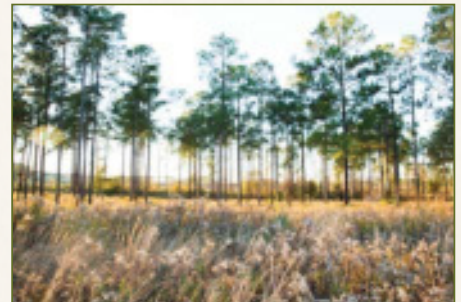
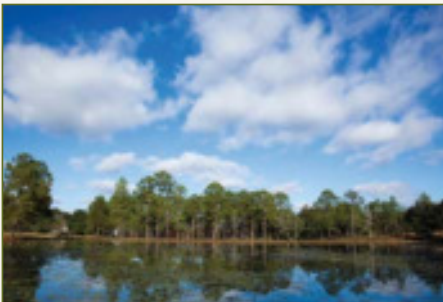


PEACOCK PLANTATION

1,459 +/- ACRES • COLQUITT COUNTY, GEORGIA



Peacock Plantation is comprised of 1,459 beautiful acres in Colquitt County, Georgia, with both history and Warrior Creek flowing through its rolling hills. This legacy property has been in the same family for almost 50 years and has been impeccably managed for wildlife, timber and agriculture.



- Game rich Warrior Creek flows for over 2.5 miles through the property, creating excellent diversity with superior whitetail genetics
- Charming 3 bedroom, 2 bath cabin designed by famed Moultrie architect Frank McCall
- 15 Minutes from I-75 and 20 minutes from Moultrie, Georgia
- Multiple ponds throughout the property, two of which are plant and flood duck ponds with cypress and gum trees
- Well managed timber program combined with agricultural leases provide a solid income stream
- Excellent game habitat with hardwood bottoms, native grasses, and multiple age class pines

— WELL PRICED AT \$3190 PER ACRE —



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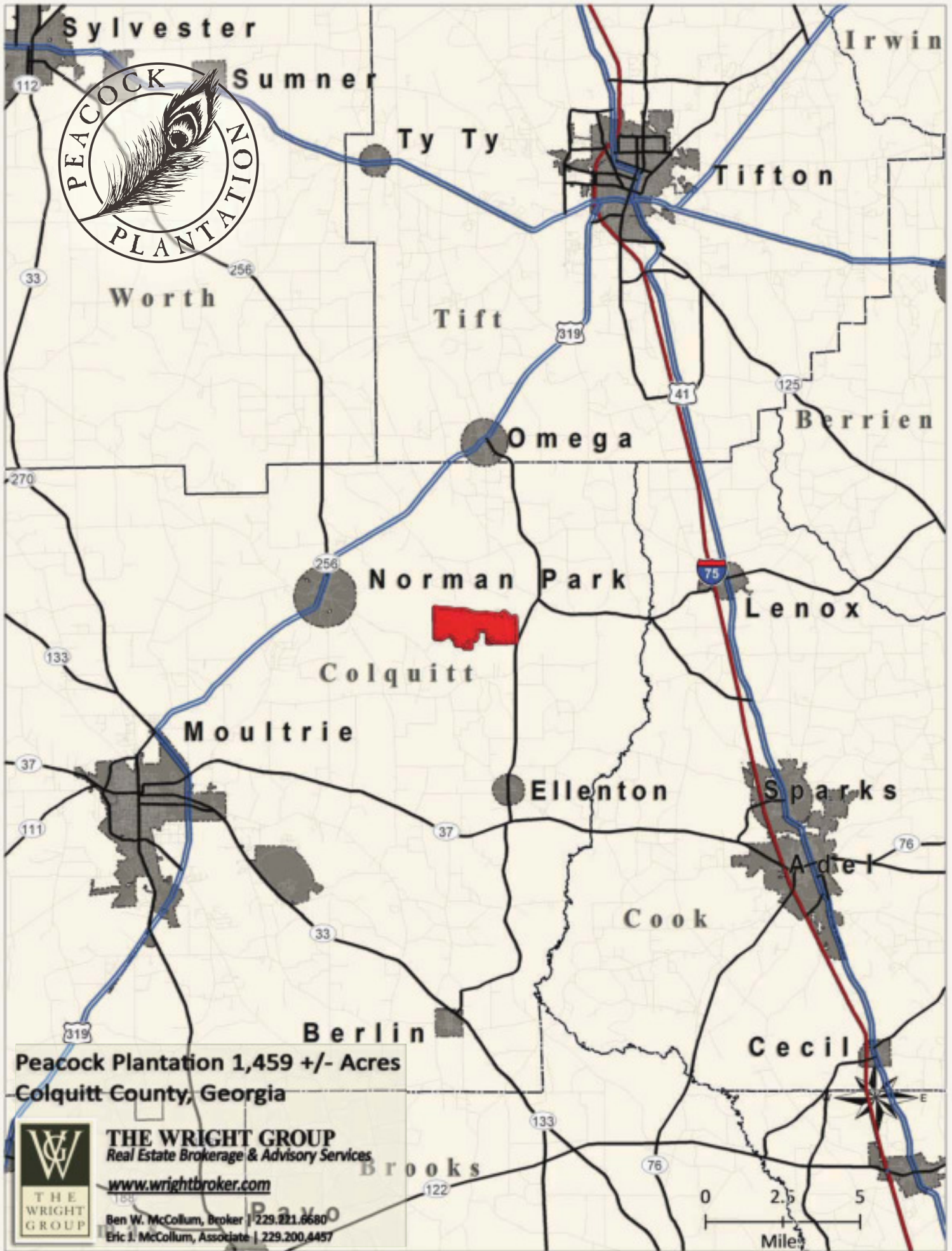
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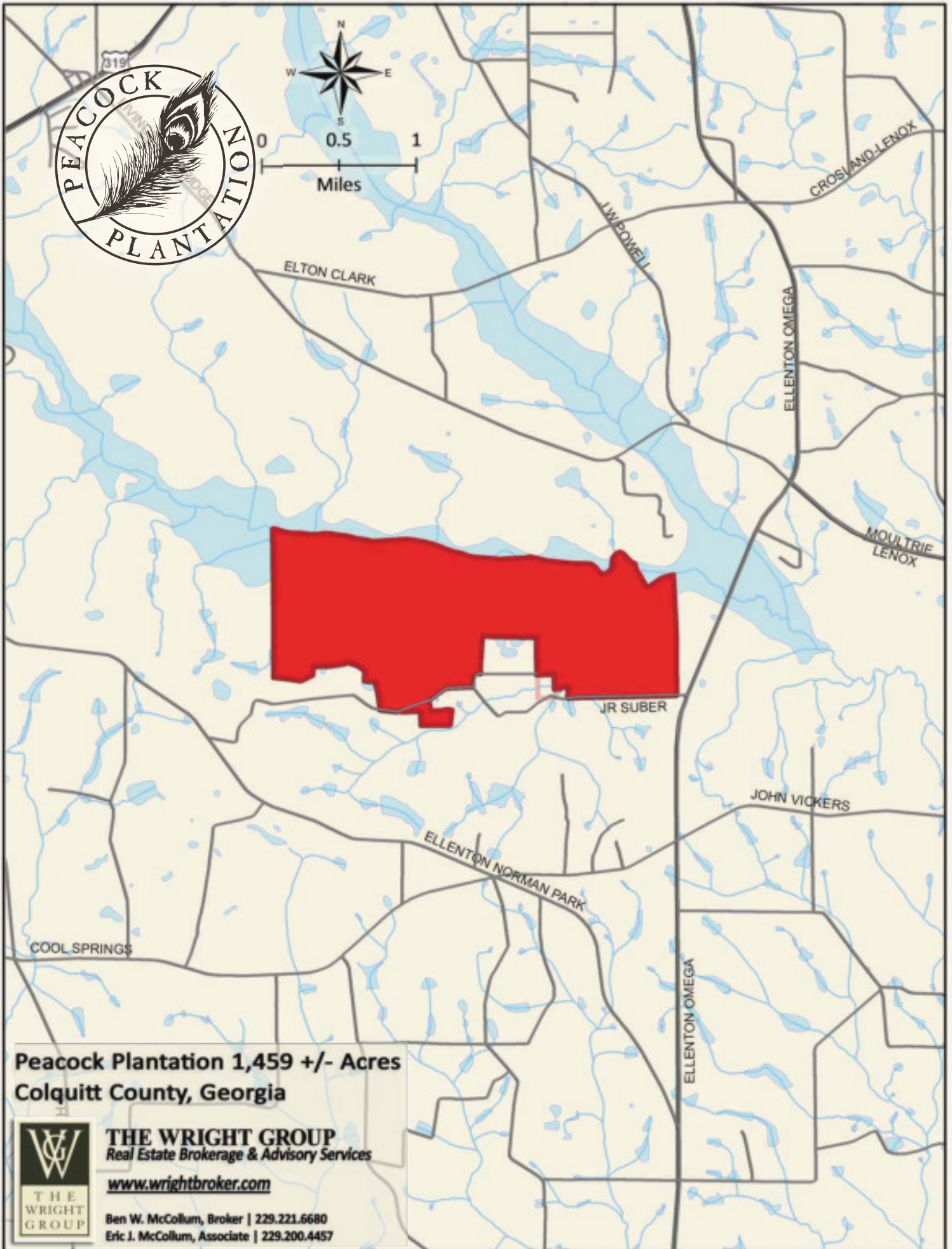
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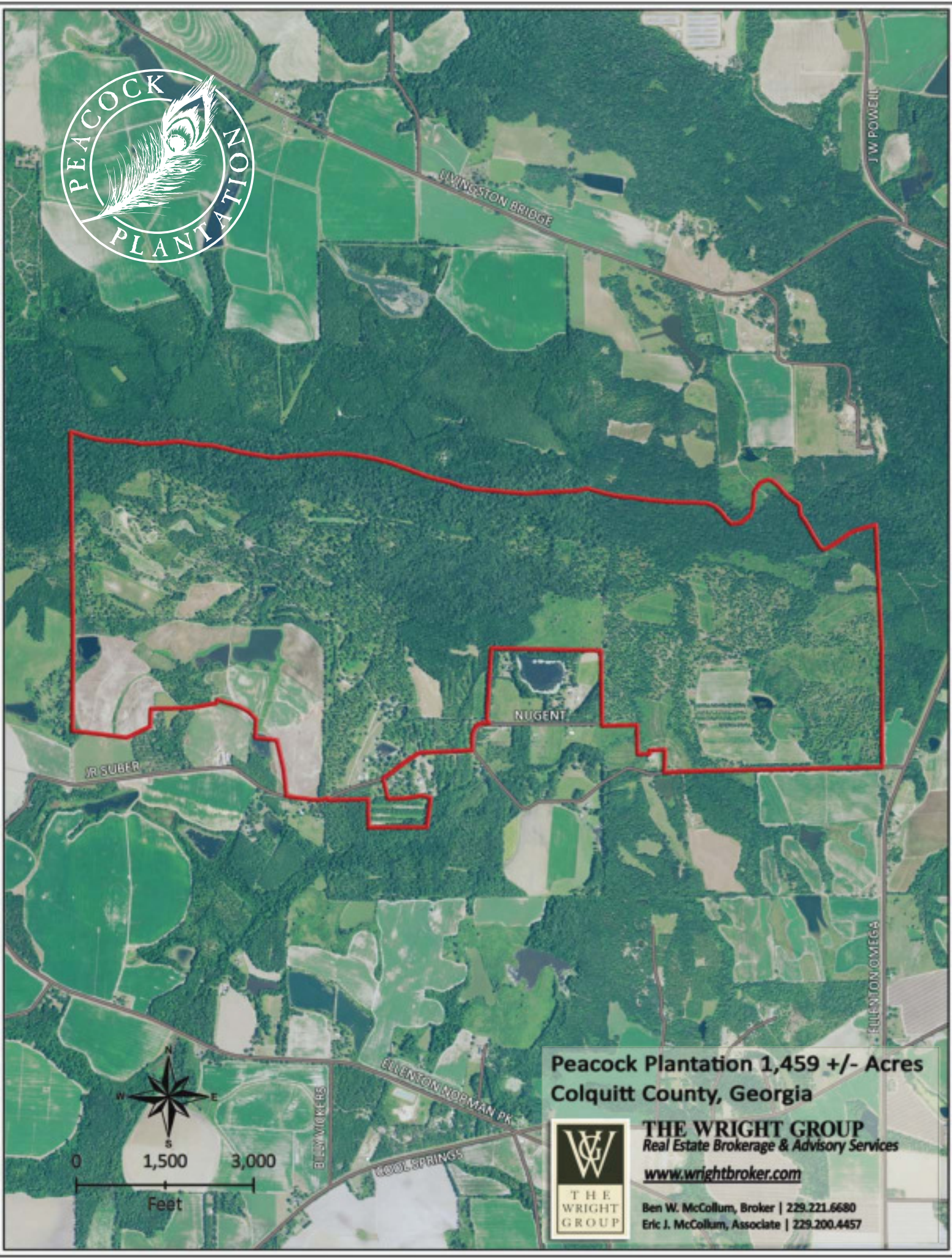
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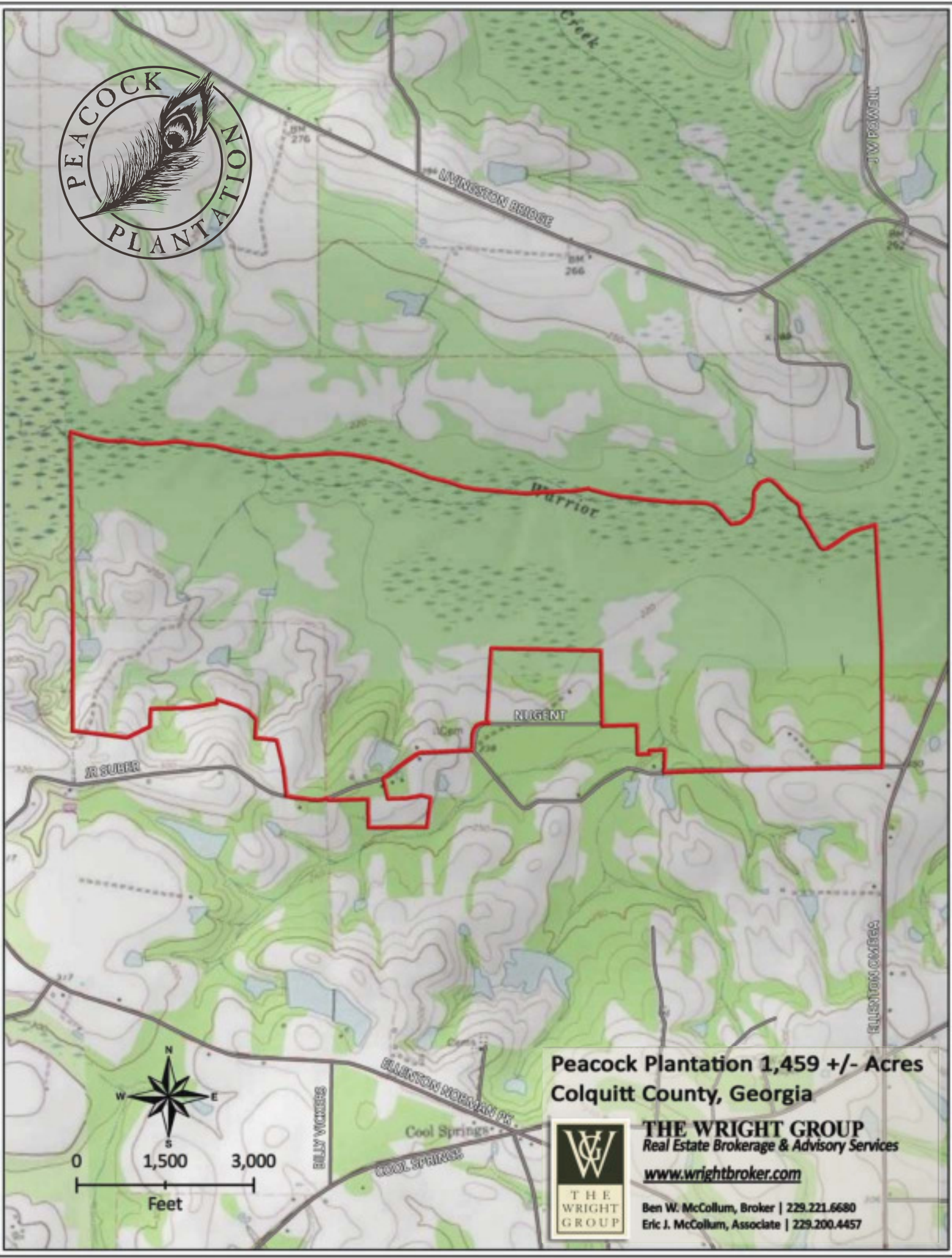
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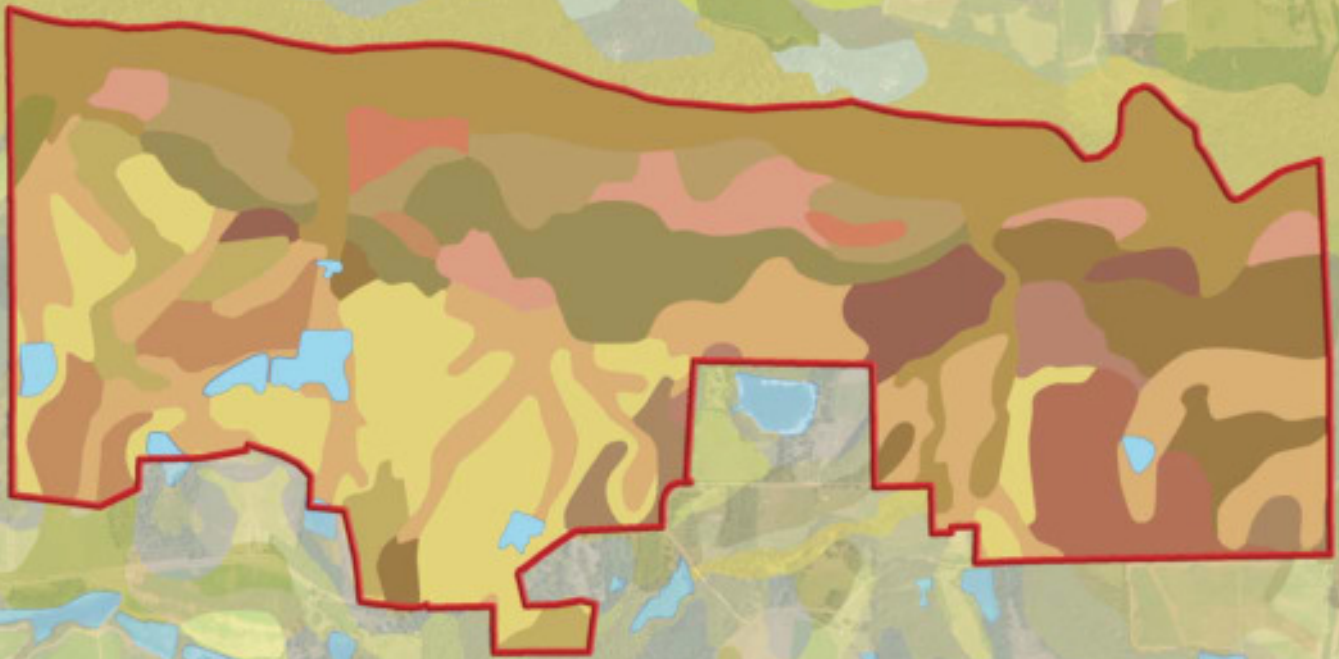
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Map Unit	Acres
Alapaha soils	255
Albany sand	43
Carnegie sandy loam	7
Chipley soils	21
Cowarts loamy sand	201
Dothan loamy sand	23
Dunbar fine sandy loam	62
Fuquay loamy sand	56
Kershaw sand	50
Leefield loamy sand	96
Ocilla loamy fine sand	85
Osier and Pelham soils	278
Rains fine sandy loam	110
Stilson loamy sand	22
Tifton loamy sand	59
Water	26



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