

HERITAGE PLANTATION LODGE

EXCEPTIONAL QUAIL HUNTING OPERATION
567 ± AC • 5,634 ± SF Main Lodge • Pelham, Georgia



 **SVN**
SAUNDERS
RALSTON DANTZLER



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CONTACT THE LISTING ADVISOR



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SPECIFICATIONS & FEATURES

Main Lodge: 8 Bedrooms, 5.5 Bathrooms

Acres: 567 ± AC

- 567 ± AC parcel with Lodge
- Additional 190 ± acres available if desired. (Call for pricing)

Listing Price: \$3,975,000

County: Mitchell

Address: 4560 Hwy 65, Pelham, GA 31779

Parcels: 00850-087-000, 01010-066-000, 00850-082-000, 00850-083-000, 00850-089-000, 00840-077-000, 00840-057-000

Road Frontage: Paved frontage on two sides

Uplands/Wetlands: 96% Uplands

Lake & Water Features: 5 ± acre lake and a 1 ± acre duck pond

Soil Types: Predominately sandy loams & loamy sands

Structural Features:

- 5,634 ± SF Lodge
- 5,300 SF pavilion
- 984 ± SF Caretaker home
- 4,000 ± SF Equipment Barn
- Dog Kennels

Nearest Points of Interest:

- 25 miles from Thomasville, GA
- 36 miles from Albany, GA
- 53 miles from Tallahassee, FL
- 65 miles from Valdosta, GA





HERITAGE PLANTATION LODGE

Heritage Plantation Lodge is a fully developed shooting retreat located in the heart of South Georgia. The property features a lakefront lodge built with all the infrastructure required for a commercial shooting operation or a superior personal hunting retreat. The quail courses have been developed to include both wooded and meadow shooting

opportunities. There is also a duck pond for raising waterfowl onsite for tower shooting. The lodge is situated on a 567 ± acre parcel devoted to wing shooting, and there is a 190 ± acre outparcel across the road devoted to deer, turkey, and duck hunting.



INTERIOR DETAILS

The lodge features eight bedrooms and five and a half bathrooms. There are two master suites located on the second floor overlooking the lake. Each master suite includes a bathroom and closet. There are also five guest rooms, complete with two full bathrooms and a laundry room on the second floor. The first floor features a

full kitchen, living room, game room, board room, and a reinforced safe room to serve as an additional guest suite. There is an expansive front porch overlooking the lake, and there is a 5,300 SF pavilion used for outdoor events and covered parking for lodge guests.



PROPERTY HIGHLIGHTS

- Dogs & equipment included
- Fully furnished lodge!
- Managed quail courses
- Turn-key shooting retreat!



OUTDOOR RECREATION

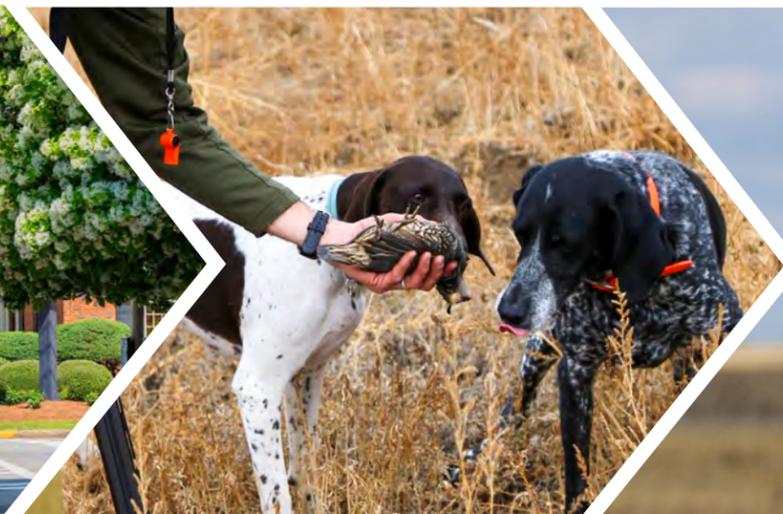
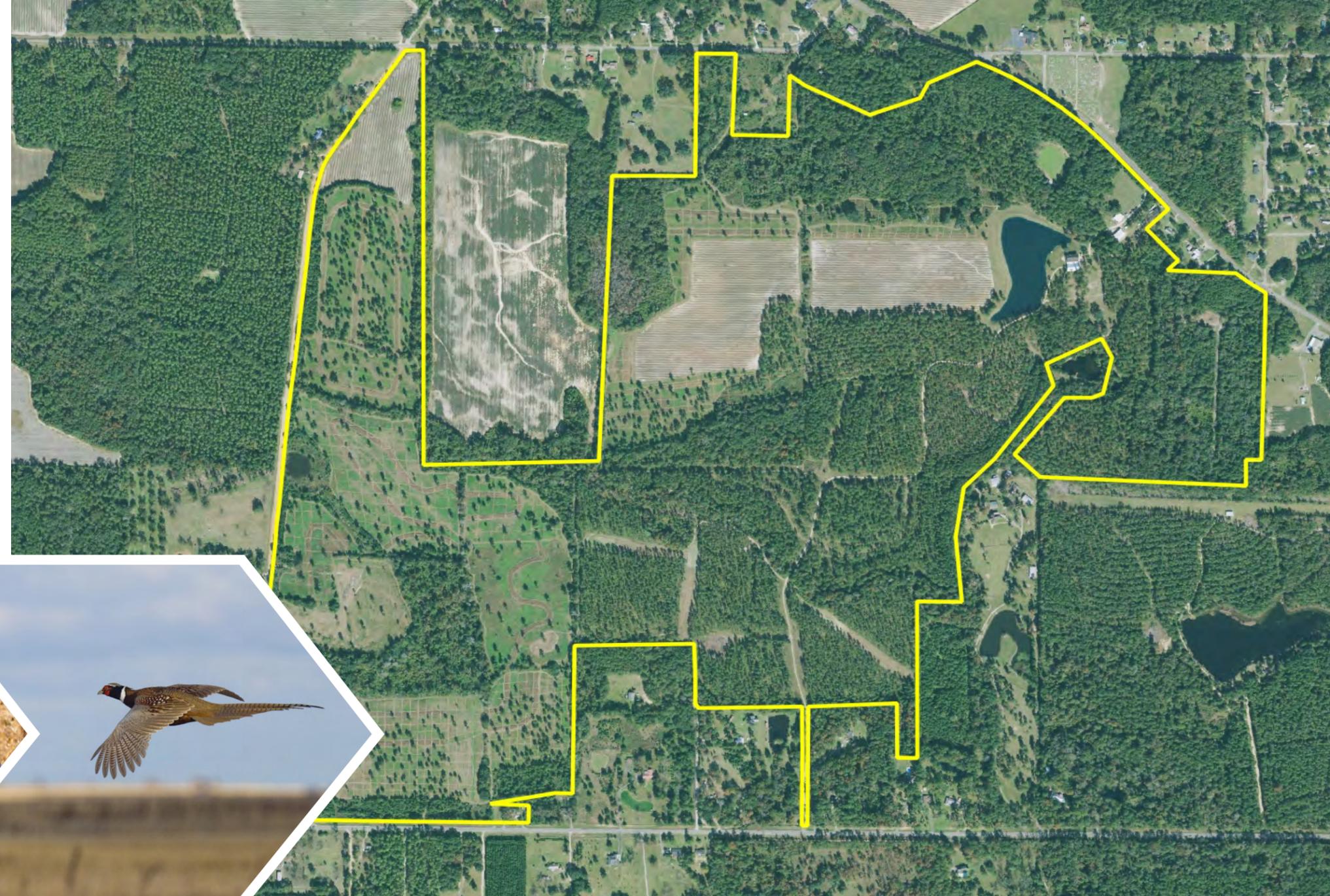
Heritage Plantation Lodge has been developed to serve as a superior wing shooting experience. There are quail houses and an equipment barn that can be used to house all of the elements required for an exceptional quail hunting

operation. There are also countless deer hunting tower stands established for your guests with other shooting interests. There is a tower built to serve in the hosting of pheasant and duck tower shoots for larger hunting parties.

LOCATION DETAILS THOMASVILLE, GEORGIA

Heritage Plantation Lodge is located just minutes north of historic Thomasville, GA. The surrounding area is known by wing shooters as the quail hunting capital of the world. The entire region is geared for the sporting lifestyle, and it benefits from extensive investment by a national landowner base in

pursuit of life in the quail woods. The lodge is only 30 minutes from the exceptional amenities of downtown Thomasville, and there is an abundance of support industries related to the continuation of hunting operations for a landowner.





CONTACT THE LISTING ADVISORS



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Bryant 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.

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.



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Dean specializes in Florida agricultural land and conservation easements. He served in the U.S. Senate as Agricultural Liaison, Special Assistant, and Director of External Affairs to U.S. Senator Lawton Chiles, then Governor Chiles (D-FL) and was instrumental in the creation of Florida's first conservation easement legislation.

Dean earned the APEX 2020 Top National Producer Award for the highest transaction volume of land brokers in the U.S. He also was named one of Florida Trend's Florida 500 in 2019 and 2020 for his work in the real estate industry.





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