

FALL 2018

# Wiregrass

a magazine for people who value land

## LAND & LIVING



## The Red Hills Region

*A proper introduction  
to the plantation lifestyle*

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## What's brewing?

Head to Pretoria Fields  
in Downtown Albany

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**PLUS...the best land listings!**



**Farm Credit**

SOUTHWEST GEORGIA

# Around TOWN

SEPT

27



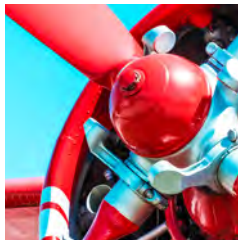
## Taste of Sumter AMERICUS

Held annually, the Taste of Sumter is the area's largest event! Sumter County restaurants and food vendors decorate Jackson Street and showcase their specialty items. This event is held on the last Thursday of September. Live entertainment, food and fun for the whole family!

For more information: 229.924.4411

OCT

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## 51st Annual Thomasville Fly-In THOMASVILLE

See all types of aircraft from lovingly restored classics to shiny new home built and everything in between. The kids always enjoy the candy drop, and everyone seems to enjoy the food, but the best thing about the Thomasville Fly-In is the people who come to support and stay to visit a while.

For more information: 229.403.1071

OCT

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## Spotlight on the Orchestra ALBANY

The Albany Symphony Orchestra kicks off the season by showcasing compositions by Camille St. Saens and Igor Stravinsky, highlighting each musician and his/her instrument of choice. The orchestra is comprised of professional musicians from all over the region, many artists in their own right.

For more information: 229.430.8933

OCT

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## Boston Mini Marathon and 5K Race BOSTON

The Boston Mini Marathon races include a half marathon run, a 5K walk as well as a half marathon relay and a one-mile fun run for those who don't feel quite up to the mini marathon's 13.1 miles. All of the races follow an out-and-back route that winds through the neighborhoods and outlying areas along the rolling hills of Boston.

For more information: 229.498.6743

# Wiregrass

LAND & LIVING

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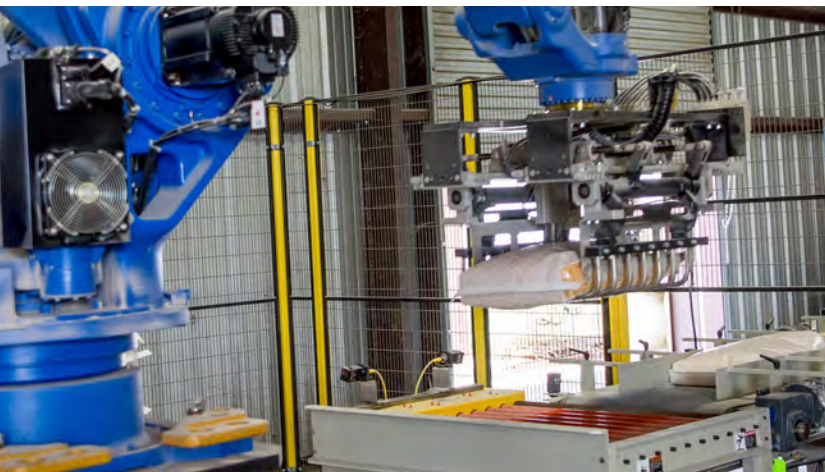
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BREWERS  
AND FARMERS

# PRETORIA

FIELDS  
COLLECTIVE

*for love of the brew*

By Julie Strauss Bettinger



**PRETORIA FIELDS**

BEER NAME	PRICE
ON UP	4.0
SMILE IPA	5.1
SIX-PACER	6.5
WALKERS	4.5
FLAME	4.5
FRONTIER	4.5

VASCULAR SURGEON TRIPP MORGAN WAS STANDING IN FRONT OF A GROUP OF KIWANIS CLUB MEMBERS DRESSED IN HIS USUAL WHITE LAB COAT OVER BLUE SCRUBS. THE IMAGE PROJECTED OVER HIS HEAD FEATURED A FAT GLASS OF HONEY-COLORED LIQUID WITH A THICK FOAM HEAD AND THE WORDS: "UNIVERSAL LOVE LANGUAGES: LOVE. MUSIC. BEER."

Folks, we're not going to be talking about diseases of the arteries today. Nuh-uh. So grab yourself a stool and sidle up to the bar. You're about to hear what happened next after the good Dr. Morgan and his father—also Dr. Morgan—looked out over their planted fields one day and said, "What if . . ."

We'll call the idea "Farm to (Pub) Table." And it's happening through a new venture named Pretoria Fields Collective in downtown Albany, Georgia.

It started out simple enough. Tripp Morgan grew up on the farmlands of Camilla where his father worked as a pharmacist. Morgan followed his father's footsteps, graduating from pharmacy school and later topped it off with medical school. He established the Albany Vascular Specialist Center to practice medicine, but his limitless enthusiasm continued to breed new ventures, including returning to his roots of farming.

"Dad retired a few years ago and we started farming in Camilla," Morgan says. "I bought a farm in Baker County and own one in Lee County," in addition to Dougherty. Originally they grew row crops—mostly corn, cotton and peanuts—and also had cows and chickens. His father managed the farm operations.

"When I was a kid, the farm was his hobby and my job," Morgan says. "Now it's my hobby and his job."

Then came that day they were sitting on the porch of his family's farmhouse and looking out over the farmland and the younger Morgan entertained the thought of organic wheat fields. He took it a step further, envisioning "a collective of brewers and farmers working together to produce slow beer with ingredients sown in the Georgia soil." And wouldn't it be cool to do it right here on the property?

"It was supposed to be a small project—added value on our farm," Tripp Morgan says. They looked at a brewery in Columbus, Georgia—Omaha Brewing Company—that was also in a very rural setting, basically a brewery co-located with a farm.

When it got to the point of meeting with town officials to turn Morgan's idea into reality he says, "The community sort of took over our project. They moved it downtown." Next thing he knew, he was acquiring two storefronts and building 19,000 sq. ft. to house a combination brewery and tasting room. It opened in early December 2017. Now every Thursday through Sunday,

downtown Albany is alive with food trucks and live music; "Geeks Who Drink" trivia nights, yoga and spa events for ladies, non-alcoholic "blackberry shrubs" for kids, and, of course, "the freshest beer in town" for their adults.

## *speaking of the brew*

"There's a beer for everyone," says event manager Jennifer Harris, who came to Pretoria Fields by way of Southern California. People discover new styles all the time, something they never thought of, and they walk out with a six pack. The brewery's products are named after local places and natural features of the area. There's "Shoalle," for the great bass on the Flint River, "Skywater," which is what Native Americans named the nearby Radium Springs, "Flowing Well"—the road the farm is on—and "Walkers Station," an old railroad station that was in the same vicinity. Even the name of the craft brewery, "Pretoria," has local origins. It's what they call the unincorporated area a few miles from the farm.

It's Kevin Hilton's job to produce the beer that Pretoria will be fermenting and serving. As head brewer, he works with Brew Master Eric Kirchner, who, like Jennifer Harris, is a Northern California transplant. "Eric is very hands on as a brew master," Hilton says. "He gets his boots dirty every day. Then he hands it off to me and I try to complete his vision."

Hilton came from the mid-Atlantic area, and was enamored with the idea of working with a collective. He said brewing craft beer is sensory oriented and scientific; it requires him to taste all ingredients throughout the process. "While milling grains, I eat the grain as I'm doing it, making sure it's the same flavor. After a couple hundred batches I know what to look for." Even with all the fancy equipment, he says, "At the end of the day, we have to ask, 'How does the beer taste?'"

When they're considering a new product, the current collective—a team of about eight people, including the Morgan docs, brewers and consultants—get together to discuss what products might fit local tastes. Hilton says, "Every time we plan a beer, we ask, 'Are people around here going to be receptive to this type of beer?'"

For example, he says, "It's hot eight months out of the year here. You don't want super high alcohol beers that you can only have one of. We make a beer that's conducive to enjoying during activities down here," like when you're mowing the lawn in 90-degree heat. Pretoria's stout beer is a little bit drier, not too alcoholic. "We make it very drinkable," he says.

## *one of a kind*

It helps that Pretoria has control over all steps in the process, even as unusual as that sounds. "There's no other brewery doing it this way, south of Virginia or east of Texas," says Tripp Morgan. "Nobody else started out as production farming and went into brewing. It usually goes the other way."



He's grateful he was able to launch the brewery in a place where he has roots. Really deep roots. In fact, his great, great, great grandfather on his mother's side was Nelson Tift, who founded the town of Albany.

Like many downtowns in America, Albany has been struggling for the better part of the last 20 years. "This community was ready. It was ready for a win," Morgan says and he wanted to be the one to bring it. But even with the support of local residents and officials, he didn't know how well a downtown brewery would do. He's been pleasantly surprised. "It's done three times as well as we thought it would. That's helped sustain us while we grow." Even better: several new businesses have made inquiries about moving to downtown since Pretoria opened and there are signs the city is reinventing itself.

Even as towns across the country compete to get breweries to attract youth, culture and cash, Morgan insists there was no preconceived idea on his part or among the Albany leadership. "It happened organically, no grand plan, no trendsetting," he says.

Morgan recalls brewing beer in his apartment with roommates in college and having the idea in the back of his head about a brewery. "It's a continuation of a thought I had for years. I knew what businesses I wanted to try when I opened my medical

*Dr. Tripp Morgan and his father, Dr. Harris Morgan, are committed to growing organic. They currently grow wheat, rye, and two kinds of barley on the farm, and expect their first harvest of hydroponically grown hops in early 2019.*

practice. I grew up working on farms, working in a drug store . . . and this sort of just naturally sprang out of that."

Not that he took the easy route. Especially with the commitment to convert his farms to all organic. "There's a reason that pesticides and herbicides are used," Morgan says. "It makes it a lot easier. Technically, growing organic is more difficult. Some might call it impossible."

"The biggest problem is weeds," his father says. They can only use certified organic (natural) products to fight them. They have a consultant who works with people in the organic farming business and he helps them find natural solutions as problems crop up.

Pretoria's farm currently grows wheat, rye and two kinds of barley: 2 row and 6 row (which refers to the way the grains grow on the stalk). Their hops come primarily from the Pacific Northwest (where nearly 90% of U.S. hops are grown); however they are being mentored by a hop grower in Texas on how to grow hops hydroponically (in water). They expect to have





a harvest as early as 2019 and are hopeful for making the technique work in the region.

“We’re trying to grow blueberries, blackberries, watermelon, corn and a bunch of different small grains—specialty grains—to make the beer out of,” Harris Morgan says. He’s especially enamored with an ancient grain, emmer, also called “spelt,” that he learned about at a conference in North Dakota. “It dates back to biblical times. Pharaoh used it 8,000 years ago to incentivize the slaves of Israel to make his pyramids. He gave them beer made with (the grains). And Joseph (from the Old Testament) used the grain to feed the masses when there was a famine.” He says he’s also heard that the bread offered by Jesus at The Last Supper was made with emmers. As for the current day purpose: “It’s basically a non gluten product, it’s easier to digest,” he says.

## *financing solutions*

Southwest Georgia Farm Credit played a key role in the startup of Pretoria Fields, says Brian Wilson, chief relationship manager. “We want to help farmers build their businesses—either through diversification or vertical integration. It was also an opportunity to help grow a local community, in this case, Albany, which has worked hard to rebuild its image and give people a reason to spend some time and money downtown. So, we were able to finance every stage—the farm, the building and the brewing operation,” Wilson said.

Working with Pretoria has been rewarding in a number of ways for Farm Credit. “We’ve always financed the land, the production of the crops. In this case we’re also financing the improvement. They’re improving the commodity and putting it into the market.” He said it’s interesting to see the “farm to table” concept applied in a different way, as well as being a part of downtown redevelopment that will help the economy, and working with people who are committed to organic farming.

For his part, Tripp Morgan continues to spread the love of craft beer and tell the Pretoria Fields story. Even casual conversation makes you ache for a taste. “It’s a great anxietytic,” Morgan says, using a pharmaceutical term that generally refers to a substance used to reduce anxiety. “It calms you down. It allows you to tame the chaos, tame your monkey mind a little bit.”

He says the atmosphere in their tasting room boosts that effect. “People are looking for a place they can go and actually find community. You can come here and think about how (the beer) is made and talk to friends and family. People come here and play chess with strangers.”

*TOP LEFT: Pretoria Fields will make 1000 barrels (2,000 kegs) by the end of its first year of business-and this number will grow rapidly in the next few years. TOP RIGHT: Century oaks skirt a field of corn grown from heirloom seeds dating back 150 years. BOTTOM RIGHT: 60-barrel fermentation vessels hold beer while it ferments and clarifies before kegging. BOTTOM LEFT: A tasting flight of beer. Walkers Station Stout, Shoalie IPA, Skywater Golden Ale and a (seasonal) Farmhouse Berry Gose. CENTER LEFT: Jennifer Harris manages one of the bee hives which greatly improves pollination on the Pretoria farms. CENTER: Brew Master Eric Kirchner*

Jennifer Harris said their tasting room has helped her experience true southern hospitality. She’s lived on the West Coast all her life, and admits she didn’t know what it was going to feel like or look like. “I envisioned everybody inviting me over for casseroles.” What she experienced is something more substantial. “It feels like people really care. People are interested and welcoming.” And most of that has been right at Pretoria Fields. “I’ve met people (in the tasting room) and we really became instant best friends. I didn’t know it was going to be this easy.”

The rugged look of the interiors set the stage for good conversation. “It feels very natural, very homey, like a comfortable place where you belong. You don’t see people sitting across the table from each other and looking at their cell phones.”

Another thing you won’t see in Pretoria Fields is television screens, and that’s purposeful. “Our brains get so used to seeing technology,” Harris says. “You walk into a sports bar and there are 20 TVs. You don’t drop into conversation with the people you’re with; your attention automatically drops to your cell phone.”

The windows overlooking the brew operations are also a great conversation starter: And the natural wood and unadorned walls aren’t distracting; they help people stay engaged in conversation.

Harris reports that she still hasn’t had any casserole offers, but she’s not sweating it. Next time you see her, just offer a Pretoria Fields Stout and she’ll be just fine.

## *where to find*

Pretoria Fields is currently available in retail stores and restaurants in Albany and the surrounding area. Or try it direct from the brewery at the tasting room in downtown Albany.

Pretoria Fields Tasting Room

120 Pine Avenue

Thursday-Friday 4 to 8 p.m.

Saturday 2 to 8 p.m., Sunday 1 to 5 p.m.

>> [Pretoriafields.com](http://Pretoriafields.com)

## *the tasting room*

FIRST SUNDAY

Shop for fresh, local produce from Flint River Fresh, and enjoy live music with Eyan Barber every first Sunday of the month.

SECOND SUNDAY MARKET

Monthly pop up market with vendors from Tift Park Community Market. Enjoy shopping from local artisans and producers, eat great food, and stock up on fresh produce with a beer!

TRIVIA NIGHT

Experience an awesome night of trivia with Jeremy the Trivia Master! Teams of 2-6 people compete for prizes awarded every Thursday night.



# What Keeps *the* Red Hills Region Sustainable

by  
Julie Strauss Bettinger

“IT’S THE WEALTH THAT WHISPERS.”

– BEN MCCOLLUM, BROKER/OWNER, THE WRIGHT GROUP

*As you drive north on U.S. 319 toward Thomasville, Georgia, you’ll notice initially what’s missing. Billboards, power lines and cell towers suddenly give way to clean piney woods, clear ponds and sloping pastureland. As the drive continues, a sense of peace is the reward for looking at the scenery and not your latest app. You’ll soon note more absences: occasional dirt roads instead of pavement and a rural community church every few miles, not shopping malls. This is your proper introduction to the Red Hills Region.*



Thomasville

Boston

Quitman

Metcalf

Miccosukee

Monticello

>> Privately owned land is designated in green.

What you experience in that roughly 20-minute trip is a unique American landscape. “The average person driving by (those forests) might not have any idea of what lies beneath or an awareness of the economic impact and history behind what they’re seeing,” says Thomasville native Ben McCollum, Broker and owner of The Wright Group, a brokerage and advisory firm headquartered in Thomasville, Georgia. Those huge tracts of land are just a preview of the 436,000 acres of privately-owned plantations bounded by the Ochlockonee River on the west and the Aucilla River on the east. Families that own these properties have links to the region going as far back as the 1890s.

Considering the intensity of effort it takes to manage these lands and the fact that ownership has passed through as many as five generations, it’s almost unfathomable that this concentration of land has remained. “It’s our Yellowstone of Georgia,” McCollum says. “A Great Natural Wonder.”

And it’s all here because of a six ounce bird.

## ROOTS AND WINGS

The foundation for what we see today was laid shortly after the Civil War ended, when a physician touted the healing effects of pine vapors to cure diseases of the lungs. That led to the area being discovered by healthy folks looking to escape harsh northern winters. But it was only after the sportsmen among them discovered the bobwhite quail proliferating in the pines that large tracts started getting assembled from the former antebellum and sharecropper lands. Numerous descendants from those early buyers still hold title to many of these hunting plantations today.

The Red Hills used to be the end of the railroad in the 1880s. “It was about as far south as you could go,” says McCollum. “It was known as the genteel region with the pine infused air.” Those plantation purchases were a lifesaver. They helped this part of the re-structured south get back on its feet quicker than a lot of other areas, he says.

Many of today’s Red Hills Region plantations can trace their roots to an inter-relationship between the Hanna family and those who made large fortunes with the Standard Oil Company. The Hannas of Cleveland, Ohio, became one of the nation’s wealthiest families during America’s Industrial Revolution. Historians credit Colonel Oliver Hazard Payne as the trendsetter for northerners acquiring properties for private hunting preserves. Payne, who purchased Greenwood plantation in 1899, was also from Cleveland and treasurer of the Standard Oil Company. Those with connections to that city, company or both—including Hanna family members—launched the legacy of the Red Hills plantations we see today.

## THOMASVILLE TOWNIE

Another legacy from those early property owners is the historically preserved downtown Thomasville with its brick paved streets, elm-shaded sidewalk benches and Victorian-era architecture.

“I find it fascinating that over generations of time, people coming from different parts of the country have made their way to Thomasville and the Red Hills area,” says Erica Hanway, who recently built a home in the region with her husband, Harper. Hanway has worked closely with the plantation community for more than 16 years, most recently through her boutique firm, Black Tupelo Marketing.

Even newcomers demonstrate a willingness to preserve the flavor of the Red Hills Region, Hanway says. “There’s an underlying commitment of the residents to carry on that foresight (of the early plantation families) and to really make Thomasville a destination. There’s a back porch sophistication to it. It’s really a little southern gem.”

The heart of the city, with its unique restaurants and shops, is proof that the plantation economy is sustainable, says Ben McCollum, who is intricately connected to early generation owners. His father and grandfather were attorneys who managed properties for absentee owners and his wife Haile is the fourth generation of plantation ownership (the Flowers family, owners of Merrily Plantation).

“The plantations are the anchor that have always attracted a certain amount of sophistication,” McCollum says. “It’s the wealth that whispers. It’s not ostentatious, just very, very subtle.”

Kevin Kelly, whose namesake business has catered to the plantation crowd from its earliest days, grew up in Tallahassee, Florida, hunting with friends, mostly. He remembers visiting Thomasville and Stafford’s outdoor clothing store when he was a boy in the late 1960s. Kelly collected pecans and sold them along with Coke bottles to save for the trip. “That’s how I became associated with that lifestyle. I couldn’t get enough,” he says. “I’d study those people and prayed I’d get invited to go hunting on their plantations.” When he opened his original Kevin’s Guns & Sporting Goods store 46 years ago, he adapted its culture to satisfy the wealthy northerners’ appetites for guns and gear. Soon he was receiving those invitations he’d longed for; he was on the guest list “along with the doctor, the banker, the fertilizer guy and timber guy.”

Kelly has continued to outfit and arm members of three different generations of plantation families through his second store, Kevin’s Fine Outdoor Gear & Apparel on Thomasville’s Broad Street, and through catalog sales. He carries their genealogy in his head, knows their stories, and he and his wife and business partner, Kathleen Kelly, are characters in many of those stories. They’re often on the guest list to shoot dove, duck and quail, as well as attend social gatherings, at Red Hills plantations.

## PLANTATION LLC

“The economic value of what those families have done in this area—you can’t measure it,” Kelly says. “It’s an infusion of commerce during hunting season.” The plantations are surely an economic driver, but there’s no such thing as a free ride.

Kelly holds a strong appreciation for what it takes to keep the plantations thriving. “These are big businesses. These are \$50, \$100 million deals,” he says. They require significant resources to operate. “I mean, they are expensive. A small one is one million dollars a year. A big one could be five. You know, you start buying \$250,000 tractors and you start taking care of insurance cost and feed cost and fertilizer and farming cost and employee cost. It just goes on and on and on. It never stops.”

*RIGHT: Hunting quail at many plantations in the Red Hills Region is still done very much today as it was in the late 1800s: with mule-drawn hacks and riders on horseback. The Georgia shooting wagons are unique to the Red Hills and aren’t found in any other country in the world. Photograph by Gabe Hanway, courtesy of The Wright Group*





Plantations require wise managers and professional staff to maintain them, he says. “The owners that are running these today have substantial liabilities involved. You can’t just go get an old dog handler to run these things anymore. You’ve got to have somebody that you think can handle things while you’re an absentee owner. It’s like turning a big business over to somebody.”

Early Red Hills landowners made a significant investment that not only saved their plantations in the early twentieth century, but continues to preserve them still today. When the U.S. Forest Service abolished fire in the southern woodlands in the 1920s, the landowners initially complied. But after quail coveys became scarce, a group of owners pooled their funds and brought in an independent researcher, Herbert L. Stoddard, to find out why. One of the key culprits was the lack of fire, which Stoddard proved was a vital component to a healthy native ecosystem. That project launched a partnership of information sharing and problem solving that is credited with keeping the plantation community connected and thriving to the present day: through the Tall Timbers Research Station & Land Conservancy.

Plantation owners continue to be major supporters of the nonprofit organization. “There’s still a quest for independent information they can use to make the best decisions for their property,” says Bill Palmer, president and CEO. “There is no other organization that’s quite built like this; we get very positive feedback. They wouldn’t support us if they didn’t see relevancy and value.”



## EASING OWNERSHIP

One resource that has helped preserve the properties and protect them from commercial development is the use of conservation easements. Recent changes in federal laws have made these more enticing financially. Tall Timbers is one of a handful of agencies that can arrange an easement, and they don’t have to sell anyone on their benefits, says Kevin McGorty. “The best sales people for conservation easements is other landowners who’ve had their land under easement for decades. It’s really peer-to-peer influence.”

McGorty, who is Tall Timbers’ Land Conservancy Director, says 41 percent of Red Hills properties are already under protection—180,000 acres. “Our goal now is to close the gap between protected and unprotected land.”

Palmer says the easements are another thing that make the Red Hills Region unique. And the distinction is that this type of conservation is achieved without public or governmental acquisition. That’s a sign of good stewardship, he says. “I’ve worked on private lands all over the southeast. Our (Tall Timbers) staff has worked in mid-Atlantic states and Texas. There is no other legacy of landowners who have put their land



TOP: Bobwhite quail. CENTER: Millpond Plantation, courtesy of the Sedgwick Family. BOTTOM: This lake on the Anglin property is a special natural area protected by a conservation easement donated to Tall Timbers by Quinton Anglin and Janette Blue. Photo by Kim Sash, courtesy of Tall Timbers.

into conservation easements and kept it in the family as long as we have here. It makes for a very unique location in the South. There's not another area like this at all."

## SPORTSMEN CONSERVATIONISTS

It just so happens that managing a habitat for quail also helps preserve the ecosystem. Predator management, thinning pines, reducing hardwood encroachment and consistent burning practices makes for a hot spot of biological diversity, says McGorty. And there are larger ecological aspects that extend to all residents of the region. Protection of the aquifer system lies in these plantations, he says. And that affects everything from drinking water to the fisheries downstream.

"If you love to go to Apalachicola and swallow down some oysters and eat some shrimp, you need to know that the water quality from North Florida and South Georgia play a key role protecting that," he says. McGorty referenced the plantations' influence on the Flint River, and the Apalachicola, Ochlockonee and Aucilla rivers, too. "These are world class estuaries," he says. "The Red Hills provides a lifeline between southwest Georgia and the Gulf"

In recent years, Red Hills landowners recognized a need to have Tall Timbers monitor public policy and advocate on behalf of the plantations when needed. To carry out that plan, Tall Timbers commissioned a study in 2012 titled, "The Economic Impact of the Red Hills Region of Southwest Georgia and North Florida," which was completed by The Florida State University's Center for Economic Forecasting and Analysis.

They found that in 2012, the total economic impact generated by Red Hills working rural lands was an estimated \$147.1 million. That number included operating costs, capital improvement expense, discretionary spending and charitable giving. And nearly all were local expenditures, which in turn led to an estimated \$32 million in indirect costs for companies doing business with Red Hills property owners.

An important discovery that ran contrary to what some suspected, is that the average annual wage for jobs related to hunting properties were higher than the average for all jobs in five out of the six Red Hills communities.

"Salaries have gotten pretty competitive," Palmer says. "They want good people. It is a demanding job and takes a lot of effort." A typical position includes a salary and benefits such as health insurance and retirement; and for management, can include housing and a truck.

Seeking to provide more than just a working wage is a tradition that started with the earliest families coming to the region in the late 1800s and early 1900s. Quail plantations provided educational resources in the community and secured medical care and other amenities that were lacking in the post-Civil War south. Those plantation families have quietly supported cultural activities, nonprofits and churches, as well.

Some of the contributions are more obvious than others, Palmer says. "You look at Phoebe and Archbold (hospitals), would those be what they are without these properties?"

Tall Timbers re-commissioned the Red Hills Region study recently and Palmer says early indications are encouraging. "The impact is significantly higher. We think it will be closer to a \$194 million." He says the employment numbers have also increased considerably from 1,413 to 1,725. "It's real exciting."

## CHANGES, BUT ALL IS NOT LOST

There's another "plantation effect" that becomes apparent to those seeking land ownership opportunities. McCollum, who founded The Wright Group real estate firm, and deals mostly in plantations and hunting tracts, says the well managed plantation properties significantly influences the real estate market. "Land values are strong, especially for hunting tracts," he says. "The price per acre is higher, and you also get more stable prices." While values plummeted 30 to 40 percent in other regions during the Great Recession just a few years ago, there was only a slight drop of maybe 10 to 15 percent within the plantation corridor. "Plantations help support land values across the board," he says.

Still, it's important that we don't take for granted that these properties will always be here, that the wealth will remain to support them, or that the next generation will want to hold onto them. While they may have originated with the mega wealthy, their fourth or fifth generation heirs may not have the same means to support that lifestyle, Palmer says. "It's not too different from a farm family that starts with 1,000 acres in the 1950s, and now maybe you have eight heirs." Some family members may be working as farmers, another as a teacher or other trade. "It's the same story, different angle."

In today's fast-paced society, it's easy to wonder if the plantation economy is truly sustainable and whether or not the large landownership will remain. But transactions in recent years show a commitment that assures these legacy properties will remain as working rural lands and not as supersized residential developments. Several owners have reassembled tracts that had previously been subdivided among family members. "We're now seeing an accumulation to larger tracts as they originally were," McGorty says. There's still a threat on the outskirts, especially on the southern tip: the Capital City of Florida. "Tallahassee is still building and will continue to do so," he says. "That's land in waiting for the next big step." Tall Timbers has built relationships with decision makers to assure a continued appreciation for the plantations, encourage urban infill vs. sprawl, and preserve the vital role the plantations play both environmentally and in the quality of life residents enjoy. "As they say, 'the last crop is asphalt.'"

Bill Palmer is optimistic the Red Hills is here to stay. "The demise of the quail plantations has been predicted time and time again," he says. "They say 'It's too expensive and there are not enough quail hunters in the current generation.'" But with the number of acres being re-assembled in the last 10 to 15 years, this region's long standing reputation as a rare American landscape, and the investment these families continue to make, he's reassured. "I don't see any risk of it going away."



# Robotics HELP BRIAN DEAN

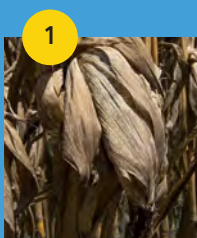
He started by planting peas, but these days, Brian Dean thinks about corn day and night. After growing peas for Fresh Frozen Foods and DelMonte, Dean decided the time was right to take a risk and purchase technology that could help alleviate the labor issues he was encountering on his farm, and in mass, bag field corn for deer.

Today, on the land some of which has been in the Dean family since the 1860s, Dean runs an efficient operation that automatically bags 50 pounds of corn in seconds, loading a 2000-pound pallet in under three minutes.

From the field to the farm, then into a dryer, through a few elevators, to a conveyor belt, shaken and cleaned, the corn gets dropped into automatically-fed bags that get closed and sewn and labeled. And as if that wasn't enough, a Hamer-Fischbein Yaskawa robot stacks each bag on the pallet—configured to Dean's own design, so it's ready for storage or shipping to retail stores to be purchased by the consumer.

Dean's farm is a perfect example of vertical integration—where Dean controls growing, harvesting, processing, storage and distribution.

“Brian is totaling controlling his supply chain, which also allows him to control the quality of his product to the



Field corn



Unloading pit



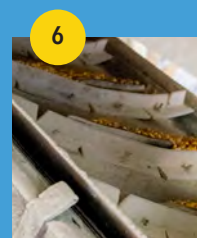
Drying bin



Held



Cleaned

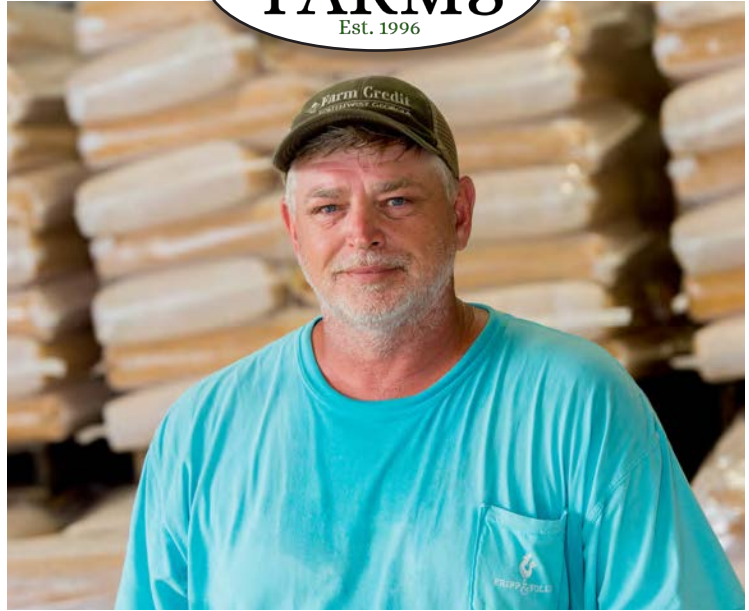


Transported



Shaken





*ABOVE: Brian Dean is an entrepreneur at heart. "I wake up in the middle of the night thinking about this stuff."*

*BELOW: Chief Lending Officer Tarrell Bennett takes a look at field corn on Dean's farm.*



## CONTROLLING THE SUPPLY CHAIN

What is vertical integration? It's when the supply chain of a company is owned by that company. Typically, farmers view vertical integration as a way to diversify and grow their business—enhancing the value of your product as the producer takes over the role of supplier and distributor. Vertical integration affords greater control over the marketing process, and sometimes helps eliminate unnecessary costs, accelerating growth.

# FARMS GROW

consumer," said Tarrell Bennett, Chief Lending Officer at Southwest Georgia Farm Credit. "Brian is delivering a quality product, grown locally, and figuring out the economies of scale along the way."

And while the 50-pound bags are ideal for deer hunters, some farmers are using the corn to feed cattle, offering yet another way for Dean to wholesale his product.

"I don't sleep a lot," Dean said, wiping the sweat from his brow on a sunny, humid August afternoon. "I like to think about how to make things work more efficiently, and this process has allowed me to grow my operation."

Grow it has. From the days when he hand-filled bags and sold about 8,000 locally, he anticipates selling about 200,000 bags this season in about a 100-mile radius from his farm, located just outside the Bainbridge City Limits. You'll find Brian Dean Farms corn in small retail stores throughout Georgia, Florida, and Alabama.

"There's definitely been a learning curve," Dean said. "I've really had to understand my overhead and expenses and line-up customers. I wake up in the middle of the night thinking about this stuff. Sometimes when you think about this kind of thing long enough, it works."



# Money does grow on trees.

By: Matt Lowe, CEO, Swift Straw

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THE LONGLEAF PINE SUCCESSFULLY COLONIZED THE SOUTHEAST AS THE GLACIERS RETREATED AFTER THE LAST ICE AGE. WITH ITS GREATER STRENGTH AND PEST RESISTANCE, ALONG WITH ITS ABILITY TO THRIVE WITH REGULAR, FREQUENT FIRES, LONGLEAF QUICKLY BECAME DOMINANT OVER A VAST AREA OF CLOSE TO 92 MILLION ACRES.

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**But over the last two centuries, the longleaf pine has been almost completely decimated, covering only three million acres today.**

There are two primary causes of this unfortunate result. The mature longleaf pine produces the most valuable wood of all the yellow pine species. This led to continual harvesting over the years which has served a critical role in American history, economy and culture throughout the nineteenth and twentieth century. Throughout that same time period, with little knowledge and research, the longleaf was considered an extremely difficult species to successfully replant. Therefore, over the last two hundred years the longleaf has been harvested for its valuable timber, and the loblolly or slash pine species were replanted in its place. The longleaf was cut, and a different species was replanted.

There is now hope for the longleaf to not only survive but also to thrive once again. Interest in longleaf among landowners and managers is at its highest point in decades. Thanks to people like Dr. David Dickens, Professor, Forest Productivity at the Warnell School of Forestry & Natural Resources at the University of Georgia, and groups such as the Long Leaf Alliance, there is now enough research and knowledge available for landowners to overcome many of the early challenges that made replanting longleaf a challenging or risky endeavor. For a landowner today, if planned and managed properly, the longleaf is without a doubt

the best and most economical pine species to plant. Here are a few things you need to know as a landowner to determine whether or not the longleaf is the right tree for you.

## HOW DO YOU PLANT A SUCCESSFUL STAND OF LONGLEAF?

For years, planting a successful stand of long leaf was vastly misunderstood and therefore the biggest deterrent for landowners. Thankfully, higher quality seedlings and increased knowledge about the role of competing vegetation and the development of selective herbicides to control it have taken much of the risk out of planting longleaf. The three steps to creating a successful stand of longleaf include:

1. Quality site prep: including herbaceous weed control and a controlled burn before planting.
2. Plant quality seedlings: find quality bare root or containerized seedlings from a local nursery. The seedlings need to be local to your area.
3. Apply selective herbicide at the right times: the long leaf seedlings do not like competition so it is critical to apply the right herbicides at the right time to give the trees plenty of breathing room until they are up and out of the grass stage.

*RIGHT: For as far as the eye can see. Longleaf pine is slowly making a comeback. Swift Straw CEO Matt Lowe, right, with Southwest Georgia Farm Credit Relationship Manager Brian Wilson.*



“Remember that someone is sitting in the shade today because someone planted a tree a long time ago.

-Warren Buffett

#### WHAT ARE THE RISKS IN PLANTING LONGLEAF?

The longleaf is actually the most resistant pine species to diseases, insect attacks and is extremely fire tolerant. Therefore, the longleaf, if planned and managed properly, is less risky than the other species.

#### HOW FAST DOES A LONGLEAF GROW?

Thanks to recent developments in planting longleaf, we have discovered that the longleaf is not slow to grow, it's just slow to start. The longleaf is like the tortoise in the famous story of "The tortoise and the hare." It might be slow out of the gate, but the longleaf will catch up and pass the other species given enough time. Depending on a number of factors, if planned and managed properly, the longleaf will usually pass the other pine species in 12-15 years on poor sites and 25-30 years on average sites.

#### HOW VALUABLE IS LONGLEAF WOOD?

The wood from a longleaf is heavier than that of other pine species. Since wood is sold on a per ton basis, more money is paid for longleaf for a given volume. Longleaf pine also produces poles, which is the highest valued timber product. By age 40-50, half of all longleaf will typically meet the utility pole standard versus loblolly which typically contains less than 15% poles. In one study 72% of longleaf were pole quality trees.

#### HOW MUCH MONEY CAN YOU EXPECT FROM LONGLEAF PINE STRAW?

If you pick the right pine straw company and work with them to produce the right management plan, you can expect to realize over 20 years of annual pine straw income starting as early as age 8.

There are several different ways to structure a lease depending on the landowner preference and you should expect a minimum of \$100 per acre per year once production begins. All while your trees are growing timber value!

#### WHEN DO YOU NEED TO START PLANNING FOR PINE STRAW?

Future pine straw production needs to be part of your initial plan even before you plant the trees. With mechanical innovations in the pine straw industry, it is critical that the trees are planted with appropriate spacing. It is also critical to start working with the right pine straw company years in advance of the first harvest to remove volunteer trees and invasive species from the stand. If you wait too long to prepare a stand for pine straw production it may be too late when the straw is ready.

What liabilities are associated with pine straw production? It is critical that you work with a reputable pine straw company that has the appropriate liability and workers comp insurance. We also recommend a real management plan and a professionally written contract that promotes long term alignment between the pine straw harvester and the landowner. A professional contract needs to include a detailed schedule of prep work that will take place years before the first harvest as well as other important details such as road usage, trash removal etc. We also promote full transparency with landowners. As long as both parties are properly aligned, everyone should be working together to increase the long term health of the pine trees and associated pine straw production.

Warren Buffett says, "Remember that someone is sitting in the shade today because someone planted a tree a long time ago."

Longleaf timberland is a great asset that can be enjoyed recreationally while also producing fantastic financial returns. At Swift Straw, we are working with land owners to lease existing longleaf stands and helping them manage those stands for long term pine straw production. We are also working with landowners on the front end as they begin making plans for this lucrative investment opportunity. If there is anything we can do to help you as a landowner optimize existing longleaf stands or help you prepare longleaf for the future please let us know. We are so excited to be a part of restoring the longleaf pine back to its position as the dominant species of southern pine in America. So the next time someone says that money doesn't grow on trees, tell them that the longleaf is coming back!


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*Matt Lowe is the CEO of Swift Straw, the largest pine straw distributor in the country. Based in Atlanta, the company has facilities in six states, and ships pine straw all over the country.*


>> ONLINE RESOURCES: [longleafalliance.org](http://longleafalliance.org)  
[warnell.uga.edu](http://warnell.uga.edu)  
[swiftstraw.com](http://swiftstraw.com)


# 2018-19 HUNTING CALENDAR

## LIMIT

	<b>DEER</b>					Twelve (12) per season, statewide. No more than ten (10) may be antlerless and no more than two (2) may be antlered. One of the antlered deer must have at least 4 points, one inch or longer, on one side of the antlers.
	Archery - Either Sex Statewide	Sep 8	_____	Jan 13		
	Primitive Weapons		Oct 13	_____	Jan 13	
	Firearms*		Oct 20	_____	Jan 13	


\*Dates shown are for either sex for the 21-counties Southwest Georgia Farm Credit serves. A complete list of either sex deer dates is available at [gohuntgeorgia.com](http://gohuntgeorgia.com).

	<b>DOVE</b>					15 per day 45 in possession
	Statewide	Sep 1-16	Oct 13-31	Nov 22	Jan 15	

	<b>DUCKS</b>					6 per day 18 in possession See species limits
	Statewide			Nov 17-25	Dec 8 — Jan 27	

	<b>CANADA GOOSE</b>					5 per day 15 in possession
	Statewide	Sep 1-30	Oct 13-27	Nov 17-25	Dec 8 — Jan 27	

	<b>QUAIL</b>					6 per day 18 in possession
	Statewide			Nov 17	_____	

	<b>TEAL</b>					3 per day
	Statewide	Sep 8-23				

YOUTH WATERFOWL DAYS

NOV 10-11

>> FOR REGULATIONS AND SEASON INFORMATION: [eregulations.com/georgia/hunting](http://eregulations.com/georgia/hunting)



# Our Commitment to Data Security

## KEEP YOUR FINANCIAL INFORMATION SECURE

### HOW WE PROTECT YOUR INFORMATION:

- We have implemented strong security policies, procedures and controls. We review these processes regularly to ensure that we are doing everything we can to keep your information safe and secure.
- Employees are trained on how to protect your confidential information. We hold ourselves to high standards of conduct, integrity and honesty in all our business dealings.
- We have a security awareness program which keeps all of our employees informed of the latest security issues.
- We employ firewalls, intrusion detection systems and antivirus software to protect your information. We test all these systems routinely to make sure they can withstand attacks.

We are committed to protecting your information and we continuously evaluate and improve all our security programs to help ensure that your financial information is securely maintained. If you have questions, comments or suggestions about information security at Southwest Georgia Farm Credit, please email us at [info@SWGAFarmCredit.com](mailto:info@SWGAFarmCredit.com).

### Safeguards to Ensure Your Security

Information security is the process of protecting data from accidental or intentional misuse. While there is no such thing as perfect security, we are committed to ensuring that your personal information is kept confidential and made available only to those who are authorized to access it. Our security standards and processes ensure that access to your information is limited to only those who need it to do their jobs and to serve your needs.

We place a high value on the trust that our customers placed in us. And we know that we must be diligent to maintain that trust.

### We Limit How, and With Whom, We Share Your Information

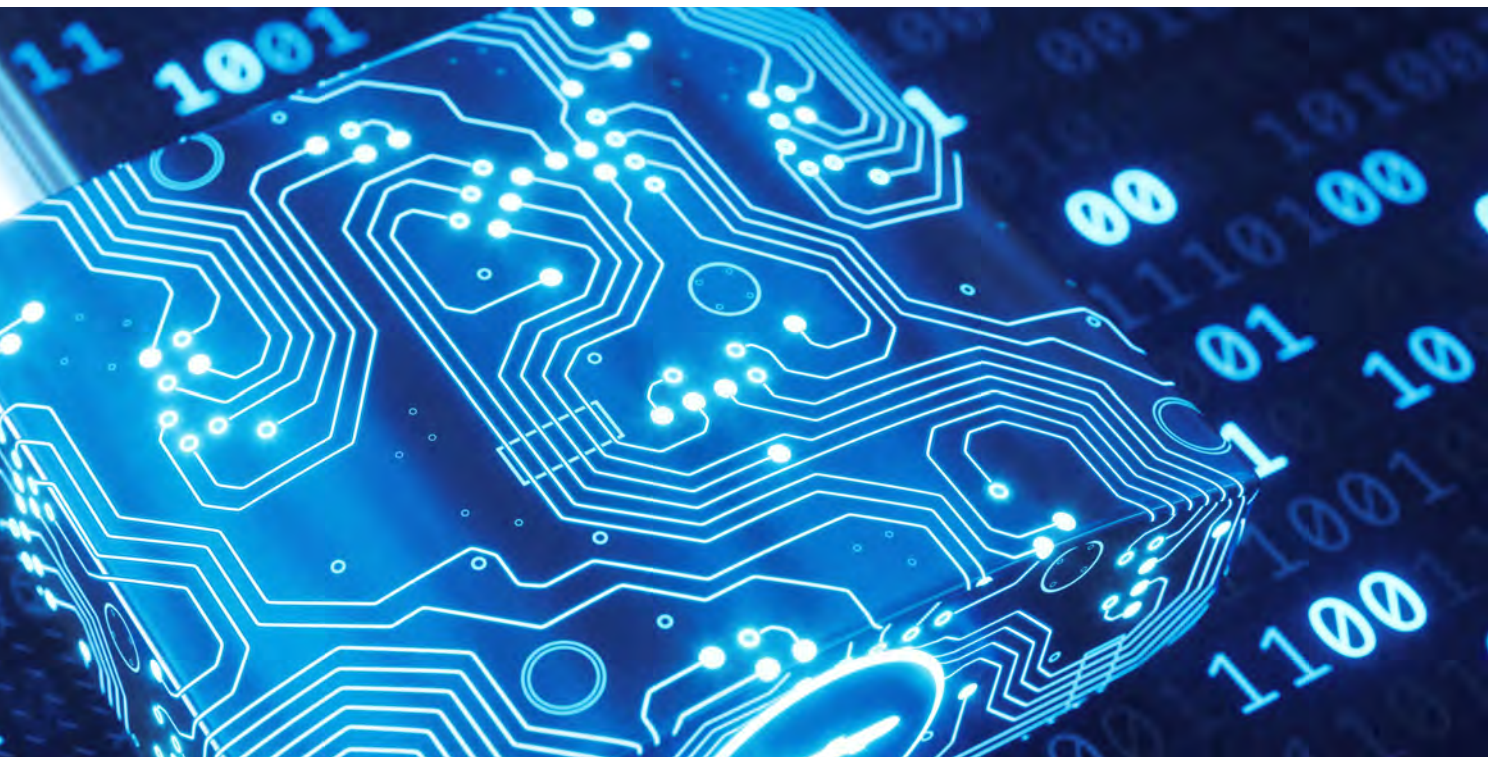
While we may collect personal and additional information during the loan process to enable us to offer you the best products and services, you can be assured that we use this information only as required and allowed by law. Our regulator, the Farm Credit Administration, governs how we use this information. Please review our website privacy policy for complete details on uses of your personal information.

### We Collect Only What We Need to Deliver Quality Products and Services

If you provide us with your email address, we may send you information and news about new products, services and special promotions. However, you may choose to “opt-out” of these emails at any time. We never want to send anyone unwanted emails. Our goal is to provide you with the financial services that best fit your needs. We will collect only the information we need to provide those services to you.

### Protect Yourself From Identity Theft

- Do not volunteer any personal information in an email. Southwest Georgia Farm Credit will never send you an unsolicited email asking for your account number, AccountAccess password, or any other information. If you receive an email asking for this information, contact us immediately.



- Keep confidential documents secure. At home and at work, secure important documents that contain your personal information where they are protected from unwanted view or access.
- Shred documents containing sensitive information before throwing them out.
- Safeguard your Social Security number. Do not carry your Social Security card in your wallet. Do not pre-print your Social Security number on your checks or driver's license, and do not use it on an unsecured website.
- Ask why someone wants your Social Security number and how it will be protected before deciding to give it out.
- Protect your mail.
- Use strong passwords to protect access to your sensitive information and financial accounts.
- Do not create passwords using easy to guess or easy to obtain personal information, like birthdates or a pet's name. Change your passwords from time to time.
- Check credit reports at least once per year, and before making a major purchase like a home or car. Dispute and remove errors or unknown accounts in the reports.
- Check statements and bills regularly.
- Install a firewall on your computer.
- Use anti-virus, anti-spam, and anti-spyware software. Keep the software updated.

- Use parental controls to protect children from unwanted spam and phishing e-mails.
- Keep your browser updated.
- Visit a website by hand-entering the web address – or "URL" – yourself into your web browser, not by clicking a link in an email.
- Check that you use secure websites for sensitive communications or transactions. When entering the URL, look for the "s" in the "https" and the lock icon in the bottom right of the screen.
- Clean the hard drive before discarding any personal computer.

Data security is one of the most critical responsibilities facing financial organizations today. At Southwest Georgia Farm Credit, we take that responsibility seriously. We know that your financial information is an important asset, and like other assets, is valuable to you and must be protected.

Since we need to collect and store confidential information about you and your business, there are several ways we protect this information.

» FOR MORE INFORMATION: [consumer.gov/idtheft](http://consumer.gov/idtheft)

» REPORT ALL SUSPICIOUS CONTACTS TO THE FEDERAL TRADE COMMISSION: [consumer.gov/idtheft](http://consumer.gov/idtheft)

**1.877.IDTHEFT**



# Cocktails & Commerce

OPEN HOUSE

AUGUST 14 - THOMASVILLE

Thanks for great networking and friendship...







# "JUST PIDDLING" FARM



THE PERFECT  
WEEKEND GETAWAY  
FOR THE  
ENTIRE FAMILY!



**110 +/- ACRES** DECATUR CO

**\$449,500**

Just recently listed, this 110 +/- acre Decatur County property is located in a rural neighborhood close to the Florida line and only minutes from Tallahassee, Florida.

The property features a very large, immaculate metal building for storage and entertainment complete with full bath and kitchen. Plenty of open space for any recreation enthusiast and more than enough woods for serious hunters. Property has been managed in the past on a strict quality deer management program with very good results. Established food plots and fields for dove hunting, and even a year round spring fed creek!

High timber value with periodic income from thinnings along with 23 +/- acres of CRP payments make this tract attractive for the recreation/timber investor.

Offered by:

**ROZIER & ASSOCIATES REALTY**

Perry Clements, III - Listing Agent

229.221.1535 or [pclements@rozierandassociates.com](mailto:pclements@rozierandassociates.com)



# ASSOCIATION NEWS

## Poitevint named Chief Executive Officer

Paxton Poitevint has been named Chief Executive Officer. Mr. Poitevint joined Southwest Georgia Farm Credit in 2005 as the Association's Marketing Manager. He earned a Bachelor's degree in Business Administration from the University of Georgia and a MBA from Georgia State University in Atlanta. Throughout his career, Mr. Poitevint has served as Director of Special Assets Management, Director of Business Development and Capital Markets, Chief Relationship Manager and Chief Operating Officer.



Paxton Poitevint

"Paxton's experience in all areas of the organization—and his knowledge of agriculture and its importance to our area's continued economic progress—will serve this Association well," said Kim Rentz, Chairman of the Board of Directors.

## Fresh from the Farm Mini-Grants Awarded to 10 Area Markets

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

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

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

Harrell noted that the association received 19 applications this year, which included seven first-time applicants. The 10 recipients selected each received a \$500 mini-grant and 250 reusable shopping bags. Grant recipients include: Bell's Stop and Shop Produce Stand, Preston; Farmers' Market, Blakely; Flint River Fresh, Albany; Sisters Produce and More, Bronwood; Jenkins Produce, Albany; Johnson Produce, Donalsonville; Just 4 Girls Farms, LLC, Bainbridge; Mark's Melon Patch, Dawson; Randolph Collective, Shellman; and Calamint Farms, Milford.



## After 18 years at Southwest Georgia Farm Credit, Richard Monson retires

Following 18 years at Southwest Georgia Farm Credit as Chief Executive Officer, Richard Monson retired on July 31. Monson started his Farm Credit career at AgFirst Farm Credit Bank, later serving as Chief Operating Officer of Farm Credit of Southwest Florida. Thanks to Richard for his vision and leadership through nearly two decades at the Association's helm.

## Gilbert promoted to Senior Marketing Coordinator

Southwest Georgia Farm Credit has promoted Jordan P. Gilbert to Senior Marketing Coordinator. Mrs. Gilbert, who joined the association in May 2017, will be responsible for the tactical execution of projects that help grow the association. She will collaborate on all functions of marketing including internal and external communication, advertising, event planning, content development and business development.



Jordan Gilbert

Mrs. Gilbert has also spent time serving on several association committees' including: Organizational Health; Diversity and Inclusion Council; and Customer Experience. She also serves on the Memorial Hospital Foundation Board, and is a member of the board of directors for the Bainbridge-Decatur County Humane Society. Mrs. Gilbert is a graduate of Auburn University with a Bachelor's degree in Communication.

## Daniels and Cannon join Southwest Georgia Farm Credit

John Dean Daniels, Sr., joined the staff as a Relationship Manager and will be working in the Association's Dawson office. Mr. Daniels has nearly three decades of lending experience. He will be responsible for financing farms, recreational properties, timberland and real estate.

"Dean comes to us with senior lending experience and understands the unique needs of those who value buying rural properties," said Brian Wilson, Chief Relationship Manager.

"He has spent his career developing a reputation for exceptional customer service. We have no doubt that our members and those who come to Dean to finance their farm, hunting property or home in the country, will benefit from his knowledge and expertise."

Dean is a graduate of Georgia Southwestern University with a Master's Degree in Marketing. Mr. Daniels and his wife, Lisa, along with their two children, Merritt and John Dean, live in Camilla.

Lori Cannon began in June as a Loan Administrator and will be working in the Association's Dawson office. Ms. Cannon will be responsible for maintaining adequate oversight of all loan closing activities from the initial preparation and gathering of closing documentation, to the final stages of uploading the data into the Association's loan system.

"Lori brings valuable knowledge to her position and has the financial and analytical skills that will help our association continue to serve our clients," said Mandy Johnson, Loan and Investment Administration/Compliance Director.

Lori resides in Leesburg with her family.



Dean Daniels



Lori Cannon

## Billings named Relationship Manager

Billy Billings has been named a Relationship Manager. Billings joined the Association in March of this year as a credit analyst. In his new role, he will help clients with financing for farms, recreational properties, timberland, and homes with acreage.

"Billy knows our area—grew up here—and understands how much folks here appreciate land, hunting, and the importance of agriculture to our local economies," said Brian Wilson, Chief Relationship Manager at Southwest Georgia Farm Credit.

"Billy grew up in ag, and his knowledge and involvement will help him as he helps clients with everything from operating loans to finding and financing the perfect hunting property." Billings earned a degree from the University of Georgia with a Bachelor of Business Administration in Finance.



Billy Billings

## Save The Date Annual Stock Holders' Meeting

Southwest Georgia Farm Credit's 2019 Annual Stockholders' meeting will take place Tuesday evening, February 19, 2019 at The Bindery at Oakland, 445 Oakland Parkway, Leesburg. Registration will begin at 6:30 p.m. with dinner and the Business Meeting beginning at 7 p.m. The meeting will include the Association's annual report from management and election of directors. Please note the new location!

2-19-19 | THE BINDERY | LEESBURG

## Allison Godwin named Human Resources Manager - Corporate Secretary

Southwest Georgia Farm Credit announced recently that Allison Godwin has been named Human Resources Manager - Corporate Secretary. Mrs. Godwin, who joined the Association in 1998, will continue to manage the day-to-day administration of the operations of the human resources function. In her new role as Corporate Secretary, she will work closely with the company's Board of Directors, CEO and leadership team, providing information on board best practices and tailoring the board's governance framework to fit the needs of the Association and its directors, as well as the expectations of the shareholders.

Godwin began her career at Farm Credit as an Accountant and from there went on to Assistant Controller in the Finance and Operations Department. Mrs. Godwin has also spent time serving on several association committees including: Organizational Health; Diversity and Inclusion Council; and Customer Experience. Mrs. Godwin holds a Bachelor of Business Administration in accounting from The University of Georgia.



Allison Godwin



# Intellectual Capital

By: Dr. David M. Kohl



There is an old saying that “to get started in farming and ranching, you either have to inherit land from family, marry into it or be lucky enough to have a generous, rich neighbor gift it to you.” It is tempting to look at successful producers who have a considerable amount of land and think that anyone could be successful with such a head start. Some producers who lack access to capital without land equity can become discouraged or frustrated. This is particularly true among young and beginning farmers.

What strategies can you employ when hard collateral, such as land, is not available? How can an individual build a case for financing when their collateral consists of soft assets, such as equipment, machinery, inventory or management potential?

The answer may start with intellectual capital, which includes less tangible aspects of the business, such as the ability to plan, strategize, execute and monitor results. Whether it is a young producer, entrepreneurial startup, an individual leasing most of the asset base or a business in transition, intellectual capital is crucial in building soft collateral.

Intellectual capital is increasingly becoming a significant factor as more land and equipment assets are leased. Current trends demonstrate a focus on controlling assets rather than owning assets.

How can one build intellectual capital, or soft asset collateral, when farm real estate equity does not exist? The first element would be to build a strong business plan using clear, written ideas. The plan should detail the short- and long-term goals for the business, family and personal life. This process appears to be basic, but it requires thinking through priorities and allocating capital, time and talent resources to their highest and best use. Monitoring progress can be used to ascertain whether equity is being built. This trend analysis can be useful in building a case to lenders and investors for additional borrowing or capital if the business is in growth mode.

Projected cash flow, production plans and operating schedules linked to a marketing plan are critical. Knowledge of payment schedules, timing of costs and operating capital needs are the intellectual horsepower that can be invaluable in soft collateral assets. To top it off, a cash flow analysis and sensitivity testing of various levels of production, marketing, prices and cost can provide the boundaries of possibilities.

Regularly monitoring results is an important part of intellectual capital. The difference between planned and actual outcomes can be determined using variance analysis. This process allows producers to adjust the business plan with changing conditions not only in the business, but also at the macro level.

For example, a young farmer started his enterprise with a used pickup truck, lots of energy, ambition and a well-thought-out business plan on rented ground. Within five years, he had paid for his equipment and livestock loans with earned profits. These assets, along with a proven track record, were used as equity to acquire land assets with borrowed funds. In this particular case, the individual’s and spouse’s commitment to a modest lifestyle and dedication to working side-by-side with their agricultural lender were a win-win situation when land equity was non-existent.

Intellectual capital will make a significant difference in the agribusiness world, particularly considering shifts in consumer demand and market volatility. Sometimes it appears business owners who own a lot of land have a head start. However, this often leads to complacency and lack of focus on intellectual capital and management intensity. This is why it is often said that “the first generation makes it, the second generation holds the business and the third generation loses it.” Why? The hard assets, such as land, can be transferred, but the critical element of intellectual capital is often not transferred to the next generation.

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

# MARKET TRENDS

## SECOND QUARTER 2018 LAND SALES For Sales Greater than 50 Acres

COUNTY	ACRES	SALES PRICE	\$/ACRE	COUNTY	ACRES	SALES PRICE	\$/ACRE
<b>Decatur</b>				<b>Schley</b>			
	91	\$ 155,000	\$ 1,697		779	\$ 975,000	\$ 1,252
	938	\$ 5,032,000	\$ 5,367		138	\$ 107,000	\$ 775
	98	\$ 340,000	\$ 3,453		154	\$ 246,000	\$ 1,597
	54	\$ 275,000	\$ 5,061	<b>Seminole</b>			
<b>Dougherty</b>					700	\$ 890,000	\$ 1,272
	459	\$ 505,000	\$ 1,100		64	\$ 156,000	\$ 2,442
<b>Early</b>				<b>Stewart</b>			
	105	\$ 250,000	\$ 2,381		63	\$ 144,000	\$ 2,270
					51	\$ 87,000	\$ 1,696
<b>Grady</b>				<b>Sumter</b>			
	50	\$ 538,000	\$ 10,760		256	\$ 400,000	\$ 1,565
	79	\$ 225,000	\$ 2,848		300	\$ 308,000	\$ 1,027
	246	\$ 824,000	\$ 3,348	<b>Terrell</b>			
	119	\$ 274,000	\$ 2,295		79	\$ 166,000	\$ 2,100
	343	\$ 1,200,000	\$ 3,498		63	\$ 100,000	\$ 1,599
	104	\$ 179,000	\$ 1,714		384	\$ 934,000	\$ 2,432
<b>Lee</b>					334	\$ 762,000	\$ 2,282
	54	\$ 800,000	\$ 14,744		109	\$ 440,000	\$ 4,037
					89	\$ 210,000	\$ 2,368
<b>Marion</b>					75	\$ 640,000	\$ 8,533
	97	\$ 242,000	\$ 2,499	<b>Thomas</b>			
	723	\$ 500,000	\$ 691		72	\$ 315,000	\$ 4,375
	90	\$ 154,000	\$ 1,719		119	\$ 292,000	\$ 2,448
	66	\$ 157,000	\$ 2,393		250	\$ 50,000	\$ 200
	315	\$ 525,000	\$ 1,667		105	\$ 316,000	\$ 3,018
	65	\$ 162,000	\$ 2,499	<b>Webster</b>			
<b>Miller</b>					152	\$ 450,000	\$ 2,957
	212	\$ 300,000	\$ 1,413		88	\$ 132,000	\$ 1,498
	211	\$ 218,000	\$ 1,034		60	\$ 120,000	\$ 2,000
	61	\$ 76,000	\$ 1,244		96	\$ 270,000	\$ 2,816
<b>Mitchell</b>							
	156	\$ 427,000	\$ 2,745				
	55	\$ 132,000	\$ 2,400				
	59	\$ 150,000	\$ 2,535				
	75	\$ 337,000	\$ 4,493				
	72	\$ 142,000	\$ 1,984				
	85	\$ 125,000	\$ 1,468				
	104	\$ 325,000	\$ 3,133				
	256	\$ 850,000	\$ 3,325				
	53	\$ 125,000	\$ 2,366				
	78	\$ 275,000	\$ 3,510				
	1084	\$ 7,300,000	\$ 6,733				
	69	\$ 250,000	\$ 3,642				
	138	\$ 214,000	\$ 1,552				
	64	\$ 75,000	\$ 1,165				

Information for MARKET TRENDS is compiled from publicly available online data. This data shows all transactions recorded by county, for the time and period April 1, 2018 through June 31, 2018, for sales of 50 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.

BAKER CO - GA

32 +/- acres

\$240,000



1937 COON POND ROAD  
NEWTON, GA / BAKER CO.  
2 BR / 2 BA / 1,498 SQ FT  
Farmhouse on 30+/- acres currently being used for horses. Home with barn that includes 4 separate horse stalls, 2 outside stalls, feed room, and a tack room. Nice practice arena and separate pastures fenced and cross fenced. Silo, large shed, and pole barn included.

BENNETT REAL ESTATE COMPANY  
brealthomasville.com

LESLIE BENNETT  
229-233-5043 / leslie@brealthomasville.com

212+/- acres

\$571,340



ELMODEL HIGHWAY  
ELMODEL, GA / BAKER CO.  
Mature pine and hardwood, fire maintained gem in the heart of quail country. First time available since 1968. South neighbor is Elmodel WMA, an archery only WMA also offering dove hunts, bird dog training, and miles and miles of Ichawaynochaway and Chickasawhatchee frontage.

MATRE FORESTRY CONSULTING, INC.  
matreforestry.com

MICHAEL MATRE  
229-639-4973 / mike@matreforestry.com

BROOKS CO - GA

131 +/- acres

\$749,900



GROOVERVILLE ROAD  
QUITMAN, GA / BROOKS CO.  
Cat Creek is action-packed - a place to hunt ducks, deer, turkeys, dove and quail all in one spot. Highlights include 14-acre plant and flood duck pond, established dove field with artificial powerline, multiple food plots, newly constructed lodge, and much more!

THE WRIGHT GROUP  
wrightbroker.com

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

7 +/- acres

\$30,000



GROOVERVILLE ROAD  
QUITMAN, GA / BROOKS CO.  
Whether you want to have your very own private hunting location to take your camper or if you wanted to build, having power and a septic tank already on site broadens your possibilities. If you hunt deer, turkey, or both, this property is perfect for you, with over 7 acres.

KEYSOUTH REAL ESTATE GROUP, INC  
keysouth.com

ANGIE VINSON  
229-226-3911 / angie@31792.com

40 +/- acres

\$499,000



9626 HODGES ROAD  
PAVO, GA / BROOKS CO.  
4 BR / 2.5 BA / 3,179 SQ FT  
Traditional plantation style home nestled on 40 quiet acres offers plenty of space for a growing family. Main level has 3 BR and 2 1/2 BA, den with built ins and wet bar, sunroom, large eat in kitchen, formal DR, and oversized bonus room. Enjoy peaceful, wooded views.

KEYSOUTH REAL ESTATE GROUP, INC  
keysouth.com

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

115 +/- acres

\$1,550,000



353 STEWART ROAD  
QUITMAN, GA / BROOKS CO.  
4 BR / 4,832 SQ FT  
Terrepin is French for "Land of Pines" and this classically styled home sits among them. Exceptional attention to detail throughout this plantation-style house. Property includes gated entry, mature pines, creek and dove field. Located in the Red Hills, just 20 minutes from historic Thomasville.

THE WRIGHT GROUP  
wrightbroker.com

BEN MCCOLLUM  
229-226-2564 / callie@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  
roserealty.com

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

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

CALHOUN CO - GA

**1,444 +/- acres**

**\$3,538,780**



STATE HWY 37  
LEARY, GA / CALHOUN CO.

Keel Creek is in the midst of Albany's famed plantation belt and a solid investment opportunity. 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

**1,618 +/- acres**

**\$3,195,550**



MILL POND ROAD  
FORT GAINES, GA / CLAY CO.

American Forest Management, Inc. is pleased to announce the exclusive offering of Chulee Farms. The farm offers a diverse combination of income producing agricultural farmland, extensively managed merchantable pine plantations, habitat diversity, and recreational opportunities.

**AMERICAN FOREST MANAGEMENT, INC**  
americanforestmanagement.com

**NATHAN GREER, BROKER**  
478-232-9241 / Nathan.Greer@afmforest.com

**276 +/- acres**

**\$469,200**



HIGHWAY 39 N  
FORT GAINES, GA / CLAY CO.

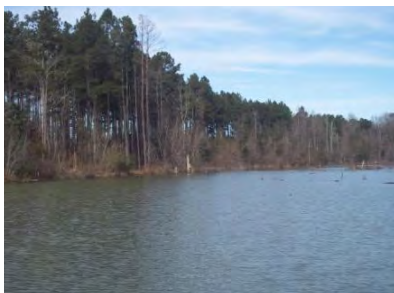
Prime soils and prime hunting should place this property on every long term investor's list of must see properties. 147 acres of Prime Statewide Important soils that could produce crops or be easily converted to high yield pine plantation. 5 ponds, 1 mile from the boat landing and golf course.

**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. of irrigated crop land, 16 ac. of one year old planted loblolly pines, 7 ac. of mature hardwoods, 25 ac. of fenced pasture, and an 1,100 sf 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

**LARRY WORSLEY**  
229-768-3232 / larry@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 stain 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

DECATUR CO - GA

**101 +/- acres**

**\$325,000**



OAK ROAD AND STATE HWY. 97  
CHATAHOOCHEE, GA / DECATUR CO.

Property has been managed in the past as a timber investment. Mature timber. Good population of game. Southwest Decatur County near the Florida border. Two small creeks with good pond site. Large landowners are neighboring. There is not another tract in this market area with this much timber.

**CHARLES ROZIER AND ASSOCIATES REALTY**  
rozierrealty.com

**PERRY CLEMENTS, III**  
229-246-4509 / pclements@rozierandassociates.com

**33 +/- acres**

**\$749,900**



2947 LAKE DOUGLAS ROAD  
BAINBRIDGE, GA / DECATUR CO.

5 BR / 5,865 SQ FT

Beautiful brick home on 33 acres with a pond, cook house, and boat dock that has a screened area with half bath, plus another cook house with garage and half bath. Covered porch and storage near the pool. Paved drives, alarm system, 3 hot water heaters, 3 H/AC units, 2 laundry rooms.

**PREMIER GROUP REALTY**  
premiergrouprealty.com

**BUNNY BROCK**  
229-246-9837 / bunnyb@premiergrouprealty.com

**8 +/- acres**

**\$599,000**



3103 THOMASVILLE ROAD  
BAINBRIDGE, GA / DECATUR CO.

This farm was certified organic and specialized in cucumbers, vegetable sales and retail farmer's market. Includes 2 (60x90) automated hydroponic computerized greenhouses (2014) along with irrigated 3-acre field and Tyson Steel building with walk-in cooler. This farm is first-rate and ready to grow!

**ERA SIMPSON REALTY**  
marlaames.com

MARLA AMES  
229-243-9200 / marlasames@gmail.com

**83 +/- acres**

**\$215,800**



FIREBREAK ROAD  
BAINBRIDGE, GA / DECATUR CO.

The Humphrey Farm is perfect for the beginning farmer or rancher. Perfect soils for growing peanuts, cotton, and corn. Excellent access on northern and southern boundaries. Located in north Decatur County, just north of Bainbridge.

**SOUTHERN FORESTRY REALTY**  
southernforestryrealty.com

TED KNIGHT  
850-997-7238 / carol@southernforestryrealty.com

**6 +/- acres**

**\$315,000**



270 STRICKLAND ROAD  
ATTAPULGUS, GA / DECATUR CO.

**3 BR / 2 BA / 2,176 SQ FT**  
Waterfront home is located 7 miles north of the Florida line. From the entrance you will see the stunning views of Crystal Lake. Beautiful hardwood floors are in the foyer and main living area. Featuring a split floor plan and sun porch. The master includes his and hers walk-in closets.

**PREMIER GROUP REALTY**  
premiergrouprealty.com

MARCIE MILLER  
229-246-9837 / marciem@premiergrouprealty.com

**29 +/- acres**

**\$316,000**



BAINBRIDGE, GA / DECATUR CO.  
**3 BR / 2 BA / 2,108 SQ FT**

You will love the unobstructed views from the 620 sq. ft front porch or enjoy your morning coffee on the huge back porch. The approx. 2108 sq. ft., 3-bedroom home is a showcase design and craftsmanship, with cathedral ceilings, fireplace, huge closets, large laundry room with sink.

**COLDWELL BANKER BROCK REALTY**  
cbbrockrealty.com

TYLER INLOW  
229-726-9680 / tinlow@cbbrockrealty.com

**149 +/- acres**

**\$298,600**



BAINBRIDGE, GA / DECATUR CO.

8/10ths of a mile of Mosquito Creek winding through the property. Exceptional deer & turkey hunting in a beautiful hardwood bottom setting. Beautiful magnolia & white oak hardwoods. The game flow up & down Mosquito Creek makes it a rare opportunity to purchase a great hunting property.

**JON KOHLER AND ASSOCIATES**  
jonkohler.com

WALTER HATCHETT  
850-508-4564 / walter@jonkohler.com

**50 +/- acres**

**\$115,000**



VADA ROAD  
BAINBRIDGE, GA / DECATUR CO.

This is a nice rectangular piece of land that offers a multitude of land usage. Whether you are wanting a personal hunting retreat, horse farm, cow pasture or farmland, this could be it and priced just right. Would also make a beautiful home site with a great location!

**ERA SIMPSON REALTY**  
marlaames.com

MARLA AMES  
229-243-9200 / marlasames@gmail.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

**189 +/- acres**

**\$538,650**



JACKSONTOWN ROAD  
BAINBRIDGE, GA / DECATUR CO.

Centrally located between Bainbridge and Tallahassee this farm has untwined planted pines, Willacoochee Creek running through it and magnificent hardwoods.

**SOUTHERN LAND REALTY**  
SouthernLandRealty.com

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



## 9 +/- acres



**\$245,000**

595 BRINSON COLQUITT ROAD  
BRINSON, GA / DECATUR CO.

4 BR / 2 BA / 2,078 SQ FT

Here you will find your own peaceful paradise, fenced acreage for your horses, space to build a barn or workshop, plenty of yard for entertaining or play for kids big or small! Located just north of the home is a location for additional home/mobile home for expanding family members or income!

**ERA SIMPSON REALTY**  
marlaames.com

MARLA AMES  
229-243-9200 / marlasames@gmail.com

## 5 +/- acres



**\$67,000**

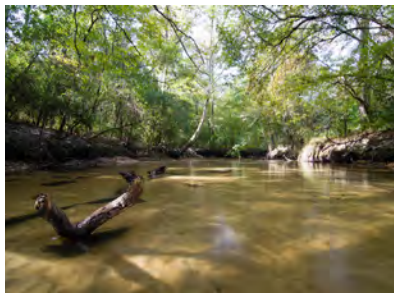
LOT #8 TURPENTINE DRIVE  
CLIMAX, GA / DECATUR CO.

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

## 612 +/- acres



**\$1,468,800**

HIGHWAY 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. The heart of the tract is a 13+- acre pond & 1.5 miles of frontage on Mosquito Creek. Wide range of habitat types from natural upland hardwood/pine ridges/planted pine

**3 RIVERS REALTY**  
3riversrealty.com

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

## 170 +/- acres



**\$475,720**

4540 FACEVILLE HIGHWAY  
BAINBRIDGE, GA / DECATUR CO.

3 BR / 2 BA / 1,248 SQ FT

155.73 acres of wooded land and 14.17 acres of open land, perfect for food plots. You will have the perfect location to hang your hat after a full day of hunting deer and turkey as this listing includes a nice 2008 Fleetwood mobile home. Also features a private well, and wired garage.

**PREMIER GROUP REALTY**  
premiergrouprealty.com

RUTH MARTIN  
229-246-9837 / ruthm@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. For more details or to schedule a tour, contact Gina today!

**COLDWELL BANKER BROCK REALTY**  
cbbrockrealty.com

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

## 44 +/- acres



**\$107,800**

COOTER BOUIE ROAD  
BAINBRIDGE, GA / DECATUR CO.

This field is ready to be put to work. Cross hatch it for quail hunting, plow and plant it for dove hunting, or plant it in crops or pines.

**SOUTHERN LAND REALTY**  
SouthernLandRealty.com

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

## 110 +/- acres



**\$695,000**

WAUTAUGA ROAD  
ATTAPULGUS, GA / DECATUR CO.

2,400 SQ FT

The Bryant Tract consists of 110+/- acres with a home and out-buildings. The tract features gently rolling topography with planted pines, hardwoods, a pond, and the well-defined Attapulgus Creek. The surrounding forestland ownerships contribute to a great habitat landscape for the abundant deer.

**SOUTHERN FORESTRY REALTY**  
southernforestryrealty.com

TED KNIGHT  
850-997-7238 / carol@southernforestryrealty.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

EXPLORE RESOURCES • SEARCH LISTINGS • GET PRE-APPROVED

**SWGAFarmCredit.com**

**52 +/- acres**

**\$550,000**



1880 BOOSTER CLUB ROAD  
BAINBRIDGE, GA / DECATUR CO.

4 BR / 3 BA / 3,360 SQ FT  
Beautiful brick home with gorgeous hardwood floors in every room except baths and kitchen area which are tile. Sits back in the woods for privacy. Includes 50 X 40 storage barn, 30 X 30 canopy next to the barn, and a 30 X 30 fiberglass greenhouse. Entire property is fenced.

**PREMIER GROUP REALTY**  
premiergrouprealty.com

**KEN HORN**  
229-246-9837 / kenh@premiergrouprealty.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. For more details or to schedule a tour, contact Gina McKenzie.

**COLDWELL BANKER BROCK REALTY**  
cbbrockrealty.com

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

**9 +/- acres**

**\$330,000**



163 BACK OF THE MOON  
BRINSON, GA / DECATUR CO.

4 BR / 4 BA / 2,519 SQ FT  
Custom built 2519+sq ft/ 4 bed/ 4 bath/ office/ garage/ detached guest house/ 9 acres. A stone's throw of multiple boat landings. It's 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

**36 +/- acres**

**\$329,000**



2100 FACEVILLE ATAPULGUS ROAD  
BAINBRIDGE, GA / DECATUR CO.

3 BR / 2 BA  
Picturesque wooded 35 acres of planted pines. This home is VERY energy efficient constructed with ICF block wall and features solar panels. Formal living room, dining room, family room with free standing wood-burning stove, breakfast area, sunroom, double garage, storage building and so much more.

**PREMIER GROUP REALTY**  
premiergrouprealty.com

**GAIL LONG**  
229-246-9837 / gail@premiergrouprealty.com

**98 +/- acres**

**\$306,404**



HIGHWAY 27 SOUTH  
BAINBRIDGE, GA / DECATUR CO.

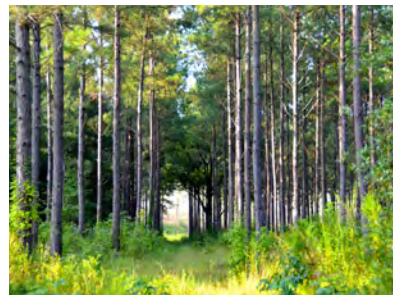
1,100 feet of frontage on four-lane state highway. The property is only 1.5 miles from the city limits and is in the path of progress as development moves south. Priced at recreational land prices, with pine plantation/ pond site/great hunting. Don't let a good deal pass by.

**3 RIVERS REALTY**  
3riversrealty.com

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

**435 +/- acres**

**\$1,283,250**



HIGHWAY 302  
BAINBRIDGE, GA / DECATUR CO.

2 BR / 1 BA  
This farm was established in 1947 and has evolved into a superior timber and recreational property with planted pines of various ages, creek and hardwoods, plus duck pond.

**SOUTHERN LAND REALTY**  
SouthernLandRealty.com

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

**29 +/- acres**

**Call 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

**14 +/- acres**

**\$399,900**



199 RIVERVIEW ROAD  
BAINBRIDGE, GA / DECATUR CO.

5 BR / 3 BA / 3,502 SQ FT  
You are greeted with hardwood floors and wide molding, a large formal dining room, convenient to the HUGE kitchen. TONS of cabinets and granite counter tops. There is a sunny breakfast area where you can look out over tons of nature. Spacious family room, large master bedroom, and so much more.

**PREMIER GROUP REALTY**  
premiergrouprealty.com

**MARICE MILLER**  
229-246-9837 / marciem@premiergrouprealty.com

## 11 +/- acres



5931 OLD 179 N  
WHIGHAM, GA / DECATUR CO.

4 BR / 2 BA

Acreage surrounds fabulous home. Beautiful flooring, granite counter-tops, large family room complete with fireplace. Nice screen porch perfect for sipping coffee and sunsets. Contact Teresa.

**COLDWELL BANKER BROCK REALTY**  
cbbrockrealty.com

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

## \$269,900

### DODGE CO - GA

## 100 +/- acres



EASTMAN  
HAWKINSVILLE, GA / DODGE CO.

4 BR / 3 BA / 1,800 SQ FT

Turn-key recreational property with 20+ acre private lake. Featuring a unique and recently updated 1,800 sq ft lakefront "Tree House." Includes all furnishings and equipment; tractor and 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

## \$625,000

### DOUGHERTY CO - GA

## 88 +/- acres



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

## \$202,000

## 715 +/- acres



ALBANY, GA / DOUGHERTY CO.

3,800 SQ FT

Main house with 2,000 sq ft of porches, detached garage/carriage house, 4,000 sq ft equipment barn/manager's office with climate controlled garage, etc. 9 and 3.6 acre-ponds, creek, rich and diverse ground cover quail habitat. Excellent timber. Offered turn-key with equipment.

**JON KOHLER AND ASSOCIATES**  
jonkohler.com

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

## \$3,195,000

## 122 +/- acres



815 JAMES CROSS AVENUE  
ALBANY, GA / DOUGHERTY CO.

1 BR / 1 BA / 875 SQ FT

Flint River lovers, check it out. Beautiful upland and river bottom timber with excellent road network, house, and private paved boat ramp. One of the last remaining private tracts available. Most other parcels are government owned, river corridor green space. Located above Nonami Plantation.

**MATRE FORESTRY CONSULTING, INC.**  
matreforestry.com

**MICHAEL MATRE**  
229-639-4973 / mike@matreforestry.com

## \$475,000

## 20 +/- acres



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

## \$110,000

## 359 +/- acres



OAK HAVEN DRIVE  
ALBANY, GA / DOUGHERTY CO.

Includes 3 wells, two barns, pond, and tenant home. Three phase power. Nice grove with good varieties and room to expand. There has been additional ground cleared for future planting or new trees. There is approximately 210 +/- acres in production.

**BENNETT REAL ESTATE COMPANY**  
brealthomasville.com

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

## \$1,950,000

## 6 +/- acres



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 today for more information or a private tour.

**ALBANY REALTY COMPANY**  
albanyrealtyco.com

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

## \$675,000

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

**103 +/- acres**

**\$389,000**



1893 LOWER RIVER ROAD  
COLUMBIA, GA / EARLY CO.  
3 BR / 2 BA / 1,400 SQ FT  
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

**70 +/- acres**

**\$2,200 per acre**



WHITE CHANDLER RD AND GA 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

**83 +/- acres**

**\$325,000**



345 CANNON ROAD  
BLAKELY, GA / EARLY CO.  
3 BR / 2 BA / 1,800 SQ FT  
Very attractive property, road frontage on two sides, large oaks, 26 acres of merchantable planted pines and a few hardwoods for income and hunting. The balance of the property was planted in coastal bermuda last year. Two story home built in 2008. Open metal 40 x 50 barn.

**GEORGIA INLAND REALTY, INC.**  
GeorgialnlandRealty.com

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

**40 +/- acres**

**\$59,600**



HIGHWAY 200  
DAMASCUS, GA / EARLY CO.  
This tract is in the heart of Early County on the edge of Damascus, Georgia. Large land tracts surround this secluded property. If you're looking for the perfect "honey hole" to kill big deer that won't break the bank - this is the place. Why lease when you can own your own deer paradise?

**CHARLES ROZIER AND ASSOCIATES REALTY**  
rozierrealty.com

PERRY CLEMENTS, III  
229-246-4509 / pclements@rozierandassociates.com

**635 +/- acres**

**\$2,975,000**



BLAKELY, GA / EARLY CO.  
Located in the fertile soils of Early County, GA. Seven pivots, a 7.5 acre irrigation pond, and five wells drilled into the claborne aquifer allow this to be a very productive farm property. Additional attributes include 1.5 miles of highway frontage. Net Farm Lease available or fee simple sale.

**WEBB PROPERTIES**  
webbproperties.com

WILLIAM HANCOCK  
229-883-6502 / wahancock@webbproperties.com

**10 +/- acres**

**\$35,000**



SPOONER QUARTER ROAD  
JAKIN, GA / EARLY CO.  
Lot would be a wonderful home site. Contact Sarah today!

**THE WHITTAKER AGENCY**  
thewhittakeragency.com

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

**500 +/- acres**

**\$990,000**



NICKLESVILLE ROAD  
ARLINGTON, GA / EARLY CO.  
6 BR  
Timber covered recreational property features beautiful 6 bedroom 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

**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**

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

## 98 +/- acres

### \$375,000



722 NEW HOPE ROAD  
BLAKELY, GA / EARLY CO.

3 BR / 2 BA / 1,914 SQ FT

Beautiful acres with paved frontage on two sides. Nice 2-story home. Fenced for cattle, large pond, pasture with scattered hardwoods, woods for hunting.

**GEORGIA INLAND REALTY, INC.**  
GeorgialnlandRealty.com

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

## 788 +/- acres

### \$1,516,900



HIGHWAY 62  
BLAKELY, GA / EARLY CO.

This diverse property has cultivated acres, planted pines and hardwoods that provide recreational and farming opportunities unlike most properties on the market today.

**SOUTHERN LAND REALTY**  
SouthernLandRealty.com

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

## 455 +/- acres

### \$2,457,000



GA HWY 39 NORTH  
BLAKELY, GA / EARLY CO.

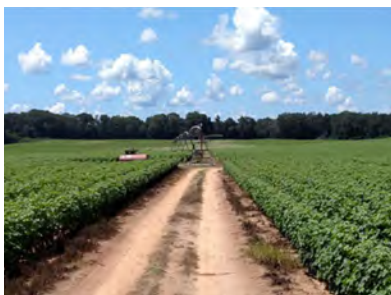
9 tower Valley, 7 tower Zimmatic, 1 yr old 8 tower Valley with low pressure nozzles. Fertile soils, Tifton, Faceville and Greenville loams, 25 ac in dry farmland, 65 ac in merchantable pine timber. All irrigation is electric. Deer and turkey to hunt. Great home site in back of well-maintained farm.

**GEORGIA INLAND REALTY, INC.**  
GeorgialnlandRealty.com

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

## 293 +/- acres

### Call 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

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property listings online:

SEARCH BY **TYPE** & **SIZE** & **COUNTY**

[SWGAFarmCredit.com](http://SWGAFarmCredit.com)

## 277 +/- acres

### \$700,000



THREE NOTCH ROAD  
BLAKELY, GA / EARLY CO.

30-year old planted pines and hardwood timber with highway frontage on Three Notch Road. This 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

## 41 +/- acres

### \$59,900



HIGHTOWER AVENUE  
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. Contact Teresa or Tyler for more info.

**COLDWELL BANKER BROCK REALTY**  
cbbrockrealty.com

TERESA HEARD/TYLER INLOW  
229-246-5127 / thheard@cbbrockrealty.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**

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

**7 +/- acres**

**\$57,900**



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

Good level grassed area up 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

DANIEL E CROCKER  
229-228-0552 / landcrocdan@gmail.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 appx. 49.5 acres 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 acres prepped for a home site with well and septic.

**CAIRO REALTY COMPANY**  
cairorealty.com

KERRY COLEMAN  
229-377-4253 / kerry\_coleman@gmail.com

**45 +/- acres**

**\$222,150**



WALDEN ROAD  
THOMASVILLE, GA / GRADY CO.

Walden Woods is unique as it has the look and feel of a classic quail plantation, but is only 45 acres. The property has rolling terrain of longleaf pines, wiregrass, & majestic live oaks. There are several small fields/large food plots that attract a great population of turkey, deer, & wild quail.

**THE WRIGHT GROUP**  
wrightbroker.com

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

**56 +/- acres**

**\$166,000**



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. Contact Russ Taylor.

**KEYSOUTH REAL ESTATE GROUP, INC**  
keysouth.com

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

**6 +/- acres**

**\$399,000**



656 GAINOUS ROAD  
CAIRO, GA / GRADY CO.

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

**REALTY MART, INC.**

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

**11 +/- acres**

**\$210,000**



2104 LOWER HAWTHORNE TRAIL  
CAIRO, GA / GRADY CO.

**3 BR / 2 BA / 1,564 SQ FT**

This is it! Bring your horses, bring your kids! Settle in and enjoy your home on the range. Lovely ranch styled home, 6-stalled horse barn with tack room and wash rack, riding arena, pastures and more!

**ERA SIMPSON REALTY**  
marlaames.com

MARLA AMES  
229-243-9200 / marlasames@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

**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 and 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

**58 +/- acres**



**\$415,000**  
 2080 PIERCE CHAPEL ROAD  
 CAIRO, GA / GRADY CO.  
 3 BR / 2 BA / 1,805 SQ FT  
 Property features a cow pen with water, cow pasture, horse pasture, 35-40 acres of crop land, 2 ponds, pole barn - 2 stalls having concrete floors and water, workshop with power and water, blueberries, perimeter fenced.

**CAIRO REALTY COMPANY**  
 cairorealty.com

**KERRY COLEMAN**  
 229-377-4253 / kerry\_coleman@gmail.com

**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 / landcrocdan@gmail.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

**35 +/- acres**



**Call 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

**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

**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

**200 +/- acres**



**\$995,000**  
 773 MAGNOLIA ROAD  
 WHIGHAM, GA / GRADY CO.  
 The Bishop Farm is located approximately 5 miles south of Whigham, Georgia, and would make a nice home place. Features of the tract include 103 +/- acres of irrigated land, 45 +/- acres in Tift Bermuda grass, 22 +/- acres of non-irrigated pecan groves, 10 +/- acres of woodlands, 16 +/- acres of ponds.

**SOUTHERN FORESTRY REALTY**  
 southernforestryrealty.com

**TED KNIGHT**  
 850-997-7238 / carol@southernforestryrealty.com

**40 +/- acres**



**\$149,000**  
 PINE LEVEL ROAD  
 CAIRO, GA / GRADY CO.  
 This is one of the best looking long-leaf and wiregrass mid-size tracts that I've ever seen! Young planted long-leaf 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

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

GRADY CO - GA

**20 +/- acres**

**\$399,900**



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. Contact Teri Gainey for more information.

**KEYSOUTH REAL ESTATE GROUP, INC**  
keysouth.com

TERI GAINEY  
229-226-3911 / terigainey@bellsouth.net

**263 +/- acres**

**\$650,500**



SINGLETARY 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

HOUSTON CO - GA

**101 +/- acres**

**\$1,364,040**



HIGHWAY 41 N/DUNBAR ROAD  
CENTERVILLE, GA / HOUSTON CO.

Development tract at the corner of Hwy 41 & Dunbar Road. Access from 2 paved roads and almost 100% usable property. City sewer and water available. \$13,500 per acre.

**COLDWELL BANKER ROBBINS & FREE REALTY**  
robbinsfree.com

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

**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

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

**103 +/- acres**

**\$425,000**



124 FELTON ROAD  
PERRY, GA / HOUSTON CO.

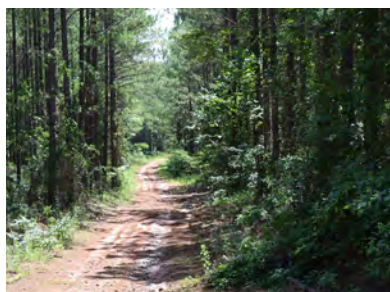
Property Features; barn w/four 10x12 stalls, concrete aisle, tack, feed room and bathroom. Loft/hay storage area, 5 fenced gated lots around the barn, 4 two acre paddocks, iron piped fencing, 50 acres of unfenced coastal bermuda hayfields, 3 fenced pastures, 3 grain bins for storage and more.

**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

**23 +/- acres**

**\$345,000**



310 STONEGATE TRAIL  
PERRY, GA / HOUSTON CO.

Excellent development tract in Phase 2 of Stonebridge subdivision.

**COLDWELL BANKER ROBBINS & FREE REALTY**  
robbinsfree.com

JULIANA HORSTING  
478-218-2600 / julianahorsting@hotmail.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.

**COLDWELL BANKER ROBBINS & FREE REALTY**  
robbinsfree.com

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



LEE CO - GA

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 balance in mixed natural timber 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

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

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

940 +/- acres

\$2,250,000



BUENA VISTA, GA / MARION CO.  
Four stocked ponds, 1 +/- mile frontage on Dry Creek, a dove field, substantial timber value, lodges, and spectacular rolling topography. It is bordered by large landowners and in a neighborhood of other farms. Offered turnkey with furnishings and equipment.

JON KOHLER AND ASSOCIATES  
jonkohler.com

WALTER HATCHETT  
850-508-4564 / walter@jonkohler.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

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

116 +/- acres

\$1,550 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

Explore more of the area's best property listings online:

SEARCH BY TYPE & SIZE & COUNTY

SWGAFarmCredit.com

MILLER CO - GA

**24 +/- acres**

**\$66,960**



GRIGGS LUCILLE ROAD  
COLQUITT, GA / MILLER CO.

Country setting perfect for that country dream house with room to hunt! Nice mix of mature thinned planted pines and mature hardwood/pine mix. Susian Ford Creek originates on the property. Additional acreage available.

**MATRE FORESTRY CONSULTING, INC.**  
matreforestry.com

MICHAEL MATRE  
229-639-4973 / mike@matreforestry.com

**5 +/- acres**

**\$239,900**



66 PEACE VALLEY  
COLQUITT, GA / MILLER CO.

5 BR / 3 BA / 2,604 SQ FT

Beautiful country home is perfect for the family that wants to take a step back. The home is located on over 5 acres of land surrounded by woods and a creek. This home features 5 spacious bedroom and three full baths! The master is large enough to have your own private retreat with sitting area.

**PREMIER GROUP REALTY**  
premiergrouprealty.com

MARCIE MILLER  
229-246-9837 / marciem@premiergrouprealty.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 a large old-fashioned farm house. Four-inch well and 1,500 gallon septic tank. Over 70 acres of eight year-old long-leaf pines with the 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**

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

**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 turn key 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

MITCHELL CO - GA

**100 +/- acres**

**\$1,195,000**



1637 STATE HWY 97  
CAMILLA, GA / MITCHELL CO.

5 BR / 3.5 BA / 6,326 SQ FT

Orchard Creek is a quiet country escape in Mitchell County, Georgia. A large family home sits in the middle of a gorgeous pecan grove. Both a drip irrigation system & excellent tree spacing help make this an extremely productive orchard. The home has an open concept layout, pool and much more.

**THE WRIGHT GROUP**  
wrightbroker.com

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

**90 +/- acres**

**\$216,000**



5669 RACCOON ROAD  
PELHAM, GA / MITCHELL CO.

Nice tract with mature timber. Good mix of open ground for farmable income. Improvements include well, septic & power. Loaded with deer and turkey. Call today for showing.

**BENNETT REAL ESTATE COMPANY**  
brealthomasville.com

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

**67 +/- acres**

**\$210,000**



KIERCE ROAD  
PELHAM, GA / MITCHELL CO.

Vacant rural land located in Pelham, GA. This property, surrounded by beautiful farmland, would be an excellent home site or great for recreational use. Centrally located to Albany, Tifton, Bainbridge and Thomasville. Wooded property with mature pine timber. 5-acre pond, paved road.

**NAI TALCOR COMMERCIAL**  
naitalcor.com

BRIAN PROCTOR  
850-599-5963 / brian@talcor.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

**\$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

## 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

**\$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

## 60 +/- acres

**\$155,200**



WADE ROAD  
PELHAM, GA / MITCHELL CO.

This property consists of two tracts, both having mature woodlands and some cultivated land. One parcel has a home site with power and connection to a well. Gently rolling land.

**HALSTEAD FORESTRY & REALTY, INC.**  
halstead-realty.com

RONALD B. HALSTEAD  
229-336-7681 / ronhalstead@camillaga.net

## 68 +/- acres

**\$149,000**



9800 GA HWY 112  
CAMILLA, GA / MITCHELL CO.

This old lime pit makes a unique property. Be the first to install a SW GA zip line course & rappelling or skeet range with 100' limestone wall.

**RED HILLS REALTY**  
rhrland.com

ANDREW VANN  
229-228-9800 / Vann9800@gmail.com

## RANDOLPH CO - GA

## 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

## 324 +/- acres

**\$1,565,000**



FIVE FORKS ROAD  
SHELLMAN, GA / RANDOLPH CO.

5 BR / 3.5 BA / 3,277 SQ FT

Located in an area known for legendary quail hunting, huge trophy class white-tail bucks along with abundant turkey, ducks and fishing. This turnkey property has large lodge with a beautiful setting overlooking Wall Lake. Includes many amenities and equipment package. Established food plots/roads.

**ALLIED LAND & TIMBER COMPANY, INC.**  
alliedlandga.com

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

## 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

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**SWGAFarmCredit.com**

RANDOLPH CO - GA

**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. Contact Julian Morgan.

**SOUTH GEORGIA LAND AND TIMBER**  
landandtimber.net

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

**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 Long-leaf 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

**1,469 +/- acres**

**\$4,398,786**



HIGHWAY 41  
SHELLMAN, GA / RANDOLPH CO.

3 BR / 2 BA / 1,200 SQ FT

The Shooting Preserve is located just minutes to downtown Shellman, GA. with a mixture of merchantable and pre-merchantable pine plantation, bottomland, a small home and a 40+/- acre lake with a dock house. Good interior road system that you will get around easily.

**AMERICAN FOREST MANAGEMENT**  
americanforestmanagement.com

DAVID WILLIAMSON  
850-526-5110 / david.williamson@afmforest.com

Explore more of the area's best property listings online:

SEARCH BY **TYPE & SIZE & COUNTY**

**SWGAFarmCredit.com**

SCHLEY CO - GA

**97 +/- acres**

**\$197,500**



BECKWITH ROAD  
ELLAVILLE, GA / SCHLEY CO.

55 acres of planted pine. Additional cash flows available through pine straw raking. Well established timber markets nearby. Paved county road frontage. Good hunting opportunities.

**LANDVEST, INC**  
landvest.com

ALAN MACKEY  
229-942-2526 / amackey@landvest.com

**102 +/- acres**

**\$187,000**



DOZIER ROAD  
ELLAVILLE, GA / SCHLEY CO.

93% of acres planted in pine (3 & 13-year-old). Well established local timber markets for all pine products. Paved county road frontage; utilities nearby.

**LANDVEST, INC**  
landvest.com

ALAN MACKEY  
229-942-2526 / amackey@landvest.com

SEMINOLE CO - GA

**11 +/- acres**

**\$115,000**



2519 BUDDY ADAMS PARKWAY  
DONALSONVILLE, GA / SEMINOLE CO.

3 BR / 3 BA / 2,432 SQ FT

Features a 2400 sq ft, 3BR/3BA 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

**12 +/- acres**

**\$39,500**



SPRING CREEK ROAD  
DONALSONVILLE, GA / SEMINOLE CO.

Restricted residential lot located in Seminole County, GA along Highway 253. Beautiful pine trees provide country living in a rural setting. Great neighborhood. Located only a stone's throw from Spring Creek and Lake Seminole. Plenty of boat landings in the area. 2-11 acre lots available nearby.

**CHARLES ROZIER AND ASSOCIATES REALTY**  
rozierrealty.com

PERRY CLEMENTS, III  
229-246-4509 / pclements@rozierandassociates.com

## 5 +/- acres



HIGHWAY 374  
DONALSONVILLE, GA / SEMINOLE CO.

This wooded lot is located just south of the Desser crossroads, near Lake Seminole. Contact us today!

**THE WHITTAKER AGENCY**  
thewhittakeragency.com

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

**\$20,000**

## 135 +/- acres



HARVEL POND ROAD  
DONALSONVILLE, GA / SEMINOLE CO.

128 acres in 10-13 year old planted slash pine ready to be thinned within the next 2-3 years. 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

**\$405,000**

## 6 +/- acres



BOOSTER CLUB ROAD  
BAINBRIDGE, GA / SEMINOLE CO.

6.12 acres on Booster Club Road.

**PREMIER GROUP REALTY**  
premiergrouprealty.com

LARRY LENNARD  
229-246-9837 / larryl@premiergrouprealty.com

**\$27,000**

## 54 +/- acres



2524 BURL LANE ROAD  
DONALSONVILLE, GA / SEMINOLE CO.

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. Contact us today!

**THE WHITTAKER AGENCY**  
thewhittakeragency.com

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

**\$199,000**

## STEWART CO - GA

## 339 +/- acres



US HIGHWAY 27  
LUMPKIN, GA / STEWART CO.

Bennett Hill is a must see from its rolling topography, mature hardwoods and pine plantation to the 29 +/- acre lake. All of this packed into a 339.18 +/- acre tract that is located approximately 40 minutes from Eufaula, AL or 35 minutes from Columbus, GA.

**AMERICAN FOREST MANAGEMENT**  
americanforestmangement.com

DAVID WILLIAMSON  
850-526-5110 / david.williamson@afmforest.com

**\$998,885**

## 270 +/- acres



LUMPKIN, GA / STEWART CO.

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

**BARFIELD AUCTIONS INC**  
barfieldauctions.com

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

**\$324,000**

## 967 +/- acres



HIGHWAY 39  
LUMPKIN, GA / STEWART CO.

3 BR / 2 BA

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 & on with the amenities! Must see. Contact Julian Morgan.

**SOUTH GEORGIA LAND AND TIMBER**  
landandtimber.net

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

**\$1,800 per acre**

## SUMTER CO - GA

## 117 +/- acres



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

**\$245,000**

SUMTER CO - GA

91 +/- acres

\$2,395 per acre



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

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

\$150,000



PLAINS, GA / SUMTER CO.

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

TAYLOR CO - GA

69 +/- acres

\$619,900



CROSSROADS SCHOOL ROAD  
BUTLER, GA / TAYLOR CO.

5 BR / 5.5 BA / 3,950 SQ FT

Home is perfectly situated on 69.67 acres. Designed so the owners could spend the majority of their time on the main level. Hunt plentiful white-tail deer only a short walking distance from the house. Agent Owned.

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

173 +/- acres

\$2,100 per acre



HIGHWAY 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

TERRELL CO - GA

252 +/- acres

\$749,700



1024 TALLAHASSEE ROAD  
ALBANY, GA / TERRELL CO.

Gorgeous well managed timber and hunting property with frontage on both sides of Kiokee Creek, only minutes from northwest Albany. Huge deer, plus resident wild quail. Great homesites, plus development potential. Would make an excellent large acreage estate close to town.

MATRE FORESTRY CONSULTING, INC.  
matreforestry.com

MICHAEL MATRE  
229-639-4973 / mike@matreforestry.com

11 +/- acres

\$49,900



HIGHWAY 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

100 +/- acres

\$495,000



3326 ROCK STOREY  
DAWSON, GA / TERRELL CO.

3 BR / 3 BA / 3,700 SQ FT

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 and turkey hunting!

RE/MAX OF ALBANY  
remaxofalbany.com

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

## 50 +/- acres



**\$3,295 per acre**

3461 ROCK STOREY ROAD  
SASSER, GA / TERRELL CO.

This beautiful property is located just minutes from Hwy. 520 and Albany in the heart of Plantation Country. The property would be excellent hunting for trophy whitetail or turkey and would be great for horses or building your country home. Natural hardwood and pine timber throughout and field.

**ALLIED LAND & TIMBER COMPANY, INC.**  
alliedlandga.com

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

## 43 +/- acres



**\$107,500**

WILBUR GAMBLE ROAD  
PARROTT, GA / TERRELL CO.

Tired of leasing hunting land? Purchase this affordable 43 +/- acre hunting and timber property, with Chenubee Creek frontage! Located in big deer country between Dawson and Parrott. Seller is motivated, and with hunting season fast approaching, you better hurry on this one.

**MATRE FORESTRY CONSULTING, INC.**  
matreforestry.com

MICHAEL MATRE  
229-639-4973 / mike@matreforestry.com

## THOMAS CO - GA

## 44 +/- acres



**\$449,000**

573 EGG AND BUTTER ROAD NORTH  
OCHLOCKNEE, GA / THOMAS CO.

4 BR / 2 BA / 2,876 SQ FT

Little Ochlocknee River Farm is on 44 acres with river frontage along the Little Ochlocknee River, minutes north of historic Thomasville. Property highlights include two stocked fish ponds, mature pines and hardwood timber, fencing and cross fencing for cattle, and excellent deer and turkey hunting.

**THE WRIGHT GROUP**  
wrightbroker.com

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

## 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-in cabinets. Master suite on lower level. Property includes pool, pond, movie theater, 3 bay garage and kennel.

**KEYSOUTH REAL ESTATE GROUP, INC**  
keysouth.com

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

## 3,267 +/- acres



**\$23,500,000**

606 WADE LANE  
THOMASVILLE, GA / THOMAS CO.

38,000 SQ FT

Millpond Plantation has over 100 years of history and now available for the first time in generations. The historic main house sits on 3267 +/- acres and is minutes from downtown Thomasville. 7 quail courses, 2 dove fields, 85-acre lake, 14-stall horse barn, 36-run dog kennel and much more.

**THE WRIGHT GROUP**  
wrightbroker.com

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

## 163 +/- acres



**\$635,000**

1084 ROCKY FORD ROAD  
COOLIDGE, GA / THOMAS CO.

Stocked pond with excellent fishing and the occasional wood duck. Underground power, well, equipment shed, outhouse, and a lakeside viewing platform. Property has been professionally managed for trophy deer with food plots in place and good timber. Great location!

**BENNETT REAL ESTATE COMPANY**  
brealthomasville.com

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

## 5 +/- acres



**\$995,000**

7827 METCALF ROAD  
THOMASVILLE, GA / THOMAS CO.

6 BR / 3.5 BA / 4,948 SQ FT

A 2-story home with classic architecture - high ceilings, wood-burning fireplace, built-in shelves and French doors that open onto a brick patio overlooking the salt-water pool. Lower wing of the house was built for an easy conversion into mother-in-law suite with kitchenette and private bath.

**CHUBB REALTY**  
chubbrealty.com

HARRIS STRICKLAND  
229-226-7916 / harrison1325@gmail.com

## 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@landcroc.com

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**SWGAFarmCredit.com**

**35 +/- acres**

**\$749,000**



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

**47 +/- acres**

**\$975,500**



4050 LOWER BOSTON ROAD  
THOMASVILLE, GA / THOMAS CO.  
6 BR / 4.5 BA  
Immaculate house and property is the perfect blend of country living and convenience. House has been completely remodeled, and has a beautiful pool and outdoor living space. Mature oaks, planted pines, a cleared pasture and hardwoods provide great wildlife habitat for excellent hunting too.

**THE WRIGHT GROUP**  
wrightbroker.com

**BEN MCCOLLUM**  
229-226-2564 / callie@wrightbroker.com

**194 +/- acres**

**\$1,000,000**



G POND / REHBERG ROAD  
BOSTON, GA / THOMAS CO.  
Includes duck pond, dove field, quail, and turkey and deer hunting is phenomenal! The duck pond is complete with four 2-man duck blinds. It also includes good timber for future timber income.

**BENNETT REAL ESTATE COMPANY**  
brealthomasville.com

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

**8 +/- acres**

**\$275,000**



5557 GA HWY 202  
THOMASVILLE, GA / THOMAS CO.  
3 BR / 2 BA / 1,852 SQ FT  
This brick home can easily have a mini farm or horses on the property which includes 8.64 acres! The front yard and area off the back of the house are completely fenced. In addition the property has 4 additional storage buildings.

**KEYSOUTH REAL ESTATE GROUP, INC**  
keysouth.com

**PAULA BARRETT**  
229-226-3911 / barrettpaula1@gmail.com

**5 +/- acres**

**\$279,900**



4858 GA HWY 188  
OCHLOCKNEE, GA / THOMAS CO.  
4 BR / 3 BA / 2,360 SQ FT  
Master suite is spacious, master bath offers his and her walk-in closets and double vanities. There are two additional bedrooms and one bath downstairs, second story includes a bedroom, bath, bonus room and 300 sq.ft. of unfinished space. Front and back porches.

**KEYSOUTH REAL ESTATE GROUP, INC**  
keysouth.com

**DONNA JENKINS**  
229-226-3911 / donnajenkins3@gmail.com

**12 +/- acres**

**\$2,475,000**



10456 US HWY 19 S  
THOMASVILLE, GA / THOMAS CO.  
6 BR / 4 BA / 6,946 SQ FT  
Built in 1890 using heart pine milled from the plantation. Renovated by the firm of Frank McCall in the 1970's, the home features 14 ft ceilings, heart pine cabinets, 5 fireplaces and modern kitchen. Grounds are completely fenced to include guest house, horse barn and 7 +/- acres of horse pasture.

**CHUBB REALTY**  
chubbrealty.com

**REBECCA CHUBB STRICKLAND**  
229-226-7916 / rebeccachubb61@gmail.com

**10 +/- acres**

**\$345,000**



3470 EGG AND BUTTER ROAD  
OCHLOCKNEE, GA / THOMAS CO.  
4 BR / 2 BA / 2,854 SQ FT  
Plenty of room for riding and pasture as well as large 6-stall barn. Country living at it's best on this 10.62 acres with a nearly 3,000 sq ft home with a pool. Call today to schedule an appointment to see this property before it is gone.

**KEYSOUTH REAL ESTATE GROUP, INC**  
keysouth.com

**SAM BRYAN**  
229-226-3911 / sambryan@rose.net

**50 +/- acres**

**\$995,000**



146 OLD US HWY  
BOSTON, GA / THOMAS CO.  
4 BR / 4 BA / 6,408 SQ FT  
Unserwald is German for "Our Forest" and sits on 50 +/- acres, minutes away from historic Thomasville, Georgia. The 6408 sq. ft. home is newly constructed and lies amongst a forest of trees with a three-acre lake stocked with trophy fish. The property has great deer and turkey hunting as well.

**THE WRIGHT GROUP**  
wrightbroker.com

**BEN MCCOLLUM**  
229-226-2564 / ben@wrightbroker.com

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**SWGAFarmCredit.com**



## 28 +/- acres

### \$375,000



347 MERIDIAN ROAD  
THOMASVILLE, GA / THOMAS CO.

1 BR / 2 BA / 1,404 SQ FT

Castleberry Ridge is loaded with diversity. This action-packed small tract contains a small cabin overlooking a stocked fish pond amongst a stand of mature longleaf pines. The wildlife benefits from intensively managed landholdings that adjoin the property as well as nearby plantations.

**THE WRIGHT GROUP**  
wrightbroker.com

**BEN MCCOLLUM**  
229-226-2564 / ben@wrightbroker.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

## 15 +/- acres

### \$325,000



1250 CARLTON ROAD  
COOLIDGE, GA / THOMAS CO.

3 BR / 2.5 BA / 1,764 SQ FT

Surrounded by gorgeous live oaks and off the beaten path. This property features a farmhouse, improved pasture that's fenced and cross fenced, 5 paddocks, and two barns with 6 horse stalls and plenty of room for tack and other supplies. Cozy two-story farmhouse.

**BENNETT REAL ESTATE COMPANY**  
brealthomasville.com

**LESLIE BENNETT**  
229-233-5043 / leslie@brealthomasville.com

## 43 +/- acres

### \$149,900



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

## Explore more of the area's best property listings online:

SEARCH BY **TYPE** & **SIZE** & **COUNTY**

**SWGAFarmCredit.com**

## 98 +/- acres

### \$595,000



BALDWIN ROAD  
THOMASVILLE, GA / THOMAS CO.

3 BR / 3 BA / 2,500 SQ FT

Fenced pastures, a quarter mile of river frontage, timber, ducks, deer and turkeys galore. Pastures have been used for raising cattle, horses and hay. Quiet location with a magnificent view of the Ochlocknee River bottom. This property has a good feel to it. Only 10 miles from downtown Thomasville.

**CHUBB REALTY**  
chubbrealty.com

**HARRIS STRICKLAND**  
229-226-7916 / harrison1325@gmail.com

## 29 +/- acres

### \$425,000



4660 STEWART ROAD  
OCHLOCKNEE, GA / THOMAS CO.

3 BR / 2 BA / 2,271 SQ FT

Situated on 29.2 gorgeous acres; this 3 BR 2 BA 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**  
roserealty.com

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

TURNER CO - GA

## 43 +/- acres

### \$340,000



US HIGHWAY 41  
SYCAMORE, GA / TURNER CO.

3 BR / 2 BA / 1,928 SQ FT

Country home with beautiful setting overlooking a fishing pond with cropland and mixed timber. Large 20 x 30 metal storage building with concrete floor and nice barn for tractor and implements. Owner may sell 36 ac. with pond and no improvements and price accordingly.

**ALLIED LAND & TIMBER COMPANY, INC.**  
alliedlandga.com

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

WEBSTER CO - GA

220 +/- acres

\$395,420



BALD HILL ROAD  
WESTON, GA / WEBSTER CO.

Set up for bow hunting the property has neat camp house with misc. outbuildings. Over 300 mast producing trees have been planted plus a number of food plots. Approx. 1/2 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

2,149 +/- acres

\$2,450 per acre



US HIGHWAY 280  
PLAINS, GA / WEBSTER CO.  
3 BR / 2 BA / 2,225 SQ FT

This beautiful 2149.5 +/- acre hunting plantation is a one of a kind property which boasts frontage on 3 large creeks. Tremendous hunting for deer and turkey. Merchantable pine and virgin hardwood timber, great interior roads and nice house. Owner may divide acreage.

ALLIED LAND & TIMBER COMPANY, INC.  
alliedlandga.com

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

500 +/- acres

\$1,600,000



PRESTON, GA / WEBSTER CO.  
5,000 SQ FT

5000 sq. ft. log house. Large open porch. Prime hunting and fishing property. 3 beautiful ponds. 2 miles of Kinchafoonee Creek frontage. Lanahassee 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

152 +/- acres

\$465,000



6965 EAST CENTERPOINT ROAD  
PARROTT, GA / WEBSTER CO.

2 BR / 1 BA / 1,024 SQ FT

30x40 metal building with a 1/2 bath, RV shed, 50x50 machine shed. Large stocked pond. Bear Creek and Wiliford 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

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, Georgia, this tract is largely covered in planted pine of diverse age classes. It features a 3 BR, 2 BA mobile home, 2-acre pond, and flowing creek.

CBC SAUNDERS REAL ESTATE  
saundersrealestate.com

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

WILCOX CO - GA

50 +/- acres

\$2,295 per acre



KINGFISHER ROAD  
ROCHELLE, GA / WILCOX CO.

50 +/- acre farm is complete with 2 fish ponds, 12 +/- acre cultivated field, and a beautiful 14 +/- acre hay field. The balance of the property is covered in natural timberland, full of merchantable pine and very nice hardwood timber. Great location with easy access to Hwy. 280 and I-75.

ALLIED LAND & TIMBER COMPANY, INC.  
alliedlandga.com

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

WORTH CO - GA

135 +/- acres

\$351,000



ANDERSON ROAD  
SYLVESTER, GA / WORTH CO.

Worth County, one of Georgia's premier deer hunting counties! Established road system. Food plots. Major creek system through-out property. Surrounded by agriculture properties. Hardwoods and pine mixed. 135 acres of hardwoods and creek bottoms ideal for whitetail turkey. Premier deer hunting.

NAI TALCOR COMMERCIAL  
naitalcor.com

BRIAN PROCTOR  
850-224-2300 / brian@talcort.com

WORTH CO - GA

**759+/- acres**

**\$2,850,000**



719 GUNSMOKE ROAD  
ASHBURN, GA / WORTH CO.

4 BR / 4.5 BA / 3,100 SQ FT

Smoking Gun Plantation is a fully developed groomed commercial quail hunting plantation. Perfect for the next owner to run their own quail hunting business, or manage as a private plantation offering the best in quail, deer, turkey, and bass. Includes equipment, furnishings, supplies, bird dogs!

**MATRE FORESTRY CONSULTING, INC.**  
matreforestry.com

**MICHAEL MATRE**  
229-639-4973 / mike@matreforestry.com

**1,052 +/- acres**

**\$4,299,000**



2694 HIGHWAY 33 NORTH  
ALBANY, GA / WORTH CO.

5,500 SQ FT

Spectacular 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

**25 +/- acres**

**\$299,900**



111 MCDONALD ROAD  
SYLVESTER, GA / WORTH CO.

2 BR / 2 BA / 1,454 SQ FT

Quality built brick home on over 25 acres. Fully furnished. Fully functional eat-in-kitchen w/recessed lighting, counter space, backslash, and lovely custom cabinets. Appliances w/barn-door refrigerator and freezer drawer. Surround sound. Plantation blinds. 18 acres under conservation 5-1.

**COLDWELL BANKER WALDEN & KIRKLAND**  
coldwellbanker.com

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

**10 +/- acres**

**\$699,000**



944 OLD STATE RTE 33  
SYLVESTER, GA / WORTH CO.

5 BR / 4 BA / 5,155 SQ FT

Property features long paved driveway with beautifully manicured lawn and garden throughout the property. Enjoy the great country scenery while enjoying the marvelous pool and patio. Fantastic outbuilding on the property allows room to store all your toys and tools!

**WEEKS AUCTION GROUP**  
weeksauctiongroup.com

**TORI FULLER**  
229-890-2437 / Tori@BidWeeks.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. Awesome 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 & KIRKLAND**  
waldenandkirkland.com

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

GENEVA CO - AL

**160 +/- acres**

**\$3,100 per acre**



1394 UNDERWOOD MILL ROAD  
DOTHAN, AL / GENEVA CO.

Excellent mixed-use property with great potential for homesites, and a good place for horses or cattle. Agricultural fields, planted pines and bottomland hardwoods. Great hunting tract with natural wildlife corridors.

**SOUTHERN FORESTRY REALTY**  
southernforestryrealty.com

**TED KNIGHT**  
850-997-7238 / carol@southernforestryrealty.com

**47 +/- acres**

**\$117,500**



SOUTH WESTMONT STREET  
GENEVA, AL / GENEVA CO.

Choctawatchee Bluff is a great place for seeking seclusion, solitude, and hunting. Ideal location for a hunt camp. Upland loblolly and natural pine. Situated 25 feet above the Choctawatchee River on a bluff.

**SOUTHERN FORESTRY REALTY**  
southernforestryrealty.com

**TED KNIGHT**  
850-997-7238 / carol@southernforestryrealty.com

HENRY CO - AL

**1,100 +/- acres**

**\$2,530,000**



HIGHWAY 95  
ABBEVILLE, AL / HENRY CO.

Calynn Plantation is a superb high-fenced preserve made possible by 20 years of selective harvesting, genetic improvement and habitat management. Converting to a commercial operation would be natural transition with addition of 135 acres and 4,300 sf "camp". Ten bedrooms sleep up to 20 people.

**VERDURA REALTY**  
verduraproperties.com

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

## HOUSTON CO - AL

**852 +/- acres**

**\$1,959,600**



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

2 BR / 1 BA / 500 SQ FT

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**  
verduraproperties.com

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

**6 +/- acres**

**\$47,000**



2001 COOT ADAMS ROAD  
ASHFORD, AL / HOUSTON CO.

Paved road frontage. US Highway 84 East to Ashford then right on CR 55 for 4.5 miles then left on Coot Adams Road for 7 miles. Property is on the right.

**NAI TALCOR COMMERCIAL**  
naitalcor.com

**JOHN TAYLOR**  
334-797-9010 / jtaylor@talcor.com

**96 +/- acres**

**\$240,000**



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

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**  
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 and hand hewed flooring. All accessories are solid brass including rim-locks, hinges and floor registers. Large modern kitchen.

**COLDWELL BANKER**  
kpdd.com

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

## GADSDEN CO - FL

**350 +/- acres**

**\$2,750 per acre**



LONNIE CLARD ROAD  
GREENSBORO, FL / GADSDEN CO.

The Spooner Farm is located just 35 minutes from Tallahassee. Irrigated farmland, 7-acre fishing pond, with upland areas around the pond that would make a stunning homesite. Mature pine and natural hardwood. Amazing fishing and hunting opportunities, yet close to town.

**SOUTHERN FORESTRY REALTY**  
southernforestryrealty.com

**TED KNIGHT**  
850-997-7238 / carol@southernforestryrealty.com

**1,423 +/- acres**

**\$4,782,020**



TALLAHASSEE, FL / GADSDEN CO.

Red Hills Savannah Lake Plantation has recently undergone an Intensive habitat re-capitalization following modern management standards. The property includes a 7.5 acre lake with multiple flowing creeks. Bordered by River Ridge Plantation, Longview Farms, Coon Bottom Ranch and Split Pine Plantation.

**JON KOHLER AND ASSOCIATES**  
jonkohler.com

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

**48 +/- acres**

**Call for price**



FLORIDA HIGHWAY 65  
GREENSBORO, FL / GADSDEN CO.

The Fletcher Nursery Tract is located near Greensboro, Florida, only 35 miles from Tallahassee. There is a mixture of mature planted pines and natural hardwoods. The road system provides access to all areas of the property. Excellent hunting tract, substantial timber value in the planted pines.

**SOUTHERN FORESTRY REALTY**  
southernforestryrealty.com

**TED KNIGHT**  
850-997-7238 / carol@southernforestryrealty.com

**113 +/- acres**

**\$316,400**



DOLAN ROAD  
CHATTAHOOCHEE, FL / GADSDEN CO.

This North Florida "Mountain" property has elevation, timber and game like you wouldn't believe.

**SOUTHERN LAND REALTY**  
SouthernLandRealty.com

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

**345 +/- acres**

**\$2,250,000**



HIGHWAY 267  
QUINCY, FL / GADSDEN CO.

3 BR / 2 BA

There is no property on the market that is like El Consuelo. Take a virtual tour on our website. You will not be disappointed.

**SOUTHERN LAND REALTY**  
SouthernLandRealty.com

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

GILCHRIST CO - FL

**118 +/- acres**

**\$383,500**



NW CR 138  
BRANFORD, FL / GILCHRIST CO.

Terrific farming or development opportunity in Gilchrist Co on 118.86 acres MOL w/appx 70 acres currently in cultivation & appx 18 acres previously cleared & farmed (but have since grown up in scrub). Majority of the property boundary is fenced & fronts paved CR-238 & gov maintained graded road.

**DANIEL CRAPPS AGENCY, INC.**  
BuyLandFL.com

**TUCKER SMITH**  
386-755-5110 / tsmith@danielcrapps.com

**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 turn-key with furnishings.

**JON KOHLER AND ASSOCIATES**  
jonkohler.com

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

HOLMES CO - FL

**85 +/- acres**

**\$100,000**



JOHN MARSH ROAD  
BONIFAY, FL / HOLMES CO.

This very reasonably priced tract consisting of 85 acres of good hunting land with frontage on three dirt roads. According to the USDA soil mapping, 73% of the property is high and dry. From 177A turn west on John Marsh Rd., go .9 mile. Property is on the South side of John Marsh Rd.

**NAI TALCOR COMMERCIAL**  
naitalcor.com

**JOHN TAYLOR**  
334-797-9010 / jtaylor@talcor.com

**234 +/- acres**

**\$573,300**



HIGHWAY 2A  
WESTVILLE, FL / HOLMES CO.

The Lanum Tract is a great hunting property with a good timber investment for cash flow. It's ideal for recreation and would make a great place for a primary residence.

**SOUTHERN FORESTRY REALTY**  
southernforestryrealty.com

**TED KNIGHT**  
850-997-7238 / carol@southernforestryrealty.com

JACKSON CO - FL

**173 +/- acres**

**\$432,500**



LAWRENCE ROAD  
MARIANNA, FL / JACKSON CO.

The Lawrence Road Tract represents an outstanding timberland/recreational investment. The 18 year-old loblolly pines can provide immediate cash flows and an exceedingly high 94% of the property is plantable. This ratio plays a large part in an investor being able to generate solid economic returns.

**VERDURA REALTY**  
verduraproperties.com

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

JEFFERSON CO - FL

**310 +/- acres**

**\$776,600**



COUNTY ROAD 257  
MONTICELLO, FL / JEFFERSON CO.

3 BR / 2 BA

The Augustine Tract is a good deer and turkey hunting tract, with upland pines, cypress and hardwood bottoms. Established food plots and a one-acre pond with a fish feeder. Great place for peace and quiet and good hunting.

**SOUTHERN FORESTRY REALTY**  
southernforestryrealty.com

**TED KNIGHT**  
850-997-7238 / carol@southernforestryrealty.com

**1,420 +/- acres**

**\$2,500,000**



WALKER SPRINGS ROAD  
LAMONT, FL / JEFFERSON CO.

2,021 SQ FT

Seaboard Timberlands is a secluded tract, with Avalon Plantation and Aucilla Game Preserve as neighbors. Main house, mother-in-law suite, creeks, hardwoods, natural and planted pines. Great hunting property. Seller is motivated and willing to divide into smaller tracts.

**SOUTHERN FORESTRY REALTY**  
southernforestryrealty.com

**TED KNIGHT**  
850-997-7238 / carol@southernforestryrealty.com

JEFFERSON CO - FL

144 +/- acres

\$360,360



WILD TURKEY RUN ROAD  
LLOYD, FL / JEFFERSON CO.

The name says it all. Gobblers Galore, mature planted pines, creek and hardwoods. This has it all and is in a fabulous location.

SOUTHERN LAND REALTY  
SouthernLandRealty.com

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

LAFAYETTE CO - FL

211 +/- acres

\$1,795,000



4162 NORTHWEST DESTIN ROAD  
MAYO, FL / LAFAYETTE CO.

3 BR / 2 BA

Packing house is 11,800 sqft under roof, 6,250 enclosed, Artic Rain Hydro Cooler, 3,000 sqft cold box w/45 ton cooling capacity, cucumber packing line, 207 ac farmland divided into 3 parcels, not contiguous, but close by. All farms have good water supply by wells, diesel power units and pivots.

FLORIDA INLAND REALTY, INC.  
FloridaInlandRealty.com

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

MADISON CO - FL

1,933 +/- acres

\$8,700,000



REACHES OVER JEFFERSON CO  
THOMASVILLE, FL / MADISON CO.

4 BR / 4.5 BA / 6,994 SQ FT

Established by Elizabeth "Pansy" Ireland Poe featuring the main house and a guest house with a gated entrance. Mapped on the prestigious Georgia-Florida Field Trial Map, nearby Dixie Plantation, Pinckney Hill, Pinion Point, Turkey Scratch and Avalon Plantation.

JON KOHLER AND ASSOCIATES  
jonkohler.com

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

Explore more of the area's best property listings online:

SEARCH BY TYPE & SIZE & COUNTY

SWGAFarmCredit.com

155 +/- acres

\$1,175,000



MADISON, FL / MADISON CO.

3 BR / 7,000 SQ FT

Jemia Ranch is a beautiful property, idyllic FL ranch, and great recreation. Five stocked ponds, a spring, 7,000 sq ft 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.

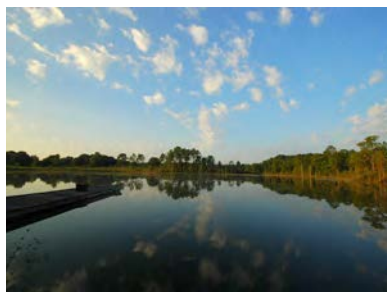
JON KOHLER AND ASSOCIATES  
jonkohler.com

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  
verduraproperties.com

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

80 +/- acres

\$127,600



OTTER POND ROAD  
DARLINGTON, FL / WALTON CO.

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  
verduraproperties.com

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

WASHINGTON CO - FL

1,165 +/- acres

\$3,489,175



HAMMACK ROAD  
VERNON, FL / WASHINGTON CO.

Holmes Creek Plantation features recreational opportunities, valuable timber, high level of management & water access. Hunting rights to 695 WMA acres, fishing/boating in Holmes Creek, designated canoe trail. Less than 30 miles to I-10, Int'l Airport & St. Joe's 75k-acre West Bay development.

VERDURA REALTY  
verduraproperties.com

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



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