



[www.matreforestry.com](http://www.matreforestry.com) , 2549 Lafayette Plaza Dr Ste 204, Albany GA 31707, 229-639-4973

## **PROPERTY OVERVIEW**

### **SMOKING GUN PLANTATION**

#### **+759 Acres in Worth and Turner Counties, Georgia**

**NARRATIVE:** (see property details below the narrative, and see attached files at <http://www.matreforestry.com/worth-turner-ga-759.html> )

Smoking Gun Plantation in Worth and Turner Counties in Georgia, exclusively offered by Matre Forestry Consulting Inc., is a truly special place. The property offering is all inclusive: the asking price includes everything from the lodge furnishings to the bird dogs to the jeeps, tractors, wagons, supplies, etc. This +-759 acre plantation is absolutely move-in and hunt ready, as a private hunting preserve, client/corporate entertainment property and/or, as it is currently used, a commercial quail hunting enterprise. The commercial hunting has been marketed almost solely by word of mouth, and Smoking Gun enjoys a host of repeat customers. The current manager, who lives in the manager's house, is interested in staying with the property should the new owner desire a manager in place. Additionally, the seller is able to assist with the transition.

**LOCATION, LOCATION, LOCATION:** If you know anything about Georgia hunting, then you know Worth and Turner Counties are the best of the best. Situated on the beautiful gently rolling topography of the Pelham Escarpment in the Tifton Uplands of Georgia, Smoking Gun is a sportsman's paradise offering perfect habitat for bobwhite quail, deer, and turkey. Worth County has produced more Boone and Crockett record bucks than any other Georgia County, including the 195" buck harvested in 2016 just a little south of Smoking Gun (see <http://www.wideopenspaces.com/hunter-harvests-195-inch-georgia-buck/>). In addition to the fabulous hunting and fishing, Smoking Gun has a high site index for pine and hardwood growth, and the property is full of healthy, mature pine sawtimber in the uplands and hardwood and pine sawtimber in the bottoms.

**ACCESS, ACCESS, ACCESS:** Smoking Gun Plantation has road frontage on Gunsmoke Road and three other county graded roads with a paved county road leading to the southwest corner, plus an extensive and improved woods road network. County roads are only on perimeter, so no public roads dissecting the plantation (great privacy). The woods roads are mostly rocked and/or crowned where needed, providing all weather access to all of the property.

**HISTORY:** The owner purchased the property in 2006, and immediately began transforming the former Weyerhaeuser timber tract into the groomed hunting plantation it is today. Immediately

upon acquiring the property in 2006, the owner designed and constructed the +-7.3 acre lake and 3100 square foot lodge. The overgrown pine plantation understories began a transformation via the introduction of prescribed burning, followed by mechanical and herbicide treatments. Also, the supporting structures were built, such as barns, kennels, and a modern bird barn. In 2011, Matre Forestry marked +-300 acres of mature planted pines for a select harvest to improve the understory habitat for quail hunting. The select harvest left the best pine trees unharvested, and was followed by meticulous logging clean up, and a herbicide treatment. The pines are very healthy and fast growing, and are ready for another harvest now or in the near future, depending on management objectives.

Fast forward to 2018, and the result of this labor of love is one of the finest recreational investment properties in the South, in possibly the best hunting locations in Georgia. With the hard work completed, Smoking Gun is fully in the maintain and enjoy phase - no further development is necessary. In addition to the +-300 acres of groomed quail woods, there are +-90 acres that were first thinned in 2016 that could be groomed for additional quail woods, or managed as is primarily for deer and turkey.

Contact Matre Forestry for more information, and to schedule your showing.

**TRACT WEBSITE:** <http://www.matreforestry.com/worth-turner-ga-759.html>

**ATTENTION:** Southwest Georgia Quail Plantation for Sale

**DISCLAIMER** All information is believed to be reliable and from reliable sources, but the information is not guaranteed.

**LAST UPDATED:** 5/8/2018

**NOTICES:** Shown by appointment only. Do not enter without permission. See attached files/documents for more info.

**TRACT:** Worth Turner GA 759 (Smoking Gun Plantation)

**LISTING BROKER:** Matre Forestry Consulting, Inc. of Albany GA. Established in 1999, Matre Forestry assists clients with land sales, acquisitions, and management. Contact us today. Licensed in GA & AL.

**LISTING AGENT:** Mike Matre, Broker, Accredited Land Consultant, Association of Consulting Foresters. 229-869-1111 [mike@matreforestry.com](mailto:mike@matreforestry.com)

**COUNTRY:** US **STATE:** GA **COUNTY:** Worth

**ACRES +/-:** 759

**ASKING PRICE PER ACRE:** \$3755 per acre

**ASKING PRICE TOTAL:** \$2,850,000

**PRIMARY USE:** Commercial Quail Hunting

**PROPOSED/POTENTIAL USE:** Commercial Quail Hunting, and/or Private Hunting Preserve. Ideal for weddings, reunions, corporate retreats, entertaining customers/clients/suppliers/vendors, etc. Potential for conversion to agriculture (row crops, pecans, cattle, horses, etc.). A permanent conservation easement could be attractive.

**LEGAL DESCRIPTION:** Multiple adjoining parcels

**ZONING:** Ag

**ESTIMATED ANNUAL PROPERTY TAX:** \$8492

**CURRENT ANNUAL FARM RENT:** N/A

**ESTIMATED TIMBER VALUE:** Significant. Smoking Gun is well stocked with mature pine and hardwood sawtimber. A timber cruise has not been done.

**HUNTING & FISHING:** Managed for release bird quail hunting. Great trophy deer and turkey hunting. Potential for duck hunting. +-7 and +-3 acre lakes offer great trophy bass and bream fishing.

**CROP BASIS:** N/A

**SOILS:** Primary soils are a variety of loamy sand soils that are rated primer and of statewide importance

**WATER RESOURCES:** Two lakes, Daniels Creek, Big Branch, smaller tributaries, 4 wells

**TOPOGRAPHY:** Gently rolling, some rolling and some flat. 0% to 8% slopes

**ELEVATION:** +-320' to +-390'

**LOCATION/ACCESS:** Main entrance on Gunsmoke Rd. There are three other graded county roads and one paved. No public roads dissect the property, which adds greatly to privacy.

**IMPROVEMENTS & EQUIPMENT & DOGS (ALL INCLUDED IN SALE):** The following list is provided by seller and tax assessor data, and is not guaranteed and may be an incomplete list.

#### LODGE:

- 3100 square feet, 4 bedrooms, 4.5 bathrooms. Each bedroom has a queen bed and a twin bed.
- The open floor plan has a two story high cypress ceiling with the upstairs balcony hallway overlooking the spacious living area.
- Fully tastefully furnished.
- The kitchen is open to living area and has granite counter tops, 6 burner stove.
- Commercial washer and dryer.
- Nice front porch and a 12' x 60' back deck with small covered porch area.
- Deck overlooks +-7 acre lake and trap/skeet shooting range
- Lodge grounds have spotlights and irrigation.
- 2 Wells, septic tank

#### SMALL LAKE HOUSE:

- 600 square feet with covered concrete patio.
- Wall unit air conditioning and a half bath.
- Serves well as managers office and storage.
- Ice maker and refrigerator

#### SMALL TRAILER HOME

- 1 bedroom 1 bath
- Patio
- Well and septic tank

#### MANAGERS HOUSE

- Prefab 2460 square feet, 4 bedroom, 3.5 bath
- 256 square foot screened front porch, back deck
- Storage building, covered parking, well, septic

PROWLER TRAVEL TRAILER WITH QUEEN BED HOOKED TO WELL AND SEPTIC DOCK WITH WITH AUTO FISH FEEDER  
LAKE AERATOR

PLANTATION GUEST ENTRANCE AND PLANTATION SERVICE ENTRANCE

SKEET SHOOTING RANGE

- Electric wobble trap and batter single shot clay pigeon machine
- Two shooting stands

DOG KENNELS

BIRD DOGS

- 25 fully trained bird dogs including German Shorthairs, Pointers, Setters

SHOP AREA

- Enclosed area for storage (30' by 15')
- 56' x 30' Open pole barn with partial sides for tractors and other equipment (3 sides covered)
- 36' x 34' Open pole barn for jeeps and wagons, etc.
- 40' x 24' steel frame bird barn for storing birds until released
- 22' x 12' bird cleaning station, Traulsen commercial double door freezer, Scotsman commercial ice maker, chest freezer
- Shipping container for additional storage

VEHICLES

- Blue Jeep, 115,000 miles
- White jeep, 105,000
- Light blue jeep, 130,000 miles
- 2000 Ford F150
- 2004 Ford F150 XLT

EQUIPMENT

- 2012 Kubota UTV
- 2006 Polaris Ranger UTV
- Arctic Cat ATV
- 2005 Polaris Sportsman ATV
- Big Dog Lawnmower
- EZGO Golf Cart
- 8 compartment bird wagon (1), 6 compartment bird wagon (2), 4 compartment bird wagon (1)
- John Deere 6403 tractor
- Massey Ferguson Tractor
- New Holland 555E Backhoe

IMPLEMENTS

- 2 row John Deere planters (71 model and tool bar)
- 2 row Covington planters and cultivator frame
- 6' root rake
- Boom Pole
- 30" dirt pan

- 6' harrow adjustable gang
- 6' spring tooth cultivator
- Fertilizer Spreader
- 5' Box Blade
- Bucket for backhoe
- 6' and 8' bog harrows
- Brown tree cutter bush hog
- Garfield Road Grader
- 12' x 7' flat trailer and a 4' x 6' flat trailer
- 6' bush hog
- John Deere harrow
- Grain spreader
- Spray tanks

#### SHOP SUPPLIES & EQUIPMENT

- Vice
- Electric welder
- Shop vac
- 1.8 HP 200 PSI compressor
- Grinder, skill saw, drill bits, chain saw, gas blower
- Pressure washer with extra tanks and pumps
- Electric motor, portable flood lights
- 7' steel storage cage (3 compartments)
- acetylene welder and tanks
- 2 nail guns
- 4" gas sump pump
- Battery charger

#### MISCELLANEOUS FURNISHINGS, SUPPLIES, EQUIPMENT

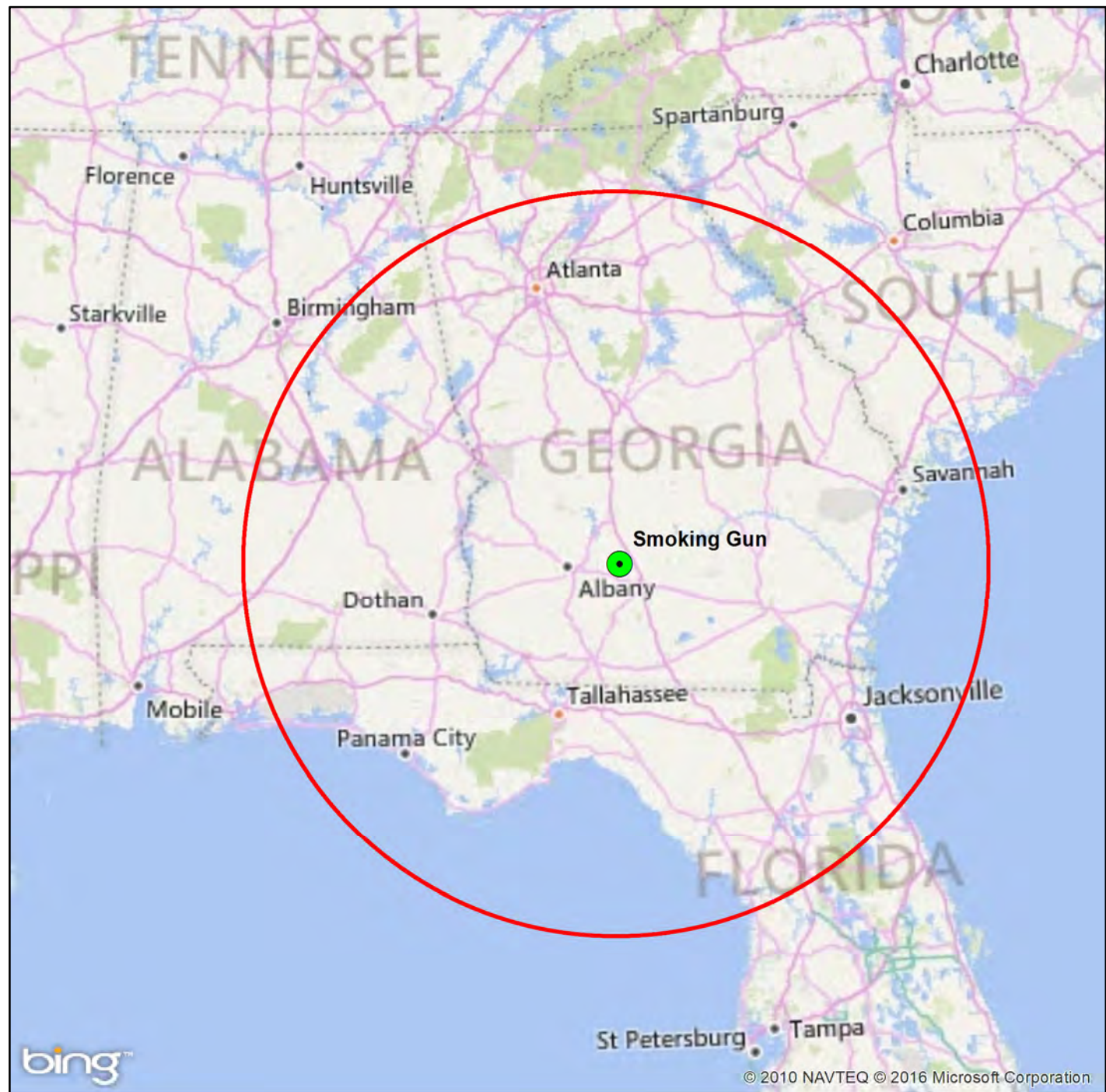
Smoking Gun Plantation  
Worth & Turner County GA  
+-759 GIS Mapped Acres  
+-752.08 Taxed Acres

**Legend**

**Label**

● Smoking Gun

Red circle is a 200 mile radius  
from Smoking Gun Plantation



Date: 5/4/2016  
www.matreforestry.com  
Albany, Georgia  
229-639-4973

Mapped by Mike Matre in ArcGIS.  
Map information is not guaranteed.

1:5,068,800  
1 in = 422,400 ft

1 inch equals 80 miles

0 25 50 100 Miles  
|-----|-----|-----|-----|

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Worth & Turner County GA  
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### Legend

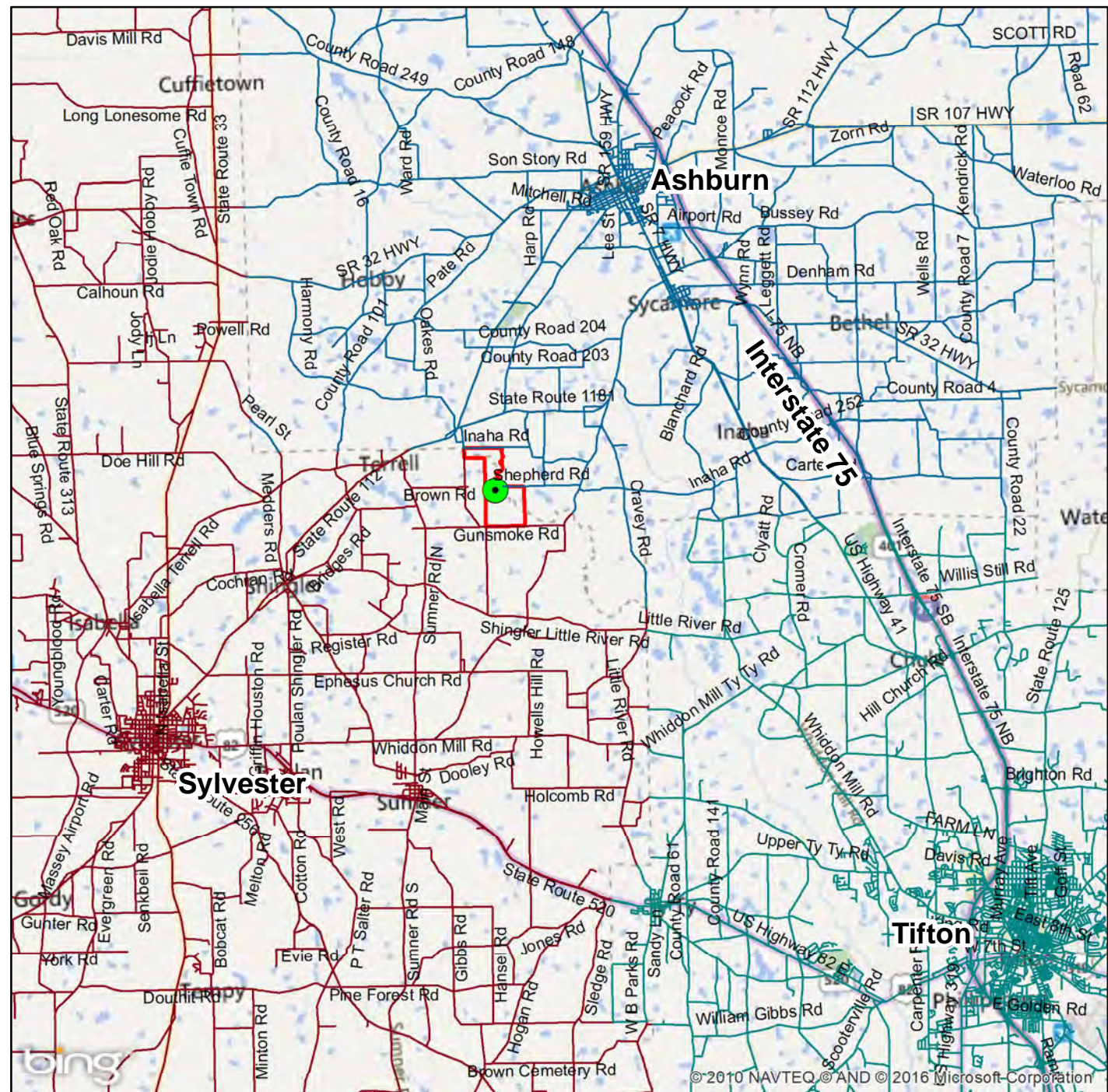
— tr\_roads

**Label**

 Smoking Gun**TractName**

☐ Smoking Gun

+/-10 Miles to I-75



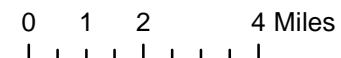
Date: 5/4/2016

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1 in = 17,657 ft

1 inch equals 3.34 miles



# Smoking Gun Plantation Worth & Turner County GA +-759 GIS Mapped Acres +-752.08 Taxed Acres

Type	Acres	%
PLBstqw	319.4	42.1%
PLBst	59.2	7.8%
PLLpw	30.7	4.0%
Natural	285.8	37.7%
Lake	10.3	1.4%
NonTimber	53.6	7.1%
	759.0	100.0%

## Legend

Tracts

## Lines

### TractNum, Descrip

—▶ 1074, Named Creek

- - - 1074, Woods Rd

- . - . - 1074, Drain

● Buildings

## Notes:

PLBstqw: Planted Lob, Sawtimber Class, Mostly groomed for Quail Hunting

PLBst: Planted Lob, Sawtimber is present, mostly never thinned

PLLpw: Planted Longleaf, Pulpwood Class, some CRP, never thinned

Natural: Mature Natural Hardwood/Pine Mix. Some planted pines present. Mix of bottom, low, and some high ground.



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Map information is not guaranteed.

1:16,800  
1 in = 1,400 ft

1 inch equals 0.27 miles

0 330660 1,320 Feet  
|-----|-----|-----|-----|-----|

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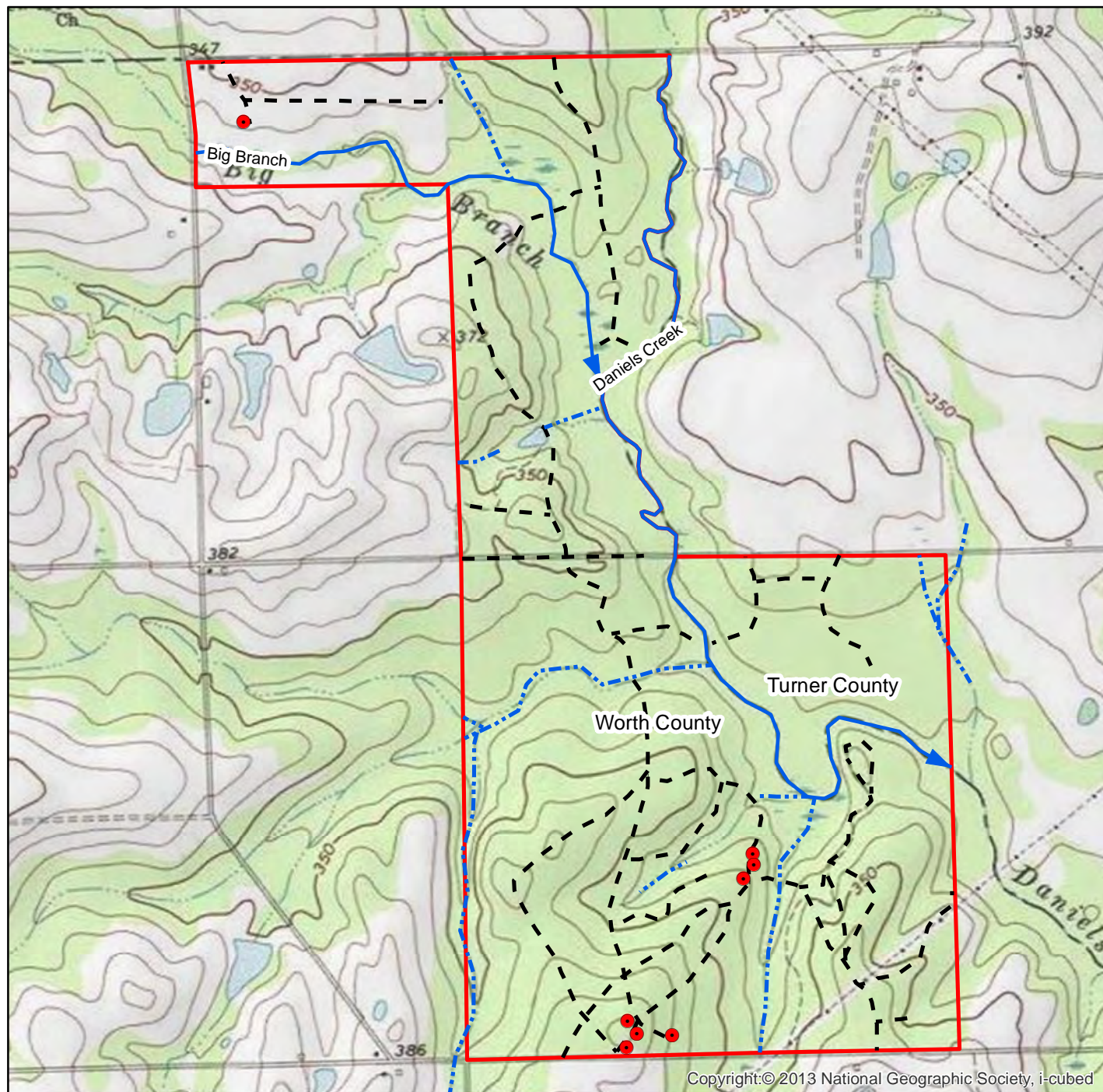
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## Legend

Tracts

## Stands

<all other values>

## TractNum, Label

1074, PLBstqw

1074, PLBst

1074, PLLpw

1074, Natural

## TractNum, Descrip

1074, Lake

1074, Open

## Lines

## TractNum, Descrip

—▶ 1074, Named Creek

- - - 1074, Woods Rd

- - - 1074, Drain

● Buildings

## Notes:

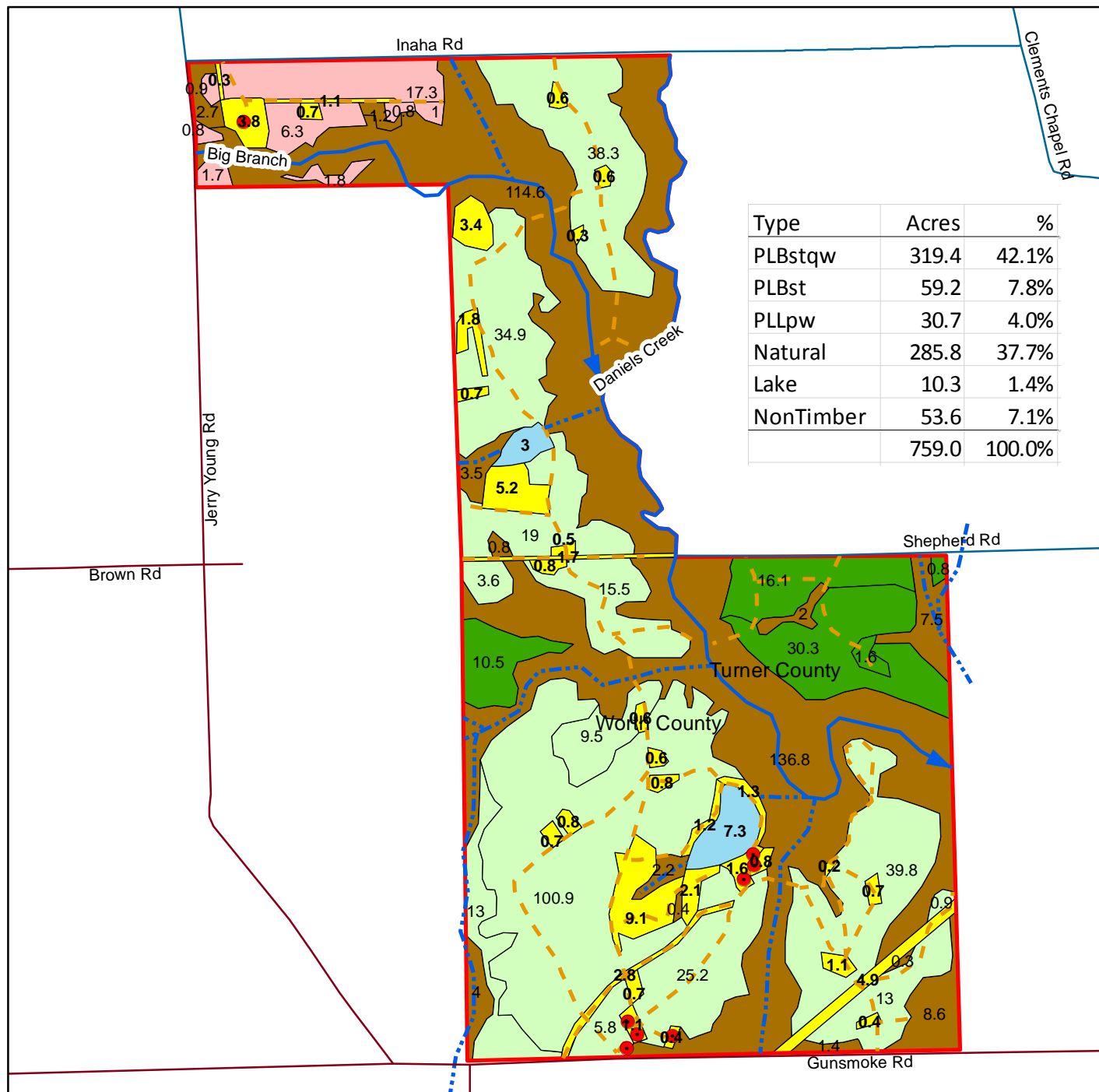
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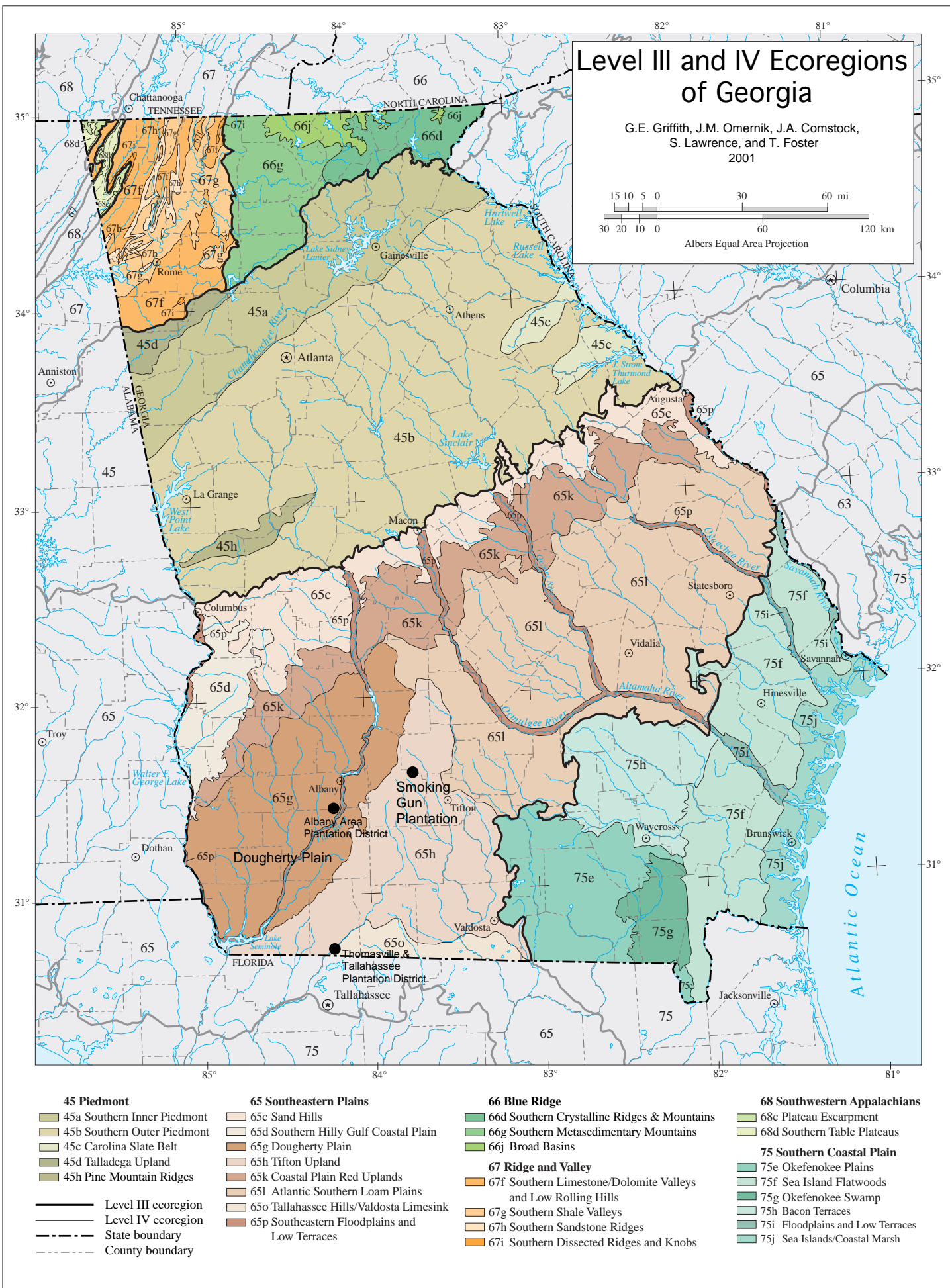
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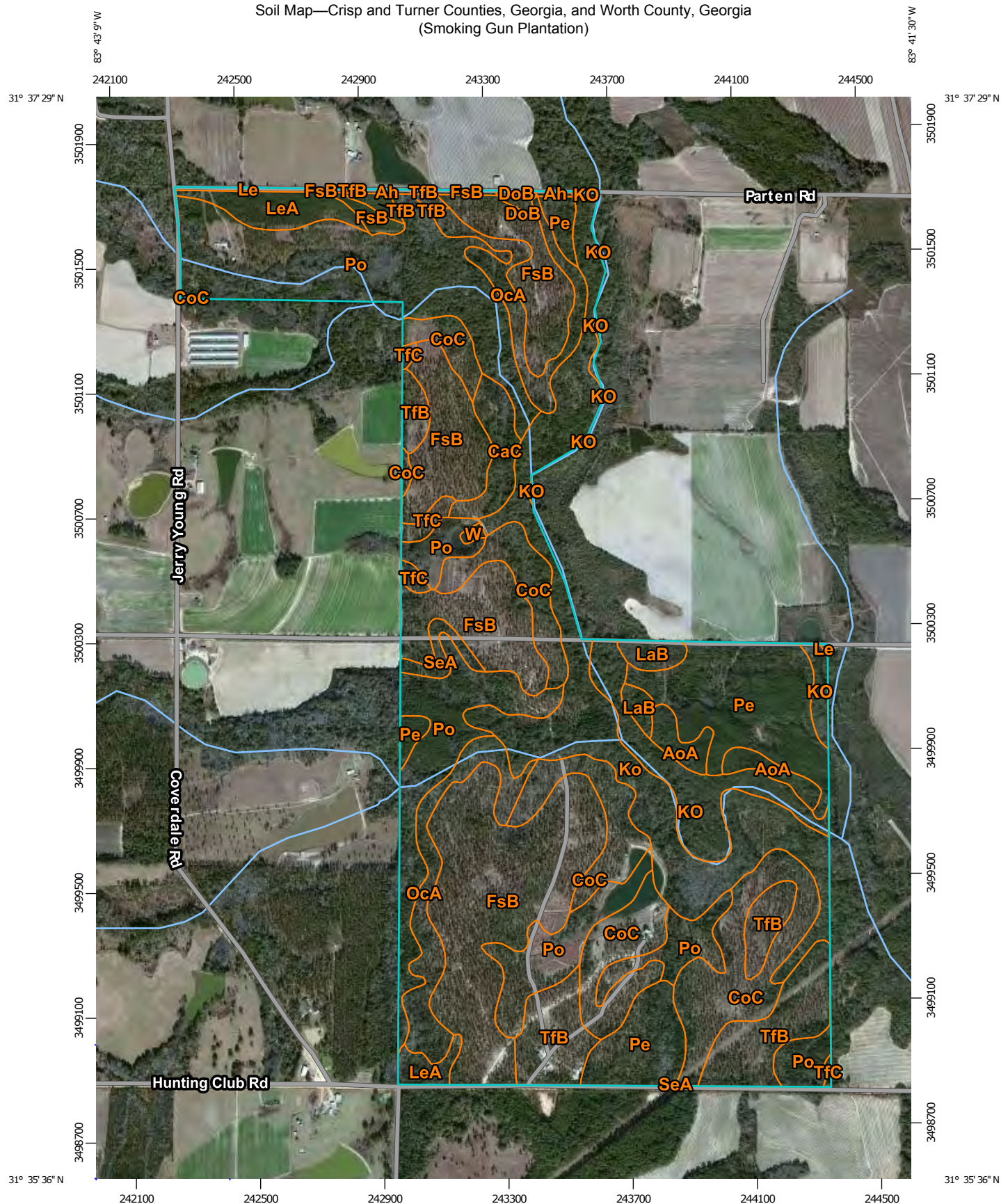
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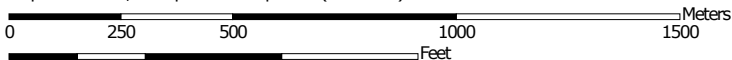
Date: 5/4/2016



Soil Map—Crisp and Turner Counties, Georgia, and Worth County, Georgia  
(Smoking Gun Plantation)



Map Scale: 1:16,900 if printed on A portrait (8.5" x 11") sheet.



Map projection: Web Mercator Corner coordinates: WGS84 Edge tics: UTM Zone 17N WGS84



Natural Resources  
Conservation Service

Web Soil Survey  
National Cooperative Soil Survey

5/3/2016  
Page 1 of 4

## Map Unit Legend

Crisp and Turner Counties, Georgia (GA631)			
Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
Ah	Alapaha loamy sand	0.7	0.1%
AoA	Albany sand, 0 to 2 percent slopes	10.5	1.4%
DoB	Dothan loamy sand, 2 to 5 percent slopes	0.5	0.1%
FsB	Fuquay loamy sand, 0 to 5 percent slopes	1.0	0.1%
KO	Kinston and Osier soils	31.4	4.2%
LaB	Lakeland sand, 0 to 5 percent slopes	7.1	0.9%
Le	Leefield loamy sand	1.5	0.2%
Pe	Pelham loamy sand	45.3	6.0%
TfB	Tifton loamy sand, 2 to 5 percent slopes	0.7	0.1%
<b>Subtotals for Soil Survey Area</b>		<b>98.7</b>	<b>13.0%</b>
<b>Totals for Area of Interest</b>		<b>756.3</b>	<b>100.0%</b>

Worth County, Georgia (GA321)			
Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
CaC	Carnegie sandy loam, 5 to 8 percent slopes	11.5	1.5%
CoC	Cowarts loamy sand, 5 to 8 percent slopes	95.6	12.6%
DoB	Dothan loamy sand, 2 to 5 percent slopes	1.2	0.2%
FsB	Fuquay loamy sand, 0 to 5 percent slopes	155.0	20.5%
Ko	Kinston fine sandy loam, frequently flooded	91.6	12.1%
LeA	Leefield loamy sand, 0 to 2 percent slopes	16.3	2.2%
OcA	Ocilla loamy sand, 0 to 2 percent slopes	40.4	5.3%
Pe	Pelham loamy sand	24.8	3.3%
Po	Pelham loamy sand, occasionally flooded	157.3	20.8%
SeA	Stilson loamy sand, 0 to 2 percent slopes	4.4	0.6%
TfB	Tifton loamy sand, 2 to 5 percent slopes	53.3	7.0%
TfC	Tifton loamy sand, 5 to 8 percent slopes	5.4	0.7%

Worth County, Georgia (GA321)			
Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
W	Water	0.8	0.1%
Subtotals for Soil Survey Area		657.7	87.0%
Totals for Area of Interest		756.3	100.0%