FARM CREDIT 100
Fresh Perspectives Search for Dynamic Ag Leaders

SWIFT STRAW
Taking the Pine Straw Industry by Storm

2015 PHOTO CONTEST WINNERS
EVERY WEEKEND IN OCTOBER Bainbridge

SPRING HILL TREE FARM OCTOBERFEST
Pumpkin patch, crop maze, pumpkin chunker, hayrides, horseback riding, pumpkin games, hiking trails, food, and more. Haunted maze and hayride on October 24 and October 31.

» For more info: 229.400.0329

OCTOBER 17 Donalsonville

ANNUAL HARVEST FESTIVAL
In downtown Donalsonville to celebrate the county’s number one industry - agriculture. Parade, arts and crafts, entertainment, children’s activities, food, and a 5K run and a 1 mile fun run.

» For more info: 229.524.2588

OCTOBER 17 Cuthbert

RANDOLPH CROSSROADS FESTIVAL
Arts and crafts, entertainment, food and family fun. 5K run at Andrew College with registration beginning at 8:00 a.m. at Pitts Library.

» For more info: 229.732.2683

OCTOBER 31 Florence Marina State Park

OCTOBERFEST
Bring the whole family to celebrate Halloween from 6 to 9 p.m. Haunted hayride, food, games for kids, and a costume contest.

» For more info: 229.838.4706

OCTOBER 31 Boston

MINI-MARATHON AND FESTIVAL
Something for everyone with arts and crafts, costume contest, parade, and entertainment, plus the half-marathon, the 5K walk, and the 1 Mile Fun Run.

» For more info: 229.498.6743

NOVEMBER 6 Thomasville

FIRST FRIDAY – SARAH MAC BAND
Bring your lawn chair or blanket and visit downtown Thomasville for this free concert beginning at 6:30 p.m.

» For more info: 229.227.7020

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NOVEMBER 7 Calvary

MULE DAY
Voted by Southeast Tourism Society as a Top 20 Event for November, this annual festival boasts over 450 arts and crafts exhibitions, concessions, cane grinding, and syrup making as well as a parade and mule show.

» For more info: 229.377.MULE

NOVEMBER 13-22 Thomasville

PLANTATION WILDLIFE ARTS FESTIVAL (PWAF)
One of America’s premier wildlife and sporting arts festivals with more than 65 of the nation’s best artists. Activities, lectures, demonstrations and special events for all ages.

» For more info: 229-226-0588 or pwaf.org

NOVEMBER 14 SOUTHWEST GEORGIA

HIGH COTTON 65-MILE YARD SALE
Beginning at 7:00 a.m. and held rain or shine, this yard sale begins at the intersection of U.S. Hwy 19 and GA Hwy 37 in Camilla and continues for 65 miles west on GA Hwy 37 to the Alabama State Line, traveling through Mitchell, Baker, Calhoun, and Clay counties.

» For more info: 229.357.1551 or swghighcotton@yahoo.com

DECEMBER 3 – 6 Colquitt

AN EVEN MERRIER MAY-HAW CHRISTMAS
Gather round the Christmas tree for a homegrown, toe-tapping, knee-slapping, good time for the entire family.

» For more info: 229.758.5450 or swampgravy.com

DECEMBER 5 Seminole State Park

FROSTY 5K
Come run through the park while it is lit with hundreds of luminaries. And enjoy the Tour of Lights during the first two weekends of December.

» For more info: 229.861.3137

DECEMBER 10 – 11 Thomasville

VICTORIAN CHRISTMAS FESTIVAL
Visit historic downtown Thomasville beginning at 6:00 p.m. each evening and take a journey back in time to 1890’s complete with horse drawn carriages, strolling carolers, holiday shopping, dancers, musicians, food and holiday delicacies, and Santa.

» For more info: 229.227.7020
Address changes, questions or comments should be directed to Southwest Georgia Farm Credit by writing 305 Colquitt Highway, Bainbridge, GA 39817, calling 229.246.0384, or emailing Fedmunds@SWGAFarmCredit.com. Copies of the Association’s Annual and Quarterly reports are available upon request free of charge by calling 1.866.304.3276 or writing Ryan Burtt, Chief Financial Officer, Southwest Georgia Farm Credit, 305 Colquitt Highway, Bainbridge, GA, 39817, or accessing the website, www.SWGAFarmCredit.com. The Association prepares an electronic version of the Annual Report which is available on the Association’s website within 75 days after the end of the fiscal year, and distributes the Annual Report to Shareholders within 90 days after the end of the fiscal year. The Association prepares an electronic version of the Quarterly report within 40 days after the end of each fiscal quarter, except that no report need be prepared for the fiscal quarter that coincides with the end of the fiscal year of the institution.

Wiregrass LAND & LIVING

is published quarterly for stockholders, directors and friends of Southwest Georgia Farm Credit.

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ONE OF THE AREA’S LARGEST AGRICULTURAL OFFERINGS IN MITCHELL COUNTY, GEORGIA
Farm Credit has proudly supported the men and women of rural communities and agriculture during the last century, and we appreciate the vision it takes to remain successful over time in rapidly evolving, thriving rural industries. As we enter our 100th year, we are launching Farm Credit 100 Fresh Perspectives: a search to identify 100 leaders who are shaping the future of rural America and agriculture. As part of this effort, Farm Credit will contribute $100,000 to further the efforts of 10 distinguished honorees.

Do you know a dynamic leader with a fresh perspective in one or more of the categories below?

**Consider:** Identify the category or categories that best represent your nominee’s area of influence.

**Click:** Go to FarmCredit 100.com/Fresh for entry materials.

**Complete:** Submit a nomination form and short essay. Nominations accepted until December 18, 2015.

**SELECTION AND RECOGNITION**

A panel of experts on rural matters, including Farm Credit leaders and representatives from around the agriculture industry, will evaluate and select the top 100 honorees who showcase the ability to build appreciation for rural communities and agriculture, and further contribute to a vibrant future for rural America.

Farm Credit 100 Fresh Perspectives honorees will have the opportunity to share their stories, inspire with their vision and demonstrate their leadership through several opportunities during Farm Credit’s centennial year.

The final 100 honorees will be announced in the spring of 2016. Of these, 10 distinguished honorees—one from each nomination category—will receive a $10,000 award to help further their contribution to a thriving rural America. These individuals will also be recognized at a special event in Washington, D.C., in 2016.
Farmers and ranchers, as well as individuals who represent other agribusinesses, cooperatives, academic institutions, government agencies, community and nongovernment organizations, will be recognized in the following categories:

- Leadership (over 21)
- Youth Leadership (21 and younger)
- Rural Policy Influence
- Beginning Farmer or Rancher Achievement
- Entrepreneurship and Innovation
- Sustainability and Natural Resource Conservation
- Financial Stewardship
- Mentoring and Volunteerism
- Agriculture Education and Community Impact
- Rural and Urban Connection
Matt Lowe is somewhat of a contrarian. He grew up in a typical family in an environment he describes as “fairly conventional.” Yet, somewhere along the way, Lowe, CEO of Swift Straw, developed a knack for the unusual; the atypical; the unwonted. And it was this desire to innovate, to invert, to completely turn things upside down, that has allowed Lowe and his team at Swift Straw to take the pine straw industry by storm. No, money doesn’t grow on trees. But pine straw falls from them. And Swift Straw has developed a keen ability to awaken a sleepy industry.

Swift Straw was formed in October 2011 as a Green Industry business serving Atlanta, Columbus, and parts of Alabama. It may be hard to fathom when the typical consumer spends about $3.67 on a bale of pine straw at their local big box department store, that the pine straw industry is currently estimated at $1 billion annually. Heavily fragmented and isolated to the southeastern United States, pine straw began its popularity as a residential beautification enhancement in the 1950s, and today, is a landscaping staple.

Two species of trees produce the majority of the landscape-quality straw—Slash and Longleaf. Pine straw is raked and baled by hand—making harvesting and packaging of the straw extremely labor intensive. From there, it’s sold wholesale to stores like Lowe’s and Home Depot, or as single bales directly to customers.
Single-handedly, Swift Straw, with CEO Matt Lowe at the helm, has transformed the industry. With growth expected to double—growth derived almost exclusively through harvesting and packaging innovations—the company is positioned for organic growth and strategic acquisitions and anticipates its business development efforts will solidify rapidly increasing market share in many parts of Georgia, Alabama, Tennessee, North Carolina, and Florida’s Panhandle.

So how has Swift Straw turned the pine straw industry upside down? Acquisitions are one way. But by recognizing the potential of the pine straw industry, and what has constrained it, Lowe, his financial partners, and his management team have embraced a disruptive business model allowing them to become the first dominant player in the industry.

“The industry lacked the customer service practices that a lot of industries have adopted recently,” Lowe said. “Our goal is to change what everyone perceives as the normal way of managing a pine straw business. Disruption becomes a competitive advantage, where we focus on communication, preparation and innovation.”

Swift Straw’s philosophy of disruption was developed during a stint working with Equity Resource Partners, a real estate company specializing in purchasing distressed debt and bought or sold over $300 million in assets since 2007.

“Our success at Equity Resource Partners was derived from doing the exact opposite of what everyone else was doing,” Lowe explained. “When people were selling, we were buying. When they were buying, we were selling. Everything

—continued on next page
we did was contrary to what the greater market perceived as a normal business practice.”

Equity Resources Partners co-founder Lee Wooddall joined Lowe in the Swift Straw start-up and served as his mentor, influencing his business practices along the way. “I came away with three things,” Lowe said. “Think very simple. Think very big. Act unbelievably disruptive.”

Lowe credits the rapid success of Swift Straw with a shared vision and a management team that is like-minded and fully aligned. “One of our core values is growth. We’re committed to continued growth as a team and as individuals—personally and professionally,” Lowe said. “So we are always pushing the limits, constantly raising the bar, always focused on higher standards, and the result has been rapid growth.”

Swift Straw recognizes that the key factor inhibiting growth in the pine straw industry is innovation. The industry is currently reliant on considerable human capital—manpower—the one factor that causes constraints in underserved markets, where there are high concentrations of commercial landscapers and a healthy housing market.

Lowe knows that alignment is the key—not only with his management team, but in his business relationships and decision making processes. “We focus on win-win relationships, because everyone we work with is in business to make money,” he said. “And the one thing that is a constant is change. Change can pave the way for innovation, but if you fight it, you will be consistently disappointed.”

There’s no disappointment for Swift Straw in 2015. Named to the Inc. 5000’s top 500 fastest growing companies in the United States, the company also earned the distinction as the second-fastest growing environmental services company, and the fastest growing “Green Industry” company. It also was ranked 46th on the Atlanta Business Chronicle’s list of Atlanta’s 100 Fastest-Growing Private Companies.

“Necessity drives innovation,” Lowe said. “Innovate. Automate. Mechanize. That’s the future. Some people look at that and are discouraged. We see all of it as opportunity.”

Financial Expertise for Growing Ag Businesses

Start-up businesses like Swift Straw rely on the strength and knowledge of the nation’s largest agricultural lender—Farm Credit. With the loan programs and financial tools to help borrowers be successful, Farm Credit associations like Southwest Georgia Farm Credit are able to finance the timberland that produces the commodity—in this case, pine straw.

“We can finance an array of sectors within the agriculture industry—timber being one of them,” said Brian Wilson, Relationship Manager in the Americus office of Southwest Georgia Farm Credit. “Farm Credit’s structure allows us to bring capital from the national financial markets to rural areas, where it’s needed. We’re able to provide competitive rates so our customers can sustain and grow their businesses.”

Combine the financial strength of Farm Credit with the knowledge and expertise of our staff, and you’ve got a lender you can rely on.

“As a cooperative, owned and governed by our customers, rural America and agriculture are at the heart of everything we do,” Wilson said.

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Sharing wisdom and institutional knowledge between generations is growing in importance as the transition of producers, lenders and suppliers in the agriculture industry accelerates. Personally, thinking back to graduate school at Cornell University, I remember listening to my professors’ stories ranging from the Great Depression to the 1970s as we traveled together on field trips and to farm auctions. Their insight paid dividends later in my career and business endeavors. Officemates who were from Purdue University recalled similar experiences while being the driver for Dr. Earl Butz, former Secretary of Agriculture, as they had engaging conversations about the past, present, and the future. All of those experiences were treasured.

A recent wisdom-filled experience occurred at the Farm Credit University Ag Biz Planner graduation. In this experience, several CEOs of Farm Credit associations shared some of their nuggets of wisdom with this year’s group of aspiring young farmers who had just completed an online curriculum to become incrementally better business managers through creating a business plan.

The power of organization and utilizing a good set of farm records were high on the list of advice from the CEOs. This includes production and financial records that separate the business and personal cash flow and balance sheets. Speaking of cash flow, the lenders indicated that this is a method of conveying thoughts and financial outcomes on paper as one thinks through production, marketing, financial budgeting, and debt service requirements. This builds the lender’s confidence that the producer understands anticipated periods of fluctuation in revenue, cost, and net cash flows so that they are running their business, rather than the business running them. All CEOs stressed that preparing a cash flow projection is great, but it needs to be executed and monitored.

Planning for the “but what if’s,” a saying from my graduate school days, was another wisdom perspective from this event. Unexpected financial windfalls, loss of markets, and a rise in interest rates were high on the wisdom list. Working through these scenarios on paper allows one to be proactive rather than reactive in decision making.
The lenders emphasized the importance of shared sacrifice and moderation in living cost. As one CEO put it, you do not have to live like a pauper, but extravagant lifestyle is not the way to build a business. Developing a family living budget and living within your means are practices that will stand the test of time.

Another piece of wisdom is to stay financially liquid. That includes building four to six months of household living costs in cash in the bank. On the business side, setting aside a goal of one year’s debt payments in the bank as a reserve to manage through abrupt economic cycles can be very important for young persons who are heavily financially leveraged. Build liquidity in the good times, holding back some of the profits for reserves to weather the downside of the cycle.

Invest in productive assets. While riding through the countryside back in graduate school with my professor mentors, stories about each farm and their characteristics were interesting and humorous at times. I recall phrases like “bigness on the brain,” “don’t put all your eggs in one basket,” “blue tombstones,” and “new paint fever.” Each CEO indicated the investment in productive assets such as livestock, land, equipment, and human assets that will generate a positive bottom line will be a key to a sustainable business in the long run.

As we concluded our panel session, a special message went out to the producers and lenders in attendance. Seek balance in life and business, and enjoy the small victories and success along the way. As Forrest Gump said in the movie, “Life is like a box of chocolates. You never know what you’re gonna get.”

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.
ASSOCIATION NEWS

Scholarships Available for Area High School Seniors

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

“We are continuing our scholarship program in an effort to keep bright, talented, and leadership-oriented individuals in our rural communities,” said Richard Monson, chief executive officer at Southwest Georgia Farm Credit. “For students who have demonstrated academic achievement, and who are interested in a career that is essential to sustaining infrastructure in our small towns and communities, our goal is to help remove financial barriers so that they will have an opportunity to go on to college.”

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

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

Information will be available at SWGAFarmCredit.com.

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- Flexible terms
- Purchase options

Paxton Poitevint
ppoitevint@SWGAFarmCredit.com > 229.493.0152
Annie’s Project Ag Workshops

The first Annie’s Project Workshops in Georgia were held during the month of September with three programs coordinated and hosted by the Dougherty County Extension Office in Albany. Women involved in agriculture had the opportunity to attend this course that was designed especially for farm women to help them develop management and decision-making skills for their farms. The workshops gave the attendees the opportunity to learn from agricultural professionals and network with other women in similar situations. Topics included production risk management, marketing risk management, financial risk management, legal risk management, and human resources risk management. Southwest Georgia Farm Credit was proud to be one of several sponsors for these workshops which allowed attendees to participate at no cost.

2015 Georgia Peanut Tour

The 29th Annual Georgia Peanut Tour was held on September 15 – 17 with stops in Thomas, Grady, Decatur, Seminole, and Miller Counties. The tour was based out of Thomasville and provided the approximately 200 participants, including international participants, a first-hand view of the peanut industry and infrastructure.

One of the farm visits in Decatur County was with Southwest Georgia Farm Credit member-owner Glenn Heard. The tour stopped at his peanut operation north of Bainbridge. The participants were able to see two large fields of plowed peanuts and see six peanut pickers in operation harvesting the peanuts. They also witnessed a dump cart being pulled alongside the pickers with the tractor driver transferring the peanuts from the picker into the cart and then the cart dumping the peanuts into a semi-trailer.

Tour participants heard details on Glenn’s peanut farming operation and were able to ask him questions before heading off to their next stop.

Southwest Georgia Farm Credit was proud to be a sponsor of the 2015 Georgia Peanut Farm Tour which was coordinated by the Georgia Peanut Commission, the University of Georgia’s Griffin and Tifton campuses, Southwest Georgia Research & Education Center, Attapulgus Research & Education Center, and the USDA/ARS National Peanut Research Lab.

1. Six pickers harvesting peanuts creates an interesting perspective on the size of this peanut operation.
2. Peanuts from the dump wagon are being transferred to the semi-trailer.
3. 2015 Georgia Peanut Tour participants listen as Glenn Heard explains his peanut operation.
4. Glenn Heard listens to a participant’s question.
AT HOME IN THE COUNTRY

ABANDONED WAGON by June von Neumann

SPRINGTIME IN SEMINOLE COUNTY
by David Maxwell

GOD’S PROMISE
by Carlie Phillips

MYLES IS ALL SMILES ON HIS JOHN DEERE TRACTOR by Ken Singleton

PASSION FLOWER VINE GROWING ON FENCE
by June von Neumann

HELLO SUN! by David Maxwell

FUN AFTER THE RAIN
by Jesica Patton

2015 PHOTO CONTEST

KIDS & NATURE
WINNERS

SUNFLOWER FIELD by Kathy Ketterer

LIFE ON THE FARM BEGINS EARLY & ENDS LATE by Debra Johnson

PASTURE AT SUNSET by Callie Hendrix

WALKING THROUGH THE FIELD AS DADDY PICKS PEANUTS by Holly Harrell

CLASSIC RIDE by Tanya Engelmann

COWS BY THE POND by Rita Griffin

BEAUTIFUL RURAL LAND ON A BACK COUNTRY ROAD by Brooke Sharp

ALL ROADS LEAD HOME by Richard Ruark

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What started out as an annual quail hunting trip to the Mitchell County, Georgia area in the 1980s grew into a real estate dynasty that includes one of the area’s most productive farms. Edward Fogg, a frequent guest at Riverview Plantation, fell in love with the South Georgia lifestyle and particularly the expansive views of the Flint River. A successful entrepreneur who cut his teeth in the dairy business and later in the acquisition and sales of citrus groves in south Florida, Fogg was no stranger to farming and land buying. He quickly recognized the value associated with the area’s fertile soils and water resources.

In 1989, Edward, along with his wife Lisbeth, commissioned the noted architect Frank McCall to design a classic, Georgian style plantation home on a high bluff overlooking the Flint River. Nancemede Farms was born. Over the next two decades, Fogg assimilated a portfolio of properties consisting of 3,593 acres.

Nancemede is a unique property in that it has such a high concentration of quality, irrigated farmland. Of the 3,600+/- acres, there are over 2,100+ acres of land under pivot. The property and pivots have been very well maintained over the years and leased as part of a large sweet corn operation. In addition to quality farmland, the Foggs intensively managed the dry corners and wooded portion of the property to establish an impressive amount of mixed age class pine timber. With more than 1.5 miles of high bluff river frontage and native woodland habitat, Nancemede served as the Foggs’ playground and an incredibly diverse recreational property. Large paddocks, barns, and kennels accommodated their horses, mules, and bird dogs for traditional quail hunts, while the heavily wooded forest provided excellent cover for the impressive deer and turkey population. The dramatic Flint River, with its numerous shoals, was not only visually stunning, but offered boating and fishing for their private enjoyment and the entertainment of guests.

With the passing of Edward and more recently, Lisbeth Fogg, a new chapter is about to be written for the property. With no children to carry on their legacy, Nancemede is going to be sold to the highest bidder in an exclusive sealed bid format. The Wright Group, a privately held real estate consulting and brokerage firm, has been selected to conduct the sale of the property. “Nancemede is an exceptionally rare south Georgia farm in that it offers such quality irrigated farmland alongside significant timber reserves,” stated Ben McCollum, Broker for The Wright Group. “This is the ultimate income producing property for individuals or institutional investors, and a once in a lifetime opportunity for area farmers.”

With 17 separate pivot systems serviced by 14 deep wells across numerous parcels, the property has many logical divisions. Accordingly, Nancemede is going to be offered in multiple tracts ranging in size from 41 acres to the entire 3,593 acres.
“Offering the property divided in smaller tracts gives everyone the opportunity and ability to own a high quality, investment grade farm,” said McCollum. The plantation home, along with 656 +/- acres of land along the Flint River, will be offered as a separate tract and included in the sale. “This is the first time in recent history that an agricultural property of this magnitude has been offered for sale in southwest Georgia, and it is certainly garnering a tremendous amount of attention from farmers and investors, McCollum said. “It’s an exciting opportunity and The Wright Group is pleased to be a part of it.”

“THIS IS THE ULTIMATE INCOME PRODUCING PROPERTY FOR INDIVIDUALS OR INSTITUTIONAL INVESTORS, AND A ONCE IN A LIFETIME OPPORTUNITY FOR AREA FARMERS.”

— BEN MCCOLLUM

This landmark sealed bid sale is scheduled for November 20th, 2015. For more details regarding Nancemede Farms, contact Ben or Eric McCollum of The Wright Group in Thomasville, Georgia.

Ben W. McCollum  Eric McCollum
Broker, The Wright Group  Associate, The Wright Group
229-226-2564 (o)  229-221-6680 (c)  229-200-4457 (c)

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SECOND QUARTER 2015 LAND SALES
For Sales Greater than 50 Acres

Information for MARKET TRENDS is compiled from publicly available online data. This data shows all transactions recorded by county, for the time period April 1, 2015 through July 31, 2015, 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.

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REAL ESTATE: PROPERTY FOR SALE

BAKER COUNTY

66 +/- acres. Hunting tract with hardwood and upland pine. Excellent deer and turkey hunting. Convenient to Albany and Newton. $2,000 per acre. Contact Chip Hancock – Allied Land & Timber Company, Inc. – 800.224.9939. Website: www.alliedlandandga.com

BRANTLEY COUNTY

287 +/- acres. Huckleberry is a beautiful property near Waycross with a 6,636 +/- sq. ft. home, guest cabin, and approximately one and one-half miles of frontage on the Satilla River. Excellent deer, turkey, and duck hunting. $2,780,000. Contact Crisp Gatewood – Plantation Services, Inc. – 229.888.2500 or 229.347.1336 or by email at crispgatewood@gmail.com. Website: www.plantationservicesinc.com

BROOKS COUNTY

2,388 +/- acres. Hickory Head Plantation is located in the southern part of the county with approximately 425 acres situated in Jefferson County, Florida. The rolling topography and elevations exhibited on Hickory Head offer expansive views of the surrounding area. In addition to superb quail habitat, the plantation also contains two fully established dove fields located along the higher elevations of the property. McMullen Bay is a natural hardwood bottom partially contained on the property and offers exceptional cover for the area’s prolific whitetail deer population, while the mature hardwoods serve as ideal roosting habitat for turkey. Contact Ben McCollum – 229.221.6680 or Eric McCollum – 229.200.4457 – The Wright Group. Website: www.wrightbroker.com

CLAY COUNTY

148 +/- acres. Pachita Springs contains a nice balance of mature pines, hardwoods, and planted longleaf pines. Pachita Spring originates on the property and flows into another spring creek also found on the property creating an exceptional habitat that is home to a tremendous white tail deer population. These springs are the headwaters of Little Pachita Creek and are in the area first explored and chartered by DeSoto. This is an exceptional wildlife corridor that is further enhanced by the large adjoining landowners who share a common management practice. The property contains established food plots and an ideal pond site. In addition to deer, turkeys and quail can also be found throughout the tract. Contact Ben McCollum – 229.221.6680 or Eric McCollum – 229.200.4457 – The Wright Group. Website: www.wrightbroker.com

CARROLL COUNTY

739 +/- acres. Three separate tracts totaling 739 +/- acres that were in a long-term timber lease that recently expired. The timber company left several SMZ’s running throughout the properties. Owner is willing to divide if reasonable. $1,600 per acre. Contact Greene Forest & Farm Realty, LLC – 229.924.9048. Website: www.greeneforestandfarm.com

FINANCING AVAILABLE FOR QUALIFIED BUYERS.

Call Brant Harrell, Relationship Manager, 229.254.6359.

BY: Dr. David M. Kohl

Professor of Agricultural Finance and Small Business in life and business, and enjoy the small victories and success that are still produced and completely fenced for cattle to graze. There is also a 2 +/- acre pond. The soil types are optimal for farming with 91 percent of the soil being Tifton and Dothan. So much utility either for the pecan producer, farmer or dog enthusiast. Priced at appraised value. The farm is in an agricultural covenant that will have to be assumed at closing. MLS #907508. $224,000. Contact Jason Copps – First Thomasville Realty – 229.225.8311 or 229.226.6515. Website: www.ftrealty.com

CLAY COUNTY

287 +/- acres. Huckleberry is a beautiful property near Waycross with a 6,636 +/- sq. ft. home, guest cabin, and approximately one and one-half miles of frontage on the Satilla River. Excellent deer, turkey, and duck hunting. $2,780,000. Contact Crisp Gatewood – Plantation Services, Inc. – 229.888.2500 or 229.347.1336 or by email at crispgatewood@gmail.com. Website: www.plantationservicesinc.com

BROOKS COUNTY

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BROOKS COUNTY

2,388 +/- acres. Hickory Head Plantation is located in the southern part of the county with approximately 425 acres situated in Jefferson County, Florida. The rolling topography and elevations exhibited on Hickory Head offer expansive views of the surrounding area. In addition to superb quail habitat, the plantation also contains two fully established dove fields located along the higher elevations of the property. McMullen Bay is a natural hardwood bottom partially contained on the property and offers exceptional cover for the area’s prolific whitetail deer population, while the mature hardwoods serve as ideal roosting habitat for turkey. Contact Ben McCollum – 229.221.6680 or Eric McCollum – 229.200.4457 – The Wright Group. Website: www.wrightbroker.com

30 +/- acres. Acreage and newly remodeled 3 BR/1 BA home with 1,032 +/- sq. ft. on Gay Road near Pavo. The home has new carpet in the living room and one of the bedrooms while the other two bedrooms have hardwood floors. Ceramic tile in the kitchen and bathroom. The bathroom has wood plank walls and ceiling with a tiled walk-in shower. The kitchen has laminate counter tops and oak cabinets. The acreage is currently under cultivation, but could be converted into pasture or dove field. Tract has bird dog training potential. The property has rolling terrain, with great soil types, majority is Tifton. Woods surround the field and this part of the county is known for quality game. Great versatility and potential. Contact Jason Copps – First Thomasville Realty – 229.225.8311 or 229.226.6515. Website: www.ftrealty.com

25 +/- acres. Located on Patula Creek, this secluded acreage includes 13 surveyed lots, 10 of which are waterfront as well as a 4 BR/2 BA two-story home with 2,500 +/- sq. ft. Home has large kitchen and great room and comes with

Financial Available for Qualified Buyers.

Call Brant Harrell, Relationship Manager, 229.254.6359.

By: Dr. David M. Kohl

Professor of Agricultural Finance and Small

Carroll County

739 +/- acres. Three separate tracts totaling 739 +/- acres that were in a long-term timber lease that recently expired. The timber company left several SMZ’s running throughout the properties. Owner is willing to divide if reasonable. $1,600 per acre. Contact Greene Forest & Farm Realty, LLC – 229.924.9048. Website: www.greeneforestandfarm.com

Clay County

148 +/- acres. Pachita Springs contains a nice balance of mature pines, hardwoods, and planted longleaf pines. Pachita Spring originates on the property and flows into another spring creek also found on the property creating an exceptional habitat that is home to a tremendous white tail deer population. These springs are the headwaters of Little Pachita Creek and are in the area first explored and chartered by DeSoto. This is an exceptional wildlife corridor that is further enhanced by the large adjoining landowners who share a common management practice. The property contains established food plots and an ideal pond site. In addition to deer, turkeys and quail can also be found throughout the tract. Contact Ben McCollum – 229.221.6680 or Eric McCollum – 229.200.4457 – The Wright Group. Website: www.wrightbroker.com

Baker County

66 +/- acres. Hunting tract with hardwood and upland pine. Excellent deer and turkey hunting. Convenient to Albany and Newton. $2,000 per acre. Contact Chip Hancock – Allied Land & Timber Company, Inc. – 800.224.9939. Website: www.alliedlandandga.com

Brantley County

287 +/- acres. Huckleberry is a beautiful property near Waycross with a 6,636 +/- sq. ft. home, guest cabin, and approximately one and one-half miles of frontage on the Satilla River. Excellent deer, turkey, and duck hunting. $2,780,000. Contact Crisp Gatewood – Plantation Services, Inc. – 229.888.2500 or 229.347.1336 or by email at crispgatewood@gmail.com. Website: www.plantationservicesinc.com

Brooks County

2,388 +/- acres. Hickory Head Plantation is located in the southern part of the county with approximately 425 acres situated in Jefferson County, Florida. The rolling topography and elevations exhibited on Hickory Head offer expansive views of the surrounding area. In addition to superb quail habitat, the plantation also contains two fully established dove fields located along the higher elevations of the property. McMullen Bay is a natural hardwood bottom partially contained on the property and offers exceptional cover for the area’s prolific whitetail deer population, while the mature hardwoods serve as ideal roosting habitat for turkey. Contact Ben McCollum – 229.221.6680 or Eric McCollum – 229.200.4457 – The Wright Group. Website: www.wrightbroker.com

Clay County

148 +/- acres. Pachita Springs contains a nice balance of mature pines, hardwoods, and planted longleaf pines. Pachita Spring originates on the property and flows into another spring creek also found on the property creating an exceptional habitat that is home to a tremendous white tail deer population. These springs are the headwaters of Little Pachita Creek and are in the area first explored and chartered by DeSoto. This is an exceptional wildlife corridor that is further enhanced by the large adjoining landowners who share a common management practice. The property contains established food plots and an ideal pond site. In addition to deer, turkeys and quail can also be found throughout the tract. Contact Ben McCollum – 229.221.6680 or Eric McCollum – 229.200.4457 – The Wright Group. Website: www.wrightbroker.com

Carroll County

739 +/- acres. Three separate tracts totaling 739 +/- acres that were in a long-term timber lease that recently expired. The timber company left several SMZ’s running throughout the properties. Owner is willing to divide if reasonable. $1,600 per acre. Contact Greene Forest & Farm Reality, LLC – 229.924.9048. Website: www.greeneforestandfarm.com

Financing Available for Qualified Buyers.

Call Brant Harrell, Relationship Manager, 229.254.6359.
furnishings with the exception of some personal items. Wired storage building/shop and boat dock. $375,000. Contact Julian Morgan – South Georgia Land & Timber – 229.881.2779 or by email at julian@landandtimber.net. Website: www.landandtimber.net

1,000 +/- acres. This excellent timber tract has 700 +/- acres of pines and 215 +/- acres of hardwoods and is just minutes from beautiful Lake Walter F. George. County or private road frontage as well as Flat Creek frontage. Great interior road system and multiple established food plots. Tremendous deer, turkey, and Bobwhite quail. $2,600,000. Contact Vince Barfield – Barfield Auctions, Inc. – 229.679.2223 or by email at vincent@barfieldauctions.com. Website: www.barfieldauctions.com

46 +/- acres. This property has frontage on Hwy 39 and is located just minutes from Pataula Creek and George T. Bagby State Park and golf course. $75,000. Contact Julian Morgan – South Georgia Land & Timber – 229.881.2779 or by email at julian@landandtimber.net. Website: www.landandtimber.net

22 +/- acres. The Old Ingram Home Place is a wonderful example of a classic, gentleman’s farm with the focal point the circa 1890 historic home, complete with Corinthian columns, original millwork, heart pine flooring, and screened sleeping porch. The home has been updated over the years and features 4 BR/3 BA, a formal living room, dining room, and a pine paneled study with fireplace. The surrounding outbuildings further add to the charm of this historic farm and include a turn-of-the-century country doctor’s office, well house, and utility barn. For the horse enthusiasts, a classic red barn has been restored on the property and four paddocks have been constructed, complete with a round pen. All of the features combine to create a truly unique and diverse property that has been cherished for generations. Contact Ben McCollum – 229.221.6680 or Eric McCollum – 229.220.4437 – The Wright Group. Website: www.wrightbroker.com

5 +/- acres. Beautiful private lot in Gavin-Green Subdivision on Gravel Point Road on Lake Walter F. George. The property has mature trees offering nice shade areas. This lot is subject to subdivision covenants such as home size and number of outbuildings. $174,900. Contact Roy Neves - South Georgia Land & Timber – 229.942.0479 or by email at roy@landandtimber.net. Website: www.landandtimber.net

163 +/- acres. This property features two ponds totaling around 14 acres with an extra wide dam in between. There is another small pond, a duck pond and approximately $70,000 to $100,000 in timber. Great recreational tract that was farmed 25 years ago. Private and beautiful. Excellent home sites. Contact Helen Whitney – Rose City Realty, Inc. – 229.224.5359 or by email at lw Whitney48@yahoo.com. Website: www.rosecityrealty.com

36 +/- acres. Wooded acreage with creek and a beautiful 3 BR/2.5 BA home that features a cozy fireplace in the living room, a kitchen with an island, and walk-in closets. A workshop is located behind the home. MLS #40486. Contact Gene Dunlap – Dehildren Realty – 229.254.1976. Website: www.dehildren.com

117 +/- acres. Located eight miles east of Fort Gaines just off Hwy 37 with deeded access, this tract offers pristine hardwood and pine mixed forest that is breathtaking. There are three managed food plots and an excellent road system. A small duck pond offers duck hunting and fishing. $256,800. Contact Julian Morgan – South Georgia Land & Timber – 229.881.2779 or by email at julian@landandtimber.net. Website: www.landandtimber.net

425 +/- acres. Antioch Farms is five miles east of Lake Blackshear. 50 +/- acre natural duck pond, crop fields, CRP pines, quail, dove, duck, deer, and turkey hunting. $1,950 per acre. There is a furnished 4 BR/3 BA modular home and equipment shed on 2.8 acres offered at $72,000. Exclusive listing. Contact Lee Walters – Plantation Services, Inc. – 229.888.2500 or 229.343.3830 or by email at pserv@bellsouth.net.

5 +/- acres. This red brick home offers 3 BR/2 BA with an office that could be a fourth bedroom. Carport, storage building, covered patio area, summer porch, landscaping, and so much more. Nice trees and acreage is fenced on all sides and in the back. There is a septic tank and power pole on one side of the property that could be sold with two acres. MLS #RS1657A. $210,000. Contact Cathy McConnell – Miller Griffin Realty – 229.220.0243 or by email at cathym@millergiffin.com. Website: www.millergiffin.com

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REAL ESTATE: PROPERTY FOR SALE

38 +/- acres. Wooded acreage with timber. Restricted to 1,500 sq. ft. home. Located on Hwy 262 south of Climax. Owner will divide. $5,000 per acre. Contact Bill Bryan – Flint River Realty – 229.254.8808.

65 +/- acres. Sykes Mill Farm has a two-acre spring-fed pond, a creek flowing through the tract, planted pine timber, and great deer hunting at a reasonable price. Located approximately five miles south of Climax, there is approximately 25 acres of 18 to 20 year-old planted pines that have been thinned to a plantation aesthetic, while 28 +/- acres of the tract is in natural hardwood/pine on the slope down to Attapulgus Creek, which runs through the property. The remainder of the tract, approximately 12 acres, is a combination of open field/grass lands. $2,713 per acre. Contact Mills Brock – Southern Forestry Realty – 229.416.6136. Website: www.southernforestryrealty.com

14 +/- acres. Located just minutes from town, there are two mobile homes on this property with one that is currently rented for $400 a month. Each mobile home has 2 BR/2 BA, a new window air conditioner/heat and water heater. Property can be accessed from Belcher Lane and Whigham Dairy Road. No deed restrictions. MLS #RM3880A. $77,500. Contact Cathy McConnell – Miller Griffin Realty – 229.220.0243 or by email at cathym@millergriffin.com. Website: www.millergriffin.com

26 +/- acres. Beautiful waterfront acreage with over 1,400 ft. on the lake and located near Jack Wingate’s Lunker Lodge. Plenty of wildlife, great fishing, and a place to build a home or to subdivide and sell off lots. MLS #LR55A.

612 +/- acres. Recovery Camp, located in the southwestern part of the county, is an ideal property that will provide hunting, fishing, and entertainment year-round and for years to come. It has a wide range of habitat types from natural upland hardwood/pine ridges, pine plantations, and natural hardwood/pine mid-slopes that transition to soft hardwood creek lined ravines. The heart of the tract is a 13 +/- acre pond located centrally on the property. The pond and its surrounding area acts as a focal point for many of the activities available at Recovery Camp such as fishing, duck hunting, and deer hunting. Approximately one and one-half miles of frontage on Mosquito Creek. $2,800 per acre. Contact Mills Brock – Southern Forestry Realty – 229.416.6136. Website: www.southernforestryrealty.com

118,900. Contact Rollins Miller – Miller Griffin Realty – 229.220.2704 or by email at rollins@millergriffin.com. Website: www.millergriffin.com

9 +/- acres. This acreage on Crystal Lake offers great fishing, relaxation, and scenery that invites you to spend time in the great outdoors. Only 15 minutes to Bainbridge and 30 minutes to Tallahassee. MLS #LR3213A. $65,000. Contact Rollins Miller – Miller Griffin Realty – 229.220.2704 or by email at rollins@millergriffin.com. Website: www.millergriffin.com

24 +/- acres. This property offers a well maintained mobile home with nice front and back decks and detached carport. Attapulgus Creek and another branch come together on the property. Plenty of deer tracks have been seen. MLS #RM2790A. $69,900. Contact Rollins Miller – Miller Griffin Realty – 229.220.2704 or by email at rollins@millergriffin.com. Website: www.millergriffin.com

17 +/- acres. Acreage plus a unique home with cypress wood, metal roof, and porches. Home has a wonderful sun room and a wood burning stove that really heats the downstairs. Central H/AC upstairs and downstairs. You can close off the upstairs when not in use. Pole barn with enclosed office/storage space detached from the house. Price reduced. MLS #RM2627A. $245,000. Contact Bunny Brock – Miller Griffin Realty – 229.220.2704 or by email at bunnybrock@gmail.com. Website: www.millergriffin.com

6 +/- acres. This property would be a great retreat with five RV hookups on the property and located only six miles from Faceville Landing on Lake Seminole and only four miles from Jack Wingates. MLS #3806. Contact Gail Long – Dehildren Realty – 229.220.2980. Website: www.dehildren.com

12 +/- acres. Non-restricted property with good timber value located in Climax area. Wet weather creek and deer. $4,000 per acre. Contact Bill Bryan – Flint River Realty – 229.254.8808.

Financing for Farms, Timber, Weekend Retreats.
Call Brian Wilson, Relationship Manager, 229.254.6417.
REAL ESTATE: PROPERTY FOR SALE

31 +/- acres. This property offers the owner the opportunity to build in privacy, enjoy a wooded setting with pond that needs some rehab, plant a huge garden, and maybe shoot a turkey or two while only being approximately 15 minutes south of Bainbridge and 30 miles north of Tallahassee. There is a mobile home on the property which is not included in the sale. The individual rents the land for $114 per month and will stay or move the mobile home if the buyer so requests. Only a two hour drive to the gulf coast. MLS #LV1951A. $35,000. Contact Ruth Martin – Miller Griffin Realty – 229.400.0013 or by email at ruth@millergiffin.com. Website: www.millergiffin.com

20 +/- acres. Acreage and large 5 BR/2 BA mobile home with an above-ground pool, nice horse barn, and two dog kennels. Approximately 10 acres in pasture with the remainder full of turkey and deer. MLS #4108. Additional 12 +/- acres for sale for $32,000. Contact Ken Horn – Dehildren Realty – 229.416.9804. Website: www.dehildren.com

DOUGHERTY COUNTY

175 +/- acres. Flint River Woods is a first class property located on the Flint River. Upland acres consists of 25 year-old planted pines and bottomland acreage consist of mature hardwoods. Beautiful views on the property’s 2,300 +/- elevated feet on the river. Excellent deer and turkey hunting. A timber cruise is on file. $3,150 per acre. Contact Crisp Gatewood – Plantation Services, Inc. – 229.888.2500 or 229.347.1336 or by email at crispgatewood@gmail.com. Website: www.plantationservicesinc.com.

390 +/- acres. Home, pecan grove, and 8 +/- acre pond make this an excellent investment property. Approximately 120 acres irrigated pecan grove, 80 +/- acres non-irrigated pecan grove, and 190 +/- acres pasture land that is possible agriculture land. Pecan varieties include Money Makers, Stewards, Paper Shells, and Seedlings. The home features 2,500 +/- sq. ft. There are five wells on the property – two four inch wells for grove, a covered equipment shelter, and barn. This is an income producing property. $1,500,000. Contact Vince Barfield – Barfield Auctions, Inc. – 229.679.2223 or by email at vince@barfieldauctions.com. Website: www.barfieldauctions.com

10 +/- acres. This property offers southern style at its best with acreage and a 5 BR/4 BA home with 4,953 +/- sq. ft. The two-level foyer opens to the formal dining room and a wood paneled library with built-in cabinetry and one of the three fireplaces in the home. Intricate molding and custom design throughout. There are two living spaces – one with access to the screened porch and the other with a fireplace. The gourmet kitchen features custom cabinetry, Thermador gas range with convection oven, pantry, bar seating, and eat-in area. Upstairs features the master suite that includes a fireplace with marble accent, a sitting room overlooking the backyard, his-and-her walk-in closets, and a luxurious master bath. There are four additional bedrooms, a bonus room, and upstairs and downstairs laundry. The backyard is a private oasis with a gunite saltwater pool, deck with pergola, manicured walking trails, and space for horses. Contact Callie Hughley Walker – Hughley & Neuman, Inc. – 229.344.5261 or 229.436.0212 or by email at callie.hughley@gmail.com. Website: www.albanyhouseshunting.com

3,890 +/- acres. Cane Mill Plantation is located in the heart of the Albany Plantation Belt and has been intensively managed for generations for optimal quail habitat. The property strikes a perfect balance between quail and timber management, in addition to irrigated and dry land agriculture. Cane Mill is surrounded on all sides by established plantations which further enhance the wildlife and recreational value of the property. The property is fully improved, including a lodge, barn, kennel, and manager’s house. $4,675 per acre. Contact The Wright Group – 229.226.2564. Website: www.wrightbroker.com

5 +/- acres. This property includes two homes with the main house featuring 3 BR/1.5 BA and 1,506 +/- sq. ft. There is a 580 +/- sq. ft. pool house with a full bath. In-ground pool, a 30 x 38 utility barn, and fenced backyard. MLS #RS134021A. $110,000. Contact Amanda Wiley – ERA All In One Realty – 229.357.0489 or by email at amanda-wiley@hotmail.com. Website: www.amandawiley.com

60 +/- acres. Beautiful property in plantation region with gorgeous cabin and nine stocked ponds. Cabin has old heart pine floors, walls, and vaulted ceiling. Stone masonry fireplace with gas logs, two large antler chandeliers, open kitchen with master bedroom downstairs and loft on second floor for the second bedroom or office. Kitchen opens to the den with glass front porch. Pond views are beautiful. Pole barn to store equipment. Roof on cabin is two-years-old. Well has been replaced and updated with water tech system. Lots of area to hunt and fish and still conveniently located close to town. Contact Vickie Giles Griffin – 229.434.1600 or 229.317.4134 or Linda Turpin – 229.881.1529 – Re/Max of Albany, Inc. Website: www.vgriffin.com

5,560 +/- acres. Magnolia Plantation is located southwest of Albany and 15 minutes from the airport. Excellent quail, dove, duck, deer, and turkey hunting. Lodge, guest houses, stable, and kennel. $14,950,000. Exclusive listing. Contact Lee Walters – Plantation Services, Inc. – 229.888.2500 or 229.343.3830 or by email at pser@bellsouth.net.
REAL ESTATE: PROPERTY FOR SALE

EARLY COUNTY

8 +/- acres. Built entirely of native southern longleaf yellow pine and designed by the locally, famous Philip Shutze, this home was originally built as a plantation home on the Flint River before it was moved to the current location just outside of Albany. Nestled among beautiful live oaks and mature Georgia pines, the home features 10.5 ft. interior walls, fashioned with 12” beautiful, heart pine in reverse board-and-batten. The floor plan accommodates 5 BR/6.5 BA or three bedrooms on the main level with formal living, formal dining, kitchen, den, laundry, and attached two-car garage. On the extensive grounds, set among the Spanish moss draped oaks and native azaleas, are tennis courts, a swimming pool, and an 800 +/- sq. ft. artist studio or workshop with 14 ft. ceilings. This property is surrounded by some of the south’s finest hunting plantations. Contact Katie Hughey Gatewood – Hughey & Neuman, Inc. – 229.881.0743 or 229.436.0212 or by email at katie.hughey@gmail.com. Website: www.albanyhousehunting.com

788 +/- acres. Sheppard Family Farm has a combination of cultivated fields, planted pines, and hardwood bottoms. The rich soils grow healthy crops and the game is plentiful. $1,925 per acre. Call Rob Langford – Southern Land Realty – 850.556.7575. Website: www.southernlandrealty.com

134 +/- acres. This timber/farm tract offers approximately 83 acres in pines that are in need of thinning, 46 +/- acres of dry crop land, and 5 +/- acres of wetland. MLS #4141. $1,950 per acre. Contact Marcie Miller – Dehildren Realty – 229.220.4663. Website: www.dehildren.com

230 +/- acres. Andell Farms includes a 3 BR/2.5 BA home overlooking three stocked fish ponds. A small creek runs along the west property line. The woods and water of Andell offer dove, quail, duck, deer, and turkey hunting as well as fishing. For the horse lover, a fenced pasture and walk-in barn are located behind the house. $730,000. Contact Lee Walters – Plantation Services, Inc. – 229.343.3830 or 229.888.2500 or by email at pserv@bellsouth.net. Website: www.plantationservicesinc.com.

AUCTION — 5 +/- acres. THURSDAY, OCTOBER 29, 2015 AT 6:00 PM. J. Durham & Associates will conduct an auction at 5401 Old Dawson Road, Albany for 5 +/- acres and a home. The 4 BR/3 BA log home has approximately 2,924 sq. ft. with a great room with beamed ceiling, fireplace, and kitchen with pine countertops, island and pantry. There is a sun room with built-in book shelves. The master bedroom has a large walk-in closet and private bath. Large deck for entertaining. Detached double carport, storage building, pump house, in-ground pool, screened house, and pond. Selling on site with a ten percent buyer’s premium. Contact Wally Binns – J. Durham & Associates, Inc. – 229.436.2733 or 800.342.2666. Website: www.jdurhamauctions.com

10 +/- acres. Unimproved acreage on Spooner Quarter Road. $40,000. Contact Sarah Avery – The Whittaker Agency – 229.416.5081.

608 +/- acres. Big “A” Farm is a gentleman’s hunting plantation with the amenities to support extended stays of family and friends or business guests. The farm was created by the present owner to serve a dual purpose as either a family retreat or a business retreat to entertain guests and potential clients. The custom built lodge is a fully functioning home with three bedrooms, two indoor kitchens, living room with masonry fireplace as well as a dining room. Also on the property is a rustic log cabin that can serve as guest quarters and as a fully functioning cook house. $2,650 per acre. Contact Southern Forestry Realty – 229.246.5785. Website: www.southernforestryrealty.com

200 +/- acres. This tract offers excellent wildlife populations, beautiful hardwoods, and a creek. A camper trailer and well and septic tank gives the owner a move-in opportunity. Established ATV trails offer access virtually all over this property. A sportsman’s paradise. $249,000. Contact Julian Morgan – South Georgia Land & Timber – 229.881.2779 or by email at julian@landandtimber.net. Website: www.landandtimber.net

REAL ESTATE: PROPERTY FOR SALE

175 +/- acres. Located close to Cedar Springs, this acreage with planted pines offers great hunting. The west side of the property follows along the Sawhatchee Creek. Hardwoods, 40 +/- acres of approximately 15 year-old longleaf pines, and 2 year-old slash pines finish out the property. MLS #3817. Less than $2,000 per acre. Contact LeeAnn Inlow – Dehildren Realty – 229.254.9472. Website: www.dehildren.com

460 +/- acres. Deerwood Plantation is located southwest of Thomasville with over a dozen mapped plantation properties within a five mile radius. This is a great recreational property/well preservation property with five ponds/lakes with great fishing and ducks (one of the lakes is approximately nine acres), creek frontage, a cabin, barns, guest house/caretaker’s house, huge bucks, and more. There are various aged, nice stands of timber throughout the property. Property has been groomed for wildlife. $2,435,000. Contact Jon Kohler & Associates – 850.508.2999 or email at jons@jonkohler.com. Website: www.jonkohler.com

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

8 +/- acres. Beautiful country home in an exclusive private neighborhood. Custom designed and built home was created with entertaining and an active family in mind. There are two master suites downstairs with adjoining bathrooms, one having a Jacuzzi tub and a separate luxury shower. The kitchen has custom cabinets and tons of counter space. The tongue-and-groove vaulted ceiling of the spacious living room is accentuated by the beautiful elegant and simple staircase with wrought iron railings. The study/reading loft leads to the two spacious upstairs bedrooms with a Jack and Jill bathroom. The wrap-around porch provides a sheltered nook for quiet time. MLS #908141. Contact Paige Vaughan – KeySouth Real Estate Group, Inc. – 229.226.3911 or 229.224.3179. Website: www.keysouth.com

70 +/- acres. Prime crop land with long frontage on two paved roads. Great location just north of Blakely. $2,780 per acre. Contact Chip Hancock – Allied Land & Timber Company, Inc. – 800.590.6439. Website: www.alliedlandqa.com

114 +/- acres. Acreage and 2 BR/2 BA cottage near Grady/Thomas county line. Big water, planted longleafs, rolling hills, large Live Oak trees, and a strong mix of hardwoods with a grassed understory. Awesome wildlife tract. Short drive to Thomasville. $495,000. Contact Daniel Crocker, ALC, GA/FL Lic. Real Estate Broker – Crocker Realty, Inc. – 229.403.6297 or 229.228.0552. Website: www.landcro.com

99 +/- acres. Gin Branch is a gentlemen’s small farm loaded with amenities and only three miles outside of Cairo. There are over five acres in several ponds, a creek, mature timber, hardwoods, and food plots. Also included is a 4’ well and two pole barns with utilities that service the property. $3,100 per acre. Contact Mills Brock – Southern Forestry Realty – 229.416.6136 or by email at mills@southernforestryrealty.com. Website: www.southernforestryrealty.com


Excellent Rates and Terms for Land Financing. Call Josh McGalliard, Relationship Manager, 229.995.4491.
There is plenty of room to install a riding arena and over a mile of riding trails. The 20 x 60 barn has one large horse stall and room for several more. Approximately 13 acres of this tract is in nine year-old planted pines and border a small creek which could make a great lake site. Located in the midst of wildlife and on the western edge of the famous Red Hills Plantation area. MLS #RS40213A. $339,900. Contact Charles Renaud – Realty Mart, Inc. – 229.224.3239 or 229.377.8007.

167 +/- acres. Hutchinson Place is a plantation style recreational property located just south of Thomasville and only 15 minutes north of Tallahassee. Nestled among the grand plantations of the Red Hills region – Mandarin, Fakahnee, Aberfeldy – and only minutes from Tall Timbers Research Station and Land Conservancy. This gently rolling property is prime habitat for quail, as well as deer and turkey. An impressive stand of mature longleaf pines mix with grand Live Oaks creates an ideal setting for recreational purposes. Approximately 1,965 ft. of highway frontage on Hwy 319. Property currently contains no conservation covenants. Contact Rebecca Clubb Sanford – Clubb Associates, Ltd. – 229.226.7916 or 229.221.2622. Website: www.clubbrealty.com

5 +/- acres. Great building site on this wooded acreage located just off Ulmer Road. MLS #LV554A. $45,000. Contact Bobby Miller – The Real Estate Shop, Inc. – 229.377.7777.

5 +/- acres. Located on Singletary Road, this property has 13 pecan trees and two storage buildings. Ideal building site with creek in the middle of the property. MLS #LF3511A. $40,000. Contact Bobby Miller – The Real Estate Shop, Inc. – 229.377.7777.

12 +/- acres. A beautiful custom-built brick home just minutes from town. Perfect for horses or great country living. The foyer has ceramic tile and hardwood flooring. Great room has vaulted ceilings with exposed beams, hardwood floors, and stone fireplace. Nice eat-in kitchen with granite counter tops, separate formal dining room, large sunroom attached to great room with two nice decks and above ground pool. All bedrooms have hardwood floors. Huge master bedroom and master closet. MLS #RS3788A. $192,000. Contact Dawn Rackley – The Real Estate Shop, Inc. – 229.377.7777.

113 +/- acres. Mihaven Plantation is a gentleman’s farm located less than 5 miles from the new 962-acre Tired Creek Lake with fisheries habitat by Bill Dance. It is centrally located less than 25 minutes to Thomasville and 35 minutes to Tallahassee. Great mixture of uses – approximate five-acre fishing lake with new dock, quail woods, and hardwood creek drain. Great game flow here and good neighborhood. Ideal property for a family retreat or country home just west of Cairo Country Club. Five bedroom plantation house recently updated and freshly painted, hardwood floors, and outdoor setting for entertaining. Home recently appraised for $550,000, which didn’t include the land and lakefront guest house/camp house. $895,000. Contact Jon Kohler & Associates – 850.508.2999 or email at jon@jonkohler.com. Website: www.jonkohler.com

190 +/- acres. Beautiful rolling tract of land just minutes from Cairo on State Park Road. A hunter’s paradise with deer and turkey. 97 +/- acres of planted pines in CRP program (seven years remaining). Nice road frontage and within walking distance of the soon-to-be Tired Creek Lake. A three-acre pond needs some work. Property is in land conservation until June 2015. MLS #LV3456A. $800,000. Contact Dawn Rackley – The Real Estate Shop, Inc. – 229.377.7777.

22 +/- acres. Located on Drew Road near Ochlocknee, this 2 BR/2 BA rustic cabin-like home features a stone fireplace, eat-in kitchen, and a bonus room. The acreage includes 50 +/- Desirable pecan trees, a large stocked pond, and is very private. $139,900. Contact Helen Whitney – Rose City Realty, Inc. – 229.224.5539 or by email at hwitney48@yahoo.com. Website: www.rosecityrealty.com

37 +/- acres. Located less than 30 minutes from Tallahassee, Thomasville, and Bainbridge, this beautiful homestead offers a custom designed home with a split floor plan. Three bedrooms have their own bath for comfort and convenience. The large screened back porch provides a peaceful and tranquil scene of beautiful pastures and fields.

25 +/- acres. Located on Singletary Road, this property has 13 pecan trees and two storage buildings. Ideal building site with creek in the middle of the property. MLS #LF3511A. $40,000. Contact Bobby Miller – The Real Estate Shop, Inc. – 229.377.7777.

5 +/- acres. Located on Singletary Road, this property has 13 pecan trees and two storage buildings. Ideal building site with creek in the middle of the property. MLS #LF3511A. $40,000. Contact Bobby Miller – The Real Estate Shop, Inc. – 229.377.7777.

415 +/- acres. Windy Wood Plantation borders Dele Plantation, Willow Oak, and U.S. 319 and with the development potential on U.S. 319, it would be one of the most strategic conservation easement plays – bar none. This property has been in the same family for over three generations. Nice mix of quail woods, ag fields, a four-acre lake, and two camp houses. $2,697,500. Contact Jon Kohler & Associates – 850.508.2999 or email at jon@jonkohler.com. Website: www.jonkohler.com
REAL ESTATE: PROPERTY FOR SALE

10 +/- acres. Located between Cairo and Thomasville, this one and one-half story home is in immaculate condition with rocking chair front porch, double garage, and new oak floors installed in 2009 throughout the home. There are new double paneled windows, a great room with fireplace/gas logs, a kitchen with breakfast area, a separate formal dining room, a half bath for guests, and a large master suite with bath featuring a jetted tub, a separate tiled shower, and a walk-in closet. Split floor plan with two other bedrooms downstairs and a huge screened back porch with awesome view. Upstairs has two bedrooms and one bath along with a bonus room. New detached 30 x 40 workshop with a concrete slab, wired and plumbed with roll-up doors. Beautifully landscaped with garden spot. Completely fenced. MLS #RS3971A. $399,500. Contact Dawn Rackley – The Real Estate Shop, Inc. – 229.377.7777.

16 +/- acres. Located on Stagecoach Road near Spence’s old school, this tract is a nice building site with paved road frontage and a perfect place for a pond. MLS #LV3865A. $50,000. Contact Bobby Miller – The Real Estate Shop, Inc. – 229.377.7777.

17 +/- acres. Acreage features plenty of fruit trees, a large shared pond, and two large workshop/barns. The 4 BR/3 BA manufactured home sits on a permanent foundation and has a new metal roof and recently upgraded A/C. Nice open kitchen with plenty of cabinets and storage. Water, electric, and sewage hookup for a camper/trailer. MLS #RM4132A. $169,500. Contact Dawn Rackley – The Real Estate Shop, Inc. – 229.377.7777.

21 +/- acres. Southern country charm located in the heart of Red Hills region and across from Susina Plantation. The 3 BR/3 BA home sits amongst longleaf, loblolly, and short leaf pines and mature hardwoods overlooking a pond. It features an open floor plan with well-equipped kitchen, dining room/living room combination, and impressive heart pine walls and ceilings with each board handpicked by the original owner. A wood-burning fireplace complements the room. Two master suites have wide open views of the wildlife habitat through oversized windows. The detached two-car garage has a 22 x 28 apartment above. A separate two bedroom guesthouse with wood-burning stove also features pecky wood. A 24 x 78 detached storage/workshop and a 20 x 20 detached storage building are also on the property. Abundant wildlife, such as deer, turkey, and quail, make this an ideal property for the outdoor enthusiast. Contact Pam Davis – Chubb Associates, Ltd. – 229.226.7916 or 229.672.0241. Website: www.chubbrealty.com

22 +/- acres. This property located on Dickey Ferry Lane has a deep well and septic tank. Small cabin that needs finishing. Plenty of deer and turkey. Has 260 ft. of river frontage. MLS #2277A. $3,700 per acre. Contact Bobby Miller – The Real Estate Shop, Inc. – 229.377.7777.

6 +/- acres. Acreage with pond and completely remodeled home that has an amazing amount of living space with a living room, sitting area off of the kitchen, and a large den. Master bedroom has an extra sitting area that opens to the deck and screened-in porch. Master bath has walk-in tiled shower, walk-in closet, double vanity, and Jacuzzi tub. Formal dining room. Kitchen has all new stainless steel appliances, porcelain sink, plenty of cabinets, pantry, and eat-in breakfast area. Walk-in laundry with sink. Back den has ceiling to floor windows overlooking beautiful private front yard and entry. MLS #907691. Contact Scottie Thompson – KeySouth Real Estate Group, Inc. – 229.226.3911 or 229.221.2761. Website: www.keysouth.com

67 +/- acres. Azalea Hills is somewhat rectangle in shape with a mixture of pine plantation and hardwood bottoms. Located approximately two miles south of Cairo. $2,241 per acre. Contact David Williamson – NAI TALCOR – 850.224.2300 or 850.545.8635 or by email at david@talcor.com. Website: www.naitalcor.com

9 +/- acres. This custom-built, spacious home with an open floor plan has unique features including a kitchen with custom cabinetry and a commercial gas stove. The upstairs has a grand theater room and a large room that can be used for an extra bedroom or an office. The grounds are beautiful and feature a 36 x 72 barn with a spacious enclosed workshop with full bath. Several outdoor areas that can be used for entertaining. MLS #RS3241A. $427,000. Contact Kay Addleton – Realty Mart, Inc. – 229.221.2661 or 229.377.8007 or by email at k.addleton@gmail.com.

62 +/- acres. Approximately 23 cultivated acres that is leased this year and is in peanuts. Additional 39 +/- acres wooded. $2,750 per acre. Contact Bill Bryan – Flint River Realty – 229.254.8808.
REAL ESTATE: PROPERTY FOR SALE

HEARD COUNTY

530 +/- acres. This property is located on Notnomis Road, just off Hwy 27 and just a few minutes north of Franklin. The tract was in a long-term timber lease that recently expired. The timber company left several SMZ’s running throughout the property. Owner is willing to divide the portion on the north side of Notnomis Road from the south side. $1,600 per acre. Contact Greene Forest & Farm Realty, LLC – 229.924.9048. Website: www.greeneforestandfarm.com

LEE COUNTY

2,275 +/- acres. Fox Creek Plantation is surrounded by large hunting properties and farms and is in one of southwest Georgia’s most desirable locations. The property is comprised of mature pines, hardwoods, productive cultivated fields, ample weed fields for quail brood habitat, and numerous wet weather duck ponds. Fox Creek Plantation boasts abundant game populations of quail, deer, and turkeys. $3,500 per acre. Contact Crisp Gatewood – Plantation Services, Inc. – 229.888.2500 or 229.347.1336 or by email at crispgatewood@gmail.com. Website: www.plantationservicesinc.com

MACON COUNTY

415 +/- acres. Excellent recreational opportunity in one of the top buck producing counties in Georgia. This property has several drains and hardwoods located throughout. Also has cut over that can be easily converted back into planted pine, $1,150 per acre. Contact Mack Greene – Greene Forest & Farm Realty, LLC – 229.924.9048. Website: www.greeneforestandfarm.com

HOUSTON COUNTY

103 +/- acres. This working horse facility, currently used for horse breeding, training, etc., includes a beautiful barn with four 10 x 12 stalls, concrete aisle, tack and feed room, and a bathroom. Loft hay storage, five fenced and gated lots around the barn, four two-acre paddocks, iron piped fencing, 30 +/- acres of unfenced coastal Bermuda hayfields, three fenced pastures, three grain bins for storage, and much more. Located on Felton Road near Perry, I-75, and the Georgia National Fairgrounds. Excellent horse farm/ranch or development property. $54,000. Contact Juliana Horsting – Coldwell Banker Robins & Free – 478.955.0259 or by email at julianahorsting@hotmail.com.

LAMAR COUNTY

370 +/- acres. Furlow Farm is located near Griffin and just one hour south of Atlanta. There is merchantable planted pines, hardwoods, pasture, and two ponds on the property. The main home has 5,000 +/- sq. ft. with 4 BR/4.5 BA, Deer, turkeys, and ducks. $325,000. Contact Crisp Gatewood – Plantation Services, Inc. – 229.888.2500 or 229.347.1336 or by email at crispgatewood@gmail.com. Website: www.plantationservicesinc.com

AUCTION – 243 +/- acres. SATURDAY OCTOBER 24, 2015 AT 10:00 A.M. J. Durham & Associates will conduct an auction at 357 Mossey Dell Road, Leesburg for 243 +/- acres and a home. The acreage includes planted pines and Muckalee Creek frontage and is a great Bobwhite quail

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

WIREGRASS LAND & LIVING - FALL 2015 27
MARION COUNTY

940 +/- acres. Dry Creek Plantation is a turn-key offering that includes numerous cabins, horse barn/pasture, equipment sheds, and all equipment necessary to access and maintain the property. Excellent hunting and fishing, QDM/high protein feeding program. Stocked fish ponds and bordered by two creeks. Merchantable and pre-merchantable pine timber and established food plots. Scenic property located in rolling hills, perfect for family, group ownership or corporate retreat. $2,975,000. Contact Lee Walters – Plantation Services, Inc. – 229.888.2500 or by email at pserv@bellsouth.net.

200 +/- acres. Various ages of pine plantation (1987, 1990, and 2001) along with beautiful hardwood timber, which consists of hardwood ridges and creek bottoms along with several creek branches. There is a nice 5 +/- acre pond. Hunting, recreational, and investment possibilities. The tract is located in a great area for trophy whitetail, turkey, and ducks. Contact Allied Land & Timber Company, Inc. – 800.224.9939. Website: www.alliedlandga.com

MILLER COUNTY

6 +/- acres. This property would make an exciting alternative to apartment living or small housing. The quality built brick building features 13, 535 sq. ft. that offers plenty of possibilities. MLS #83253A, $300,000. Contact Kathy McConnell – Miller Griffin Realty – 229.220.0243 or by email at cathym@millergriffin.com. Website: www.millergriffin.com

5 +/- acres. This one-owner 3 BR/2.5 BA home offers 2,300 +/- sq. ft. with lots of upgrades and an in-ground pool. Large great room with brick fireplace, beautiful wood floors, and a formal dining room open to the kitchen. The kitchen has custom solid oak cabinets and Corian countertops. Large laundry room with walk-in storage and half-bath. All bedrooms are spacious. Large sunroom and two-car garage. Numerous upgrades. Three wired workshops. MLS #83140868A. $159,900. Contact Amanda Wiley – ERA All In One Realty – 229.357.0489 or by email at amanda-wiley@hotmail.com. Website: www.amandawiley.com

125 +/- acres. Great recreational property with 60 +/- acres of longleaf pines in CRP until 2020. Tract also has pine and hardwood mix timber, a 3 +/- acre pond with a well, and an extensive road system. $500,000. Contact Vince Barfield – Barfield Auctions, Inc. – 229.679.2223 or by email at vince@barfieldauctions.com. Website: www.barfieldauctions.com

2,642 +/- acres. Spring Pond Plantation has been developed for quail, deer, and turkey hunting. There is a 3 BR/3.5 BA modern lodge as well as a smaller 3 BR/2 BA manager’s home that provide more than enough space for family and guest. There is believed to be 100+ coves of wild quail on the total tract. There are abundant deer and turkey on the tract. Although it has been used for hunting by the present owner, this tract has the potential for a conversion to irrigated row crop or as a cattle operation. The agriculture market has been hard pressed to find tracts for conversion and there are very few large tracts available in south Georgia that have the possibilities of Spring Pond Plantation. Some subdividing is possible. $2,184 per acre. Contact Southern Forestry Realty – 229.234.5785. Website: www.southernforestryrealt.com

Financing Available for Qualified Buyers. Call Timmy Jackson, Relationship Manager, 229.254.6376.

12 +/- acres. Acreage and 3 BR/3 BA modular home with 1,880 +/- sq. ft. and only minutes from Baconton's

MITCHELL COUNTY

207 +/- acres. Great tract to plant trees or to have cattle. Good soil map. Some timber and wildlife. $1,650 per acre. Contact Daniel Crocker, ALC, GA/Lic. Real Estate Broker – Crocker Realty, Inc. – 229.403.6297 or 229.228.0552. Website: www.landcroc.com

5 +/- acres. Jackson Farm is a manicured tract that boasts the perfect balance of planted pines, crop land, water features, pecans, and hardwood bottoms. The property consists of approximately 85 acres of income producing cultivation, 130 +/- acres of 26 to 30 year-old planted pines, and 240 +/- acres of 6 year-old planted pines. Additionally, the property features a 10 +/- acre stocked lake that provides excellent fishing. The balance of the property consists of mixed pine and hardwood creek bottoms that provides excellent habitat for white-tail deer and turkeys. In addition, the current owners have 14 established food plots that help support the bountiful deer population that has been under strict Quality Deer Management for over six years. Improvements on the property include a new pole barn with shop, equipment shed, old farm house, and a well. Contact Ben McCollum – 229.221.6680 or Eric McCollum – 229.200.4457 – The Wright Group. Website: www.wrightbroker.com

99 +/- acres. This tract features 32 +/- acres of nine year-old planted pines and 13 +/- acres of longleaf pines that are a couple of years younger. The longleaf pines are in the CRP program and have nine years remaining. Food plots are strategically located throughout the property and are maintained for year-round feed for the wildlife. The owner is a whitetail deer enthusiast and practices Quality Deer Management. There is a 13 +/- acre fenced pasture on the front that has some volunteer pines, but could easily be mowed back to pasture or left to grow. Great place for horses or dog training. There is a pond, great road system, and a farm house, which is currently rented. This property has a recorded deed restriction for 20 years prohibiting chicken houses. MLS #907935. Contact Julie Bryan – 229.226.3911 or 229.403.9990 or Russ Taylor – 229.224.6858 – KeySouth Real Estate Group, Inc. Website: www.keysouth.com
charter school. There is a formal dining room, a sunroom addition perfect for entertaining, and a great room with an open floor plan and fireplace. The property also includes a wired workshop, a stocked pond, pastures, and fencing. MLS #RS14025A. $125,000. Contact Amanda Wiley – ERA All In One Realty – 229.357.0489 or by email at amanda-wiley@hotmail.com. Website: www.amandawiley.com

PULASKI COUNTY

768 +/- acres. This property is located in the southwest part of the county, within three miles of downtown Hawkinsville; less than an hour from Macon; and about two hours from the Atlanta airport. This unique tract has been developed for silvopasture, which integrates livestock and timber production on the same land, providing multiple income opportunities and great hunting. There are 560 +/- acres of fenced and cross-fenced silvopasture area, over eight miles of new woven wire fence with gates and a corral area with loading chute and pen, two 4” wells with a 900 gallon water tank, and a 3,120 +/- sq. ft. steel building with large equipment doors on all sides. The mature bottom land hardwood forest is bisected by Big Creek. Excellent recreational hunting for deer, turkey, and quail. Recent timber inventory is available. Property is in the Forest Land Protection Act tax assessment program. Seller holds a real estate license. $2,150,400. Contact Dennis LeBlu – F&W Forestry Services, Inc. – 334.864.9942 or 229.343.8013 or by email at dlebleu@fwforestry.com.

RANDOLPH COUNTY

183 +/- acres. Beautiful pasture land that is fenced and cross-fenced. Great cattle farm location. Two ponds and a 75 x 70 shop. Excellent investment property. Offered divided or as a whole. $311,100. Contact Vince Barfield – Barfield Auctions, Inc. – 229.679.2223 or by email at vince@barfieldauctions.com. Website: www.barfieldauctions.com

135 +/- acres. Slash Pine Pond is a sportman’s paradise due to location and improvements. It joins Lake Seminole State Park and enjoys the benefits of this by drawing game from the “no hunting allowed” policy in the 600 +/- acre park. The tract is wooded in eight year-old planted slash pine that was herbicided and burned prior to planting to minimize under story competition. Also on the tract is an approximate seven-acre spring-fed pond that maintains a fish-able/bunt-able level year-round. The tract is located within five minutes of multiple boat landings on Lake Seminole for those wanting to take advantage of the duck hunting opportunities the lake has to offer. $3,000 per acre. Contact Mills Brock – Southern Forestry Realty – 229.416.6136 or by email at mills@southernforestryrealty.com. Website: www.southernforestryrealty.com

663 +/- acres. Preakness Plantation has everything from virgin timber to Bobwhite quail and while the rolling hills are managed for quail, the property supports turkey, deer, and gopher tortoise. Located at 407 Orr Road in Coleman, this beautiful property has 360 +/- acres in planted pines: 297 +/- in plantation pines, 43 +/- acres in 6 year-old longleaf pines, and 20 +/- acres in 8 to 10 year-old planted pines. There are 280 +/- acres in hardwoods and natural pines with approximately 100 acres of virgin timber. The property has 23 managed food plots, 2 streams, a 40 x 50 shop with a half bath, a 30 x 40 full kitchen facility with a bath and lodging, dog kennels with septic for up to 8 dogs, a 4” well, and 4 gated entrances. Owned by a real estate professional. $1.85 M. Contact Julian Morgan – South Georgia Land and Timber – 229.881.2779 or by email at julian@landandtimber.net. Website: www.landandtimber.net

175 +/- acres. Great hunting and timber tract with 175 +/- acres of pine timber, 10 to 12 year-old longleaf pines, and natural hardwood bottoms. There are 66 +/- acres in USDA CRP program through 2018 generating an income of $2,270 per year. The property is also enrolled in the Conservation Use Preferential Tax Program. A small tract of mature pines is also located on the property and was recently thinned. Conservation Tax Use and CRP must be assumed by purchaser at closing. Contact Kelley Kinslow – Century 21 Americus Realty, Inc. – 229.938.3643 or 229.924.2903.

64 +/- acres and 112 +/- acres. Two small hunting tracts complete with hunting cabins, mature hardwood timber along the beautiful creeks and possible pond sites. Both are located in an excellent location for deer, turkey, and other recreational uses. Both offer plenty of storage for tractors, farm implements, and supplies. Contact Thomas Taylor – Allied Land & Timber Company, Inc. – 800.224.9939. Website: www.alliedlandga.com

SEMINEOLE COUNTY

7 +/- acres. This two-story home with acreage that includes a pool, pool house, workshop and picnic shelter. $209,000. Contact Sarah Avery – The Whittaker Agency – 229.416.5081.

70 shop. Excellent investment property. Offered divided or as a whole. $125,000. Contact Amanda Wiley – ERA All In One Realty – 229.357.0489 or by email at amanda-wiley@hotmail.com. Website: www.amandawiley.com

Waterfront lots. These five waterfront lots on Lakeview Drive at beautiful Lake Seminole, $75,000 each. Contact Sarah Avery – The Whittaker Agency – 229.416.5081.

5 +/- acres. This unimproved acreage is located near Deser on Hwy 374. $25,000. Contact Sarah Avery – The Whittaker Agency – 229.416.5081.
REAL ESTATE: PROPERTY FOR SALE

SUMTER COUNTY

114 +/- acres. This dry land farm has excellent soils and is convertible to an irrigated farm. Irrigated pecan grove. Beautiful country home sites. Paved frontage on Young’s Mill Road. $302,075. Contact Vince Barfield – Barfield Auctions, Inc. – 229.679.2223 or by email at vince@barfieldauctions.com. Website: www.barfieldauctions.com

303 +/- acres. 10 Mile Farm is the outdoorsman’s dream with a wide range of diverse habitats and nearly every major game in the south available on the property. There is approximately 175 acres of 27 to 28 year-old planted slash and loblolly pine in addition to 100 +/- acres of three-year-old planted slash pine. The remainder of the farm (25 +/- acres) is natural hardwood and pine along the edges, including an approximate 10 – 15 acre wet weather duck pond. The property also has frontage on Lake Seminole where a dock could be built that would provide complete access to the lake. $2,700 per acre. Contact Mills Brock – Southern Forestry Realty – 229.416.6136. Website: www.southernforestryrealty.com

133 +/- acres. Beautiful country retreat comprised of excellent mix of natural mature pine and hardwood timber and features an approximate two acre pond. Outstanding hunting and recreation property located just minutes to Lake Walter F. George and a short drive from Columbus, Americus, and Albany. $805,235. Contact Vince Barfield – Barfield Auctions – Barfield Auctions, Inc. – 229.679.2223 or by email at vince@barfieldauctions.com. Website: www.barfieldauctions.com

135 +/- acres. This property consisting mainly of young planted pines entering their second growing season is conveniently located between Americus and Buena Vista off Hwy 30. Great timber land diversity tract. Contact Greene Forest & Farm Realty, LLC – 229.924.9048. Website: www.greeneforestandfarm.com

115 +/- acres. Approximately 78 acres irrigated land (pivot installation to be completed prior to closing) with the balance in pasture and woodlands. Beautiful pond supplied by a six-inch three-phase well. Road frontage on Hwy 30. There is a 2.145 +/- sq. ft. completely remodeled house with detached garage and barns that can be purchased separately from the farm for $155,000. $526,800. Contact Vince Barfield – Barfield Auctions, Inc. – 229.679.2223 or by email at vince@barfieldauctions.com. Website: www.barfieldauctions.com

360 +/- acres. Green Pond is located approximately eight miles south of Americus and has a small cabin overlooking a stocked fish pond, large natural duck pond, deer, duck, and turkey hunting. 200 +/- acres of planted pines of various ages. Food plots. $2,550 per acre. Exclusive listing. Contact Lee Walters – Plantation Services, Inc. – 229.888.2500 or 229.343.3830 or by email at pserv@bellsouth.net.

210 +/- acres. Double J Shooting Preserve is a beautiful turnkey quail shooting preserve which includes three houses, including a main house and guest house, two barns, a steel equipment shed, two sets of dog kennels, two grain bins, and a quail flight pen. The property has been developed as a complete quail hunting and shooting preserve, complete with food plots and pruned pine plantation. The property also offers two beautiful ponds and an excellent interior road system as well as frontage on two county roads. $395,000. Contact Allied Land & Timber Company at 800.224.9939. Website: www.alliedlandga.com

59 +/- acres. Loaded with beautiful natural pine and hardwoods, this excellent investment tract is located on Reeves Landing Road next to the Flint River. Recreational opportunities include deer and turkey hunting. Boat ramp is just a short walk from the property. Perfect site to build that get-away cabin. Contact Mack Greene – Greene Forest & Farm Realty, LLC – 229.924.9048. Website: www.greeneforestandfarm.com

32 +/- acres. Beautiful tract located just north of Americus fronting on U.S. Hwy 19 and containing 32 +/- wooded acres with small pond. Ideal building site for dream home or recreational site. Access to this property is from Parker’s Mill Creek Road. Contact Ronnie Greer – Century 21 Americus Realty, Inc. – 229.838.7086 or 229.924.2903.

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

STEWART COUNTY

10 Mile Farm is the outdoorsman’s dream with a wide range of diverse habitats and nearly every major game in the south available on the property. There is approximately 175 acres of 27 to 28 year-old planted slash and loblolly pine in addition to 100 +/- acres of three-year-old planted slash pine. The remainder of the farm (25 +/- acres) is natural hardwood and pine along the edges, including an approximate 10 – 15 acre wet weather duck pond. The property also has frontage on Lake Seminole where a dock could be built that would provide complete access to the lake. $2,700 per acre. Contact Mills Brock – Southern Forestry Realty – 229.416.6136. Website: www.southernforestryrealty.com

133 +/- acres. Beautiful country retreat comprised of excellent mix of natural mature pine and hardwood timber and features an approximate two acre pond. Outstanding hunting and recreation property located just minutes to Lake Walter F. George and a short drive from Columbus, Americus, and Albany. $805,235. Contact Vince Barfield – Barfield Auctions – Barfield Auctions, Inc. – 229.679.2223 or by email at vince@barfieldauctions.com. Website: www.barfieldauctions.com

114 +/- acres. This dry land farm has excellent soils and is convertible to an irrigated farm. Irrigated pecan grove. Beautiful country home sites. Paved frontage on Young’s Mill Road. $302,075. Contact Vince Barfield – Barfield Auctions, Inc. – 229.679.2223 or by email at vince@barfieldauctions.com. Website: www.barfieldauctions.com

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135 +/- acres. This property consisting mainly of young planted pines entering their second growing season is conveniently located between Americus and Buena Vista off Hwy 30. Great timber land diversity tract. Contact Greene Forest & Farm Realty, LLC – 229.924.9048. Website: www.greeneforestandfarm.com

115 +/- acres. Approximately 78 acres irrigated land (pivot installation to be completed prior to closing) with the balance in pasture and woodlands. Beautiful pond supplied by a six-inch three-phase well. Road frontage on Hwy 30. There is a 2.145 +/- sq. ft. completely remodeled house with detached garage and barns that can be purchased separately from the farm for $155,000. $526,800. Contact Vince Barfield – Barfield Auctions, Inc. – 229.679.2223 or by email at vince@barfieldauctions.com. Website: www.barfieldauctions.com

360 +/- acres. Green Pond is located approximately eight miles south of Americus and has a small cabin overlooking a stocked fish pond, large natural duck pond, deer, duck, and turkey hunting. 200 +/- acres of planted pines of various ages. Food plots. $2,550 per acre. Exclusive listing. Contact Lee Walters – Plantation Services, Inc. – 229.888.2500 or 229.343.3830 or by email at pserv@bellsouth.net.

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59 +/- acres. Loaded with beautiful natural pine and hardwoods, this excellent investment tract is located on Reeves Landing Road next to the Flint River. Recreational opportunities include deer and turkey hunting. Boat ramp is just a short walk from the property. Perfect site to build that get-away cabin. Contact Mack Greene – Greene Forest & Farm Realty, LLC – 229.924.9048. Website: www.greeneforestandfarm.com

32 +/- acres. Beautiful tract located just north of Americus fronting on U.S. Hwy 19 and containing 32 +/- wooded acres with small pond. Ideal building site for dream home or recreational site. Access to this property is from Parker’s Mill Creek Road. Contact Ronnie Greer – Century 21 Americus Realty, Inc. – 229.838.7086 or 229.924.2903.

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

30 Wiregrass LAND & LIVING - FALL 2015
76 +/- acres. This immaculate property offers a mix between creek areas, pines, hardwoods, open fields, a two-acre pond, and so much more. The back porch of the home offers three sections – one part covered and screened, one part covered, but not screened, and one part that is a deck and is perfect for grilling. The inside of the home is just as nice with a large kitchen, large living room with fireplace, and roomy bedrooms with large closets. In addition, there are three other buildings. Contact Jimmy Whaley – Century 21 Americas Realty, Inc. – 229.938.4837 or 229.924.2903.

173 +/- acres. Beautiful acreage just a few miles south of Butler that features gently rolling hay fields mixed with nice hardwood ridges and offers good paved road frontage. The hay fields could possibly have good income from a lease (estimated to be $30 per acre) or a possible projected income of between $170 to $185 per acre, depending on market conditions, from the 140 +/- acres currently in grass. $2,300 per acre. Contact Allied Land & Timber Company, Inc. – 800.224.9939. Website: www.alliedlandga.com

110 +/- acres. Suess Timberland is loaded with hardwoods and includes 36 +/- acres of longleaf pine in CRP with annual payment of $2,156. Turkey Creek traverses the property. Several small food plots and turkeys and deer are abundant. Located just minutes from Dawson and just off Hwy 520. $233,750. Contact Julian Morgan – South Georgia Land & Timber – 229.881.2779 or by email at julian@landandtimber.net. Website: www.landandtimber.net

TERRELL COUNTY

224 +/- acres. A beautiful working peach farm that consists of a peach orchard, cultivated/open land, merchantable pine plantation, and gorgeous natural pine and hardwood timber land. Great hunting and convenient location just west of Butler. $1,950 per acre. Contact Thomas Taylor – Allied Land & Timber Company – 800.224.9939. Website: www.alliedlandga.com

Four Timber Investment Tracts. Located in Taylor/Marion county, ranging from 188 to 671 acres, which can be purchased individually, divided into smaller parcels, or as a package. Per acre prices start at $1,950. Call us for individual tract pricing. Contact Allied Land & Timber Company, Inc. – 800.224.9939. Website: www.alliedlandga.com

300 +/- acres. This excellent investment property has planted pines, hardwood bottom, and paved and dirt road frontage. Great deer, turkey, quail, and duck hunting. $630,000. Contact Vince Barfield – Barfield Auctions, Inc. – 229.679.2223 or by email at vince@barfieldauctions.com. Website: www.barfieldauctions.com

TERRELL COUNTY

100 +/- acres. Beautiful horse farm near Albany with a custom built 3,762 +/- sq. ft. main house. There is a fully wired 1,500 +/- sq. ft. horse/work barn, large open-end tractor/equipment shed, and a heated/cooled bunk house. The property is neighbored by large south Georgia plantations in an area known for huge deer. $699,000. Contact Chip Hancock – Allied Land & Timber Company, Inc. – 800.590.6439. Website: www.alliedlandga.com

THOMAS COUNTY

78 +/- acres. Located on Ivy Mill Creek, this property has 60 +/- acres of mature pine and hardwood timberland, 15 +/- acres cultivated land, and a newly constructed equipment shed. Well managed and very accessible. $197,500. Contact Jason Dunn – Webb Properties, Inc. – 229.883.6502 or 229.349.5476. Website: www.webbproperties.com

532 +/- acres. Golden Farm is available for the first time in several generations and is a mature timberland tract with an agricultural component in the heart of the Red Hills Region. This recreational paradise includes over 300 acres of mature planted pines, 109 +/- acres of cultivation, and the balance in mature hardwoods. Wildlife possibilities are endless as the property boasts a healthy wild quail population, countless turkeys, several duck holes, and a deer population that has been Quality Deer Managed for over 20 years. The year-round flowing creek further provides the opportunity for a nice lake or even a plant and flood duck impoundment. Improvements include fencing and a barn for storing equipment and gear. Contact Ben McCollum – 229.221.6680 or Eric McCollum – 229.200.4457 – The Wright Group. Website: www.wrightbroker.com

Financing Experience You Can Count On. Call Tarrell Bennett, Chief Lending Officer, 229.254.6345
REAL ESTATE: PROPERTY FOR SALE

5 +/- acres. A long winding driveway leads to this very private and secluded 6 BR/4 BA brick home that features two half-baths and almost 5,000 sq ft. This family friendly home has a large kitchen with granite countertops, fireplace, walk-in pantry, and lots of cabinets. Back porch has tile floors with a half-bath and separate outdoor shower and sink. MLS #908258. Contact Lynn Conoley – KeySouth Real Estate Group, Inc. – 229.226.3911 or 404.483.3173. Website: www.keysouth.com

318 +/- acres. This farm is located just outside the city limits of Thomasville and near plantations. Timber, big woods, old duck pond that needs some dam work, 170 +/- acres in cultivation, and the best soils map for a tract this size with this much wooded area. Deer and turkey. $3,900 per acre. Contact Daniel Crocker, ALC, GA/FL Lic. Real Estate Broker – Crocker Realty, Inc. – 229.403.6297 or 229.228.0552. Website: www.landcroc.com

588 +/- acres. Heard’s Pond has been part of the famed Greenwood Plantation for the last 60+ years, and owned by the Nee family prior to that. Now, the 90 +/- acre adjacent farm land to the south is available for a combined 678 +/- acres. Heard’s Pond is an ecological treasure in Thomas County and is one of the headwaters of the Aualla River. The enormous, completely private 300 +/- acre cypress lake has hosted duck hunts for President Eisenhower, general, and world leaders. It is one of the largest cypress lakes in the southeast. The 588.4 +/- acres are available for $2,750,000 and the 678 +/- acres are available for $3,300,000. Contact Jon Kohler – Jon Kohler & Associates – 850.508.2999 or by email at jon@jonkohler.com. Website: www.jonkohler.com

83 +/- acres. Pecan orchard with 200 +/- trees with the balance of the property in hardwood and pine. Good quail woods with plenty of turkey and deer. $3,500 per acre. Contact Daniel Crocker, ALC, GA/FL Lic. Real Estate Broker – Crocker Realty, Inc. – 229.403.6297 or 229.228.0552. Website: www.landcroc.com

70 +/- acres. This private estate, located just outside of town, welcomes you the minute you enter the gate and wind down the private paved drive to the beautiful 5 BR/5.5 BA plantation style home. The foyer features an impressive spiral staircase and elaborate millwork. The gourmet kitchen includes beautiful custom built-ins, granite countertops, and tops of the line appliances. The home includes separate living and dining room, a large home office, as well as a theatre room. Attached to the main house is a one bedroom, one bath in-law suite with kitchenette and sitting room. A large brick terrace is situated across the rear of the house and overlooks a mature hardwood and pine forest. Outside offers a salt water lap pool, pool/guest house, dog kennels, and horse paddocks. This elegant home offers the solitude and serenity of country living, just minutes from Thomasville. The size of the estate and location are a rarity in the area. Contact Sonja Clark – The Wright Group – 229.224.9901 – The Wright Group. Website: www.wrightbroker.com

25 +/- acres. Located just north of Boston, this 4 BR/3.5 BA brick home features oak floors in the living areas, high ceilings, and beautiful trim throughout. Formal living room, dining room, and a den with fireplace/gas logs. The eat-in kitchen has an island, walk-in pantry, and lots of cabinets and built-ins. The downstairs master suite features two closets, one cedar-lined. The bath has double vanities, a soaking tub, and separate tiled shower. Upstairs are three bedrooms, a bonus room, a bathroom, and a Jack-and-Jill bathroom. The circle drive is paved all the way to the road. Hay pastures are currently leased to a farmer for this growing season. MLS #906537. $469,900. Contact Russ Taylor – KeySouth Real Estate Group, Inc. – 229.226.3911 or 229.224.6858. Website: www.keysouth.com

278 +/- acres. This hunting/fishing tract is less than ten minutes north of Thomasville and features a beautiful mix of mature longleaf pines, young pines, and hardwoods. Nice monthly income from a rental cottage and about 85 acres of leased crop land. Two productive fish ponds and three ponds designed specifically for retriever training. Perfect spot for weekend recreational use. Contact Pam Davis – Chubb Associates, Ltd. – 229.226.7916 or 229.672.0241. Website: www.chubbrealty.com

104 +/- acres. Acreage with two tenant homes that need work. Pasture, cultivation, black water fish pond, Mayhaw trees, and plenty of wildlife. $415,000. Contact Daniel Crocker, ALC, GA/FL Lic. Real Estate Broker – Crocker Realty, Inc. – 229.403.6297 or 229.228.0552. Website: www.landcroc.com

229.228.0552. Website: www.landcroc.com
47 +/- acres. Walden Woods is ideally located between Thomasville and Tallahassee in the Red Hills region. This property is extremely unique as it has the look and feel of a classic quail plantation with rolling terrain of longleaf pines, wiregrass, and majestic live oaks. There are several small fields on the property which serve as large food plots. Walden Woods contains a very good population of turkey, deer, and wild quail. This wildlife is further enhanced by the fact that the property backs up to Aberfeldy Plantation. This is an ideal recreational property that is well suited for dog training or a weekend getaway. Walden Woods is the smallest property to be included on the prestigious Georgia Florida Field Trial Club map. Contact Ben McCollum – 229.221.6680 or Eric McCollum – 229.200.4657 – The Wright Group. Website: www.wrightbroker.com

19 +/- acres. Located on Roddenberry Road, just southwest of Metcalfe, this unique property offers cane mill. Well, picnic shelter, and electricity on the property. Big timber and wildlife. Near GA/FL line and next to a plantation. $159,000. Contact Daniel Crocker, ALC, GA/FL Lic. Real Estate Broker – Crocker Realty, Inc. – 229.403.6297 or 229.228.0552. Website: www.landcroc.com

17 +/- acres. With a juniper wood exterior, this 4 BR/3.5 BA country home features an all wood interior and nine-foot ceilings on the main floor. Two master bedrooms on two floors. Stainless appliances in kitchen and custom cabinets throughout. Great relaxing view of pond from front porch. New survey and new driveway. There is a 3,750 +/- sq. ft. workshop with a one-bedroom apartment that is heated/cooled. Rv parking area. MLS #908299. Contact Luretta Bleek – KeySouth Real Estate Group, Inc. – 229.226.3911 or 229.224.4360. Website: www.keysouth.com

37 +/- acres. Pasture, pecans, and pond. Good tract for cattle. Septic tank, service pole, and water on property. Multiple income sources and great soils. $173,900. Contact Daniel Crocker, ALC, GA/FL Lic. Real Estate Broker – Crocker Realty, Inc. – 229.403.6297 or 229.228.0552. Website: www.landcroc.com

16 +/- acres. Located in Gatlin Creek Farms, a neighborhood complete with riding and walking trails and 100 +/- acres of common ground, this home was custom built in 2005 by the current owners and includes two horse pastures and a six-stall barn with wash and tack room. The two-story home offers two master bedrooms, one upstairs and one downstairs, with a total of four bedrooms and three and one-half baths. The grand entrance features a curved stairway. Formal living room and separate dining room with columns, 10 ft. ceilings, and exquisite molding. Well equipped kitchen with double ovens and warming drawer, a custom built-in pantry, and granite countertops. Breakfast area overlooking a large patio, fireside and comfortable family room with access to a back porch, utility room, oversized two-car garage, and security system. MLS #908300. Contact Julie Bryan – KeySouth Real Estate Group, Inc. – 229.226.3911 or 229.403.9990. Website: www.keysouth.com

97 +/- acres. This tract of piney woods and open pasture includes a 2 BR/2 BA home with large suites, an open floor plan, and spacious screened-in patio for entertaining. Technical retriever pond and several small ponds. Great fishing. Quail, turkey, and deer. Private, secure, and secluded. $695,000. Contact Daniel Crocker, ALC, GA/FL Lic. Real Estate Broker – Crocker Realty, Inc. – 229.403.6297 or 229.228.0552. Website: www.landcroc.com

13 +/- acres. Located on a dirt road, this property features 24 mature pecan trees and a gorgeous 3 BR/2.5 BA brick two-story home with a pool. Property has plenty of room for a pond. MLS #908269. Contact Lisa Jones – KeySouth Real Estate Group, Inc. – 229.226.3911 or 229.403.6270. Website: www.keysouth.com

46 +/- acres. Acreage and 6 BR/4.5 BA home next to local plantation. Home features an extraordinary master bath, upgrades throughout, custom pool, pool house, hot tub, and fire pit. Private gated entrance. Six miles south of Thomasville city limits. $1,250,000. Contact Daniel Crocker, ALC, GA/FL Lic. Real Estate Broker – Crocker Realty, Inc. – 229.403.6297 or 229.228.0552. Website: www.landcroc.com

612 +/- acres. Shamrock Farms is a great mix of recreation and income-producing agriculture. It is the headwaters of the Aucilla River and therefore a vital property to ensure that the river starts off great and ends strong about 96 miles downstream. There is not yet a conservation easement on this property. Approximately 178 acres farmed. Two small lodges. Approximately $306,000 in timber per recent cruise. $2,325,600. Contact Jon Kohler – Jon Kohler & Associates – 850.508.2999 or by email at jon@jonkohler.com. Website: www.jonkohler.com
15 +/- acres. This two year old home is perfect for wildlife enthusiasts, backing up to Sedgwick Plantation and boasting privacy with lots of deer and turkey. The property features dog kennels and possibilities for a pond site. The front and back yards are completely irrigated. The home features 4 BR/2.5 BA with a nice covered front and back porch and beautiful solid wood doors. Hardwood floors throughout and carpet in the bedrooms. Large master bedroom and luxury master bath with tiled shower, double vanities, and walk-in closets. Kitchen, living room and dining room are open with vaulted ceilings. Granite countertops in the kitchen and bathrooms. All appliances stay. Large laundry room/mud room. MLS #908347. Contact Sarah Thompson – KeySouth Real Estate Group, Inc. – 229.226.3911 or 229.224.4360. Website: www.keysouth.com

WEBSTER COUNTY

647 +/- acres. Located on Spanns Mill Road, this property has mature natural pine and hardwood timber, a beautiful pond, food plots, a cabin, and great home sites. Excellent deer, turkey, quail, and small game. Paved and dirt road frontage. $1,132,250. Contact Vince Barfield – Barfield Auctions, Inc. – 229.679.2223 or by email at vince@barfieldauctions.com. Website: www.barfieldauctions.com

104 +/- acres. Tucked away under old growth live oaks accented with Spanish moss, this acreage and 3 BR/2.5 BA home is located south of Boston. Large pasture area suitable for planting. Ponds on property currently used for retrieve training. Barn, guest quarters, fencing, and kennel area. Home has top of the line appliances and has been updated. Great location and functionality. $749,000. Contact Daniel Crocker, ALC, GA/FL Lic. Real Estate Broker – Crocker Realty, Inc. – 229.403.6297 or 229.228.0552. Website: www.landcroc.com

775 +/- acres. This timberland tract is located within two miles of Hwy 320 just north of Weston. Bear Creek runs along the northern boundary of the property and Bald Hill County Road is the western boundary on most of the tract. The terrain is relatively flat with a high percentage of productive land. This tract is well suited for timber investment and recreational hunting having 24 food plots for wildlife. The immediate neighborhood consists of agriculture fields, timberland, and pecan orchards. Excellent interior road system and mature bottomland hardwood. Approximately 223 acres of pine plantation planted in 2012. Tributary creeks run through the interior of the property. Campsite with a trailer, well, and electricity. Recent timber inventory available upon request. Property is currently enrolled in a Forest Land Conservation Use Assessment Covenant for tax purposes. Seller holds a real estate license. $1,050,000. Contact Dennis LeBleu – F&W Forestry Services, Inc. – 334.864.9542 or 229.343.8013 or by email at diebles@fwforestry.com.

10 +/- acres. With plenty of room for riding, a pasture, and a large six-stall barn, this property is for a horse enthusiast. Great country living property with a 3,000 +/- sq. ft. home and pool. MLS #907085. Contact Sam Bryan – KeySouth Real Estate Group, Inc. – 229.226.3911 or 229.977.1211. Website: www.keysouth.com

WORTH COUNTY

47 +/- acres. Beautiful custom 5 BR/4 BA home with 3,800 +/- sq. ft. Inviting foyer, formal dining room, large great room with built-ins and lots of natural light, and wood floors throughout majority of the home. The kitchen features custom cabinets, granite countertops, and a walk-in pantry. The master suite has hardwood floors and is private and very spacious. One bedroom features a semi-private bath that would make a great in-law suite. Covered front and back porches. Acreage consists mainly of pines and hardwoods with trails throughout. Only 20 minutes from Albany or Tifton. MLS #RS134524A. $399,900. Contact Amanda Wiley – ERA All In One Realty – 229.357.0489 or by email at amanda-wiley@hotmail.com. Website: www.amandawiley.com

1,137 +/- acres. Abrams Creek Farm is situated in one of southwest Georgia’s most desired locations for hunting and farming. Planted pines, hardwoods, agriculture, and frontage on Abrams and Little Abrams Creek. Excellent deer and turkey hunting. $2,500 per acre. Contact Crisp

5 +/- acres. This 3 BR/2 BA home features 1,600 +/- sq. ft. of living space with hardwood floors throughout much of the main living area. Spacious kitchen. Carpet needed in the bedrooms. Private pond. MLS #RS134263A. $69,900. Contact Amanda Wiley – ERA All In One Realty – 229.357.0489 or by email at amanda-wiley@hotmail.com. Website: www.amandawiley.com
**REAL ESTATE: PROPERTY FOR SALE**

### Alabama

#### BARBOUR COUNTY

525 +/- acres. Greene Forest & Farm, in conjunction with Walker Realty, Inc., are offering for sale this excellent hunting and timber investment tract located in the Baker Hill area. Excellent road system. Tract has been thinned with scattered pine saw timber remaining. All hardwood drains left untouched. $1,400 per acre. Contact Greene Forest & Farm Realty, LLC – 229.924.9048 – or Walker Realty, Inc. – 334.585.1406. Website: www.greeneforestandfarm.com

### Florida

#### CALHOUN COUNTY

1,138 +/- acres. Greene Forest & Farm, in conjunction with Walker Realty, Inc., are offering this property that consists of several different timber types and has several creeks running through it. The property can be split up and sold into two separate pieces on the east and west side of County Road 81. Tract I totals 502 +/- acres and Tract II totals 636 +/- acres. The property consists of young planted slash pines and natural hardwoods, as well as thinned natural pines. Contact Greene Forest & Farm Realty, LLC – 229.924.9048 – or Walker Realty, Inc. – 334.585.1406. Website: www.greeneforestandfarm.com

#### HENRY COUNTY

850 +/- acres. El Consuelo Plantation is in the outlying parts of the Georgia/Florida plantation belt. This former tobacco plantation turned quail hunting paradise offers high privacy, a large lake, and a most impressive terrain for this part of the country. It inspired that hunting classic, “For a Handful of Feathers.” Contact Luke Murphy – Southern Land Realty – 850.597.4441. Website: www.southernlandrealty.com

#### HOUSTON COUNTY

642 +/- acres. The Iby Tract has a diversity in present uses that allows it to have multiple streams of revenue. The first and most significant revenue is from the tract’s 327 +/- acres of prime farm land. The soils and slopes are ideal for cotton and peanuts. The second potential income stream is from the 220.5 +/- acres of merchantable

### GADSDEN COUNTY

84 +/- acres. The Potter Woodberry Road tract is located just over a mile north of Havana and has approximately 55 acres of merchantable pine plantation, 25 +/- acres of hardwoods, and 4 +/- acres of food plots and roads. Excellent investment and weekend retreat tract. $2,600 per acre. Contact David Williamson – NAI TALCOR – 850.224.2300 or 850.545.8635 or by email at david@talcor.com. Website: www.naitalcor.com

10 Mile Creek is a tantalizing property because of the crystal clear eight-acre pond, flowing creek, and upland hardwoods. It is full of game and rarely hunted. $3,000 per acre. Contact Luke Murphy – Southern Land Realty – 850.597.4441. Website: www.southernlandrealty.com

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

850 +/- acres. Hardaway Branch is located 10 miles west of Quincy and is an outstanding recreational and potential timber investment tract. The property has over 100 feet in elevation change from the lowest to the highest point on the property. The tract is predominantly mature planted pine with natural hardwood/pine within the creek corridor that runs through the property on the western end that provides excellent whitetail habitat. $2,250 per acre. Contact Ted Knight – Southern Forestry Realty – 850.545.7243 or by email at ted@southernforestryrealty.com. Website: www.southernforestryrealty.com

### Wisconsin

Like “bigness on the brain,” “don’t put all your eggs in one basket.” Such sayings are interesting and humorous at times. I recall phrases such as “Mike and his box of chocolates.” You never know what you’re gonna get.”

David Kohl received his M.S. and Ph.D. degrees in agriculture economic from Virginia Tech. This former tobacco plantation turned quail hunting paradise offers high privacy, a large lake, and a most impressive terrain for this part of the country. It inspired that hunting classic, “For a Handful of Feathers.” Contact Luke Murphy – Southern Land Realty – 850.597.4441. Website: www.southernlandrealty.com

By: Dr. David M. Kohl

Life is like a box of chocolates. You never know what you’re gonna get.”
REAL ESTATE: PROPERTY FOR SALE

**JACKSON COUNTY**

**310 +/- acres.** Sycamore Branch is the perfect mid-size property to fit a multitude of owner needs, including a short-term cash flow, long-term timber value appreciation, and the ability to become a full-fledged agriculture property. Approximately 85 acres of planted loblolly and slash pines, 81 +/- acres of natural pine timber, and 33 +/- acres of planted longleaf pines produce annual income from the raking of straw, but could be converted to pasture or cultivation with very little effort. There are also 73 +/- acres of bahia grass fields, $2,500 per acre. Contact Southern Forestry Realty at our Bainbridge office at 229.246.5785. Website: www.southernforestryrealty.com

**43 +/- acres.** Grand Oaks is an estate located in a quaint and upscale area of rolling country northeast of Monticello off the beautiful Boston Highway. It is tucked behind two gated entrances and dozens of live oaks, which creates a storybook southern setting. The property was a labor of love for the current owner, who over 20 years, doubled the acreage, completely renovated the four bedroom, 3,500 sq. ft. house, moved and restored a historic tenant house, and created a gentleman’s farm complete with fenced pastures, 12 +/- acres of pecans, outdoor kitchen, horse barn, fruit trees, gardens, and more. Recently featured on Today.com. $1,275,000. Contact Jon Kohler – Jon Kohler & Associates – 850.508.2999 or by email at jon@jonkohler.com. Website: www.jonkohler.com

**JEFFERSON COUNTY**

**395 +/- acres.** Bar-C-Ranch is a cattle and recreational ranch located between Tallahassee and Monticello. Owned by the late patriarchs Doyle Conner, Sr., a much beloved head of the Florida Department of Agriculture serving 30 years. The ranch is very unique and controls a famed “lake drain” which is a direct connect to the Floridian Aquifer. Currently the ranch is preparing for upwards of 300 headers for winter grazing. This is the type of ranch opportunity that is hard to find and rarely comes on the open market. Borders Oldfields Plantation, which is protected by a conservation easement. $1,975,000. Contact Jon Kohler – Jon Kohler & Associates – 850.508.2999 or by email at jon@jonkohler.com. Website: www.jonkohler.com

**4,138 +/- acres.** El Destino Plantation is located in the famed Red Hills of north Florida and has a rich and storied history that dates back to 1828. It is one of the earliest examples of pioneer plantations in the north Florida territory. The property has been intensively managed for generations to support a prolific wild bobwhite quail population. The result of this management strategy is evident in the rolling topography that strikes a perfect balance between towering pines and native grass understory. For the sporting enthusiast, El Destino is an incredibly well balanced property. Burnt Mill Creek winds through the property and creates excellent habitat for whitetail deer and turkey. Two established dove fields can be found on the highest elevations of the property and provide excellent shooting. Additionally, a 32 +/- acre plant and flood duck pond has historically attracted large quantities of migratory ducks. The plantation is located just minutes from Tallahassee. Collectively, all of these qualities make El Destino an exceptional candidate for a conservation easement. Property improvements include two manager houses, paddocks, kennel, and barn. $4,895 per acre. Contact Chip Hancock – Allied Land & Timber Company, Inc. – 800.224.9939.

**LEON COUNTY**

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REAL ESTATE: PROPERTY FOR SALE

**LIBERTY COUNTY**

466 +/- acres. Green Hills Farm has been held by the same family for nearly 100 years. This diverse property is in the middle of the Red Hills belt, on the desirable Florida side of the line, with a lake, frontage on Panther Creek, excellent topography, and beautiful stands of mixed pines and mature live oaks. Located on Highway 59. Excellent “higher and better use” value and not yet protected by a conservation easement. Nestled between Valhalla, Chemonie, Ring Oak, and Woodfield Springs plantations. $3,029,000. Contact Jon Kohler – Jon Kohler & Associates – 850.508.2999 or by email at jon@jonkohler.com. Website: www.jonkohler.com

**MADISON COUNTY**

155 +/- acres. Jemia Ranch is a beautiful, idyllic ranch with 155 +/- acres already set up for self-sustaining family living. It features a 7,000 +/- sq. ft. custom brick home with professional-grade appliances, beautiful millwork, three large bedrooms with in-suite bathrooms, Florida room, and tons of organized storage. Guest house with equally well-done amenities. Cook house, equipment barn and work shed, and more. The property is still fenced for cattle and stocked over 300 head at one point. There are five stocked fish ponds with wells, irrigated fruit trees, fenced and irrigated vegetable gardens, and established landscaping. Beautiful duck pond with cypress and a spring. Great wildlife. Historic stage coach road used to run through the property – big live oaks show the way. Pastures recently converted into pines. Appraisal on just the replacement cost of house and guest house alone was $1.4M. $1,544,000. Contact Jon Kohler – Jon Kohler & Associates – 850.508.2999 or by email at jon@jonkohler.com. Website: www.jonkohler.com

4.298 +/- acres. Shuler Farm is regarded as the most productive land in this county and offers a unique opportunity for both ag conversion and timber land investors. It can be purchased in its entirety or individually in three parcels that range from 1,261 to 1,739 acres, all of which have been clear cut. Parcels A and B have a high percentage of Dothan, Goldsboro, and Lynchburg soils present along with two capped irrigation wells, which set up nicely for re-establishing row crops or creating pasture for a cattle operation. Parcel C is the classic timber land tract. In a 2011 timber appraisal, it was noted that Shuler Farm, as a whole, had an average site index of 80. This, combined with a high plantable ratio and the use of genetically superior seedlings, will make for an extremely productive site. There are excellent recreational pursuits with a five mile boundary along the Apalachicola National Forest and Equaloxie Creek, a beautiful high bank black water tributary that meanders for over two miles along the property’s western border on its way to the Apalachicola River and Gulf of Mexico. Prices range from $1,000 to $1,600 per acre. Contact Arnie Rogers – Verdura Realty – 850.491.3288 or by email at arongers@verduraproperties.com. Website: www.verduraproperties.com

**WALTON COUNTY**

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

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Farmers around southwest Georgia who proudly served their country can be part of a nationwide “Homegrown By Heroes” program designed to boost the efforts of U.S. farmer veterans to market their agriculture products. Launched about a year ago, the program allows farmers who served in the U.S. armed forces to add the Homegrown By Heroes logo to their products’ packaging and signage. The label is an easy way for consumers to identify farmer veteran products and support the nation’s military veterans by purchasing those products.

“The Farm Credit System is committed to serving the small towns and communities that make America great,” said Richard S. Monson, president, Southwest Georgia Farm Credit. “The Homegrown By Heroes effort supports economic opportunity for our veterans, many of whom have returned to the states to continue or pursue their work in agriculture.”

Monson said he felt confident that consumers would appreciate the opportunity to show their support of U.S. veterans.

Farmers interested in learning more should visit the Farmer Veteran Coalition web site at farmvetco.org.

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