390+/- acres in Brooks County

SOLD! On the market for the first time in over a century and located in the heart of South Georgia plantation country, this beautiful property offers both the sportsman and investor the ideal package. Comprising almost 100 acres of income-producing cropland, 120 acres of plantation-style pine stand, and 250 acres of more natural pine and hardwood, the land is productive from a return-on-investment standpoint and provides an abundance of local game species. Amenities include a charming brick ranch-style farmhouse, 100+ year old restored tobacco barn, several wells and power connections, and more.

Location

The town of Pavo, GA, in Brooks County is a small, rural farming community made up of long-standing families dedicated to preserving the beauty and productivity of the surrounding area. The area is known for its very productive soils and exceptional whitetail deer genetics. Georgia Outdoor News ranks Brooks County as one of the areas in Georgia with the highest chance of harvesting a trophy-quality buck. Deer up to 14 points have been taken from this property, with 10-12 points being an annual occurrence. The property is just a 20-minute drive from sophisticated downtown Thomasville with upscale dining, shopping and accommodations. Valdosta is 45 minutes away and Tallahassee, FL is an hour's drive.

Land

The land base is perfectly designed to strike a balance between economic productivity and recreational use. The cropland is currently leased for cotton and peanut production (lease rates available upon request). The large plantation pine stand holds strong timber value while providing habitat for one of the area's most coveted game species: the bobwhite quail. Multiple wild coveys live among the towering pines, which also provide roosts for the tract's strong wild turkey population. Integrated with the pine stand are areas of thicker cover, sparse wetland edges and watering holes which play host to trophy-quality whitetails. The north end of the property has been left entirely natural and boasts majestic white oaks, hickorys, pines and other area timber species, again providing food and cover for the abundant wildlife populations and containing significant timber value. A seasonal creek and several seasonal ponds also add diversity to the land. On the south end, 3 acres of pecan grove round out this offering.

Amenities
The property is a turn-key farm complete with a quaint, clean 1,100 sq. ft. 3BR brick farmhouse with power, well water and septic. The house is surrounded by ancient live oaks and sits on a hill that overlooks the cropland with the forest in the distance. The current owners enjoy sitting on the screened porch watching the deer feed on the edges of the field and listening to the bobwhite's iconic call in the mornings. Near the home is a preserved 100+ year-old tobacco barn that the owner’s family used for generations drying tobacco that was grown on the property. Several other pole barns and storage sheds provide plenty of space for farm equipment and anything else needed. The owner also produces his own cane syrup on the premises, with a 1/4 acre sugarcane plot and traditional press and cauldron. Also, for those interested in rustic self-sufficiency, the property contains a cabin complete with shower/bathroom, sleeping area, fireplace, and storage built entirely by hand and lived in by the owner’s uncle for half a century. The shack has its own separate well and power and would make a great bunk house for adventurous kids or guests. There are two seasonal ponds on the property that could easily be kept full and stocked with the addition of a solar-powered well. Other features include a garden, several open fields perfect for dove hunting, large food plots or bigger gardens, and a well-established internal road system.

Summary

If you are in search of a diverse turn-key property with trophy-quality hunting and investment value, please give us a call to set up a tour of this unique offering. Shown by appointment only to qualified buyers.

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