

Sold

T&F PLANTATION

Washington County | \$2,775,000 | 590 acres



Property Details

T&F Plantation is one of the finest recreational properties for sale in the state of Georgia today under 1000 acres. With substantial timber value, off the chart recreational attributes, and great amenities including a furnished home, this property is a must see!

Address

Harrison Davisboro Rd.
Davisboro, Georgia 31018
Washington County

This property has been extensively managed over the years, and is loaded with mature pine timber, hardwood timber, as well as some pre merch pine timber. Timber harvest(s) could take place immediately, if desired. The internal road system is one of the best we have seen on such a large property. There is not an area you cannot get to with ease. Multiple hard road & dirt road access points are located around the perimeter, which have nice gated entry ways. This accessibility will offer seamless timber retrieval, as well as accessing different hunting locations here.

There is a long established 25-acre dove field located on the northern side of the property. Year after year it provides exceptional hunts for family, friends, & clients. A manipulated transmission line has been placed across the dove field, and it is almost certain to be completely covered with dove during the season. T-posts line the outer edges of the dove field, for electric fencing. Two custom box blinds are in place overlooking the dove field for deer hunting opportunities. An old homestead is located beside the dove field where mature pecan & magnolia trees are present.

Numerous large, planted food plots are in place throughout the property. Each is equipped with a custom box blind & Texas Hunter Spin Feeders and/or elevated trough feeders. Several have established fruit tree orchards in place to maximize food source. These plots are located around bedding areas, creek bottoms, or mast-producing hardwood bottoms.

The wildlife on this tract is abundant. MATURE bucks can be found here year in and year out, with two 145+ class bucks harvested over the last two seasons.

Located in a large agriculture community, these neighboring farms will be sure to supply an extra source of nutrition for the deer population. A year-round feeding

program has been in place for the last several years. The turkey population is very strong, as it is not uncommon to see large flocks on any given day. Ducks & wild quail have been pursued in recent years as well. A 15-acre beaver pond, which has proven to be an exceptional duck impoundment, could be converted to a lake site in the future. Several wood duck boxes are currently in place.

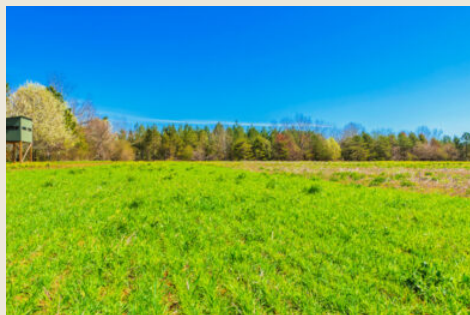
Beautiful Limestone Creek traverses through the heart of the property over a mile in length. Interior roads will take you along the creek bottom, and directly over the creek, offering easy access to one of this property's best features. A smaller branch can be found along the southern portion of the property. The wildlife here is constantly provided with a fresh water source.

A FURNISHED 3 bed/2 bath home sits at the front of the property and features stainless steel appliances & granite countertops. The home has a neat farmhouse feel and the scenery around it is beautiful, with several fruit & flowering trees planted; most notably gorgeous dogwood trees! The gravel fire pit area will bode well in the cold fall and winter evenings with friends and family. A large lean-to shelter is in place for tractor & ATV storage.

Please give us a call to see this incredible property for yourself!

Owner Financing Available

Property Photos



ASSOCIATE BROKER & LAND SPECIALIST

CADE WINDHAM

478-972-9189

✉ cade@LandandRivers.com