

3,500-acre Antebellum Georgia Plantation Hits Market for \$13.3M

A 3,500-acre plantation in south Georgia that includes an antebellum home and millions of dollars in harvestable timber is on the market for \$13.3 million.

Morton Bray Plantation was established by Judge James Morton in 1843 near Quitman in Brooks County. Click on the adjacent slideshow to see photos.

It's in the Thomasville / Tallahassee, or Red Hills, plantation belt near other famous plantations such as Talloaks, Okapilco, Brannville, River Bend, Pinion Point, Four Oaks, Kinderlou Forest, Tamathli, Pinckney Hill, Blackwater, Hickory Head and King Place. [\(To see a map of the Red Hills Plantation Belt, click here.\)](#)

Morton Bray Plantation has been owned for the past 12 years by a well-known international ship-owning family. A member of the family who spoke to Atlanta Business Chronicle said that he doesn't spend enough time in the United States to be able to enjoy visiting the plantation.

"I fell in love with it instantly and decided to buy it on the spot," he said. "It is spectacular – pristine. It has abundant and varied timber — almost twice the amount per acre as an average plantation. It fronts water — two creeks that flow along the property. It has an 1850's-built antebellum plantation home, quail, and deer. It is just quite unique and the beauty is really breathtaking."

He would like to find the right buyer who will improve the property, benefit from it and honor the legacy of the original owners.

In addition, about \$2 million worth of timber could be harvested from the plantation without affecting



its beauty or value for quail hunting, he said.

The antebellum plantation home is listed on the National Register of Historic Places and was designed by architect John Wind, a native of Bristol, England, who worked in southwest Georgia from about 1838 until his death in 1863. Wind designed the famous Greek Revival mansion at Greenwood Plantation, as well as houses at the Susina, Oak Lawn, Pebble Hill, Eudora and Fair Oaks plantations and the Thomas County courthouse. The two-story, L-shaped house has a wide veranda, two bedrooms, parlor, dining and sitting rooms, a back porch, a balcony on the second floor, and a floating spiral stairway with a mahogany banister.

Morton Bray Plantation is located about 30 minutes from Valdosta. It's 35 minutes to the commercial airport in Valdosta, the 10th largest city in Georgia, and 35 minutes to the private aviation Thomasville Airport.

The property has frontage on U.S. Highway 84 and the Madison-Quitman Highway, according to the listing.

The plantation includes one of the largest stands of intact wiregrass and longleaf pine in the Red Hills Region

as well as seven miles of large creek (Okapilco, Piscola) and river (Withlacoochee) frontage.

The property is more heavily wooded than most quail plantations, and if some of its timber were harvested, it would likely improve the quail population and produce considerable income for the new owner, listing broker Jon Kohler said. A 2017 timber estimate put the value of the plantation's timber at approximately \$3,921,853 or \$1,235 overall per acre in timber, according to the listing.

The property went on the market this spring. It's priced at about \$3,800 per acre. By comparison the roughly 4,000-acre Greenwood Plantation sold for \$5,500 per acre in 2015. Emily Vanderbilt Wade bought Greenwood, longtime home of late newspaper owner John Hay Whitney. The price of Morton Bray is commensurate with the property's current condition and deferred maintenance, said the property's listing broker, Jon Kohler of Jon Kohler & Associates LLC.

"The land hasn't been consistently managed for quail. A lot more acreage could be put into use for quail than is currently being used for

quail," he said. Quail "don't like sunshine hitting the forest floor," which is why trees need to be thinned.

The seller planned improvements that are still pending that he would share with a buyer. There is currently no conservation easement on the property.

The most likely buyer is a high net worth individual who loves outdoor recreation, said Kohler, a co-founder of Windsor, Colo.-based Land Leader LLC, the largest land marketing company in the U.S.

Properties of this type can take anywhere from six months to two years to sell, but typically spend 18 months to two years on the market, depending on pricing, Kohler said.

The property was sold in March 2005 for \$10.75 million by Lake Seminole Plantation LLC to Georgia Plantation Properties LLC, according to Brooks County Board of Tax Assessors property records.

In a subsequent sale in May 2006 for \$16.5 million by Georgia Plantation Properties LLC to Morton Bray Investments LLC, the reason for the sale price was cited as "timber value in sale," according to Brooks County property records. Morton Bray Plantation's current value is listed as \$6.97 million.

Located just below Thomasville, Ga., Jon Kohler & Associates offers plantation and land brokerage, marketing and advisory services in Georgia, Florida, South Carolina and Alabama.

To see the listing and a video of Morton Bray Plantation, [click here](#). For a map of the Morton Bray Plantation property, [go here](#).