



1672 ACRES



MISTLETOE PLANTATION  
HISTORIC QUAIL PROPERTY







PLANTATION PROPERTY IN  
THE RED HILLS:

**1672 ACRES**

OF TROPHY GAME HABITAT &  
VALUABLE TIMBER

## *PERFECTLY LOCATED*

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It isn't often, a tract this unique becomes available to a discerning land buyer. Recently listed, is 1672 acres of prime quail, turkey, and deer habitat, with significant frontage on the Ochlockonee River and Meridian Road.

Located halfway between Thomasville, GA. and Tallahassee, FL this property is just 20 minutes from Thomasville and only 10 minutes to Bannerman Road and the community of Bradfordville in Tallahassee, FL. Surrounded by tens of thousands of acres of prime plantation caliber land in CE (Conservation Easement) to the north & south, and adjacent to the Ochlockonee River to the west. Not only does this property abound in wild game, it also has significant stands of long-leaf, slash, and loblolly pines at various stages of maturity.



## *A RICH HISTORY*

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Many centuries ago, the Apalachee Indians wrote the first chapter in the history of this property and region, where they lived along the river, which provided abundant game and shelter. Later, during the early 1500's, Spanish explorer Hernando de Soto stood on the banks of this winding river, deep in the wilderness of The New World, which lay before him. The land was rich with wildlife, and his men gathered corn, beans, persimmons and pumpkins, which were the staples of living for the Apalachee Indians whom convinced him of unknown riches of silver and gold, if he traveled further.

De Soto named the site of this river, Guacuca (pronounced Wah-Coo-Cah) for the reddish yellow color of the water, which carried the rich clay sediments of the region now known as the Red Hills and Ochlockonee River. And while the true site of de Soto's camp remains a mystery... it certainly lies within the Red Hills region of south Georgia and north Florida. Perhaps on this very tract.







## *THE PROPERTY*

### *Mistletoe Plantation*

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This unique 1672 acre tract, has significant frontage on the Ochlockonee River. In addition to being specifically managed for the production of bob white quail, the parcel boasts a trophy whitetail deer management program, along with fertile southeastern wild turkey habitat.

The parcel is nestled in the famed Red Hills Region of southwest Georgia and is surrounded by Hales Place, Birdsong, and Rosemary Plantation.



## GAME HABITAT

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In addition to quail, the property has been managed to produce trophy class whitetail deer, although hunting pressure has been light. As such, the property supports a large, healthy, and well-managed deer herd and provides a great opportunity for hunters to take trophy class bucks. Southeastern turkeys are sighted daily as the quail habitat is perfect for these wise and sharp-eyed sentinels of the forests.

The Ochlockonee River meanders along a portion of the western boundary and its flows are flashy and highly variable. The river is only marginally navigable to small boats and offers good fishing for catfish, bream, and bass during periods of low water levels. During periods of heavy rains, the river expands greatly, flooding the hardwood stands and sloughs, providing wood ducks ample feed on live oak and white oak acorns.





## *THE HISTORY*



Mistletoe's origins date back to 1820 when Georgia land lotteries distributed 250 acre lots to fortunate individuals. Soon after, William N. Harvin and Harriet James Dickey were married and began to expand their land holdings into what would become Mistletoe Plantation. As Cotton became King of the region the Harvins had grown the acreage to 1,125 acres by 1850 and expanded their farming operations. Cultivating crops of corn, cane, cotton, rice and tobacco and now stretching into Leon County, Mistletoe continued to grow in size and prosper. Over the years Mistletoe grew and ownership changed hands from the Harvins to the The Kings and finally to Mr. and Mrs. Gallien in 1953.

Mistletoe today includes numerous improvements and hunting opportunities. The main house and Christmas house are situated near one of the highest points of the property with an expansive view over the Ochlockonee River Basin. The managers House nearby, was built pre-civil war and served as the original lodge for Mistletoe. There are four additional guest cottages located around the horse pasture and one additional home on the North end of the property.

The main house is perfect for entertaining with a formal dining room, oversized living rooms and Pine Room for after dinner drinks and tales from the latest hunting excursions. For a more relaxed atmosphere the Cypress room is a comfortable option and features Deadhead Pecky Cypress paneling harvested from the Chipola River. There are a total of 6 bedroom suites located within the Main House and Christmas House.

Mistletoe has bountiful hunting opportunities with 3 flooded duck ponds, 2 dove fields and 5 quail courses. The land offers great diversity with more roll in the topography than one would expect to find in South Georgia. From the upland hills to the rivers edge the property is abundant with wildlife including Whitetail deer and wild turkey. 3 ponds provide additional locations to relax or wet a line for an afternoon of fishing.

Additional improvements at Mistletoe includes a shop and storage barn, large equipment barn and shed, walk in cooler, 6 stall horse barn, and dog kennel ready for the pointers.





## CONSERVATION EASEMENT

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Part of the subject property was placed into a conservation easement by the current owners in 1996. +/- 248 total acres around improvements not in Conservation Easement. According to local real estate data, an estimated 165,000 acres of plantation property in the Red Hills area of Georgia and Florida are designated conservation easements. The conservation easements provide environmental protection for the entire region, ensuring the legacy of large plantations, and the natural beauty of this area is protected in perpetuity. Mistletoe Plantation to the south and east, The Reid Tract, and Rosemary Plantations to the north; River Ridge Plantation to the west are all in conservation easements, which provides security to a purchaser that this area will remain just as it is today.

The 500 acres conservation easements for this specific tract allows for construction of 2 headquarters sites, which may include a large home, guest homes, barn, stables, and other farm related facilities to be built. In addition, the conservation allows for sustaining the pine forests through periodic harvesting and replanting, potentially generating revenue for its owners.





Cypress Room



Main Dining Room



Fire Pit behind Main House



Manager's House





Christmas Guest House



Sitting Room



Polo Room

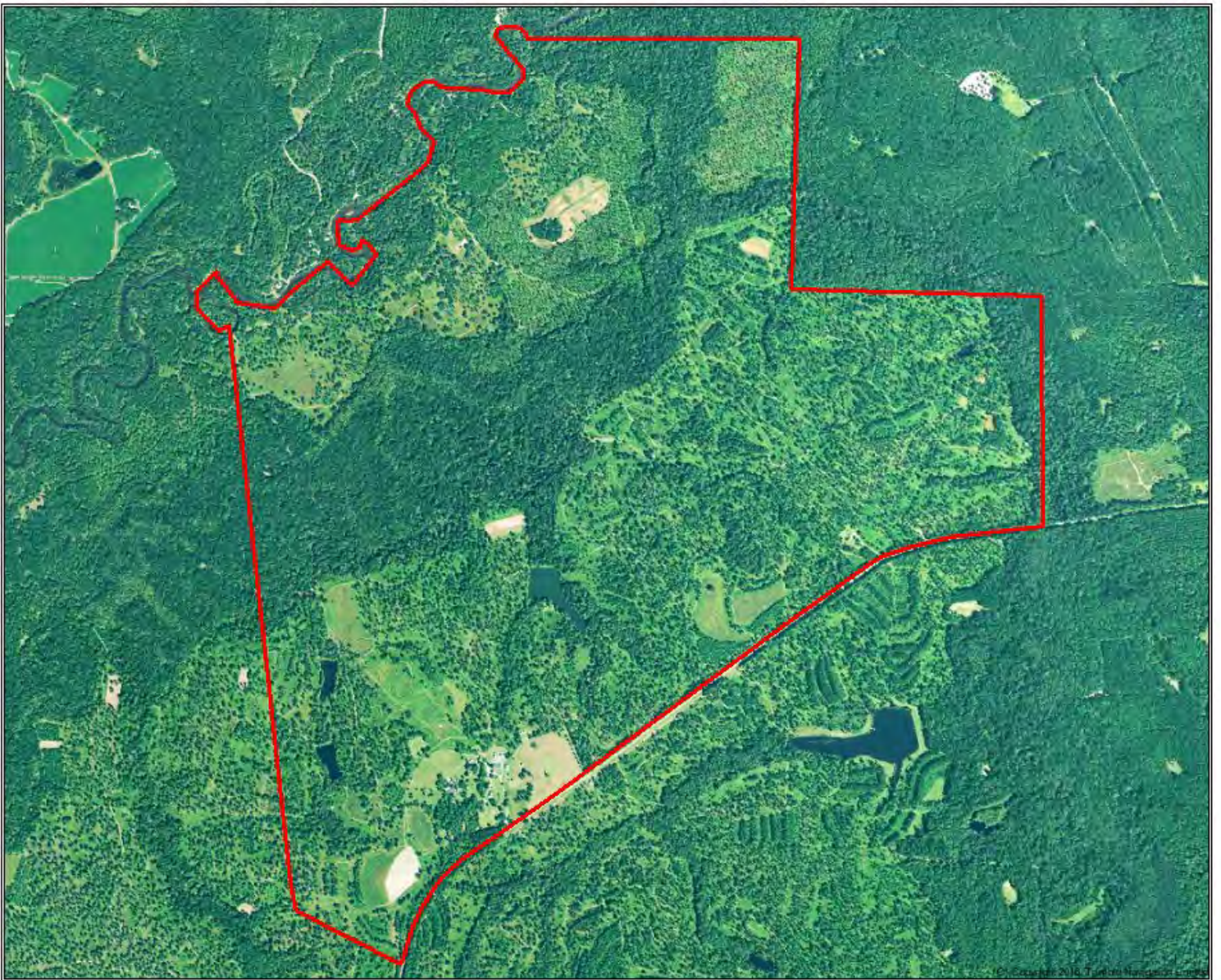


Christmas Suite



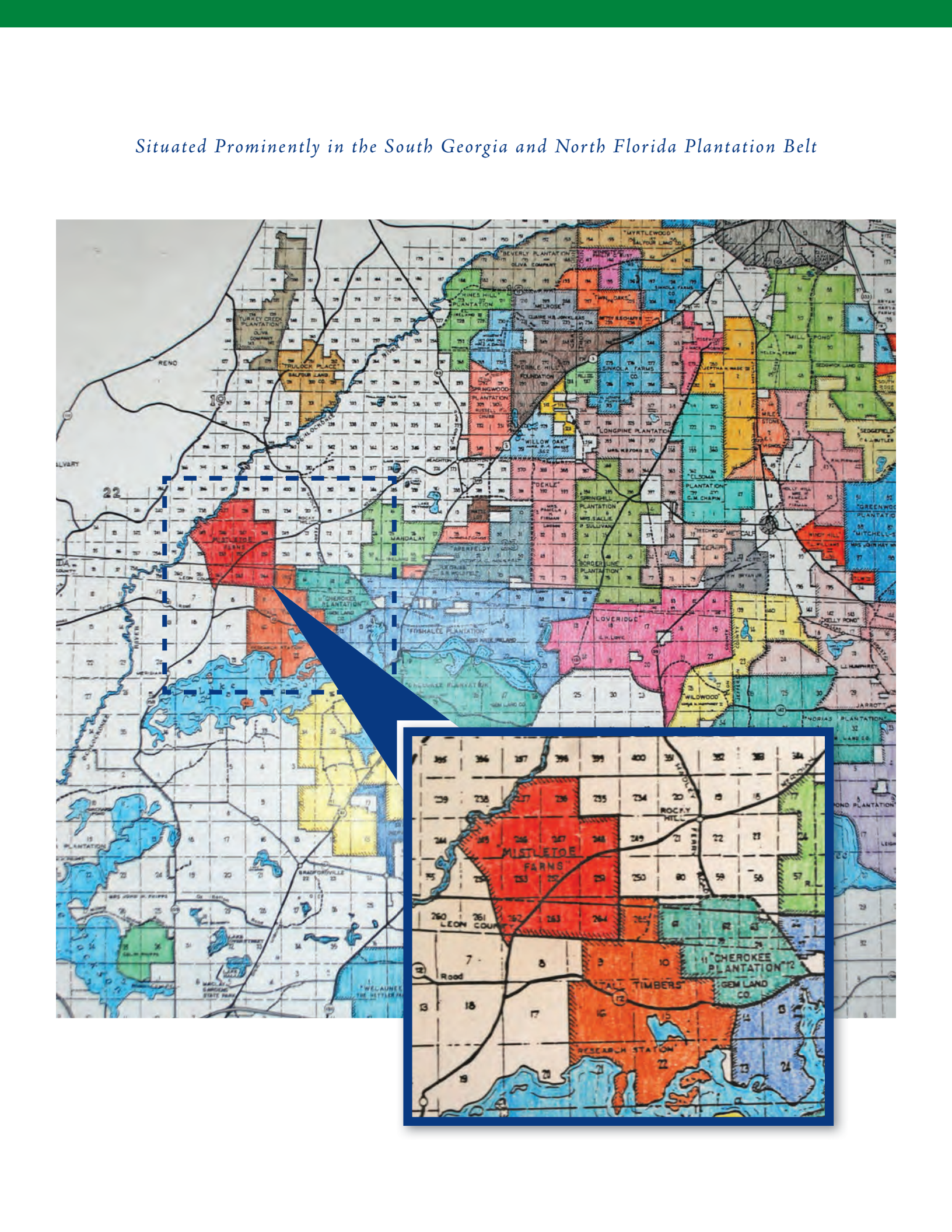


*Aerial View with Significant Frontage Along Meridian Road, with  
Access to the Ochlockonee River on the Western Boundary*





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