



**THE WRIGHT GROUP**  
REAL ESTATE ADVISORY & BROKERAGE SERVICES



**PADGETT PLANTATION**  
485 ACRES +/- BROOKS COUNTY, GEORGIA



## **ABOUT THE LAND**

Located in the most coveted area of Brooks County, Georgia, Padgett Plantation offers an unparalleled level of recreation alongside world class hunting. This premier estate is renowned for providing the finest whitetail hunting habitat in the southeastern United States. This is attributable to the introduction of Wisconsin whitetail in the 1960s in close proximity to this property resulting in superior whitetail genetics that are still prevalent today. These strong genetics alongside intensive management combine to make Padgett one of the most action-packed properties of its size on the market today.







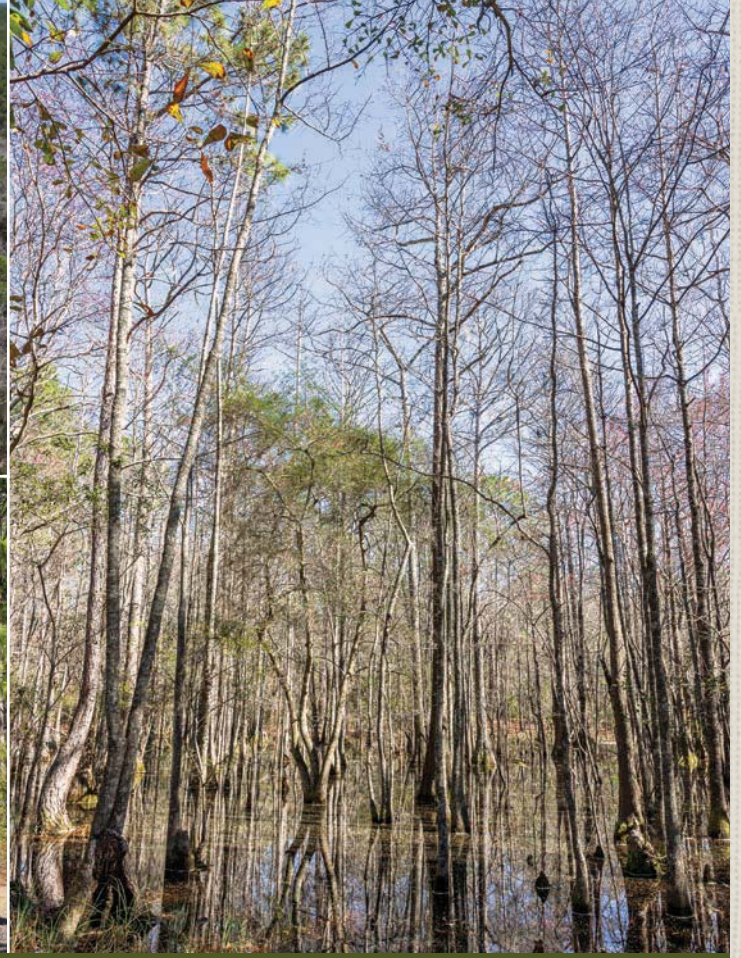
## A SPORTSMAN'S PARADISE

For the avid sportsman, Padgett Plantation is not only one of the best deer hunting properties in South Georgia, but it also presents multiple other hunting and fishing opportunities with a 25-acre dove field with artificial powerlines and a watering pond, complemented by exceptional turkey hunting grounds, and mature pines with multiple quail courses. With over 40 acres of wildlife food plots and unlimited feeding averaging over 100,000 pounds of protein per year, this plantation is a haven for wildlife enthusiasts as it has been professionally managed for the past 7 years, ensuring optimal game health and a thriving wildlife population.

Beyond its exceptional hunting amenities, Padgett Plantation provides an incredible venue for entertaining and accommodating large groups of friends and families. The property features a lodge compound overlooking a 4-acre fully stocked fishing pond, multiple homes connected with covered walkways, and an oversized outdoor deck with a pool, custom silo bar, large screened porch, fire pit, and a built-in hot tub. All of this is controlled by a state-of-the-art Savant Home Automation system allowing remote access to televisions, video surveillance, lighting, and temperature control. For the shooting enthusiast, there is a professional-grade, lighted skeet/trap range as well as a long-range rifle and gun shooting range. Additional property features include a dog kennel, horse barn, enclosed shop, and equipment barn.

Padgett Plantation is being offered completely turn key with equipment, deer stands, feeders, furnishings and much more! Whether you're seeking the thrill of the hunt or a peaceful retreat in nature, Padgett Plantation is the ultimate destination for those who demand the best.





## LAND INFORMATION

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- 484.34 Acres of Prime Hunting Land in Brooks County, Georgia
- Arguably the Best Whitetail Deer Hunting in South Georgia in an Area Known for Monster Bucks
- 25 Acre Dove Field with Artificial Powerlines and Watering Pond
- 13 Large Wildlife Food Plots with 5 Blends of Established Grain and Perennial Clover
- 40 Total Acres of Wildlife Food Plots
- Professionally Managed for the Past 7 Years with Unlimited Feeding Averaging over 100,000 Pounds of Protein Per Year
- Mature Pines with Multiple Quail Courses
- Exceptional Turkey Hunting
- Multiple Age Classes of Planted Pines, Hardwood Bottoms, and Cypress





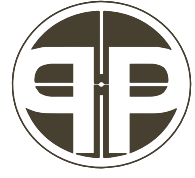
## PROPERTY IMPROVEMENTS

- Professional Grade, Lighted Skeet Range with High Low Houses, 5 Stand, and Wobble Traps
- Fully Landscaped Property Entrance with Custom Electronic Sliding Gate
- Manicured Tree-Lined Gravel Driveway to Plantation Headquarters
- State of the Art Savant Home Automation System with Ability to Remotely Control Video, Lighting, Televisions, and AC Units.
- Fiber Optic Cable Run Underground to Lodge
- Lodge Compound Overlooking 4 Acre Fully Stocked Fishing Pond
- Horse Barn and Dog Kennels
- Multiple Houses with Covered Walkway, Outdoor Lighting and Professional Landscaping
- Oversized Outdoor Deck with Pool and Large Screened Porch Complete with Entertainment Areas and Built-In Hot Tub
- Custom Grain Silo Converted to Outdoor Bar
- Large Enclosed Shop with Roll-Up Doors
- Newly Constructed Equipment Pole Barn
- Grain Silo with Auger and Sweeper
- Long Range Rifle and Gun Shooting Range
- Equipment, Implements, Furnishings, and Other Items Included in Sale







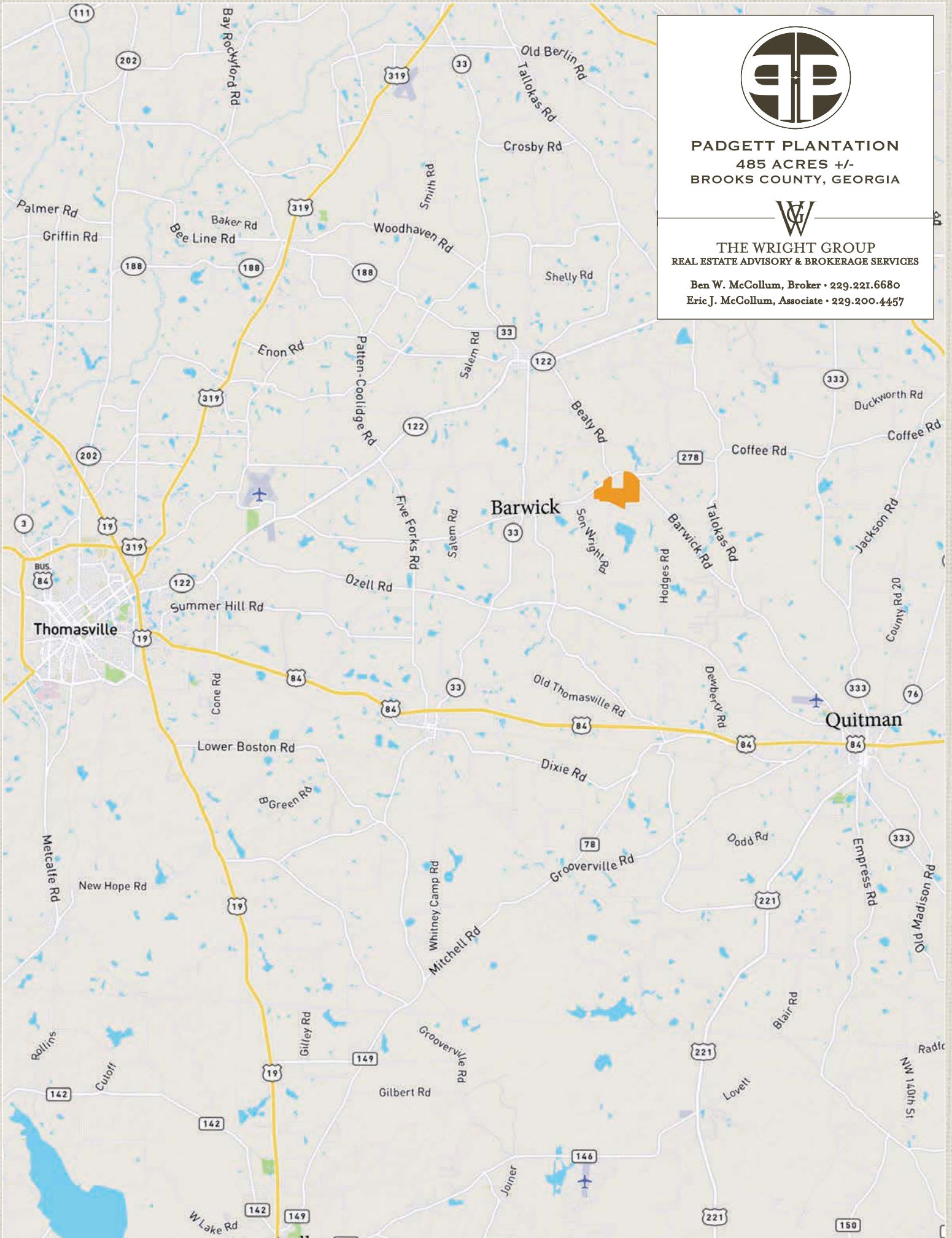


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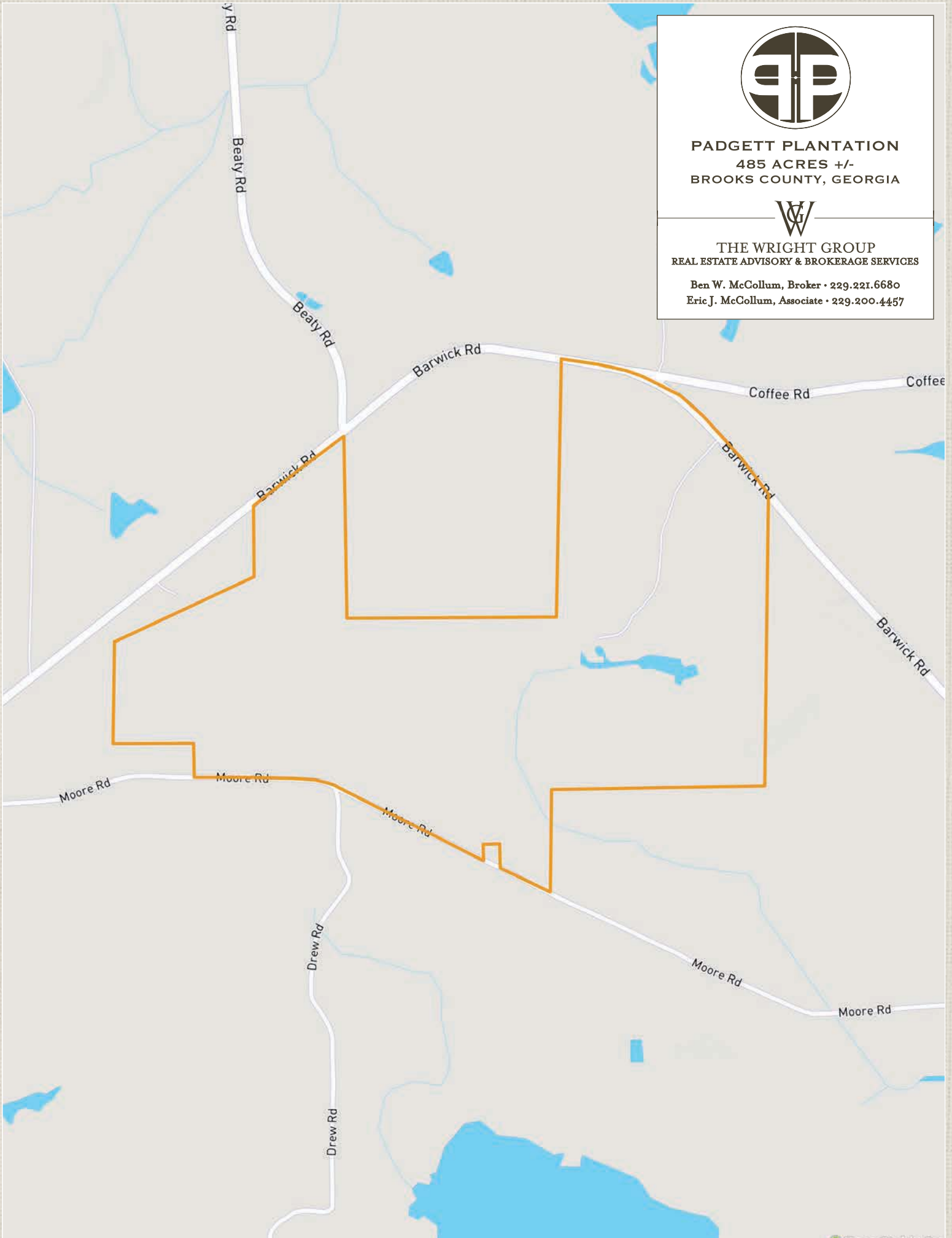


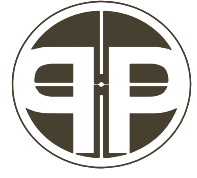
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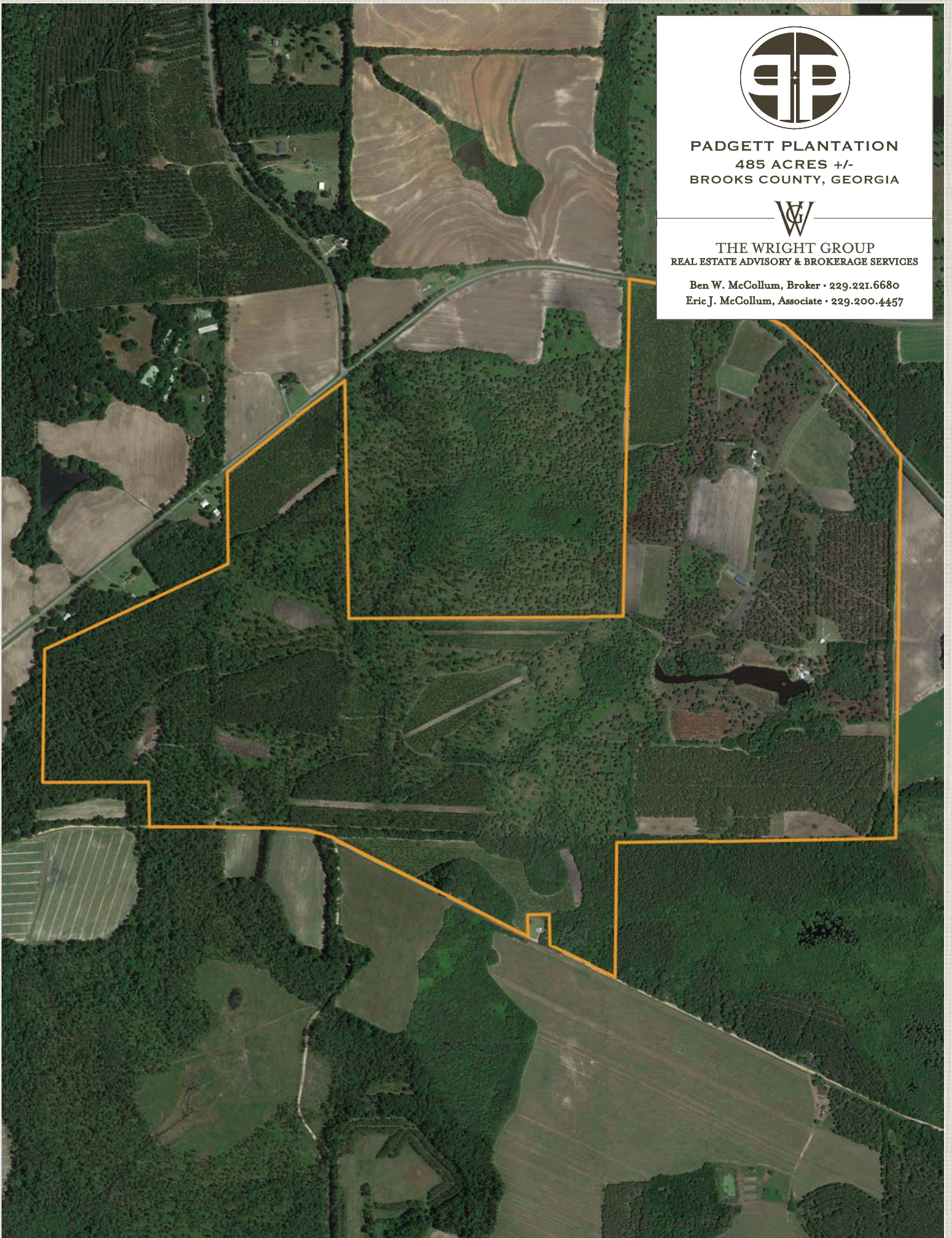


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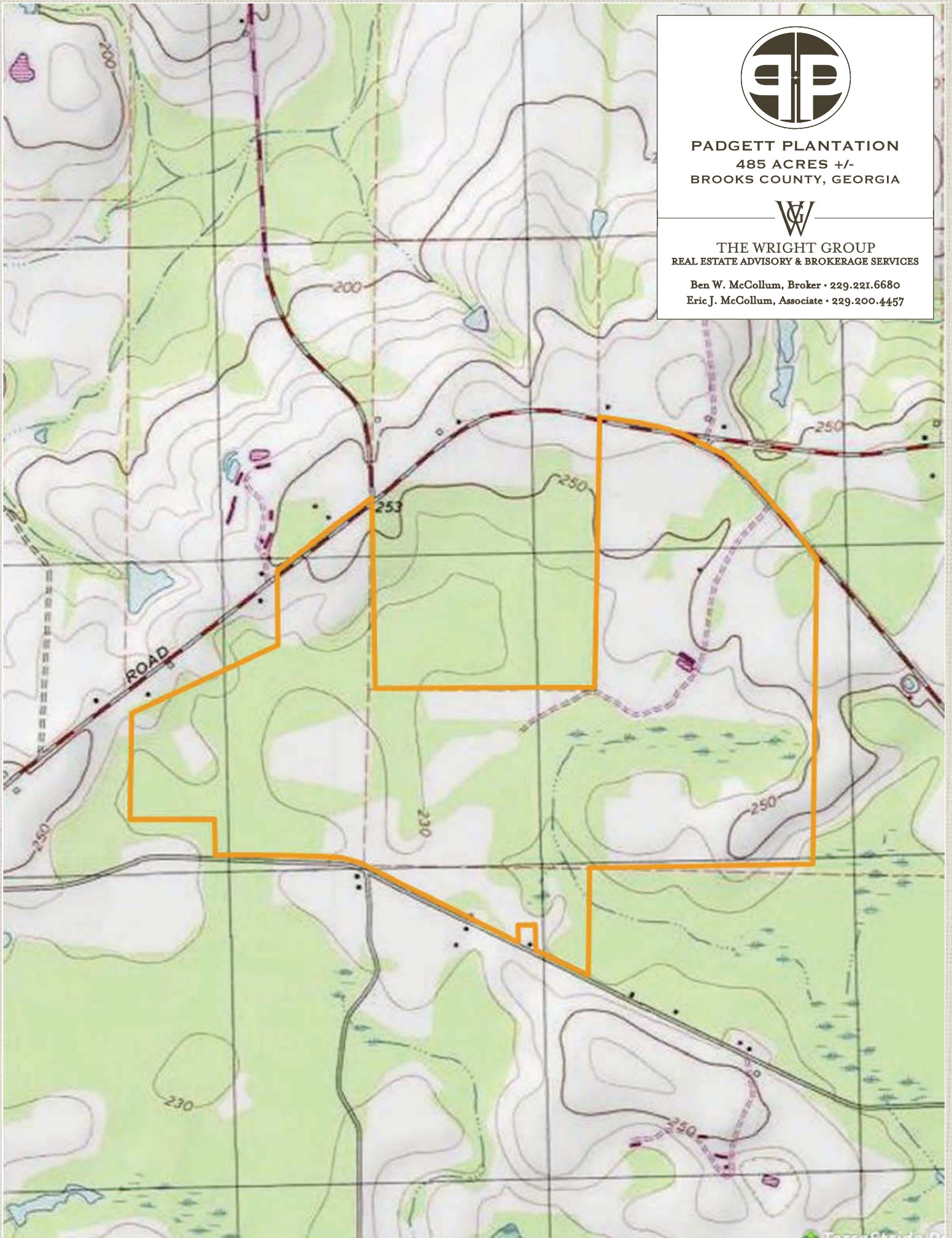


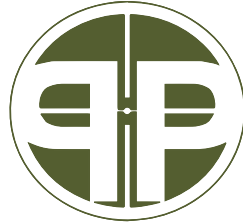
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