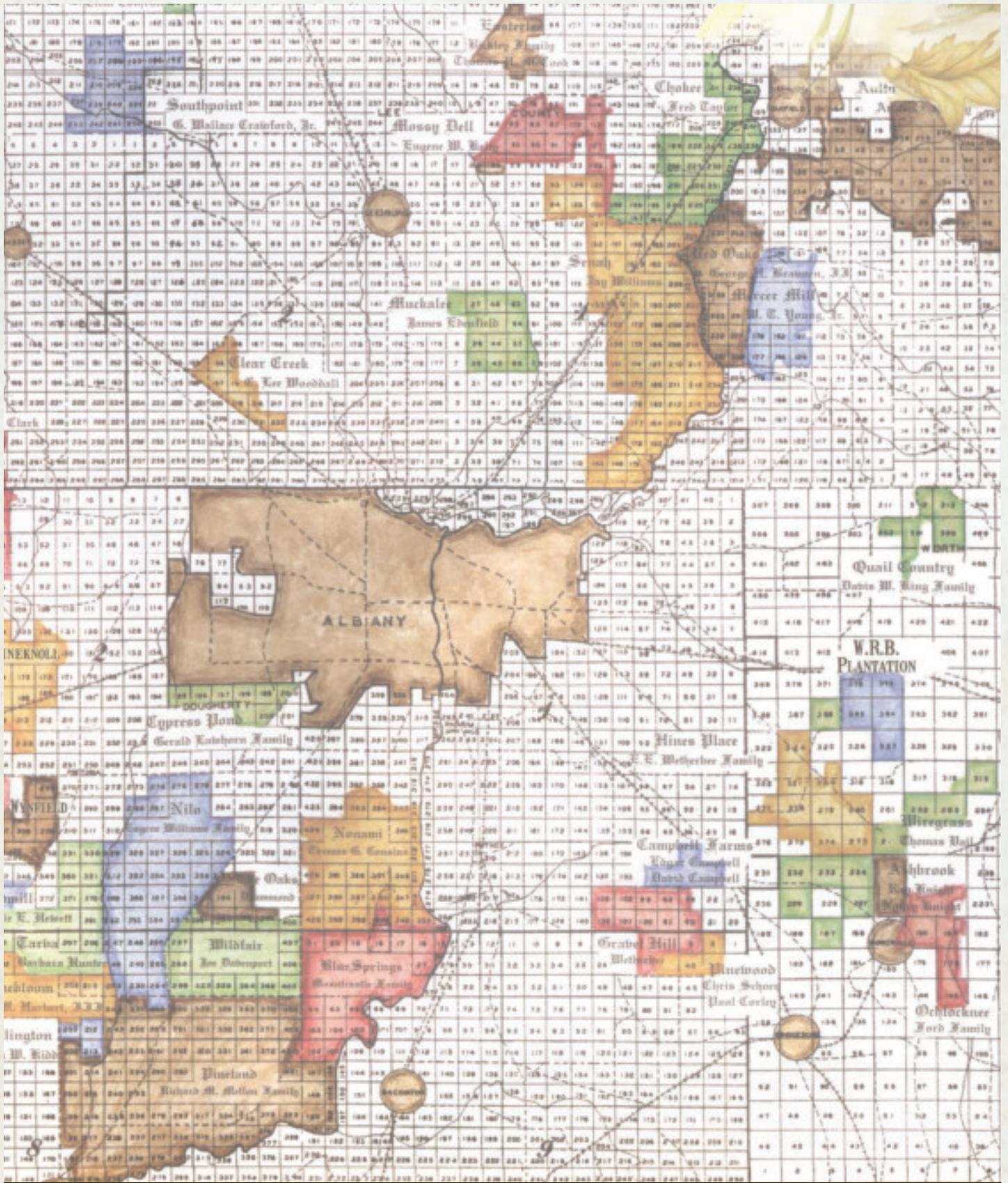




————— 2684 +/- ACRES —————
WORTH COUNTY, GEORGIA



THE WRIGHT GROUP



WRB PLANTATION
 2684 +/- ACRES
WORTH COUNTY, GEORGIA



ABOUT THE AREA

The Red Hills region of North Florida and Southwest Georgia is a distinct American landscape. These private, scenic lands from Albany, Georgia to Tallahassee, Florida, and from the Aucilla River to the Ochlockonee River, form an ecologically rich area protecting some of the last remnants of great Longleaf pine forests in our country. During the Victorian era, many wealthy northern socialites and sportsmen traveled South by rail to enjoy the area as a premier winter resort. Attracted to the mild climate and bountiful game, many made the Albany/Red Hills region their winter home. Today this unique area, comprised of approximately 600,000 acres, is home to the largest concentrations of traditional quail hunting plantations in the United States.



WRB PLANTATION

2684 +/- ACRES • WORTH COUNTY, GEORGIA

In the world of quail hunting plantations, the cost of entry can often be overwhelming to even the most avid enthusiasts. Accordingly, it is a rarity for a property to come to market that exhibits the classic aesthetics that have come to define the sport and the region, along with a thriving wild quail population, all at the exceptional value represented at WRB Plantation. Formerly known as Castle Rock, the rolling topography and long vistas found at WRB are highly unusual for the Albany Quail Belt. The well drained, fertile soils provide a beautiful balance of productive ground cover and native wiregrass.

WRIGHTBROKER.COM

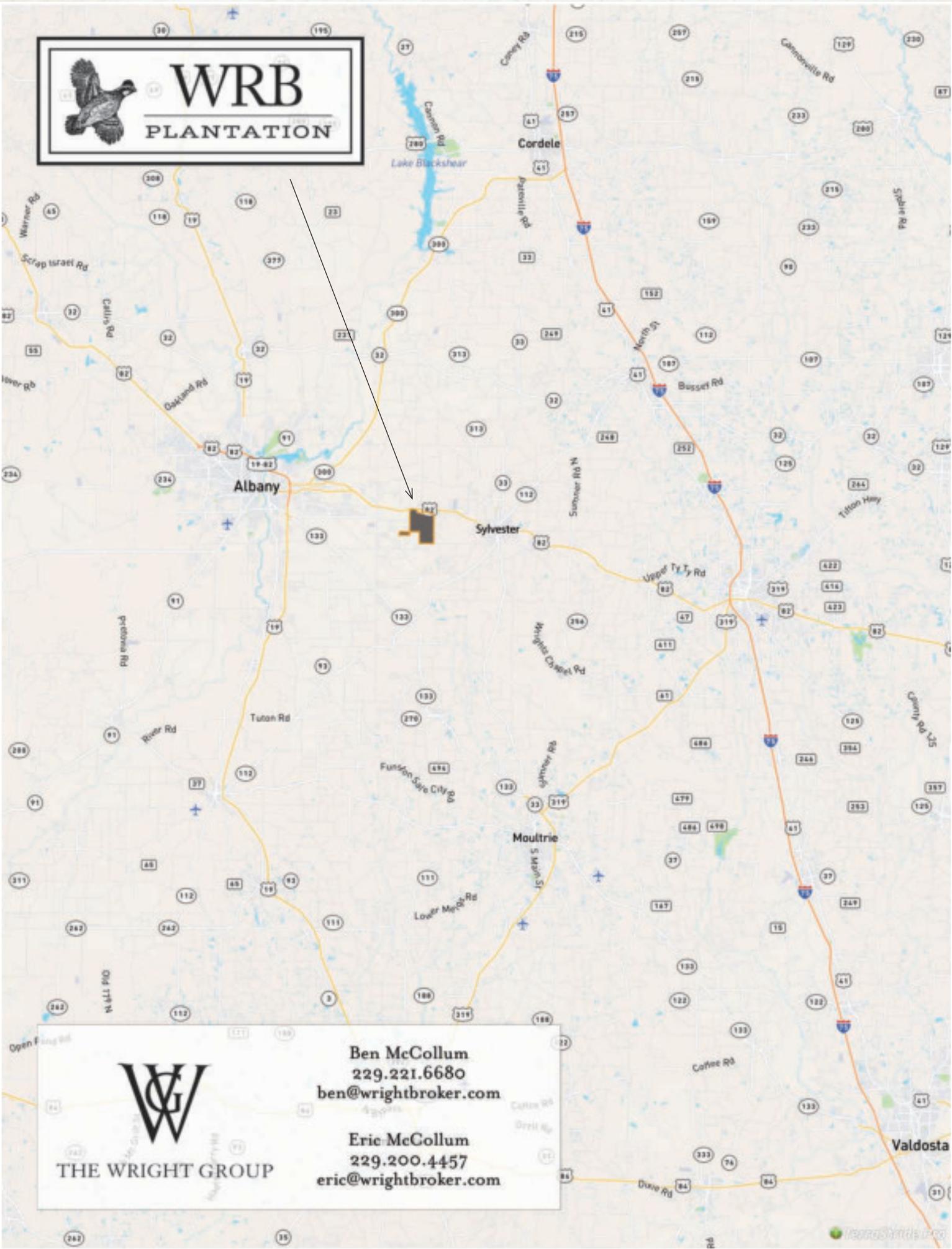


WRB Plantation is well stocked with multiple age classes of pines that have been managed to provide staggered income streams to support and offset expenses. Intensive habitat management continues to pay dividends as the wild quail population has steadily expanded under the guidance of the skilled manager and in conjunction with the Albany Quail Project. Numerous interior fields have been managed to provide exceptional brood habitat. Piney Woods Creek meanders through the property creating a fantastic game corridor for Worth County's notoriously impressive whitetail deer. Multiple ponds ranging in size from 2-12 acres also add to the recreational value of the property from both a duck hunting and fishing perspective. Three generations of quality land stewardship all culminate at WRB Plantation to create the best value for a wild quail hunting property available on today's market.



WRB PLANTATION QUICK FACTS

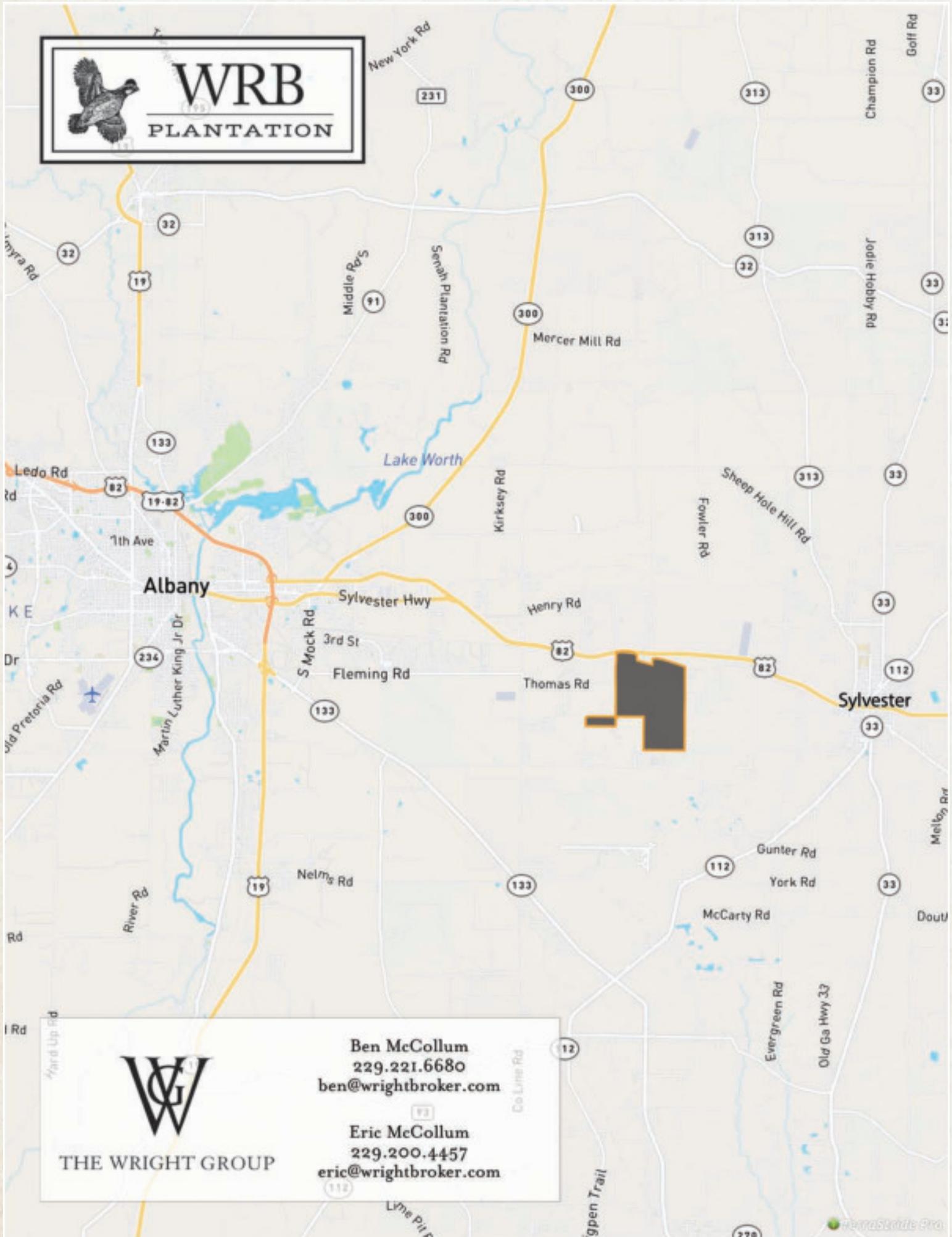
- 2684+/- Acres of Dedicated Quail Habitat, 6 courses, Duck pond, & Dovefield
- Exceptionally Managed Mixed Age Classes of Pine Timber
- 4 Ponds (*including Duckpond*) along with 1.5 miles of Piney Creek
- Manager's Residence, Guest Lodge, Kennels, Barn, & Paddock
- Perimeter Fencing with Multiple Gated Entrances & Good Road Frontage on 3 Sides
- Albany, GA: 12 miles | Sylvester, GA: 3 miles | Thomasville, GA: 48 miles | ATL Airport : 2.5hrs
- 2019 Property Taxes- \$20,913.16 with Property Enrolled in Forestland Protection Act Covenant
- No Conservation Easement on Property




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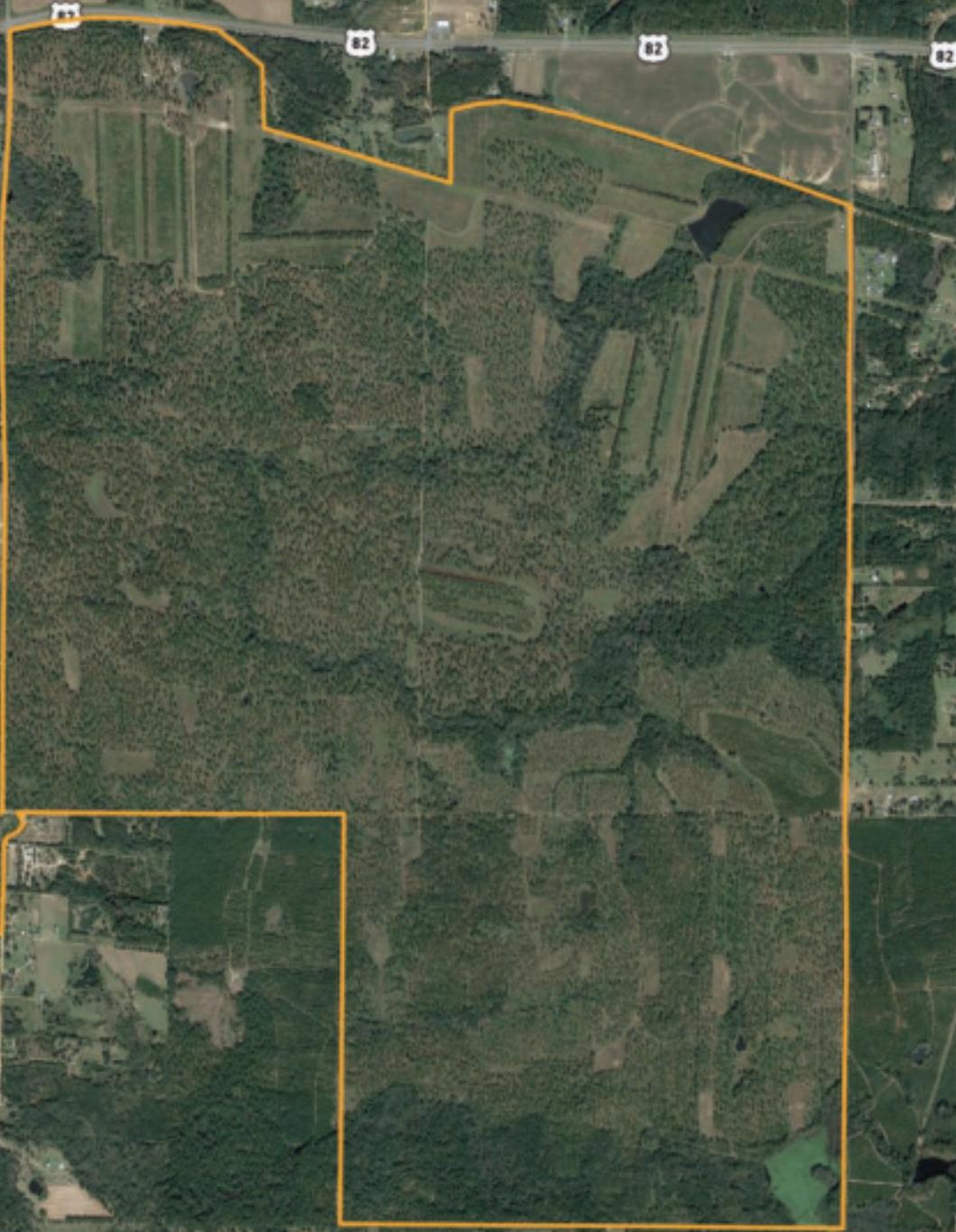
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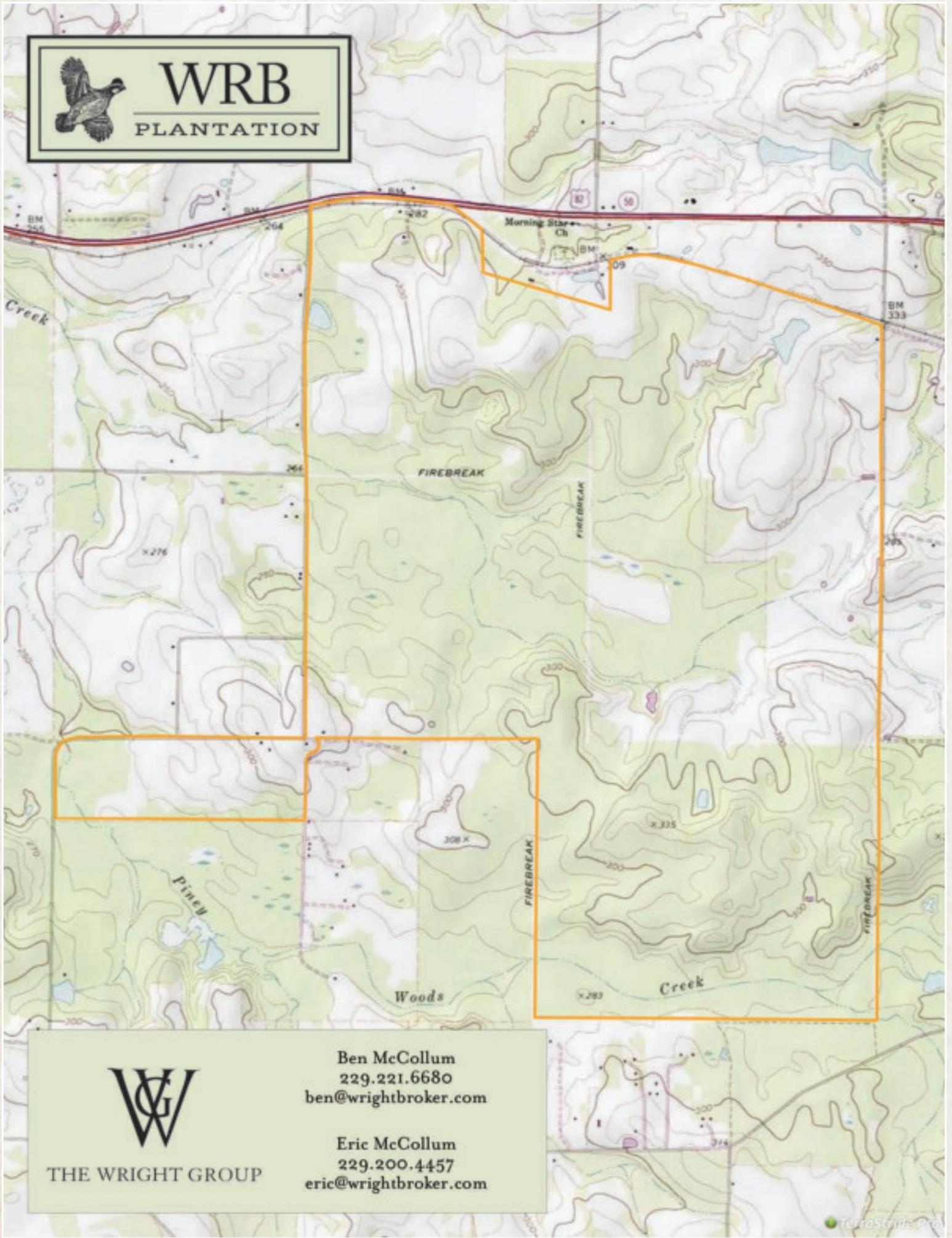
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