

FOR SALE

MORGAN COUNTY, GA

1,141 ACRES | RECREATIONAL LAND

• THE •
BANKS FARM



MACALLAN
REAL ESTATE

Information is deemed from reliable sources. No warranty is made as to its accuracy.

HEATH MILLIGAN
PRINCIPAL

404.647.4999

heath@macallanre.com

1642 Powers Ferry Road SE, Suite 250
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OPPORTUNITY

Macallan Real Estate is pleased to present The Banks Farm, a 1,141 acre sportsman's paradise located in Morgan County, GA. Steeped in history, this meticulously maintained property has been under the management of Jeff and Lamar Banks for more than 40 years.

As past winners of numerous forestry, sportsman and farming awards, this property boasts a diverse wildlife population. Numerous Boone & Crockett record bucks have been harvested on The Banks Farm.

The well-maintained road system navigates a mix of investment grade timber. The property also includes a beautiful 22+ acre lake. The access to I-20 and Downtown Madison make this a great long-term investment, with exceptional recreational amenities.

The beaches, marinas, and golf courses of Lake Oconee are all just minutes from this property.

CLICK HERE
FOR PROPERTY
SURVEY



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PROPERTY OVERVIEW

Less than one hour east of Atlanta, The Banks Farm is located in Morgan County, GA, just south of the city of Madison. The property is situated just south of I-20 between US-441 and GA-83. There are two utility barns located at the main entrance along Pierce Dairy Road. The majority of the property's rolling topography is covered by a mix of merchantable upland pines and hardwoods. The well-maintained road system navigates through year-round food plots, across streams and around the 22+ acre lake. Current timber value is estimated at over \$1,250 per acre.



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PROPERTY FEATURES

- 1,141 Acres
 - Banks Farm East 711 Acres
 - Banks Farm West 430 Acres
- 22+ Acre Lake
- 2+ Miles of frontage on Indian Creek and Four Mile Branch
- Gently rolling topography
- Close proximity to I-20 and Downtown Madison, GA
- World Class wildlife management
- Featured by several media outlets
 - ESPN.com
 - Georgia Outdoor News
 - Pennington Feed & Seed Commercial
 - Team Trophy Quest on Outdoor Channel
- Investment grade timber, valued in excess of \$1,250/acre
- AR zoning allows for medium density residential development
- Interstate and Norfolk Southern rail access make it a potential industrial site
- Excellent potential for a conservation easement

ASKING PRICE: \$7,500,000 (\$6,572/ACRE)



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 **Hartsfield-Jackson**
Atlanta International Airport

VISIT
LAKE
OCONEE

• THE •
BANKS FARM

DRIVE TIME/MILES		
5 Minutes	Interstate 20 - Exit 113	1.5 Miles
10 Minutes	Downtown Madison, GA	5 Miles
25 Minutes	Lake Oconee	20 Miles
55 Minutes	Downtown Atlanta	60 Miles
60 Minutes	Hartsfield Jackson International Airport	62 Miles
75 Minutes	Downtown Macon	60 Miles
85 Minutes	Downtown Augusta	90 Miles



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GA SAFARI
CONSERVATION
PARK

83

Exit
113

83

1

Exit
114

MADISON BUSINESS
PARK

2



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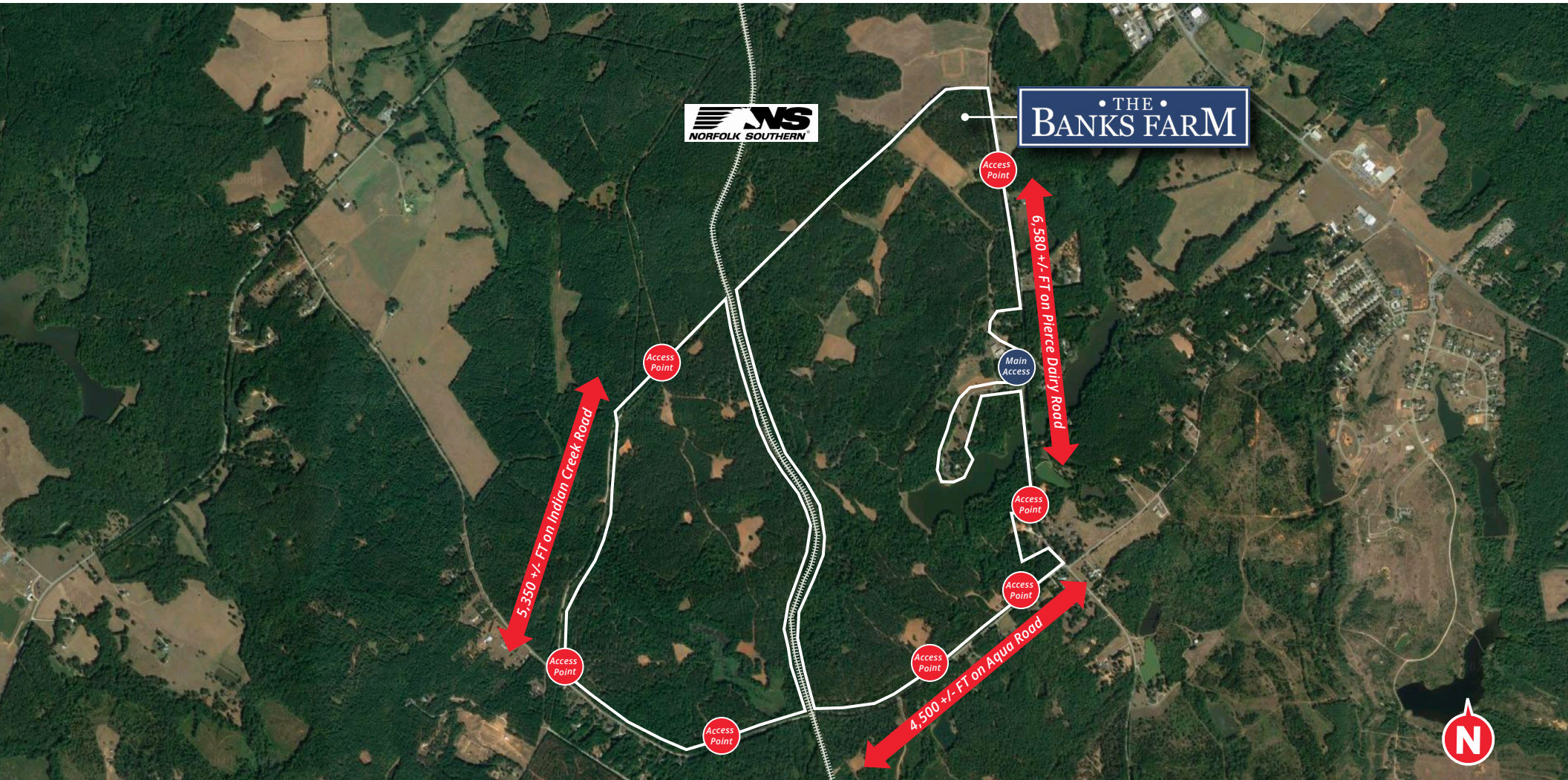
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AREA OVERVIEW | MADISON

Founded in 1807, Morgan County has thrived as one of Georgia's top farming communities for centuries. The County's proximity to major employment centers such as Athens, Atlanta, Augusta, and Macon have allowed the county to grow in a time when most rural areas are losing citizens. The County's population is currently around 20,000. Historically, agriculture has been the top industry in Morgan County, and still has a large part to play, but the largest industry is now Manufacturing. Top employers in the County include: Amtico International, INC (Flooring Manufacturer), Georgia Pacific (Paper Products), and Pennington Seed (Lawn and Garden Care Products).

The city of Madison, GA, the Morgan County seat, is lined with picturesque antebellum homes and rich in southern charm. The city being largely spared during General Sherman's march to the sea, Madison was able to protect a significantly large portion of its historical architecture. It is one of Georgia's largest and oldest National Historic Districts. It is also known for some of the state's best restaurants and small shops. Madison's historical significance and vibrant culture attract tourists from all over the world.



CLICK HERE
FOR MORE
ON MADISON
GEORGIA



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AREA OVERVIEW | LAKE OCONEE

Just minutes away, Lake Oconee was built by Georgia Power in 1979. The 20,000-acre lake has 374 Miles of shoreline and serves as both a popular recreation destination and as a power source for Georgia Power's Wallace Hydroelectric Plant. Before the construction of the lake, the Oconee River had been a popular family retreat for over 100 years.

Building on that history of family fun, Reynold's Plantation at Lake Oconee is now a national travel destination. The lake itself offers countless boating and watersport activities, while miles of hiking trails, multiple golf courses, and lots of restaurants show there is just as much to do on land. The crown jewel of the lake is The Ritz Carlton at Reynold's Plantation.

The resort hosts world class accommodations, a luxurious spa, farm to table dining, and five golf courses, which are amongst the best in Georgia.



CLICK HERE
FOR MORE ON
LAKE OCONEE



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AREA OVERVIEW | GEORGIA SAFARI CONSERVATION PARK



The Georgia Safari Conservation Park is being developed among the rolling pastures and grasslands of Morgan County, Georgia, just outside the city limits of Madison. Less than an hour east of Atlanta on Interstate-20, the park will complement the offerings of Zoo Atlanta and the Georgia Aquarium, transforming the Atlanta area into a zoological powerhouse.

When fully developed, the Georgia Safari Conservation Park will be unlike anything in the Southeast as three attractions are brought together on one site: a safari drive-through experience, a traditional walk-through zoo and Treetop Lodging.

- The drive-through safari component of the park will allow guests the opportunity to get up close and personal with both exotic and endangered animals.
- The walk-through zoo will provide an interpretive adventure across five continents: Africa, Asia, Australia, North and South America.
- Treetop Lodging will offer guests the opportunity to stay overnight in individual units built high in the tree canopy overlooking the wildlife of the private African savanna.



CLICK HERE
FOR GEORGIA
SAFARI

Source: Georgia Safari Conservation Park



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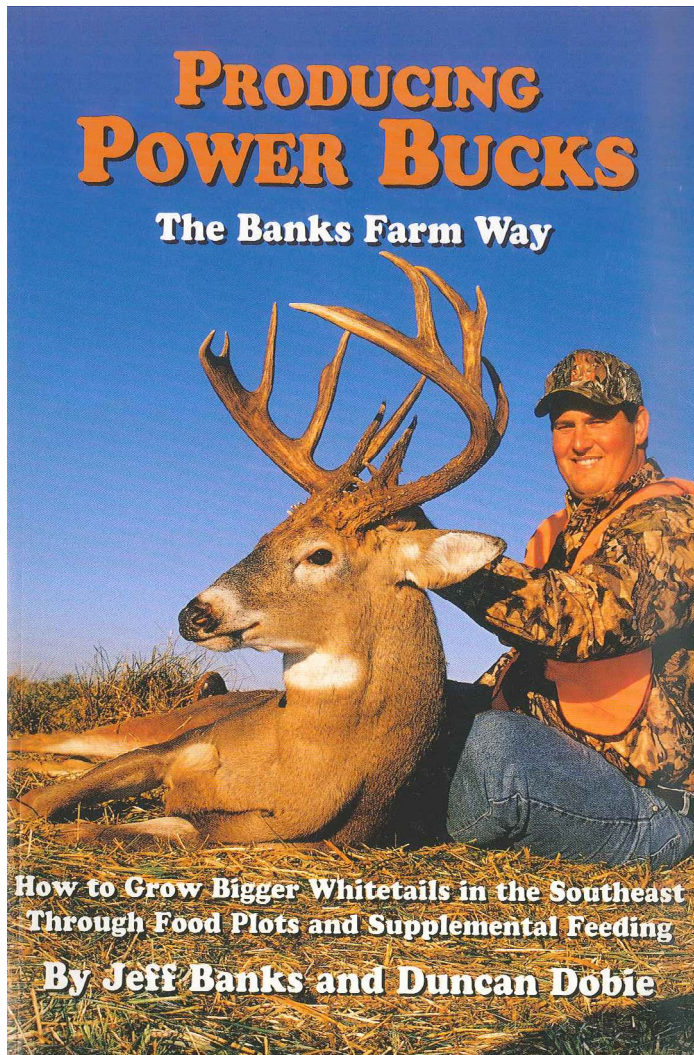
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Source: Georgia Outdoor News



Source: Georgia Outdoor News

MANAGEMENT AND HISTORY OF THE BANKS FARM

Jeff and Lamar Banks have managed The Banks Farm for more than 40 years. In 2002, Jeff published a book, "Producing Power Bucks – The Banks Farm Way", detailing his meticulous approach to growing a world class whitetail deer population.

Since then, the Banks family has harvested numerous trophy bucks that have gained recognition in Georgia Outdoor News, ESPN.com and a featured commercial by Pennington Feed & Seed. Decades of thoughtful, quality management have made The Banks Farm one of the most acclaimed farms in the state of Georgia.

BOONE & CROCKETT RECORD DEER HARVESTED

SCORE	NAME	YEAR
172 3/8	Jeff Banks	2001
185 7/8 (NT)	Lamar Banks	2005
172 6/8 (NT)	Jeff Banks	2008
171 6/8 (NT)	Loy Banks	2005
149	Jeff Banks	1994
143 1/2	Jeff Banks	1996
142 1/8	Lamar Banks	2001



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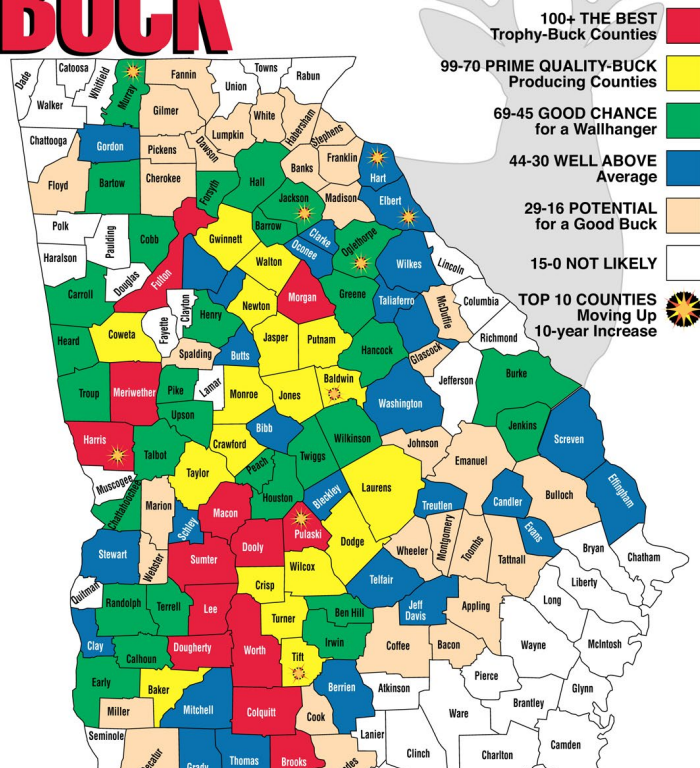
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BEST COUNTIES FOR A BIG BUCK



"Morgan County is consistently named by GON a top ten county to shoot a trophy buck!" Source: Georgia Outdoor News

Big-Buck Rankings for Georgia Counties

GON uses official scores from bucks taken in the past 10 years to determine a quality-buck score for each county.

1. Worth	215	41. Early	60	Washington	35	Toombs	16
2. Lee	190	42. Oglethorpe	60	82. Wilkes	33	122. Pierce	14
3. <u>Dougherty</u>	149	43. <u>Greene</u>	58	83. <u>Berrien</u>	32	Richmond	14
4. Macon	140	44. Henry	56	Clay	32	124. Charlton	13
5. Fulton	136	45. Pike	56	Jeff Davis	32	Ware	13
6. Harris	130	46. <u>Twiggs</u>	56	Warren	32	126. Catoosa	12
7. <u>Brooks</u>	121	47. <u>Talbot</u>	55	87. Mitchell	31	Chattooga	12
8. <u>Morgan</u>	116	48. Burke	54	88. Candler	30	Polk	12
9. <u>Meriwether</u>	115	49. Irwin	53	<u>Screven</u>	30	Rabun	12
<u>Pulaski</u>	115	50. Randolph	52	90. Emanuel	29	Seminole	12
11. <u>Colquitt</u>	101	51. Barrow	51	Johnson	29	131. Paulding	11
12. <u>Dooly</u>	100	Carroll	51	Marion	29	Walker	11
<u>Sumter</u>	100	Hall	51	<u>Tattall</u>	29	133. Bryan	10
14. Crawford	98	54. Jenkins	50	94. Cherokee	28	Jefferson	10
Crisp	98	55. Jackson	49	Cook	28	Lanier	10
16. Jasper	97	56. <u>Calhoun</u>	48	<u>Decatur</u>	28	136. Atkinson	9
17. <u>Putnam</u>	95	<u>Heard</u>	48	<u>Gilmer</u>	28	<u>Dade</u>	9
18. Newton	94	<u>Troup</u>	48	<u>Lumpkin</u>	28	Haralson	9
19. Tift	93	59. Chattahoochee	46	Miller	28	Lamar	9
20. Walton	90	60. Bartow	45	100. Bacon	27	Lincoln	9
21. Laurens	89	<u>Terrell</u>	45	Spalding	27	Whitfield	9
Wilcox	89	62. Elbert	44	102. Coffee	26	142. Union	8
23. Jones	83	Evans	44	<u>Fannin</u>	26	Wayne	8
24. Turner	79	64. <u>DeKalb</u>	43	Lowndes	26	144. Clayton	7
25. Dodge	77	Thomas	43	Webster	26	Muscogee	7
26. <u>Gwinnett</u>	76	66. Butts	42	Wheeler	26	146. Douglas	6
27. Monroe	75	67. Bibb	40	White	26	147. Glynn	5
28. Baker	72	Gordon	40	108. <u>Glascok</u>	25	Long	5
Taylor	72	<u>Telfair</u>	40	<u>Habersham</u>	25	McIntosh	5
30. Baldwin	70	70. Stewart	38	110. Appling	24	150. Brantley	4
Coweta	70	71. <u>Bleckley</u>	37	Dawson	24	Chatham	4
32. <u>Upson</u>	69	<u>Effingham</u>	37	112. Madison	23	Columbia	4
33. Ben Hill	67	Oconee	37	Stephens	23	Fayette	4
Murray	67	Treutlen	37	114. Montgomery	22	Liberty	4
35. Cobb	66	75. Clarke	36	115. Banks	19	155. Camden	3
36. <u>Forsyth</u>	65	Grady	36	116. Bulloch	18	Quitman	3
37. Peach	65	Hart	36	Floyd	18	Towns	3
<u>Wilkinson</u>	65	78. Rockdale	35	<u>McDuffie</u>	18	158. Clinch	0
39. Hancock	64	Schley	35	119. Franklin	17	Echols	0
40. Houston	62	Taliaferro	35	120. Pickens	16		



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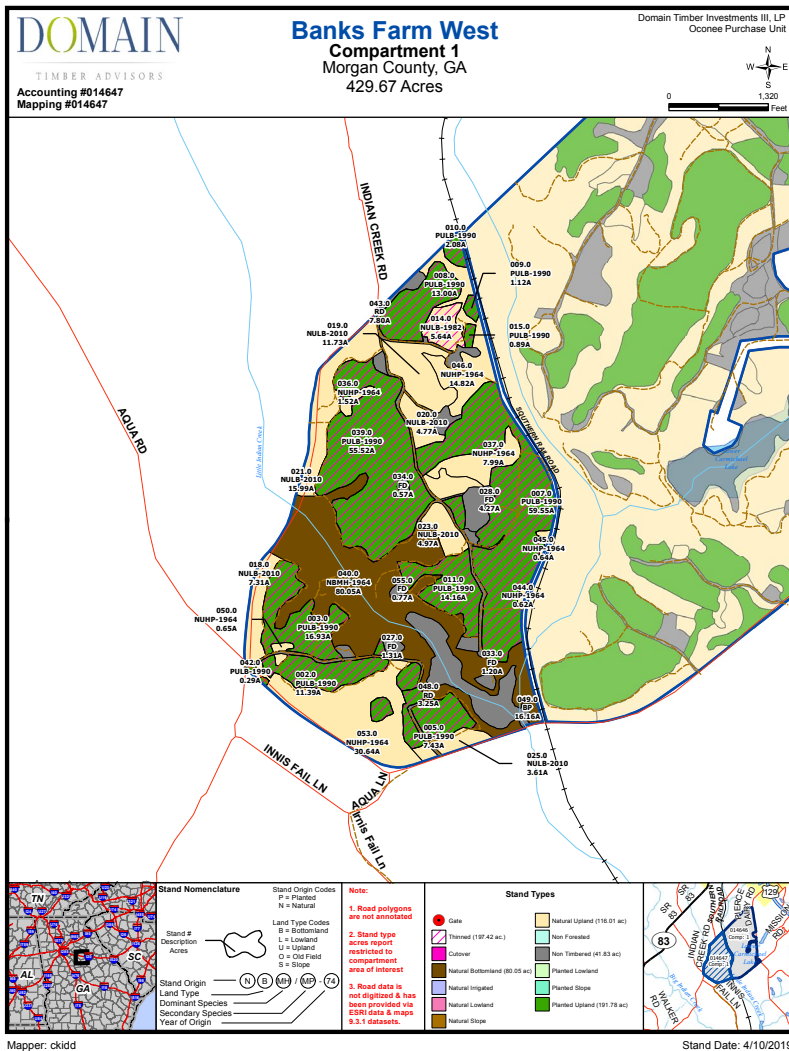
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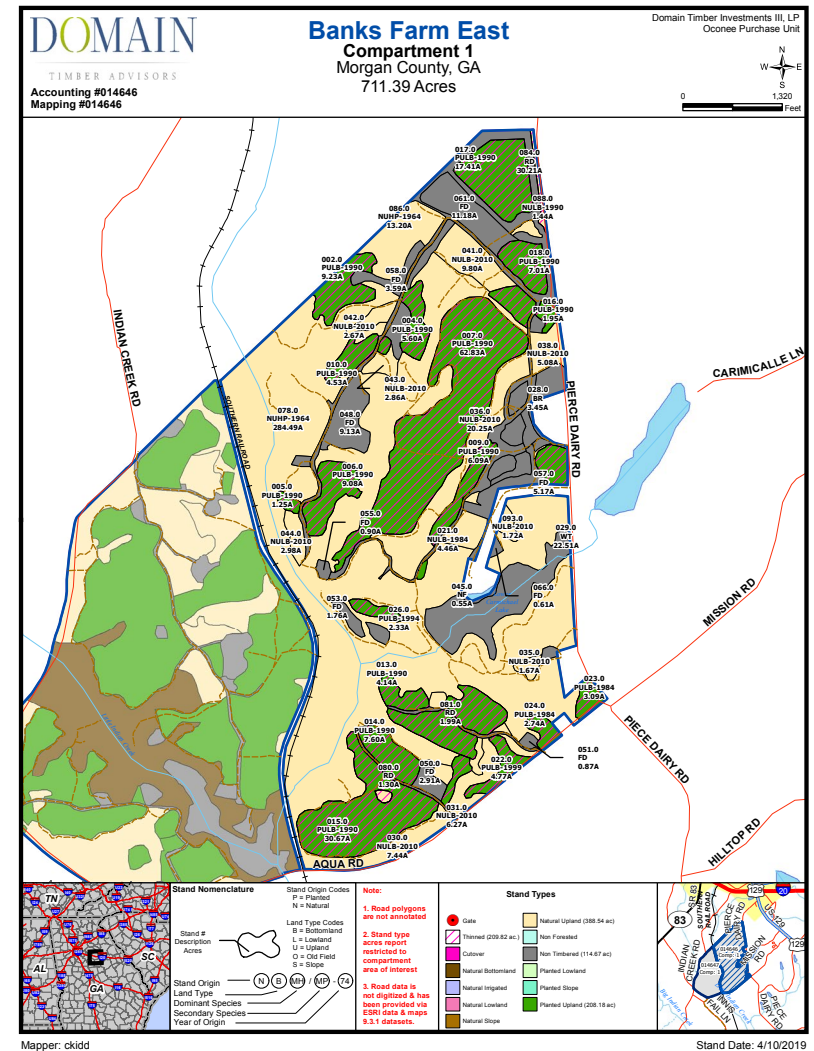
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THE BANKS FARM



CLICK HERE FOR TIMBER MAPS



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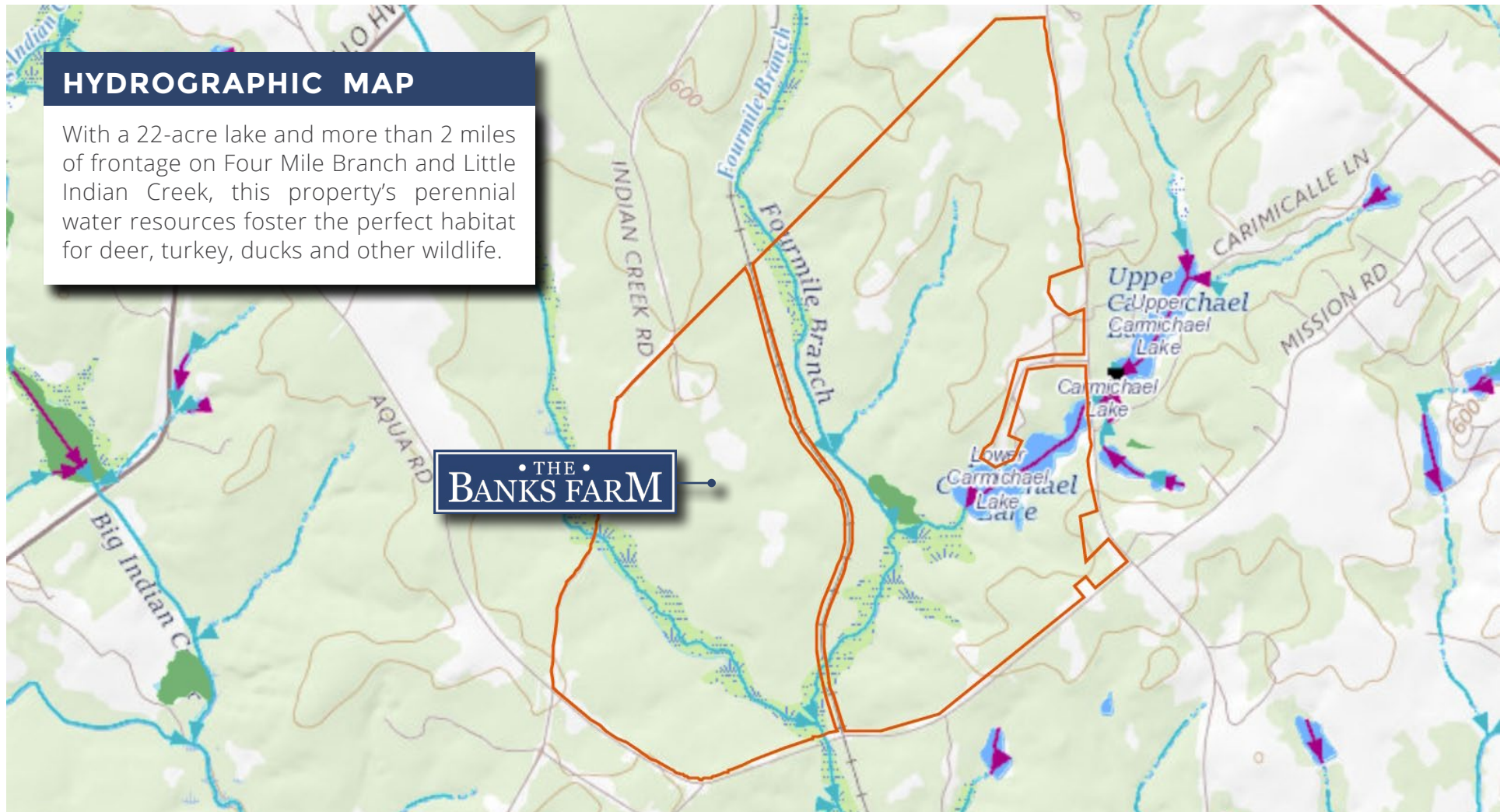
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HYDROGRAPHIC MAP

With a 22-acre lake and more than 2 miles of frontage on Four Mile Branch and Little Indian Creek, this property's perennial water resources foster the perfect habitat for deer, turkey, ducks and other wildlife.



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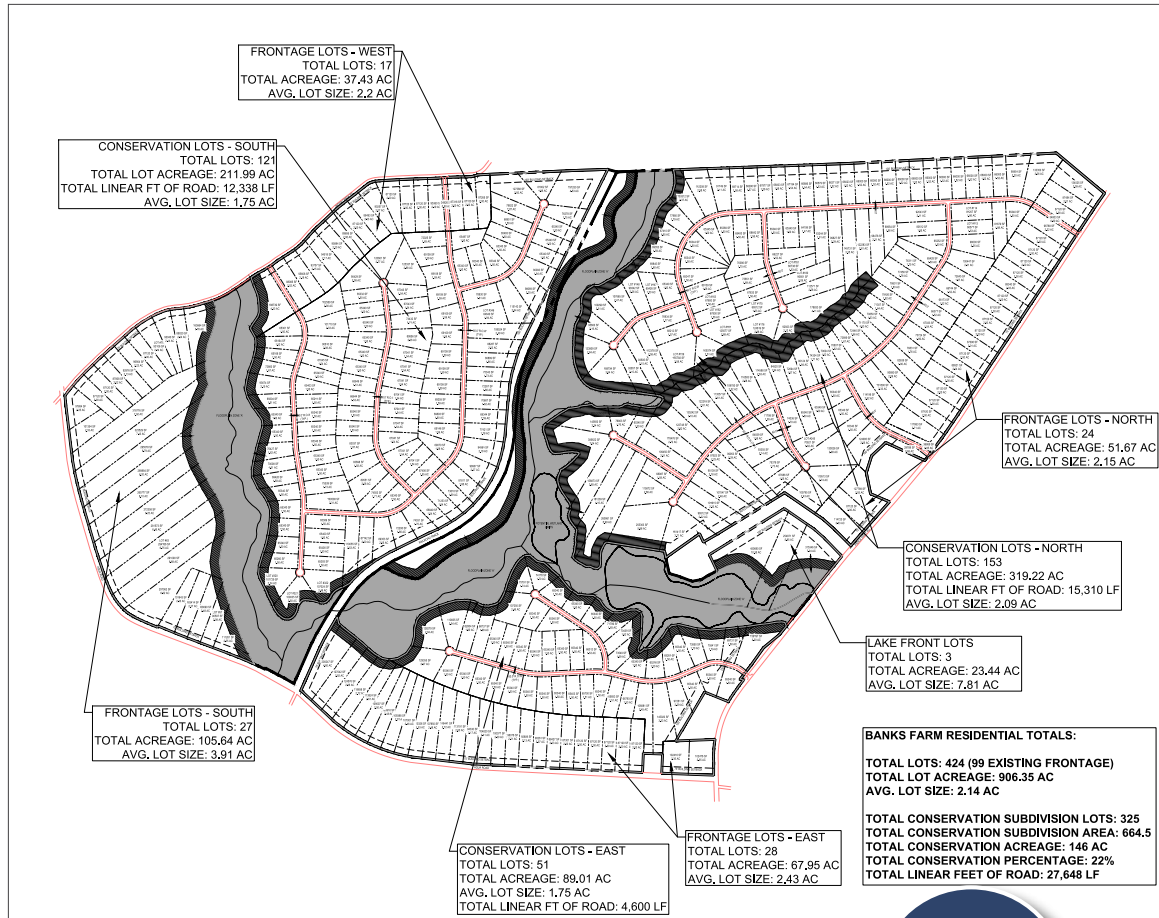
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DEVELOPMENT POTENTIAL

As previously mentioned, The Banks Farm is in close proximity to Madison, GA and I-20. The property is currently zoned Agricultural Residential (AR) and is identified as "Transitional" in Morgan County's 2017 Comprehensive Plan. AR zoning allows for minimum of 1.5 acre residential lots by right.

The Banks Farm's location is in the path of growth for Morgan County with zoning in place to allow for residential development, utilities close by, access to rail and the future land use to allow for industrial/commercial uses. In the past, The Banks Farm has been identified as a "Mega Site" for the State of Georgia Economic Development Department. The Ford Motor Company once considered this site for a new automobile factory, but ended up choosing a site in another state.

Georgia Civil has prepared a conceptual site plan that meets the County's AR Zoning ordinance. *(see site plan on this page)*



CLICK HERE
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SITE PLAN



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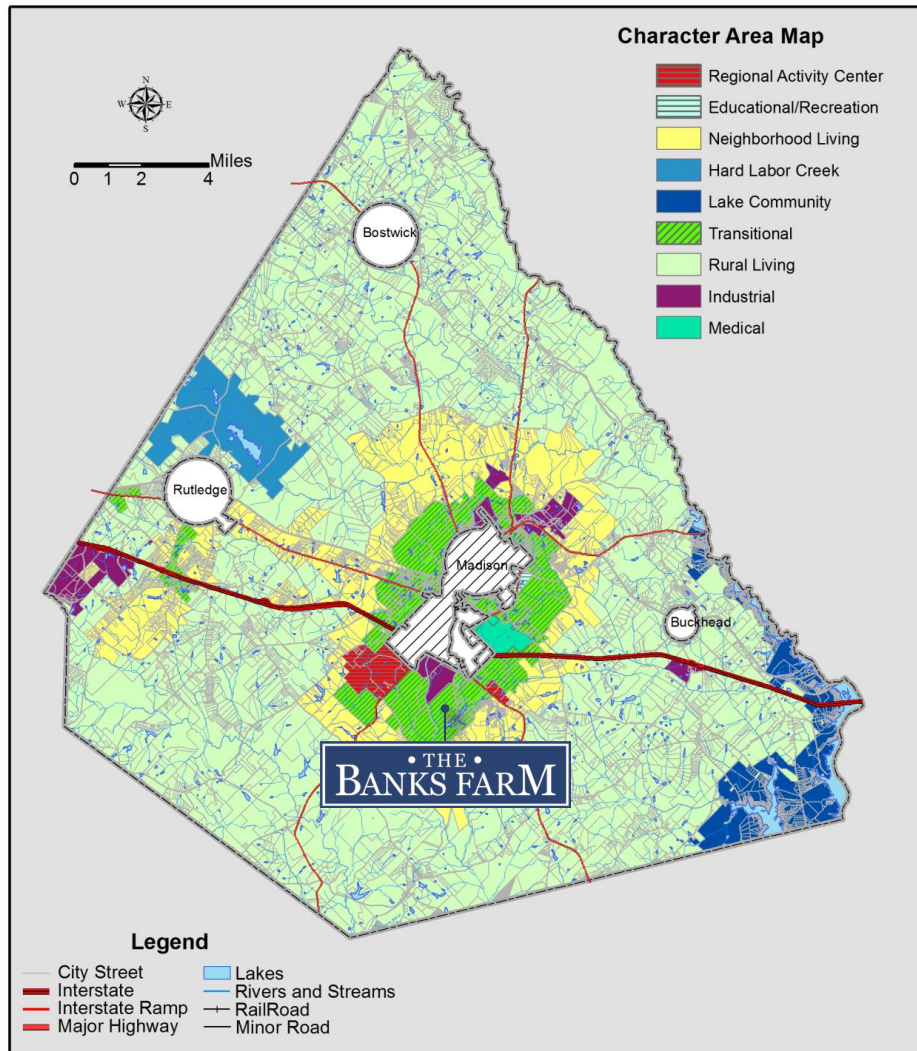
The "Transitional" Character Area is intended to promote the following:

Development Patterns

- Mixture of residential, retail/commercial, office, industrial, entertainment/tourism, and agricultural uses.
- Encourages a mix of housing types to accommodate the unique housing needs of varied groups of people.

Implementation Strategies

- Make appropriate land use transitions from commercial, office, industrial, and higher density residential to low density/large lot residential and agricultural uses.
- Collaborate with city of Madison and city of Rutledge to provide water, sewer, and other infrastructure to commercial, residential, and industrial areas in unincorporated Morgan County.



DEMOGRAPHICS | MORGAN COUNTY

2019 Total Population	19,406
2010 Total Population	17,868
2019 Households	7,233
2010 Households	6,660
Median HH Income	\$60,548
Per Capita HH Income	\$29,444
Median Home Value	\$259,298
Median Age	43.5

[CLICK HERE
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DEMOGRAPHICS](#)



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CONSERVATION EASEMENT

Due to the convergence of multiple water sources, the environmental significance of The Banks Farm and the development potential the property presents, the future owner may want to consider a conservation easement on the property. An easement would serve to protect the land in perpetuity and potentially offset future federal and state income taxes. The Oconee River Land Trust is one of many land trusts active in Morgan County who can be a great resource to further explore the benefits of a conservation easement.



Oconee River Land Trust

[CLICK HERE
FOR MORE
INFO](#)



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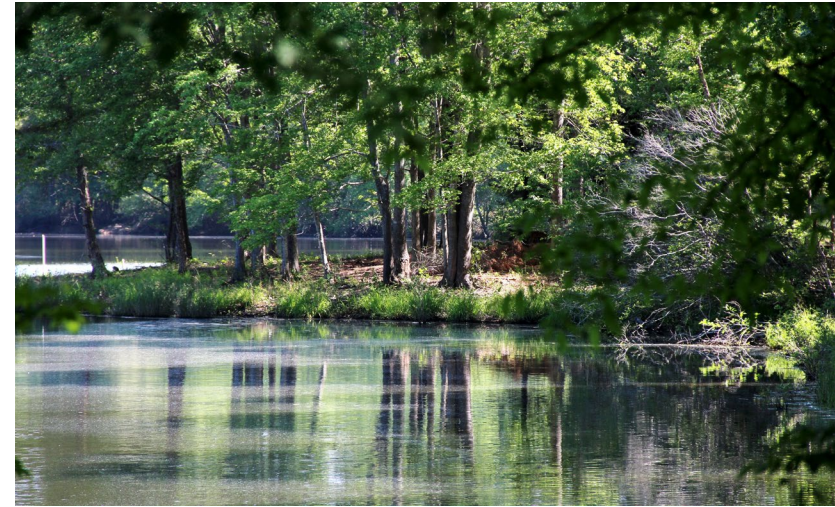
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