



Deerwood Plantation

Woods, Water and Wildlife in the Red Hills

460 +/- ACRES  GRADY COUNTY

If a mini-plantation with a gated entrance leading to beautiful quail woods, a nine-acre lake, four bass ponds, a dove field, a cabin and guest house, and a dog kennel sounds like what you have been looking for, then Deerwood Plantation is for you. A great showplace recreational plantation on the western side of the Thomasville-Tallahassee plantation belt, there are approximately a dozen named plantations within five miles.

Deerwood is 460 +/- acres in Grady County, Georgia, only one-half mile west of the Ochlocknee River. The corridor along the Ochlocknee is well-known for producing some of the area's biggest bucks. The property's

edges have all been left thick and natural, with summer and winter food plots interior to draw in game. The beautiful, sandy-bottom Grey Branch runs for a mile along the western boundary of the property.

“This is one of the best buys for a small quail plantation in the Red Hills,” stated listing broker, Jon Kohler, of Jon Kohler & Associates. “The love and attention this property has been given shows. Anyone would be proud to own Deerwood.”

Deerwood has great timber assets comprised of various aged and very well-managed stands of pines throughout the property. It's been burned and managed for quail. Saw tooth oaks and autumn olives are throughout the property for game. There are four ponds, all of which are good bass fishing ponds and two of which are excellent duck ponds.

There is also a feature nine-acre lake. The owners spent time preparing a nice house site on the hill overlooking the lake if someone chooses to build there. It's already set up with a well and golf course quality sprinkler system.

There are two houses on the property. The manager lives in a ranch-style brick house on the western half of the property, but it would also make a nice guest house. The owner's cabin

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— JON KOHLER



is on the eastern half of the property and is a century-old home with great original details in the fireplace and wood beams, but modernized with details such as a Viking cooking range. It features two bedrooms and two bathrooms and a wraparound porch. There is also a pole barn and a two-pump well house with storage.

\$2,360,000

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