

LAND FOR SALE

RED HILLS PLANTATION

2290 STEWART RD

Thomasville, GA 31792

LISTED BY:

BRYANT PEACE

Senior Advisor

O: 863.648.1528 | C: 229.792.8559

bryant.peace@svn.com



**SALE PRICE****\$7,623,000****OFFERING SUMMARY**

ACREAGE:	1,383 Acres
PRICE / ACRE:	\$5,512
CITY:	Thomasville
COUNTY:	Thomas
PROPERTY TYPE:	Recreational & Timber

PROPERTY OVERVIEW

Red Hills Plantation is a quality managed hunting property located just minutes from downtown Thomasville, GA. The land features rolling quail woods with interspersed creek and river bottoms, offering some of the best wildlife habitats in the Southeast. The quail courses have been meticulously managed with prescribed fire and there is year-round attention paid to the feeding and cultivation of the wild quail population. Pine Creek splits the property and meanders into the Ochlocknee River along the southern boundary. The creek and river bottoms are full of old-growth hardwoods that complement the upland pine in providing exceptional deer, duck, and turkey habitat for a true mixed bag of game species to pursue.

Only minutes from downtown Thomasville, Red Hills Plantation offers convenient access to shopping and fine dining. The sporting enthusiast has unbridled access to world-class hunting while others in the party are only minutes from quality amenities. In addition to great quail hunting, properties in the Ochlocknee River area boast high-quality whitetail genetics. Bucks scoring in the 150" to 160" range are routinely harvested in the area and the deer herd on Red Hills Plantation and neighboring properties currently benefit from trophy deer management.

The property features a well-maintained 2 bedroom cabin built in the early 1900s. This historic structure includes a kitchen, living room, and two bedroom wings with a private bath. The cabin site includes power, residential well, and a 30x30 foot pole barn for equipment storage. The site is positioned just east of the 15-acre lake and overlooks one of the many beautiful quail courses. The diversity of habitat features and the proximity to downtown Thomasville make this property a rare sporting investment that can appeal to the quail enthusiast and the trophy whitetail hunter alike.



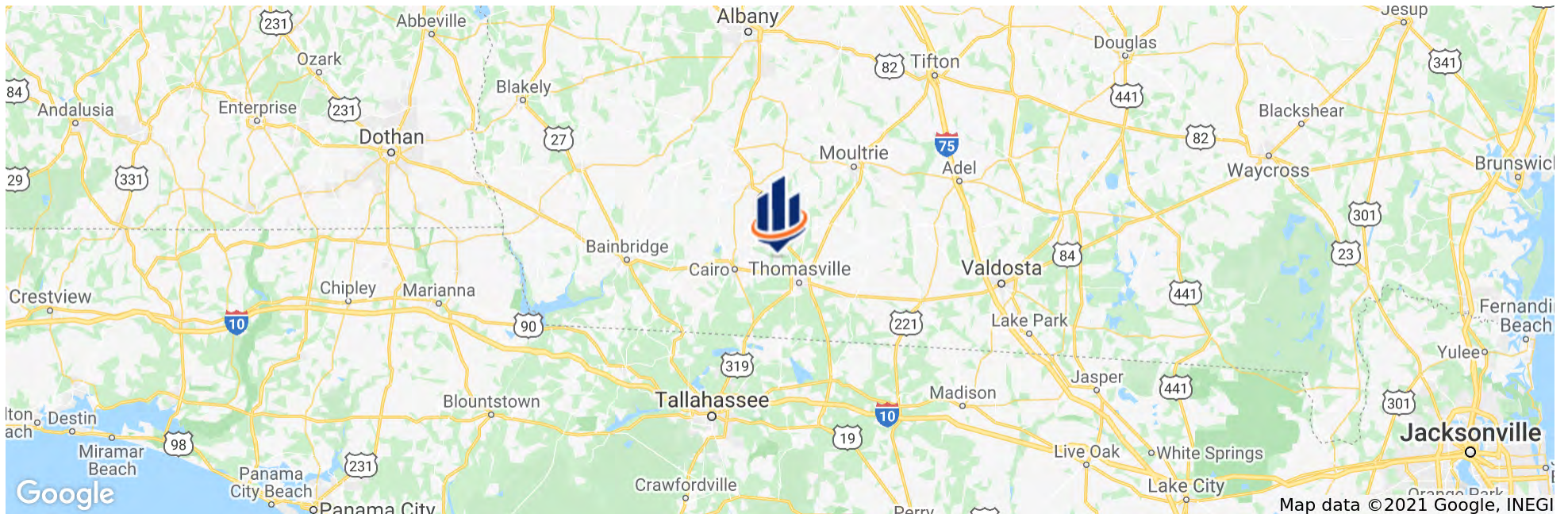
SPECIFICATIONS & FEATURES

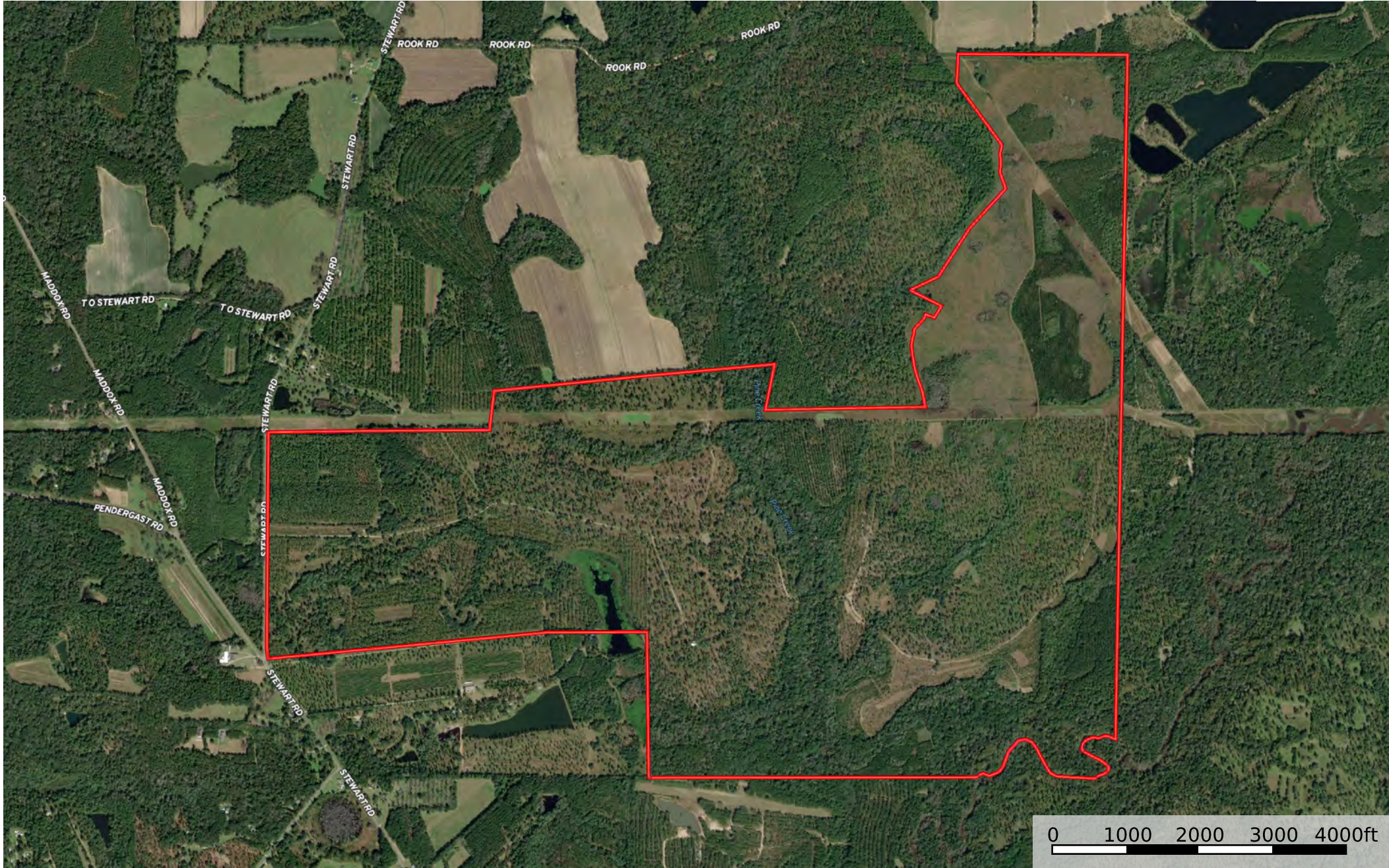
LAND TYPES:	Timberland
ZONING / FLU:	Ag
LAKE FRONTAGE / WATER FEATURES:	15 Acre Lake, Ochlocknee River Frontage, Pine Creek Frontage on Both Sides!
WATER SOURCE & UTILITIES:	Power and Residential Well on Site
ROAD FRONTAGE:	3,080 FT Paved Feet on Stewart Rd
NEAREST POINT OF INTEREST:	7 ± Miles from Downtown Thomasville 40 ± Miles from Tallahassee, FL 50 ± Miles from Valdosta 168 ± Miles from Jacksonville, FL
FENCING:	Fenced Road Frontage
CURRENT USE:	Timber Production & Hunting
LAND COVER:	Upland Pine Woods with Old Growth Hardwood Creek and River Bottoms.
STRUCTURES & YEAR BUILT:	2 Bed/2 Bath Cabin [1910] 30x30 Pole Barn [2005]



LOCATION & DRIVING DIRECTIONS

PARCEL:	076006 D 076006 065034
GPS:	30.9045478, -84.0472688
DRIVING DIRECTIONS:	From Thomasville take Hwy 84 West towards Cairo; Once you cross the Ochlockonee River turn right on Stewart Rd; The property is approximately 1.7 miles down on your right with red gates and black board fence
SHOWING INSTRUCTIONS:	Contact Bryant Peace.











BRYANT PEACE

Senior Advisor

bryant.peace@svn.com

Direct: 863.648.1528 | **Cell:** 229.792.8559

PROFESSIONAL BACKGROUND

Bryant Peace is a Senior Advisor at SVN | Saunders Ralston Dantzler Real Estate in Lakeland, Florida.

He operates out of our branch office in Thomasville, GA, and specializes in recreational, timberland, & agricultural properties. Bryant serves as a managing director for our team of advisors in the North Florida and South Georgia markets and is spearheading our expansion into new markets.

Bryant is a lifelong enthusiast of wildlife and natural resource management and enjoys evaluating and managing habitats based on client objectives. His formal education includes degrees from Georgia Southern University and Gordon Conwell Theological Seminary, and he continues to educate himself through the Realtors Land Institute and several noted wildlife management institutions.

When it comes to serving an investor, Bryant develops a thorough understanding of his clients' use and management objectives before evaluating specific habitats and land types to fit those objectives. Likewise, he understands that to serve his selling clients properly, it is required of him to develop a thorough understanding of their family dynamics, financial picture, and divestment time horizon.

EDUCATION

Timberland
Recreational Land
Agricultural Properties

SVN | Saunders Ralston Dantzler

1723 Bartow Rd
Lakeland, FL 33801



ONE OF AMERICA'S BEST BROKERAGES



One of America's
Best Brokerages



APEX 2020 Top
National Producer



Most Influential
Business Leaders



Largest Commercial
Real Estate Brokers
in Tampa Bay



Ranked 210 on Inc.
5000 Regional List



FULL-SERVICE LAND & COMMERCIAL REAL ESTATE BROKERAGE

SVN | Saunders Ralston Dantzler Real Estate is recognized nationally as an authority on all types of land including agriculture, ranch, recreation, residential development, and timber. Our commercial real estate services include marketing, property management, leasing and tenant representation, loan sales, valuation, advisory, and counseling services for office, retail, industrial, and multi-family properties. Our firm also features an auction company, forestry division, international partnerships, hunting lease management, and extensive expertise in conservation easements.

STRATEGIC MARKETING PLAN

GIS Mapping/Sales Analysis

- Targeted Demographic Lists
- Pricing Your Property: Our state-of-the-art GIS mapping process logs verified sales from all over the state for land property categories.

Events

- Lay of the Land Conference
- Listing Presentations at Events
- Weekly Sales Meetings

Managing Your Listings

- SVN® Shared Value Network
- Networking
- Property Activity Reports

Printed Marketing

- Landbook Catalog
- Signage
- Direct Mail
- Magazine Print Ads
- Lay of the Land Market Report

Digital

- New Website SVNsaunders.com
- Listed on Land or Commercial Property Listing Websites
- Content & Inbound Marketing with HubSpot
- SEO and Google Paid Ads
- Email Newsletters
- Social Media Channels
- Established CRM Platform

Signage

- We place 4' x 4' or 4' x 8' signs, with high visibility, on your property and can include a rider with specific information.

Photography & Video

- Aerial Photography
- Property Videos
- Live Game Cameras



ADVISOR & OFFICE LOCATIONS

saunders Ralston Dantzler Real Estate

SVN

HEADQUARTERS

LAKELAND OFFICE
1723 Bartow Rd
Lakeland, Florida 33801

NORTH FLORIDA

LAKE CITY OFFICE
356 NW Lake City Ave
Lake City, Florida 32055

GEORGIA

THOMASVILLE OFFICE
125 N Broad St, Suite 210
Thomasville, Georgia 31792





SVN NETWORK

SVN Commercial Real Estate Advisors

- Market properties on a national basis to the entire 100,000-strong brokerage and investment community via real-time syndication to the major listing sites, social media and email campaigns, and our open National #CRE Sales Call.
- Have an advantage when it comes to locating investment options on behalf of clients across the country as they leverage the power of all brokers – even those with competing firms.
- Incentivized to cooperate for not only our Advisors but for all CRE brokerage professionals.

SVN Florida, National, and International Network

- Offer the strength of a global network of professionals and extensive marketing reach.
- List, market, and have sold many properties to international buyers.
- Share fees to give incentive to a wider network of buyers.
- Expansive network comes higher visibility and increased demand, resulting in a higher value for clients.

SVN World Wide

- 200+ offices
- 1,600 advisors
- located in 8 countries





1723 Bartow Rd
Lakeland, Florida 33801
863.648.1528

125 N Broad Street, Suite 210
Thomasville, Georgia 31792
229.299.8600

356 NW Lake City Ave
Lake City, Florida 32055
386.438.5896

www.SVNsaunders.com

All SVN® Offices Independently Owned & Operated | 2022 All Right Reserved

©2021 SVN | Saunders Ralston Dantzler Real Estate. All SVN® Offices Independently Owned and Operated SVN | Saunders Ralston Dantzler Real Estate is a full-service land and commercial real estate brokerage with over \$3 billion in transactions representing buyers, sellers, investors, institutions, and landowners since 1996. We are recognized nationally as an authority on all types of land, including agriculture, ranch, recreation, residential development, and international properties. Our commercial real estate services include marketing, property management, leasing and tenant representation, valuation, business brokerage, and advisory and counseling services for office, retail, industrial, and multi-family properties. Our firm also features an auction company, forestry division, international partnerships, hunting lease management, and extensive expertise in conservation easements. Located at the center of Florida's I-4 corridor, we provide proven leadership and collaborative expertise backed by the strength of the SVN® global platform. To learn more, visit SVNsaunders.com.

