

FOR SALE

3081 Lower Hawthorne Rd Cairo, GA 39828

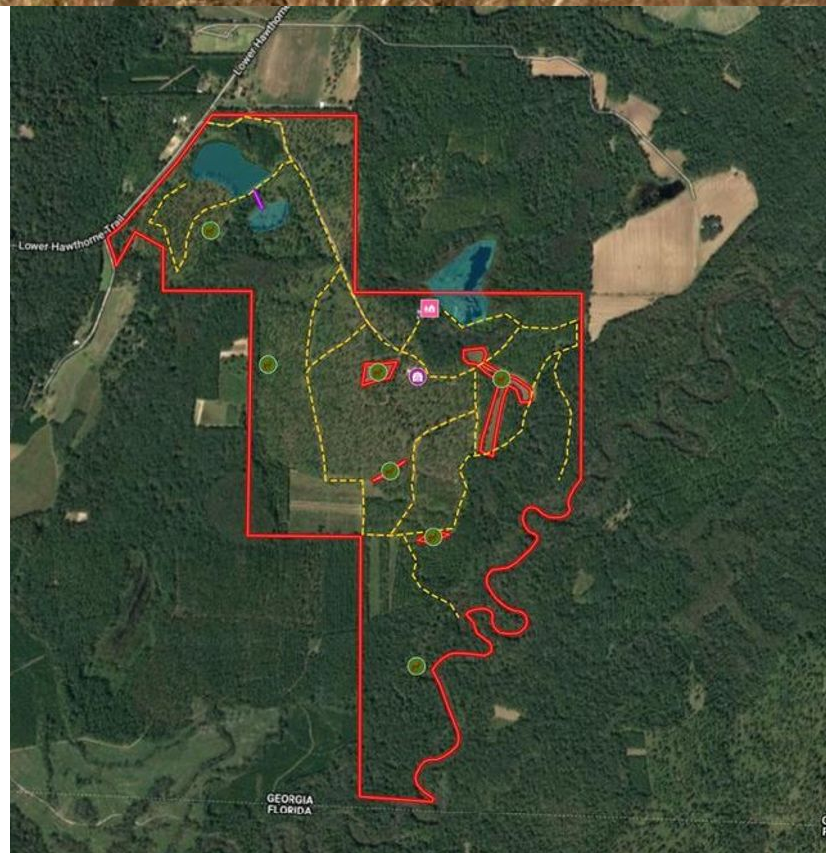
NAITALCOR



Land | 632.23 Acres

- 10 acre Trophy managed bass pond, natural wild bird quail habitat, excellent upland bird hunting, deer, turkey, and duck hunting with the potential of developing a flooded duck pond.
- Managed upland timber lands and pristine hardwood bottoms along the 1.5 miles of Ochlocknee river frontage that also offers some of the best river bream fishing, natural duck sloughs along the river that are prime wood duck habitat.
- Beautiful 3 bedroom 2.5 bath well constructed lodge/home accented with beautiful natural wood paneling, fire place, a full screened in porch area, along with a newly constructed pole barn for tractors and other equipment.

Sale Price: \$3,095,000



✉ **Brian Proctor**
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OFFERING SUMMARY

Sale Price:	\$3,010,425
Lot Size:	615.0 Acres
Zoning:	Agricultural
10 Acre Lake	Trophy Managed
Established Food Plots	2 Irrigated
River Frontage	1.5 Miles
Lodge	3 BDRM / 2.5 BTH

PROPERTY OVERVIEW

Chimney Ridge Plantation is located in the South Georgia Plantation Belt just across the Ochlocknee river from the long established Mistletoe Plantation. Chimney Ridge Plantation has a 20 year stewardship history of quail development, wild birds and release bird opportunities. Chimney Ridge Plantation consist of 619 acres of prime timber growth with beautiful stands of pristine natural hardwoods along the 1.5 miles fronting along the Ochlocknee River. The property offers excellent quail, duck, deer, turkey hunting along with prime fishing in the spring fed 10 acre managed trophy bass lake. Property also offers established food plots for deer and turkey, dove field with a power line, natural bird habitat for wild birds and for quail release hunting, and well established road system throughout the property. Beautiful 3 bedroom 2.5 bath well constructed lodge/home is accented with beautiful natural wood paneling, fire place, a full screened in porch area, along with a newly constructed pole barn for tractors and other equipment.



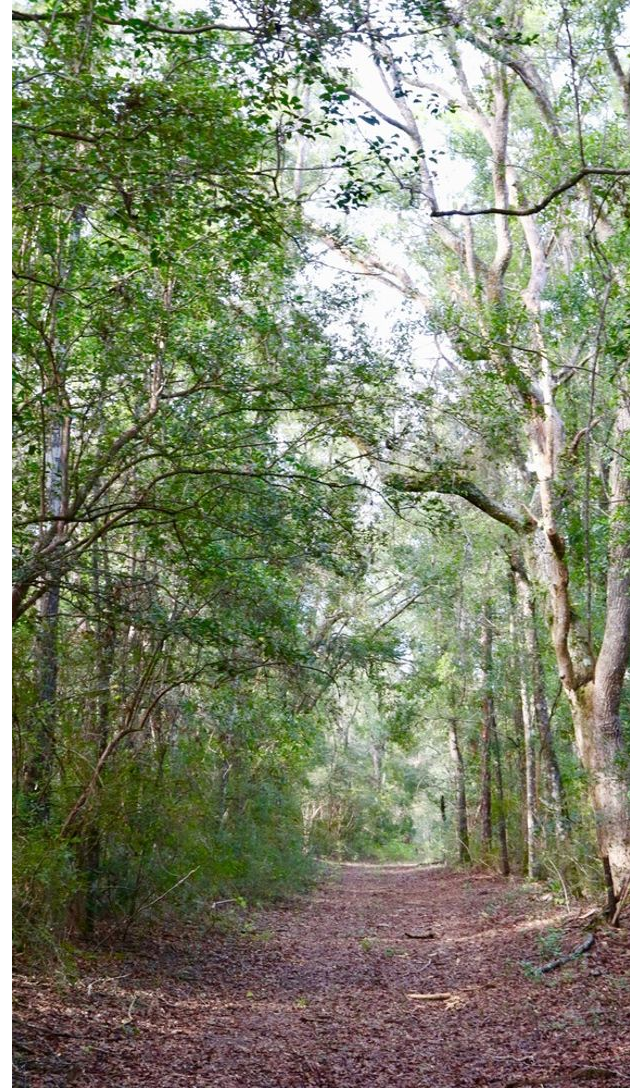
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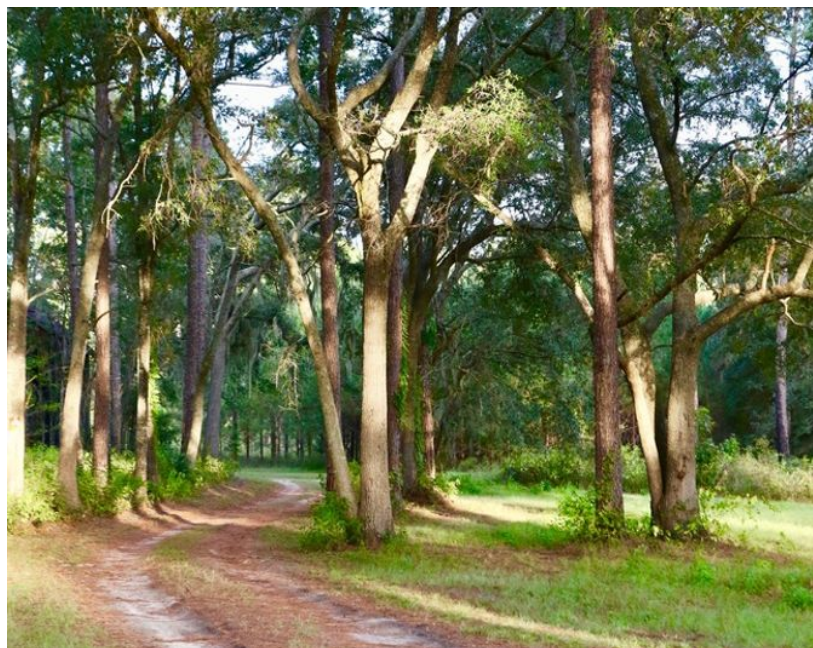
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