

CASON CALLAWAY
WOODLAND ESTATE

WELCOME

The 7,456-acre Cason Callaway Woodland Estate is being offered for purchase for the first time ever by the Callaway family.

Located in Harris County, Georgia, the property was assembled by Cason Callaway, founder of nearby Callaway Gardens. In fact, this property was once part of his 40,000-acre estate, which included Callaway Gardens. Like the Gardens, this property reflects many of Cason's innovative and conservation-minded philosophies.

However, unlike the Gardens, this property is an untamed wilderness surrounded by well-managed neighboring properties that total 33,000 acres. With no buildings, the Cason Callaway Woodland Estate is a blank canvas, which provides an opportunity to own your own private "national forest". In fact, over 6,000 acres of adjacent lands are under conservation easements and another 7,000 acres are in a State Park, ensuring this property will remain in a park-like neighborhood.





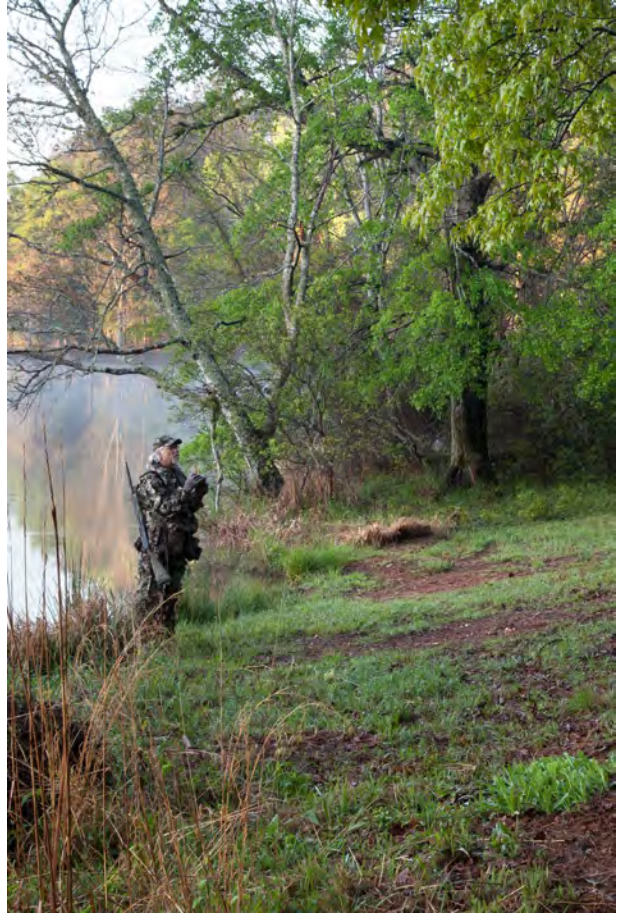
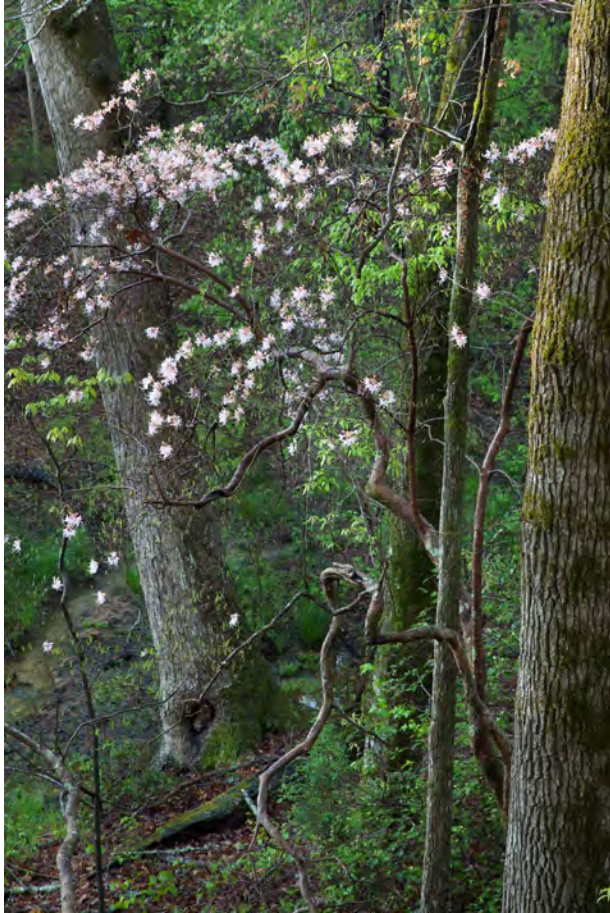
A DIVERSE ECOLOGY



The property has diverse ecology. Located just north of the Fall Line in the southern Piedmont, the rocky-bottomed Mountain Creek flows through the property for 4.7 miles creating beautiful bottomland hardwood forest. In contrast, the ridges of Pine Mountain form the south boundary where stands of montane longleaf pine can still be found, and where the Callaway family first discovered the rare plumleaf azalea.

A Certified Wildlife Biologist, directing habitat creation and setting harvest guidelines, oversees this incredible free-range whitetail deer hunting property. There are 120 acres of actively managed wildlife food plots and the results of annual game camera surveys are available. Bucks younger than 4-1/2 years are reserved and hunters regularly take 150-class plus deer. In fact, two deer are registered in Boone and Crockett. Importantly, the effects of good management are amplified because the surrounding 33,000 acres also have free-range herds and similar harvest restrictions. This is truly a unique whitetail hunting experience.

A 38-acre lake built by Cason has unique and innovative water control devices that limit sediment-laden water from flowing into the lake and prevent excessive water from flowing out of the lake. These features are so unusual it was featured in a 1940 Outdoor Georgia magazine article. The lake is professionally managed and stocked.



PROPERTY DETAILS

Access to the property is unusually perfect. With property frontage on two paved public roads, use of all internal roads is exclusive to the owners. No adjoining owners use any of the 57 mile long network of interior roads, many which feature stone culverts, stone-lined drains and stone bridge foundations.

The Cason Callaway Woodland Estate is conveniently located only 6 miles from a local airport with a 5,000' runway. Additionally, the property is only about an hour drive south of the Hartsfield-Jackson Atlanta International Airport.

The property has almost \$10 million in timber value as estimated by a March 2016 timber cruise. The cruise shows that timber volume

(tons) is predominantly hardwood species (53%) as opposed to conifer species, and about 72% of the acres are in stands of natural origin as opposed to planted origin. Complete cruise details and February 2016 leaf-off color aerial photography are available.

Significant additional property data is also available. In our 37 years of marketing rural land, we have never seen a more comprehensive and detailed collection of property data. ArcGIS shape files are available for forest types, soils, geology, hydrology, archaeology surveys, historic house locations, and grave locations - just to name a few. The family even has 100-year-old government maps of the property.



HISTORIC LEGACY

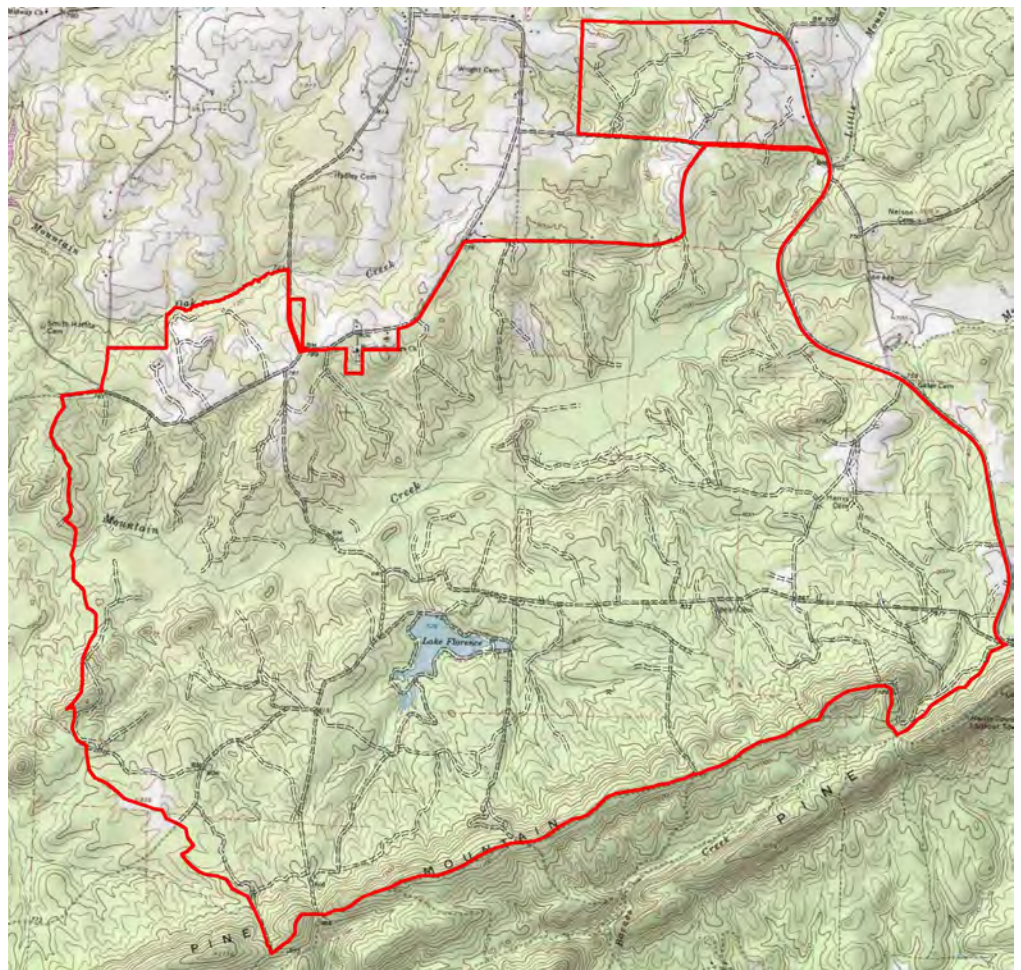
To appreciate this property, one must first understand the family that nurtured its uniqueness. Callaway family records, going back seven generations, show a consistent pattern of improving the lands they own as well as caring for the people around them. Enoch Callaway farmed 2,000 acres inherited from his father, John. In addition, he preached locally and participated in the organizational meeting of the Southern Baptist Convention in 1845. Enoch's son, Abner, farmed, preached and was a Professor of Natural Science at a local women's College. Abner's son, Fuller, continued the family tradition of farming and established a cotton milling business that strongly focused on the economic, social and educational development of its employees. Fuller was once quoted as saying, "I make Ameri-

can citizens and run cotton mills to pay the expenses". During the depression when most employees at surrounding mills were laid off, Fuller's son Cason made sure that every company family had one person working full time at full wages.

Therefore, when Cason acquired 40,000 acres of soil distressed cotton lands, he followed his family's long tradition of caring for the land and people. He developed an experimental farm pioneering land recovery techniques and discovered an innovative way to share these techniques with struggling farmers across Georgia. Cason went on to develop and establish Callaway Gardens, which he opened to the public so that millions of Americans could experience the culmination of his land stewardship philosophies.

The Cason Callaway Woodland Estate is a legacy of the Callaway family's historical commitment to improving their lands and utilizing resources to benefit others.

Scale for both
topo map and
aerial is
1 inch = 5,150 feet



HARRIS COUNTY, GEORGIA

7,456 (TAXABLE ACRES)

ONE HOUR DRIVE SOUTHWEST
OF ATLANTA | \$42.5 MILLION

LAND COVER | Food plots: 120 acres; Timber: 7,298;
Water: 38 acres

LAND TYPE | Located in the southern foothills of the
Appalachian Mountains (Piedmont physiographic province)
about 20 miles north of the Fall Line.

TOPOGRAPHY | Varies from flat along the main creek
to hilly, but 80% of acres are gently rolling hills.

CURRENT USE | Deer & turkey hunting, fishing, timber
production.

UTILITIES | Power. Well water only.

WATER RESOURCES | 38 acre lake & 4.7 miles on large
creek. About 22,000 acres of watershed feed the numerous
creeks and springs on the property.

ACCESS | Frontage on two county paved roads. Additionally,
there are 57 miles of well-maintained internal roads used
exclusively by the owners.

STRUCTURES | None other than boat house and old
sheds & barns.

GAME POPULATIONS | Deer are managed by a Certified
Wildlife Biologist. Deer younger than 4-1/2 are reserved.
Annual game camera surveys show 25% of herd is 4-1/2 years
or older. 150-class deer are regularly taken. Two deer are in
Boone & Crockett record book, one measuring 204 6/8 non
typical.

ADJOINING LANDOWNERS | The property is adjoined by
33,000 acres of very large private and state ownerships with
similar management objectives and deer harvest restrictions.

TIMBER TYPE | Mature timber of which 72% is of natural
origin (hardwood or mixed pine/hardwood) and 28 % are
planted pine age 18 to 31 years.

TIMBER VALUE | \$9.78 million based on March, 2016
timber cruise.



CYPRUS PARTNERS

EXCLUSIVE AGENT FOR THE PROPERTY OWNER

Tom Brickman, RF, ACF, Managing Broker | Georgia license #338731

205 936 2160 | tbrick@cypruspartners.com | cypruspartners.com

NOTICE: *Investment in land carries risk. Prospective buyers should understand and independently verify the risk factors before buying this property. All information furnished by Cyprus Partners about this property has been obtained from sources believed to be reliable. However, neither Cyprus Partners nor the property owner make any representation or warranty as to completeness or accuracy. This property is subject to prior sale, price change and withdrawal from the market without notice. No representation or warranty is made, express or implied, as to the condition of the property, boundaries, fitness for any particular use, fair market value, access, acres, zoning, or condition of title.*

— for more information —

CYPRUSPARTNERS.COM