



STATE PLANTATION

5375 GILLIONVILLE RD
ALBANY, GA 31721

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Property Overview



Sale Price

\$4,500,000

OFFERING SUMMARY

Acreage: 1,297.11 Acres
Price / Acre: \$3,469
City: Albany
County: Dougherty
Property Type: Homesite, Timber & Recreation

PROPERTY OVERVIEW

State Plantation is comprised of 1,297 acres located in Dougherty Co GA and the Albany Area Plantation Belt. This property features a 3,177 SF home that has 4 bedrooms and 3.5 baths, 784 acres of mature hardwood and pine, 360 acres of planted pine, 103 acres of natural bottoms, and 45 acres of food plots.

Surrounded by large, like-minded landowners, this area has been extensively managed for deer and turkey. With their high protein feeding program and select harvest of deer, State has produced several Boone & Crockett bucks including the number 1 deer in Dougherty Co in 2015. The 20-stand locations provide the opportunity to hunt mature hardwood bottoms or one of the 16 food plots. State has taken great pride in the management of its turkeys. The proof is a very large population of mature gobblers that gives someone a chance to kill the bird of a lifetime in the spring. Several areas have excellent waterfowl habitats and provide the opportunity for morning and afternoon hunts.

State Plantation has a lot to offer including, but not limited to, year-round recreation, timber income, future development possibilities, and its close proximity to all of the amenities of Albany GA.

The other plantations in the area include Ecila, Pine Knoll, Graham Angus, Abigail, Cane Mill, Fox Tail, and Byron.

Specifications & Features



SPECIFICATIONS & FEATURES

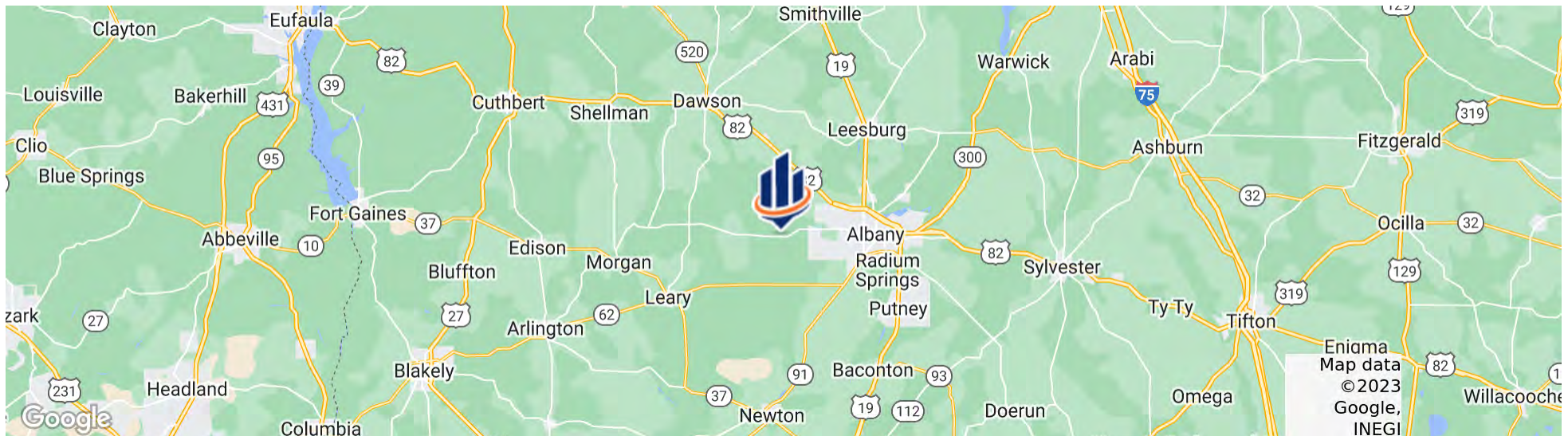
Land Types:	<ul style="list-style-type: none">• Hunting & Recreation Properties• Land Investment• Timberland
Uplands / Wetlands:	61% Uplands
Taxes & Tax Year:	\$29,785.27 [2023]
Zoning / FLU:	AG
Lake Frontage / Water Features:	6 Acre Pond - 1500 ± FT on the Kiokee Creek
Water Source & Utilities:	4 & 6 inch
Road Frontage:	Gillionville Rd: 3965 ± FT
Nearest Point of Interest:	Albany GA: 3 Miles Atlanta GA: 170 Miles
Current Use:	Timber Production and Recreation
Potential Recreational / Alt Uses:	Timber Production Hunting Fishing Trail Riding
Land Cover:	785 Acres of Mature Hardwood & Pine 137 Acres of 17-year-old Longleaf 100 Acres of Mature Pine [Plantation Thinned] 103 Acres of Natural Pond Bottoms 81 Acres of 1-year-old Loblolly 45 Acres of Fields 40 acres of 7-year-old Loblolly
Structures & Year Built:	3177 SF Home
Game Population Information:	Deer, Turkey, Quail, Dove, and Wild Hogs

Location



LOCATION & DRIVING DIRECTIONS

Parcel:	00329/00001/011
GPS:	31.5738468, -84.3137852
Driving Directions:	From Albany - Travel on Gillionville Rd for 3 miles and the property will be on the right.
Showing Instructions:	Shown by appointment only - Call the listing agent to schedule



Additional Photos

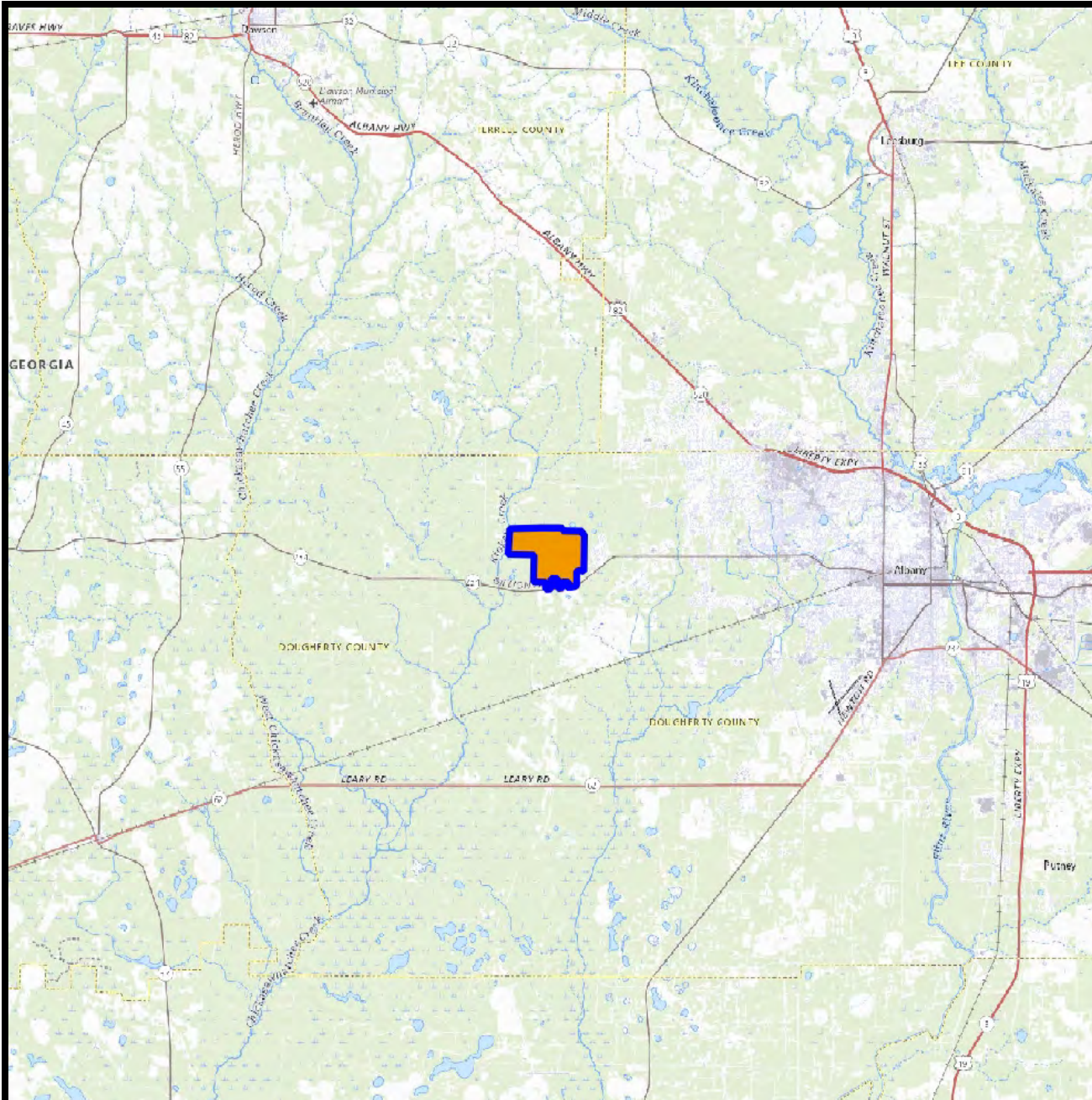


Additional Photos








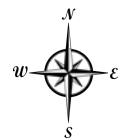
Additional Photos





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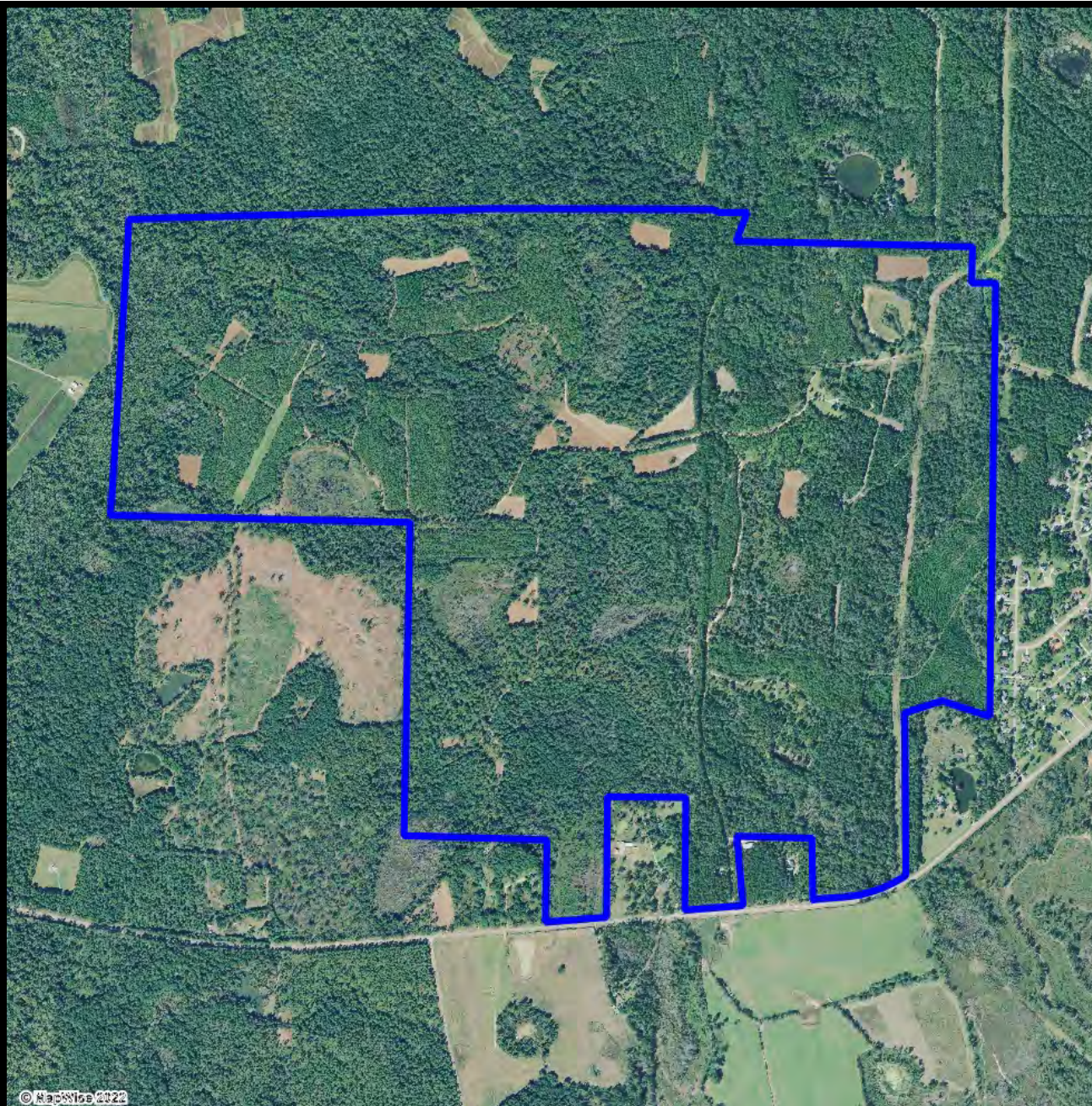
-  County Boundaries
-  Polygons Drawing
-  Lines Drawing
-  Labels Drawing
-  Points Drawing



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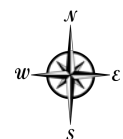
1297 Acres

- County Boundaries
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- Labels Drawing
- Points Drawing
- Managed Lands FNAI

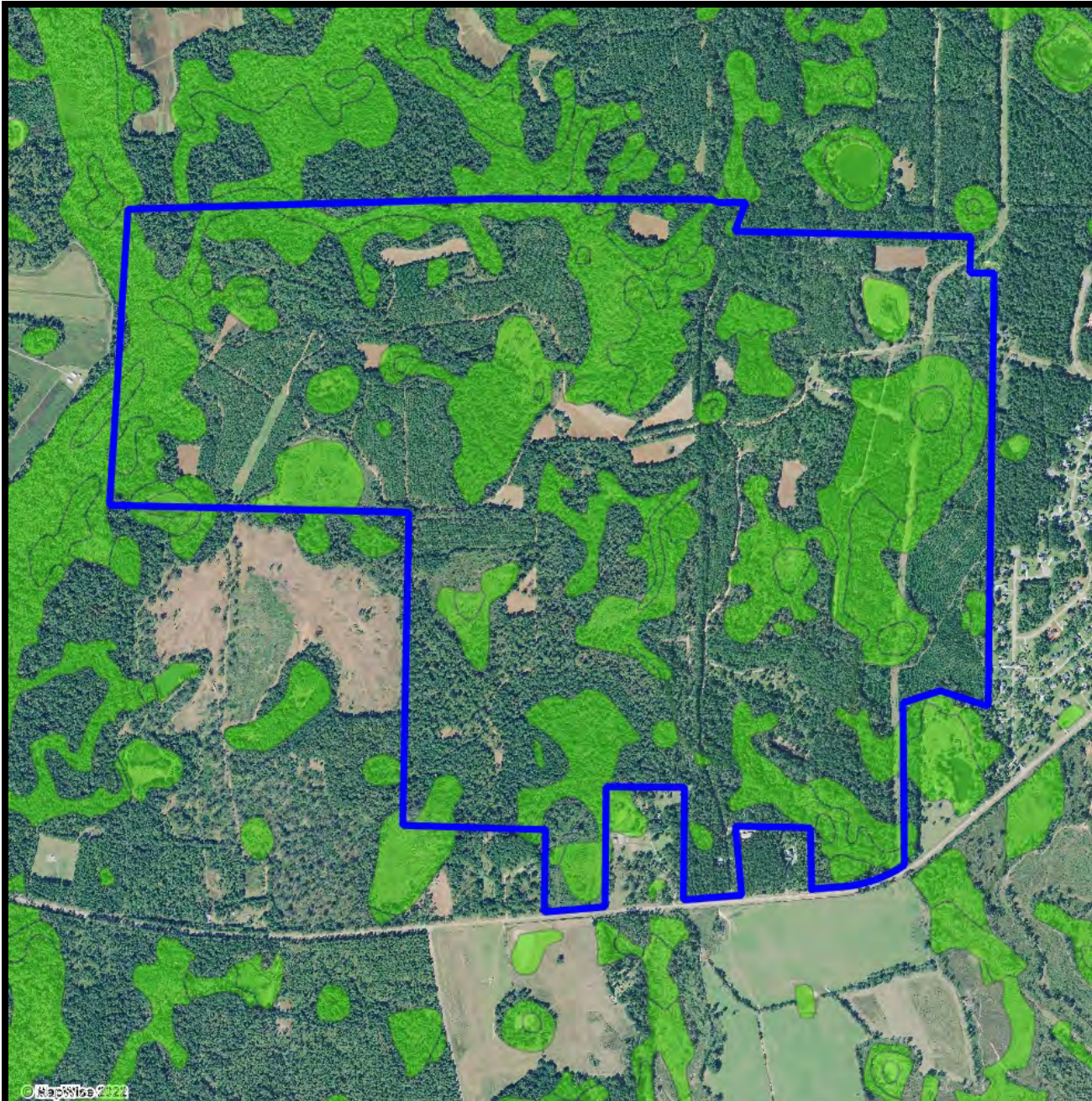


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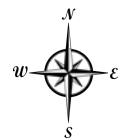


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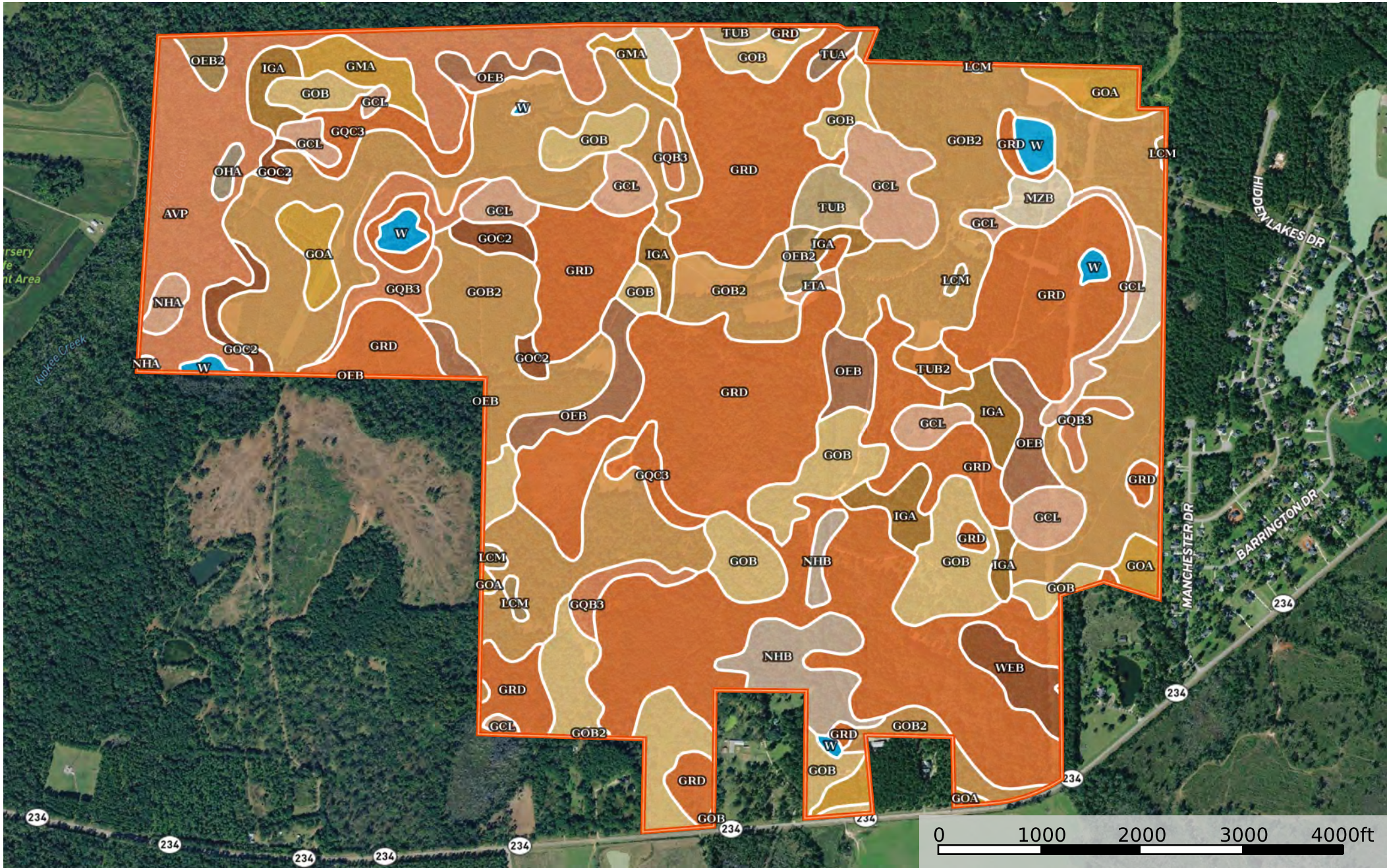


Wetlands

- County Boundaries
- Polygons Drawing
- Lines Drawing
- Labels Drawing
- Points Drawing
- Estuarine
- Lacustrine
- Marine
- Palustrine
- Riverine



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Boundary





For more information visit SVNsaunders.com

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