Good looking dirt road. Ag area with a spotting of residential properties up and down both roads. About 7.5 miles from Cairo. Super value if you ever wanted to parcel off a few acres for a home site in a few years.

CROCKER REALTY, INC.
landcroc.com

DANIEL E. CROCKER
229-228-0552 / landcroc@gmail.com

35 +/- acres

Inquire for price



H.P. COOK ROAD
CALVARY, GA / GRADY CO.
3 BR / 2 BA / 2,250 SQ FT

Acreage features mixed hardwoods and pasture. Home has soaring 20 ft. heart pine ceilings, floors and wainscoting. Split-log staircase leads to a loft above the kitchen. 1,500 ft. of porches. Includes a restored historical 150 year-old Georgia Dog Trot cabin. Spacious barn with two-bay lean-to.

KETCHAM REALTY GROUP
ketchamrealty.com

TOM HENDERSON
850-681-0600 / tom@ketchamrealty.com

17 +/- acres

\$62,500



HOMER ROAD LOT 30
OCHLOCKNEE, GA / GRADY CO.

Here is 17.84 acres that is convenient to Thomasville and Cairo. About 4 acres of the property is cleared with the balance in woods. It is hard to find a smaller place like this with open land, woods and water at this price. Access to the tract is an easement off of Homer Road.

KEYSOUTH REAL ESTATE GROUP, INC
keysouth.com

RUSS TAYLOR
229-226-3911 / russtaylor@rose.net

7 +/- acres

\$57,900



BARNETT'S CREEK DRIVE
CAIRO, GA / GRADY CO.

Good level grassed area by the road. A wonderland of big woods to explore. Cypress, huge pines, towering oaks! Lake privileges. Lots of wild grapes this year! Good balance of cleared, grassed high ground...then about 40' of elevation change down to the hardwood bottom. Great home site.

CROCKER REALTY, INC.
landcroc.com

DANIELE E. CROCKER
229-228-0552 / landcroc@gmail.com

20 +/- acres

\$425,000



198 MAMIE LANE
CAIRO, GA / GRADY CO.
3 BR / 2.5 BA / 4,175 SQ FT

Beautiful custom built home with wrap around porches with a 5 acre pond in front! This home sits on 20 acres just outside Cairo city limits. The garage also has a bonus room with a full bath. The home has a vinyl pool out back.

KEYSOUTH REAL ESTATE GROUP, INC
keysouth.com

PAULA BARRETT
229-226-3911 / lindap@31792.com

58 +/- acres

\$415,000



2080 PIERCE CHAPEL ROAD
CAIRO, GA / GRADY CO.
3 BR / 2 BA / 1,805 SQ FT

Perfect for those that love the outdoor life! Property features a cow pen with water, cow pasture, horse pasture, 35-40 acres of crop land, 2 ponds. Pole barn - 2 stalls have concrete floors & water. Workshop with power & water. Blueberries, perimeter fenced.

CAIRO REALTY COMPANY
cairorealty.com

KERRY COLEMAN
229-377-4253 / kerry_coleman@gmail.com

21 +/- acres

\$199,900



140 GORDON LANE
WHIGHAM, GA / GRADY CO.
4 BR / 3 BA / 1,792 SQ FT

21 acres in Grady County with 1928 farm home that has been updated. Wrap around front porch, hardwood floors, sunroom, kitchen has new cabinets, appliances. Reclaim pasture for cattle or horses, partially fenced. Also a pond.

KEYSOUTH REAL ESTATE GROUP, INC
keysouth.com

EUGENE WITHERSPOON
229-226-3911 / eugenejwr@hotmail.com

6 +/- acres

\$399,000



656 GAINOUS ROAD
CAIRO, GA / GRADY CO.

Open floor plan allows enjoying family & friends while cooking the spacious, newly designed kitchen. The Master suite features top of the line conveniences & walk-in shower. The covered patio & pool are perfect for entertaining. The large barn has a full bath & kitchen.

REALTY MART, INC.

KAY ADDLETON
229-377-8007 / kay@realtymartga.com

263 +/- acres

\$650,500



SINGLETERY ROAD
CAIRO, GA / GRADY CO.

This former timber tract has been converted into a row crop operation with over 1 mile of CSX rail frontage and an active transfer switch. The property features natural pine regeneration, hardwoods, and a creek bottom full of deer.

CBC SAUNDERS REAL ESTATE
SREland.com

BRYANT PEACE
229-792-8559 / bryant@SREland.com

35 +/- acres

\$175,000



HOLTON LANE
THOMASVILLE, GA / GRADY CO.

Located in the Beachton area. The current owners have built a road into the property and done extensive work and upkeep of the property for the past 5 years. Plus, they have a timber cruise that is valued at \$55,000.

KEYSOUTH REAL ESTATE GROUP, INC
keysouth.com

PAULA BARRETT
229-226-3911 / barrettpaula@gmail.com

185 +/- acres

\$750,000



STATE PARK ROAD
CAIRO, GA / GRADY CO.

Beautiful Rolling Land! This property is perfectly set up for quail, turkey and deer with approximately 97 acres of planted pines in CRP program. The approx. 3-acre pond needs some work but has a lot of potential. The dirt road is scheduled for paving within the next 2 years.

REALTY MART, INC.

CHARLES RENAUD
229-377-8007 / charles@realtymartga.com

37 +/- acres

\$79,550



BANKS ROAD
OCHLOCKNEE, GA / GRADY CO.

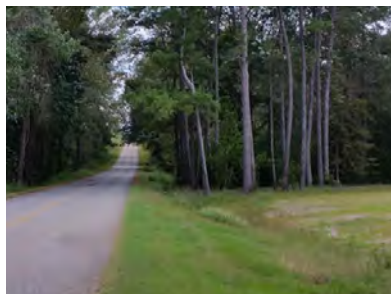
This 37-acre tract sits on a beautiful old red dirt road in North Grady County. It would make a nice place to hunt, enjoy nature or maybe have a few horses. Some of the property is in a drain hence the great price. New survey has just been completed.

KEYSOUTH REAL ESTATE GROUP, INC
keysouth.com

RUSS TAYLOR
229-226-3911 / russtaylor@rose.net

35 +/- acres

\$120,000



599 LEWIS ROAD
CAIRO, GA / GRADY CO.

This pristine wooded 35-acre land with a majestic country setting. It is a hunter's dream. A small creek runs through it and it has a 30-foot easement on Lewis Road. Take a ride and drive by this simply beautiful area!

KEYSOUTH REAL ESTATE GROUP, INC
keysouth.com

AJ TAHERI
229-226-3911 / ajtaheri@gmail.com

5 +/- acres

\$170,000



3842 HADLEY FERRY ROAD
CAIRO, GA / GRADY CO.
3 BR / 2.5 BA / 2,260 SQ FT

Large den with fireplace, bonus room, eat-in kitchen and dining room. Lots of storage & plenty of character. Enjoy nature sitting on the screened porch that overlooks a nice pool. New HVAC, hardwood floors, ceiling fans & lights. One out-building has electric and is available for the other one.

REALTY MART, INC.

KAY ADDLETON
229-377-8007 / kay@realtymartga.com

56 +/- acres

\$181,000



SPENCE ROAD
OCHLOCKNEE, GA / GRADY CO.

All but about 10 acres of this tract is field. This would be a great tract to continue farming or turn it into a recreational tract or homesite. New survey has just been completed.

KEYSOUTH REAL ESTATE GROUP, INC
keysouth.com

RUSS TAYLOR
229-226-3911 / russtaylor@rose.net

GRADY CO - GA

6 +/- acres

\$149,900



728 HALL ROAD
CAIRO, GA / GRADY CO.
3 BR / 2 BA / 1,568 SQ FT

Property features a well-fed pond and home, fenced yard & underground storm shelter. Landscaped yard with fruit trees. Two wells, one servicing neighbors. The home has an open floor plan.

REALTY MART, INC.

KAY ADDLETON
229-377-8007 / kay@realtymartga.com

17 +/- acres

\$55,000



PINE PARK ROAD
CAIRO, GA / GRADY CO.

Beautiful area to build your new home. Paved road frontage. Hardwoods and 10 year-old planted pines.

THE REAL ESTATE SHOP
realestateshopcairoga.com

BOBBY MILLER
229-377-7777 / realestateshop@windstream.net

21 +/- acres

\$219,500



140 GORDON LANE
WHIGHAM, GA / GRADY CO.
3 BR / 3 BA / 1,700 SQ FT

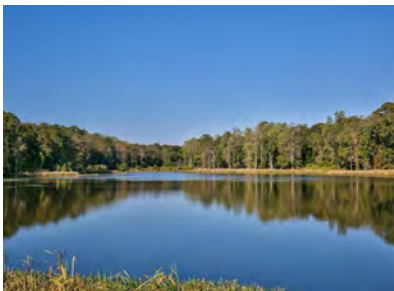
Beautiful acreage with pasture, pond, fruit trees, pecan trees and planted pines. Home has been recently renovated - pine floors and carpet and master bath has large sit-down shower. Kitchen has new cabinets and tile counter tops. Large deck and covered patio. Outbuildings.

THE REAL ESTATE SHOP
realestateshopcairoga.com

DAWN RACKLEY
229-377-7777 / dawn_rackley@windstream.net

660 +/- acres

\$2,376,000



GRADY CO.
2 BR

Mayfield Place is a recreational property with 21 +/- acres covered by 4 lakes and over 1 mile of clear, sand-bottomed Bryants Mill Creek, planted & irrigated oak alley entrance, upland hardwoods, rolling topography, live oaks, deer and turkey, cabin, gathering lodge and attached equipment barn.

JON KOHLER & ASSOCIATES
jonkohler.com

JON KOHLER
850.508.2999 / jon@jonkohler.com

HOUSTON CO - GA

154 +/- acres

\$470,166



BEMBRY ROAD
PERRY, GA / HOUSTON CO.

This recreation tract includes open land and woodland and is located in South Houston County right off of I 75. There is approx. 24 acre row crop field that can be leased or used for a dove field. The remainder of the property is woodland that is a mix of pine and hardwood, creeks run thru also.

COLDWELL BANKER ROBBINS & FREE REALTY
robbinsfree.com

JOE MEADOWS
478-218-2600 / joemeadowsjr@robbinsfree.com

679 +/- acres

\$2,376,850



OCMULGEE RIVER
KATHLEEN, GA / HOUSTON CO.

2.5 miles fronting Ocmulgee River in the heart of 20,000 acre Oaky Woods. All weather roads, ATV horse trails with riverbank recreational area and maintained campsite. 15 food plots ready to plant. Perfect for hunting and fishing. Zoned for Agricultural, Timber, or Single Family - \$3,500 per acre.

COLDWELL BANKER ROBBINS & FREE REALTY
robbinsfree.com

SCOTT FREE
478-218-2600 / scottfree@robbinsfree.com

582 +/- acres

\$1,068,375



HIGHWAY 247
PERRY, GA / HOUSTON CO.

Outstanding timber investment with terrific deer, turkey, hog, duck hunting. Major creek watershed complements 20 year old pines thinned once and a balance of older hardwood regeneration, much with clean understory, showing explosive growth on this fertile site. Food plots and power line, etc.

SOUTHEASTERN HUNTING SERVICES, INC.
afieldandfarm.com

CRAIG BROWN
229-432-1010 / cbrown@afieldandfarm.com

LEE CO - GA

85 +/- acres

\$2950 per acre



LIVINGSTON ROAD
SMITHVILLE, GA / LEE CO.

This prime tract is in highly sought Lee County, where properties in this acreage range do not appear on the market very often. This property is full of potential for harvesting a huge trophy buck and it offers: large food plots, CRP long leaf income hardwood and water.

ALLIED LAND & TIMBER COMPANY, INC.
alliedlandga.com

THOMAS TAYLOR
229-759-1023 / thomas@alliedlandga.com

51 +/- acres

\$774,900



2413 TARVA
 ALBANY, GA / LEE CO.
 5 BR / 7 BA / 5,968 SQ FT

The lot features a white front fence, a tree lined entrance drive, 12+/- acre stocked pond, gunite pool, dog kennel, and workshop. This large quality built home with wood and tile floors throughout. The master retreat has a fireplace and beautiful heart pine floors with lots of wonderful windows.

RE/MAX OF ALBANY
 remaxofalbany.com/

LINDA TURPIN
 229-434-1600 / lindaturpinremax@gmail.com

455 +/- acres

\$1,300,000



EAGLE POND ROAD
 LEESBURG, GA / LEE CO.
 3 BR / 2.5 BA / 2,400 SQ FT

Outdoorsman's place with 2400 sq. ft. house, equip. shelters, almost 1/2 older pine thinned once with scattered cypress ponds. Deer, turkey, duck hunting is excellent. Grounds could be suitable quail habitat.

SOUTHEASTERN HUNTING SERVICES, INC.
 afieldandfarm.com

CRAIG BROWN
 229-432-1010 / cbrown@afieldandfarm.com

MARION CO - GA

15 +/- acres

\$22,000



SANDY CIRCLE
 MAUK, GA / MARION CO.

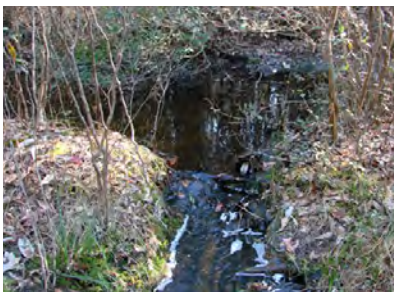
This property in Oakridge Acres has power and water.

COLDWELL BANKER
 kpdd.com

HOWARD JEFFERSON
 706-256-1000 / howard.jefferson@coldwellbanker.com

116 +/- acres

\$1750 per acre



JOHNSON CEMETERY ROAD
 BUENA VISTA, GA / MARION CO.

Don't miss this opportunity to buy a great timber investment tract with hunting/recreational opportunities as well. This tract consists of thinned 1992 pine plantation along with beautiful hardwood along a nice creek. Good location in North Marion County, easy drive to Columbus.

ALLIED LAND & TIMBER COMPANY, INC.
 alliedlandga.com

THOMAS TAYLOR
 229-759-1023 / thomas@alliedlandga.com

41 +/- acres

\$375,000



10 JOHNSON CEMETERY ROAD
 MAUK, GA / MARION CO.
 2 BR / 2 BA / 1,600 SQ FT

Successful, growing business produces approx. 7,000 liters/year. Federal and state licensed. Wholesalers service stores and restaurants. Website sales to 30 states. Onsite tasting facility. You'll love the beautiful log home. Owners worked for USDA and have spent 10 years improving the property.

COLDWELL BANKER
 kpdd.com

HOWARD JEFFERSON
 706-256-1000 / howard.jefferson@coldwellbanker.com

898 +/- acres

\$2,493 per acre



HIGHWAY 137
 BUENA VISTA, GA / MARION CO.

Property features 564 +/- acres of timber land and 327 +/- acres of hay pasture, two irrigation wells with equipment, ponds, fencing, house, cabin, metal buildings and barns. Paved road frontage. Excellent hunting and recreation. Investment diversification.

FOREST RESOURCE CONSULTANTS, INC.
 frclandsales.com

DAN ROCK
 478-745-4910 / drock@frcemail.com

MILLER CO - GA

83 +/- acres

\$375,000



220 BUD JUSTICE ROAD
 BLAKELY, GA / MILLER CO.
 3 BR / 2 BA / 1,386 SQ FT

Very close to Blakely, Donalsonville, or Mayhaw, this property is a turnkey cattle farm. Flat with plenty of water, it has been fenced for responsible grazing. The home was built in 2014, and is in terrific condition. This is a must see!

INGRAM LAND AND REALTY LLC
 ingramland.com

MATT CARDEN
 334-585-9001 / mcarden21@gmail.com

100 +/- acres

\$675,000



375 ADAMS-POWELL ROAD
 COLQUITT, GA / MILLER CO.
 3 BR / 2 BA / 2,700 SQ FT

Secluded location with home that resembles large old-fashioned farm house. Four-inch well and 1,500 gal septic tank. Over 70 acres of 8-yr-old longleaf pines with balance in pasture, home and outbuildings. Hunt deer and other game on your own property. Home and 20 acres for \$429,000.

TAYLOR REALTY ASSOCIATES
 taylorrealtyassociates.com

TERRY TAYLOR
 229-758-8432 / terry@ttaylor.com

MITCHELL CO - GA

170 +/- acres

\$850,000



LAKE PLEASANT CHURCH ROAD
CAMILLA, GA / MITCHELL CO.

Income producing farm with 170 +/- acres. Tract has 90+ acres under irrigation with 2 pivots and 12" electric well. 48 acres of timber ready to be thinned.

BENNETT REAL ESTATE COMPANY
brealthomasville.com

MATT BENNETT
229-233-5043 / matt@brealthomasville.com

13 +/- acres

\$75,000



CHASON ROAD
PELHAM, GA / MITCHELL CO.

Build that home you have been dreaming of forever! Well look no more! This 13.44 acre tract of land has rolling hills, a stocked pond, and community water available. The property can be divided into two smaller tracts of land and additional land may be available if needed.

COLDWELL BANKER BROCK REALTY
cbbrockrealty.com

GINA MCKENZIE
229-246-5127 / gmckenzie@cbbrockrealty.com

155 +/- acres

\$497,856



GA HWY 93
CAMILLA, GA / MITCHELL CO.

Good high ground. Property has an incredible roll throughout, with steep ridge down to Lost Creek. Lots of trails. Good main road system. Northwest corner of property is across Lost Creek. Excellent pond sites on property. Lots of wildlife sign.

CROCKER REALTY, INC.
landcroc.com

DANIEL E. CROCKER
229-228-0552 / landcrocdan@gmail.com

13 +/- acres

\$65,000



GA HWY 262
PELHAM, GA / MITCHELL CO.

This 13.48 acre tract of land would make a great home site. The property has a well and electricity. It is priced to sell and won't last long.

COLDWELL BANKER BROCK REALTY
cbbrockrealty.com

GINA MCKENZIE
229-246-5127 / gmckenzie@cbbrockrealty.com

RANDOLPH CO - GA

60 +/- acres

\$130,000



CUTHBERT, GA / RANDOLPH CO.

Pine and hardwood timber mix. Tremendous hunting property. Excellent home sites.

BARFIELD AUCTIONS INC
barfieldauctions.com

VINCE BARFIELD
229-679-2223 / vince@barfieldauctions.com

82 +/- acres

\$182,500



FOUNTAIN BRIDGE ROAD
SHELLMAN, GA / RANDOLPH CO.

This beautiful 81.5 acre tract consists of 32.5 acres of 6 year old planted longleaf pines earning income in the CRP program. Remaining 49 acres is mature pines and hardwoods. Wet weather creek flows across middle of property. 2,300 feet of paved road frontage. Located 3 miles south of Shellman.

RUTLAND REALTY, LLC
rutlandrealty.com

JB RUTLAND
229-888-1411 / jbrutland@yahoo.com

663 +/- acres

\$2,200,000



407 ORR ROAD
COLEMAN, GA / RANDOLPH CO.
4 BR / 1 BA / 1,200 SQ FT

Unbelievable beauty with the rolling hills on this property managed for quail. Supports turkey, deer, gopher tortoise, you name it here! Has virgin timber, food plots, 2 streams, lodging facility, 8 dog kennels with septic, 4 in. well, 4 gated entrances, much more to see.

SOUTH GEORGIA LAND AND TIMBER
landandtimber.net

JULIAN MORGAN
229-768-3232 / julian@landandtimber.net

134 +/- acres

\$290,000

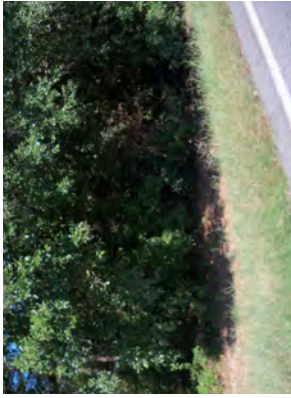


LOWER SHELLMAN ROAD
SHELLMAN, GA / RANDOLPH CO.

Groomed food plots are scattered through this hardwood hunting tract. Bordered by large irrigated crop fields the quality of antlered deer is outstanding. There is paved road frontage, well, septic, power, equipment shelter, deer stands, feeders, etc.

SOUTHEASTERN HUNTING SERVICES, INC.
afieldandfarm.com

CRAIG BROWN
229-432-1010 / cbrown@afieldandfarm.com

5 +/- acres

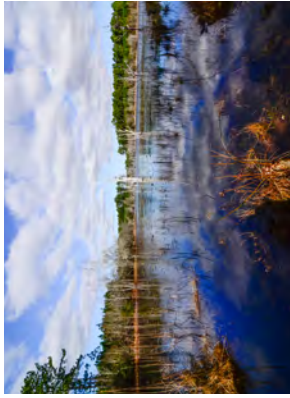
HWY 374
DONALSONVILLE, GA / SEMINOLE CO.

\$20,000

This 5 acre, wooded lot is located just south of the Desser crossroads, near Lake Seminole.

THE WHITTAKER AGENCY
thewhittakeragency.com

SARAH H. AVERY
229-524-2088 / sarah@thewhittakeragency.com

135 +/- acres

HARVEL POND ROAD
DONALSONVILLE, GA / SEMINOLE CO.

\$405,000

128 acres in 10-13 year old planted slash pine ready to be thinned within the next 2-3years. The property has a 7 acre spring-fed pond and joins the Lake Seminole State Park (600 acres)-located minutes from multiple boat landings that provide access to Lake Seminole.

3 RIVERS REALTY
3riversrealty.com

MILLS BROCK
229-416-6136 / mills@3riversrealty.com

11 +/- acres

2519 BUDDY ADAMS PARKWAY
DONALSONVILLE, GA / SEMINOLE CO.

\$115,000

3 BR / 3 BA / 2,432 SQ FT

Features a doublewide with metal roof, wrap-around porches. LR, den, and office off of master. Warehouse/shop with 3-phase electric, power and drive-thru capability with huge roll-up doors on the ends. 27' shed roof runs the entire 60' of one side of the warehouse/shop.

PREMIER GROUP REALTY
premiergrouprealty.com

KEN HORN
229-246-9837 / kenh@premiergrouprealty.com

54 +/- acres

2524 BURL LANE ROAD
DONALSONVILLE, GA / SEMINOLE CO.

\$199,000

3 BR / 2 BA / 2,068 SQ FT

This large, custom manufactured home with wrap-around porch, sunroom, added 1 car garage, large kitchen and fireplace sits on 54.42 acres of hunting land.

THE WHITTAKER AGENCY
thewhittakeragency.com

SARAH H. AVERY
229-524-2088 / sarah@thewhittakeragency.com

270 +/- acres

LUMPKIN, GA / STEWART CO.

\$324,000

Ideal weekend retreat. Paved road frontage. Close to Providence Canyon.

BARFIELD AUCTIONS INC
barfieldauctions.com

VINCE BARFIELD
229-679-2223 / vince@barfieldauctions.com

967 +/- acres

HIGHWAY 39
LUMPKIN, GA / STEWART CO.

\$1,800 per acre

Great home, 3 car carport, separate office, shop, guest house, beautiful 15-acre spring, fed pond with covered boat house, picnic area, city water, on and on with amenities! Must see.

SOUTH GEORGIA LAND AND TIMBER
landandtimmer.net

JULIAN MORGAN
229-768-3232 / julian@landandtimmer.net

91 +/- acres

HOLMAN ROAD & NEON BASS ROAD
LESLIE, GA / SUMTER CO.

\$2395 per acre

The property consists of the high quality farmland that South Sumter County is known for as well as approximately 22 acres of wooded acreage. The tract is in a great location in an area known to have huge trophy deer. The property is located approximately 25 minutes from Cordele and I-75.

ALLIED LAND & TIMBER COMPANY, INC.
alliedlandga.com

THOMAS TAYLOR
229-759-1023 / thomas@alliedlandga.com

45 +/- acres

PLAINS, GA / SUMTER CO.

\$150,000

Fenced and cross-fenced pasture land. Contains 4" deep-well and electricity on property. 5 miles from historic Plains. Beautiful home sites and pond site. Perfect for hunting with naturally occurring fruit and pecan trees. Property joins large hunting preserve and home to a wide variety of wildlife.

RICKY WHITTLE
gwhittle2562@gmail.com

SUMTER CO - GA

117 +/- acres

\$245,000



SMALLPIECE ROAD
PLAINS, GA / SUMTER CO.

116.8 acre tract with approx. 56 acres of 15 year-old planted pines with the remainder being 8 year-old natural growth hardwood and pine. Flowing creek across middle of the tract would make a great location for a pond.

RUTLAND REALTY, LLC
rutlandrealty.com

JB RUTLAND
229-888-1411 / jbrutland@yahoo.com

TAYLOR CO - GA

173 +/- acres

\$2300 per acre



HWY 90
MAUK, GA / TAYLOR CO.

This beautiful 173-acre hay farm is just a few miles south of Butler and east of Columbus, and features gently rolling hay fields mixed with nice hardwood ridges and offers good paved road frontage on Hwy. 90 and Hayes Road. Would also make a beautiful home site.

ALLIED LAND & TIMBER COMPANY, INC.
alliedlandga.com

THOMAS TAYLOR
229-759-1023 / thomas@alliedlandga.com

69 +/- acres

\$619,900



CROSSROADS SCHOOL ROAD
BUTLER, GA / TAYLOR CO.
5 BR / 5.5 BA / 3,950 SQ FT

Perfectly situated on 69.67 acres. The house was designed so the owners could spend the majority of their time on the main level. Hunt plentiful whitetail deer only a short walking distance from the house. Agent owned.

MICHELLE WESTBROOK
478-214-3595 / michelle.westbrook1@gmail.com

TERRELL CO - GA

11 +/- acres

\$49,900



HWY 32
DAWSON, GA / TERRELL CO.

Located just east of Dawson, this tract has 675 ft. of frontage on Hwy 32 and approximately 735 ft. on the Chickasawhatchee Creek.

CENTURY 21 TOWN & COUNTRY REALTY
albanyc21.com

BILL BUTLER
229-435-6204 / billbutler25@gmail.com

68 +/- acres

\$250,000



ALBANY, GA / TERRELL CO.

This property could make the perfect home site (shooting range at back of property is already cleared) OR small recreation land for deer, turkey, and quail. Located just minutes away from Albany, convenience is everything!

HUGHEY & NEUMAN, INC.
hugheyandneuman.com

CALLIE WALKER
229-436-0212 / callie.hughey@gmail.com

165 +/- acres

\$1,398,438



SASSER
ALBANY, GA / TERRELL CO.
4 BR / 3 BA / 3,400 SQ FT

Mini-plantation with 13-acre lake, exceptional habitat, exquisite home and improvements. Bird dog lovers paradise. Custom home, gated entrance, equestrian barn and kennels. 30+ acres of Tift 44 coastal hay and multiple fenced pastures. Deer, turkey, duck and quail. 14 miles NW of Albany.

JON KOHLER AND ASSOCIATES
jonkohler.com

JON KOHLER
850-508-2999 / jon@jonkohler.com

100 +/- acres

\$495,000



3326 ROCK STOREY
DAWSON, GA / TERRELL CO.
3 BR / 3 BA / 3,700 SQ FT

Farm ideally set up for horses. Multiple fenced pastures and large brick home has a huge downstairs family room with masonry fireplace and stacked stone surrounding. Bordered on west side by Abigail Plantation. Excellent deer & turkey hunting!

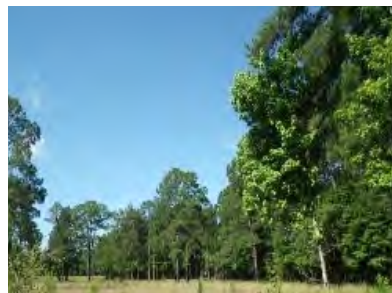
RE/MAX OF ALBANY
remaxofalbany.com

DEBBIE FULFORD
229-434-1600 / debbiefulford@gmail.com

THOMAS CO - GA

44 +/- acres

\$1,000,000



63 PATTERSON STILL ROAD
THOMASVILLE, GA / THOMAS CO.
3 BR / 2 BA / 2,200 SQ FT

A very good-looking tract from the home that sits on the corner to the expanse of pasture to the pond that sits directly in the center of the property. Property is zoned R-1 which offers a good many possibilities.

CROCKER REALTY, INC.
landcroc.com

DANIEL E. CROCKER
229-228-0552 / landcroc@gmail.com

7 +/- acres

\$459,000



250 SAWGRASS LANE
THOMASVILLE, GA / THOMAS CO.
4 BR / 3.5 BA / 4,028 SQ FT

Home has classic Southern architecture with a rocking chair front porch, modern open floor plan, two car carport with storage room, screened porch and an open porch for enjoying the beautiful back yard and a joint owned pond.

KEYSOUTH REAL ESTATE GROUP, INC
keysouth.com

RUSS TAYLOR
229-226-3911 / russtaylor@rose.net

18 +/- acres

\$649,000



499 FRIENDSHIP CHURCH ROAD
THOMASVILLE, GA / THOMAS CO.
3 BR / 2.5 BA / 2,170 SQ FT

Gated and fenced 18.66 +/- acres. Features hardwood flooring, with new tile in upstairs bath. Kitchen features granite countertops, custom built cabinets including TV and wet bar. Master suite on lower level has built in dresser /TV. Includes pool, pond, movie theater, 3-bay garage and kennel.

KEYSOUTH REAL ESTATE GROUP
keysouth.com

PAMELA EDWARDS
229-226-3911 / pamelaedwardsrealtor@gmail.com

15 +/- acres

\$269,900



4049 NE BRAYTON ST
OCKLOCKNEE, GA / THOMAS CO.
3 BR / 2 BA / 1,994 SQ FT

Home with office sits on 15 acres. Property has a large variety of fruit and pecan trees and large pond with plenty of fish. Large open floor plan offers lots of room for entertaining family and friends. Only a couple blocks from downtown or just 10 miles from Thomasville.

KEYSOUTH REAL ESTATE GROUP, INC
keysouth.com

EUGENE WITHERSPOON
229-226-3911 / eugenewjr@hotmail.com

18 +/- acres

\$489,000



134 CHATHAM DRIVE
THOMASVILLE, GA / THOMAS CO.

This RARE lot is ready to be developed, a new sub-division in a very desirable and fast selling residential neighborhood! Nothing left like it and is surrounded by multitude of residences and some new subdivisions! Perfect for a developer to build.

KEYSOUTH REAL ESTATE GROUP, INC
keysouth.com

AJ TAHERI
229-226-3911 / ajtaheri@gmail.com

29 +/- acres

\$425,000



4660 STEWART ROAD
OCKLOCKNEE, GA / THOMAS CO.
3 BR / 2 BA / 2,271 SQ FT

Situated on 29.2 gorgeous acres; this home is not without details. Granite countertops, ceramic tile flooring, and luxury master bath shower. Property includes a stocked pond, two wired gazebos, a Fleetwood mobile home, wired workshop, separate office and half bath. A must see!

ROSE CITY REALTY, INC.
rosecityrealty.com

BOBBIE JAMES-BORENER
229-225-9225 / bobbiesrealestate@gmail.com

47 +/- acres

\$645,000



1684 STEPHENSON ROAD
BOSTON, GA / THOMAS CO.
4 BR / 4 BA / 2,947 SQ FT

This home is truly a work of art. The house is situated on a 5-acre pond and has breathtaking views from almost every room. Outside there are rocking chair front and back porches, an outdoor kitchen and salt water pool with hot-tub. There is a barn for storing your toys.

KEYSOUTH REAL ESTATE GROUP, INC
keysouth.com

RUSS TAYLOR
229-226-3911 / russtaylor@rose.net

66 +/- acres

\$352,821



HANSELL CHASTAIN ROAD
THOMASVILLE, GA / THOMAS CO.

If ever there was a property for a fine home, this would have to be it! I would call this a signature Red Hills property...wiregrass and long leaf pine, rolling red clay hill. Just a good-looking property. Amazing tract for deer and turkey.

CROCKER REALTY, INC.
landcroc.com

DANIEL E. CROCKER
229-228-0552 / landcrocdan@gmail.com

8 +/- acres

\$489,000



12075 US HWY 19 S
THOMASVILLE, GA / THOMAS CO.
4 BR / 3 BA / 3,117 SQ FT

Look no further, this is the one for you! Offers the peaceful country setting you desire in a location you can't help but love. Come home after a long day, drive around the fishing pond and let your worries fade away. The recently remodeled home offers a large living space.

KEYSOUTH REAL ESTATE GROUP, INC
keysouth.com

THE CLOSERS
229-226-3911 / info@theclosersteam.com

EXPLORE RESOURCES • SEARCH LISTINGS • GET PRE-APPROVED
SWGAFarmCredit.com

THOMAS CO - GA

35 +/- acres

\$749,000



1551 RUPP ROAD
THOMASVILLE, GA / THOMAS CO.
4 BR / 4.5 BA / 3,154 SQ FT

Gorgeous outdoors paradise located in Thomas County! Stunning plantation home sitting on 35 acres with a beautiful stocked fishing lake. Great location with easy access to U.S. Hwy 19.

WALDEN AND KIRKLAND INC.
waldenandkirkland.com

WOODY W. WATSON
229-436-8811 / woody@waldenandkirkland.com

43 +/- acres

\$175,000



3701 PONDER ROAD
THOMASVILLE, GA / THOMAS CO.

Here is 43 acres approx. 10 miles from the city to check out. There are about 11 acres of open farming area and the other 32 acres are woodlands. Area surrounded by farming.

KEYSOUTH REAL ESTATE GROUP, INC
keysouth.com

EUGENE WITHERSPOON
229-226-3911 / eugenewjr@hotmail.com

9 +/- acres

\$265,000



200 SCOTT'S GLENN LANE
BOSTON, GA / THOMAS CO.
3 BR / 2.5 BA / 2,198 SQ FT

Only 15 minutes to Publix, this gorgeous piece of land is ready for you with an open barn and plenty of livestock fencing for your animals to roam. The ranch style home has large living spaces and plenty of natural light. Come enjoy the quiet of the country.

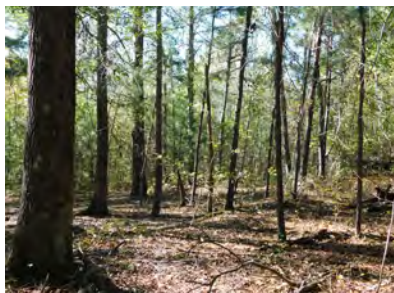
KEYSOUTH REAL ESTATE GROUP, INC
keysouth.com

THE CLOSERS
229-226-3911 / info@theclosersteam.com

UPSON CO - GA

25 +/- acres

\$119,900



APPLE ROAD
MEANSVILLE, GA / UPSON CO.

Located 45 minutes SW of Atlanta with over 900 ft. on Five Mile Creek. Mostly wooded. There is a well with missing pump and septic tank on property. Old home site would make a perfect campsite.

CENTURY 21 TOWN & COUNTRY REALTY
albanyc21.com

ALANE M. RAYBURN
229-435-6204 / alanerayburn@gmail.com

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SWGAFarmCredit.com

WEBSTER CO - GA

247 +/- acres

\$1900 per acre



CENTERPOINT ROAD
PARROTT, GA / WEBSTER CO.

Located between Albany and Columbus with easy access from Hwy. 520 and consisting of investment grade timberland with various ages of pine plantation and beautiful hardwood along the creek branches. Great hunting tract with food plots and great interior roads. Owners will divide into 2 parcels.

ALLIED LAND & TIMBER COMPANY, INC.
alliedlandga.com

THOMAS TAYLOR
229-759-1023 / thomas@alliedlandga.com

95 +/- acres

\$289,000



OSCAR WILLIAMS ROAD
PLAINS, GA / WEBSTER CO.
2 BR / 1 BA

This fantastic hunting property has a rustic cypress cabin, perfect for a week-end hunting getaway. There is a nice tractor shed, high quality food plots with covered deer stands, creek, great interior roads and beautiful timber. Located near Plains in an area with excellent deer and turkey hunting.

ALLIED LAND & TIMBER COMPANY, INC.
alliedlandga.com

THOMAS TAYLOR
229-759-1023 / thomas@alliedlandga.com

152 +/- acres

\$465,000



6965 EAST CENTERPOINT ROAD
PARROTT, GA / WEBSTER CO.
2 BR / 1 BA / 1,024 SQ FT

30x40 metal building with 1/2 bath, RV shed, 50x50 machine shed. Large stocked pond. Bear Creek and Wil-liford Branch frontage. 4' well, road and creek frontage. Growing timber. Excellent deer, turkey, and fishing.

BARFIELD AUCTIONS INC
barfieldauctions.com

VINCE BARFIELD
229-679-2223 / vince@barfieldauctions.com

500 +/- acres

\$1,600,000



PRESTON, GA / WEBSTER CO.

5,000 SQ FT

Log house with large open porch. Prime hunting and fishing property. 3 beautiful ponds. 2 miles of Kincha-foonee Creek frontage. Lanahasssee Creek frontage. Enclosed shop, equipment sheds, out buildings. Mature hardwood and pine timber.

BARFIELD AUCTIONS INC
barfieldauctions.com

VINCE BARFIELD
229-679-2223 / vince@barfieldauctions.com

340 +/- acres

\$850,000



CARTER FARM ROAD
PRESTON, GA / WEBSTER CO.
3 BR / 2 BA

Planted pine ridges dropping into hardwood bottoms make this property a perfect timber and recreational investment. Located just west of Plains, this tract is largely covered in planted pine of diverse age classes. It features a mobile home, 2-acre pond, and flowing creek.

CBC SAUNDERS REAL ESTATE
saundersrealestate.com

BRYANT PEACE
863-588-7578 / Bryant@sireland.com

220 +/- acres

\$395,420



BALD HILL ROAD
WESTON, GA / WEBSTER CO.

Set up for bow hunting the property has camp house with misc. outbuildings. Over 300 mast producing trees planted plus a number of food plots. Approx. half is in 3 age classes planted pines from 2 to 8 years old. Pretty hardwoods are on creek branches and hillsides with exc. hunting

SOUTHEASTERN HUNTING SERVICES, INC.
afieldandfarm.com

CRAIG BROWN
229-432-1010 / cbrown@afieldandfarm.com

WORTH CO - GA

25 +/- acres

\$299,900



111 MCDONALD ROAD
SYLVESTER, GA / WORTH CO.
2 BR / 2 BA / 1,454 SQ FT

Quality built brick home. Fully furnished. Eat-in kitchen w/ recessed lighting, counterspace, backsplash, & lovely custom cabinets. Appliances w/barndoor refrigerator and freezer drawer stay w/ home. Surround sound, plantation blinds. 18 acres under conservation 5-1.

COLDWELL BANKER WALDEN & KIRKLAND
waldenandkirkland.com/

ALICE JOLLEY
229-436-8811 / alice.jolley01@gmail.com

9 +/- acres

\$175,900



1224 DOE HILL ROAD
POULAN, GA / WORTH CO.
3 BR / 2 BA / 1,792 SQ FT

Manufactured home features a living room, kitchen, dining room, fireplace and nice screened back porch. All appliances remain. 3,150 sq. ft. galvanized metal shop built in 2007 with small kitchen/bath, two work areas, offices and covered shed on back. Roll-up doors. Three-bay implement shed.

COLDWELL BANKER WALDEN AND KIRKLAND
waldenandkirkland.com

JANICE WESTER
229-436-8811 / janicewester@gmail.com

1,052 +/- acres

\$4,500,000



2694 HIGHWAY 33 NORTH
ALBANY, GA / WORTH CO.

Spectacular 5,500 sq ft custom log lodge overlooking a 15-acre lake. Perhaps the finest quail/trophy deer property of its size in SW Georgia. Impeccable habitat, beautiful rolling topography, multiple fish and duck ponds, equipment barn, 10 ft high fence with privacy entrance and more!

JON KOHLER AND ASSOCIATES
jonkohler.com

JON KOHLER
850-508-2999 / jon@jonkohler.com

HOUSTON CO - AL

852 +/- acres

\$1,959,600



S. SPRINGHILL CHURCH ROAD
GORDON, AL / HOUSTON CO.
2 BR / 1 BA / 500 SQ FT

852 +/- acres. Seahoss Farm, a short 17 miles east of Dothan features a cabin, pole barn, three ponds, and sixteen food plots. Approximately 68% of the tract is plantable with loblolly, longleaf, and slash pines valued at over \$640k. Can be subdivided to 760 and 92 acres.

VERDURA REALTY, LLC
verduraproperties.com

ARNIE ROGERS
850-491-3288 / arogers@verduraproperties.com

96 +/- acres

\$240,000



S. SPRINGHILL CHURCH ROAD
GORDON, AL / HOUSTON CO.

96 +/- acres. With a highly coveted location just 20 minutes east of Dothan, the Springhill Tract provides the perfect recreational getaway for the naturalist or hunter. At the same time, it offers an investor a means to acquire a valuable and tangible income-producing asset.

VERDURA REALTY, LLC
verduraproperties.com

ARNIE ROGERS
850-491-3288 / arogers@verduraproperties.com

MACON CO - AL

97 +/- acres

\$685,000



8215 COUNTY ROAD 79
CREEK STAND, AL / MACON CO.
4 BR / 4 BA / 5,467 SQ FT

Built with the region's finest Heart Pine. You'll appreciate the attention to detail in the 8 hand carved mantels & hand hewed flooring. All accessories are solid brass including rim-locks, hinges & floor registers. Large modern kitchen. Come see if it's time for you to own a chapter in its history!

COLDWELL BANKER
kpdd.com

HOWARD JEFFERSON
706-256-1000 / howard.jefferson@coldwellbanker.com

GILCHRIST CO - FL

103 +/- acres

\$650,000



SANTA FE RIVER
GAINESVILLE, FL / GILCHRIST CO.
2 BR / 2 BA / 924 SQ FT

Leaning Oaks is located 40 miles northwest of Gainesville, FL. Great for kayaking and boating, fishing, with abundant deer and turkey. Including a recently remodeled house and a new cypress barn with a finished upstairs loft. Offered turnkey with furnishings.

JON KOHLER AND ASSOCIATES
jonkohler.com

JON KOHLER
850-508-2999 / jon@jonkohler.com

JACKSON CO - FL

255 +/- acres

\$596,965



MCKEOWN MILL ROAD
SNEADS, FL / JACKSON CO.
3 BR / 2 BA

Beautiful homesite setting with nice home is located 2.5 +/- miles from Lake Seminole and Appalachicola River. There is open pasture, cultivatable fields, beautiful hardwood/pine timber. There are two ponds on the tract and abundant deer/turkey. Convenient to I-10 and Tallahassee.

ALLIED LAND & TIMBER COMPANY, INC.
alliedlandga.com

THOMAS TAYLOR
229-759-1023 / thomas@alliedlandga.com

JEFFERSON CO - FL

1000 +/- acres

\$10,700,000



JEFFERSON COUNTY
TALLAHASSEE, FL / JEFFERSON CO.
5 BR / 4 BA / 8,000 SQ FT

Nestled between Ted Turner's historic Avalon Plantation & Mays Place, Oak Hill Plantation features a 15-acre lake, classic live oak lined drive to stunning 8,000 SF plantation style home, Managers House, Gathering Lodge, office & cook house. Managed primarily for whitetail deer, turkey and quail.

JON KOHLER AND ASSOCIATES
jonkohler.com

JON KOHLER
850-508-2999 / jon@jonkohler.com

LEON CO - FL

2410 +/- acres

\$13,950,000



RED HILLS
TALLAHASSEE, FL / LEON CO.
2 BR / 2.5 BA / 3,600 SQ FT

Valhalla, originally part of Chemonie, is a Red Hills wild quail plantation with valuable Leon County FL address. Featuring a 40+ acre lake, lodge, guest houses, state-of-the-art equestrian facilities, dog kennels & more! Offered turnkey with equipment and furnishings.

JON KOHLER AND ASSOCIATES
jonkohler.com

JON KOHLER
850-508-2999 / jon@jonkohler.com

MADISON CO - FL

155 +/- acres

\$1,399,000



MADISON
MADISON, FL / MADISON CO.
3 BR / BA / 7,000 SQ FT

Jemia Ranch is a beautiful property, idyllic FL ranch, and great recreation. Five stocked ponds, a spring, 7,000 SF main house, guest house, smokehouse, summer kitchen, horse barn, rifle range, fenced for cattle, a greenhouse, fenced gardens, irrigated fruit trees, chicken hut and more.

JON KOHLER AND ASSOCIATES
jonkohler.com

JON KOHLER
850-508-2999 / jon@jonkohler.com

WALTON CO - FL

3,535 +/- acres

\$10,587,325



HIGHWAY 181
DEFUNIAK SPRINGS, FL / WALTON CO.
5 BR / 3 BA / 3,500 SQ FT

Natural Bridge Plantation contains beautiful stands of natural timber, a 23-acre lake, 4 ponds, 3 miles of Natural Bridge Creek frontage, and valuable improvements. Subdividable.

VERDURA REALTY, LLC
verduraproperties.com

ARNIE ROGERS
850-491-3288 / arogers@verduraproperties.com

80 +/- acres

\$127,600



OTTER POND ROAD
DARLINGTON, FL / WALTON CO.

80 +/- acres. For an investor, small scale farmer, hunter, or person seeking a rural home site, Otter Pond will hold considerable appeal. Reduced to only \$1,595 per acre, this is an excellent value. 85% of the tract is plantable, most of which is in longleaf pines that were established in 2011.

VERDURA REALTY, LLC
verduraproperties.com

ARNIE ROGERS
850-491-3288 / arogers@verduraproperties.com

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Allen Corbin *Relationship Manager* NMLS 775580
ACorbin@SWGAFarmCredit.com 229.220.1291

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