

This Premier Quail-Hunting Estate Has Hosted Three U.S. Presidents

The former Georgia lieutenant governor's father developed the 5,000-acre property on the Flint River



By Nancy A. Ruhling

Chokee, a premier quail-hunting property and agricultural farm along the Flint River, has served as a recreational spot for three U.S. presidents and several governors during its long history.

It is one of the largest wild quail managed properties in the South, according to listing agent Jon Kohler of Jon Kohler & Associates.

He noted that the property has been owned by the same family since 1994.

Truck-leasing mogul Fred Taylor, who was the chief of staff for George Busbee, Georgia's governor from 1975 to 1983, was the patriarch.

When he died, in 2011, he passed the estate to his wife, Tommie Taylor; her children, Mark Taylor, who served two terms as Georgia's lieutenant governor, and Marsha Taylor, are co-executors of the estate.

"My father was a dreamer, planner, visionary and a very hard worker," said Mr. Taylor, adding that it was he who developed Chokee's infrastructure and income. "It's our family farm; it's our gathering place for special occasions."

He said the family is selling Chokee, whose name is the Creek Indian word for meeting place, because "it was part of my father's estate plan to do so once its appraised value hit \$26 million. We are committed to wild quail, and we are looking for a smaller farm."

Mr. Kohler said that "it's rare to find such a property that is income producing. Typically, they are recreational only. Chokee has a balance of it all—income from timber and farming balanced with quail hunting."

Mr. Taylor said then-presidents Dwight Eisenhower, Richard Nixon and Jimmy Carter visited Chokee when it was still part of the historic Senah estate owned by the Hanes textile family. He added that Busbee and other Georgia governors, including Zell Miller and Roy Barnes, also were guests.

Stats

The 5,146-acre property features 3,487 acres of quail hunting and timberland. Some 1,226 acres are irrigated, and ponds cover 107 acres.

The 2,688-square-foot main lodge, which has three bedrooms and 3.5 bathrooms, was built in 2014. It overlooks a 13-acre lake.

The one-bedroom, 1.5-bath Chokee Cottage, which overlooks a lake that has a fishing dock, is used as a guest house. There are five other tenant houses for managers or farmhands as well as a shop headquarters with offices, a conference room and a four-bedroom apartment.

There's also an 8,328-square-foot horse barn, a main equipment shed, an 18-run dog-working kennel, a 14,372-square-foot main cow-handling barn with three livestock sheds, a 2,640-square-foot commodity barn and a five-bin grain facility.

Amenities

The estate, featuring 7.5 miles of uninterrupted river frontage, which Mr. Kohler said is a rarity, has significant annual income from farm rents and periodic timber harvests. The property has two sizable aquifers.

Neighborhood Notes

Lee County, which is known for its rich soil, features large farming and wild-game estates like Chokee, which is 11 miles east of Leesburg. The commercial airport in Albany is 20 miles away, so are the four-star-

ranked Georgia Veterans Memorial Golf Course and Lake Blackshear, which offers boating, skiing, trophy fishing, swimming and other water sports.

Lee County, Georgia
\$26 million
Listed by
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Photos by Jon Kohler & Associates
