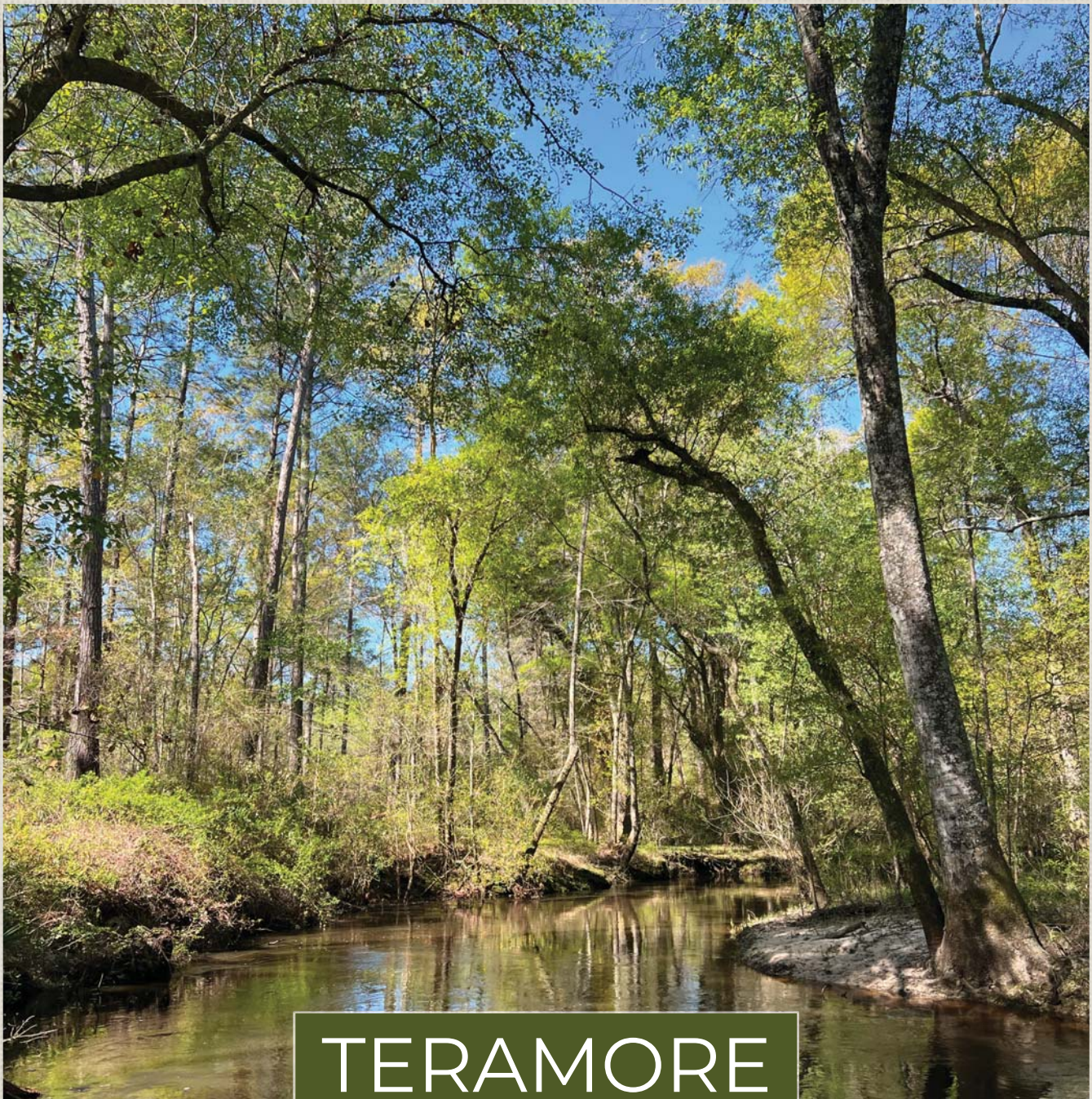




THE WRIGHT GROUP
REAL ESTATE ADVISORY & BROKERAGE SERVICES



TERAMORE
— AT —
ROCKY FORD

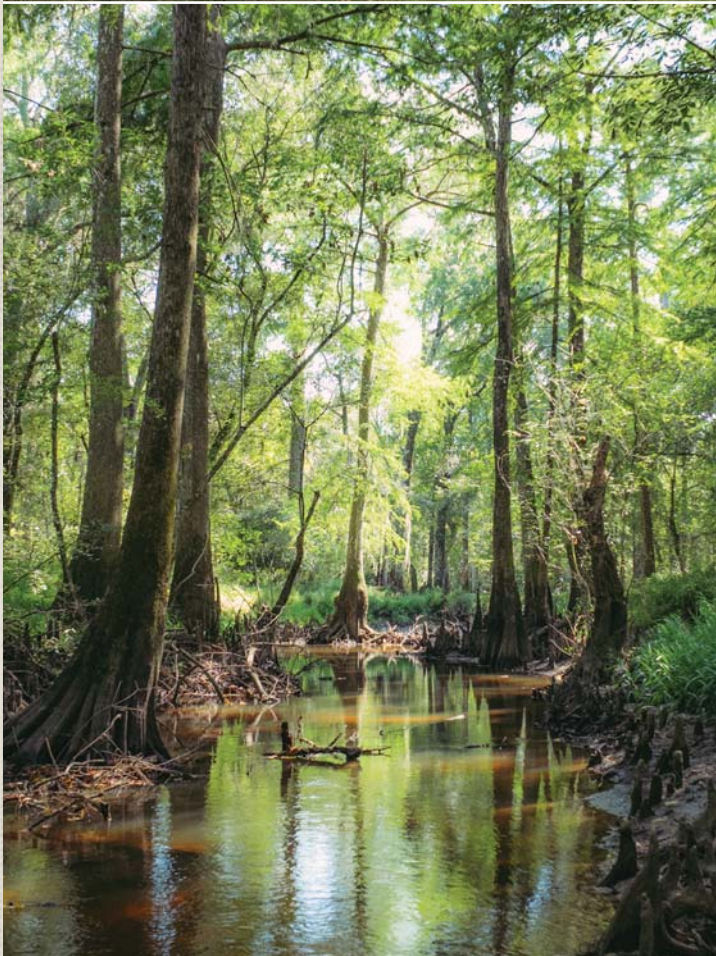
617 ACRES | COLQUITT COUNTY, GEORGIA



ABOUT THE LAND

Nestled along the banks of the Ochlockonee River, the diversity contained within Teramore at Rocky Ford is as unique as the property itself. Rarely does a property of this size, with all the amenities, wildlife, and recreational potential, come to market. The meandering river, with its white sandy banks, forms the centerpiece of Teramore. The mature hardwoods found along this river corridor and feeder creeks, including graceful live oaks, provide ideal habitat and natural food sources for ducks as well as the large whitetail deer and prolific turkey population found within Teramore at Rocky Ford.

The land rises and unfolds beyond the river to reveal the classic rolling hills of mature longleaf pines and native wiregrass. These unusual wiregrass stands are an indicator of a pristine, untouched landscape and provide ideal cover and nesting sites for bobwhite quail, making them an essential component of the quality quail habitat found on the property. Another unique aspect of native wiregrass is its adaptation to fire. This plant is well-adapted to frequent, low-intensity fires, which are essential for maintaining the health and diversity of the longleaf pine ecosystem. The presence of native wiregrass at Teramore indicates a healthy, functioning ecosystem that is well-suited to the natural fire regime of the region. These beautiful upland sites of Teramore have been extremely well maintained and are well stocked with timber—a testament to the management and stewardship of its owners.



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THE CABINS AT TERAMORE

Situated overlooking a race and deep bend in the river is an original Frank McCall designed cabin. McCall, an area architect of great prominence, was well known for his harmonious blend of traditional Southern elements, craftsmanship, and meticulous attention to detail, thereby creating timeless spaces. Heart-pine floors, a cozy fireplace and custom-built bookcases and gun cabinet create a classic, comfortable setting to gather. A second cabin was constructed in a similar style adjacent to the original to provide overflow housing for extended friends and family.



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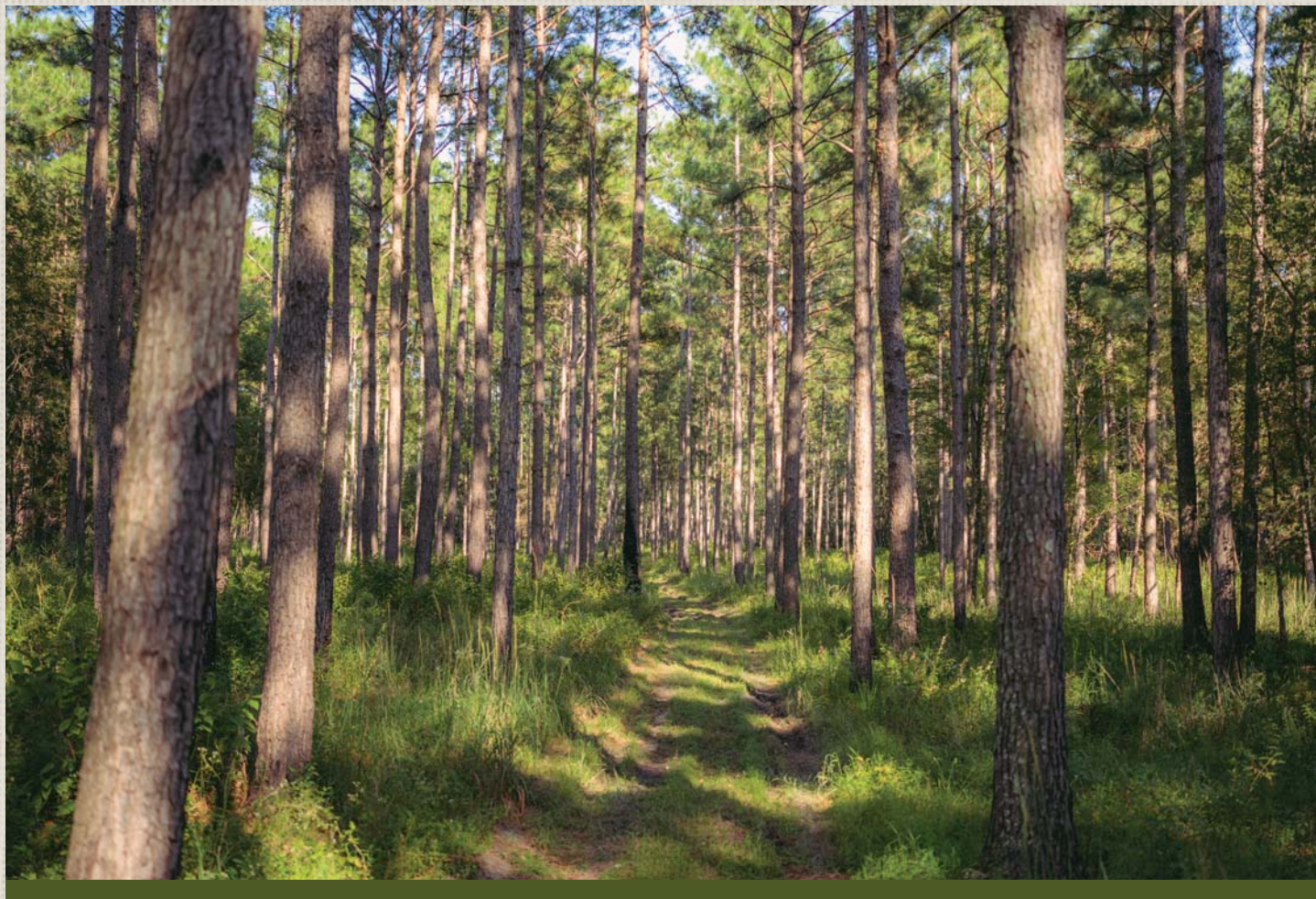
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ADDITIONAL IMPROVEMENTS



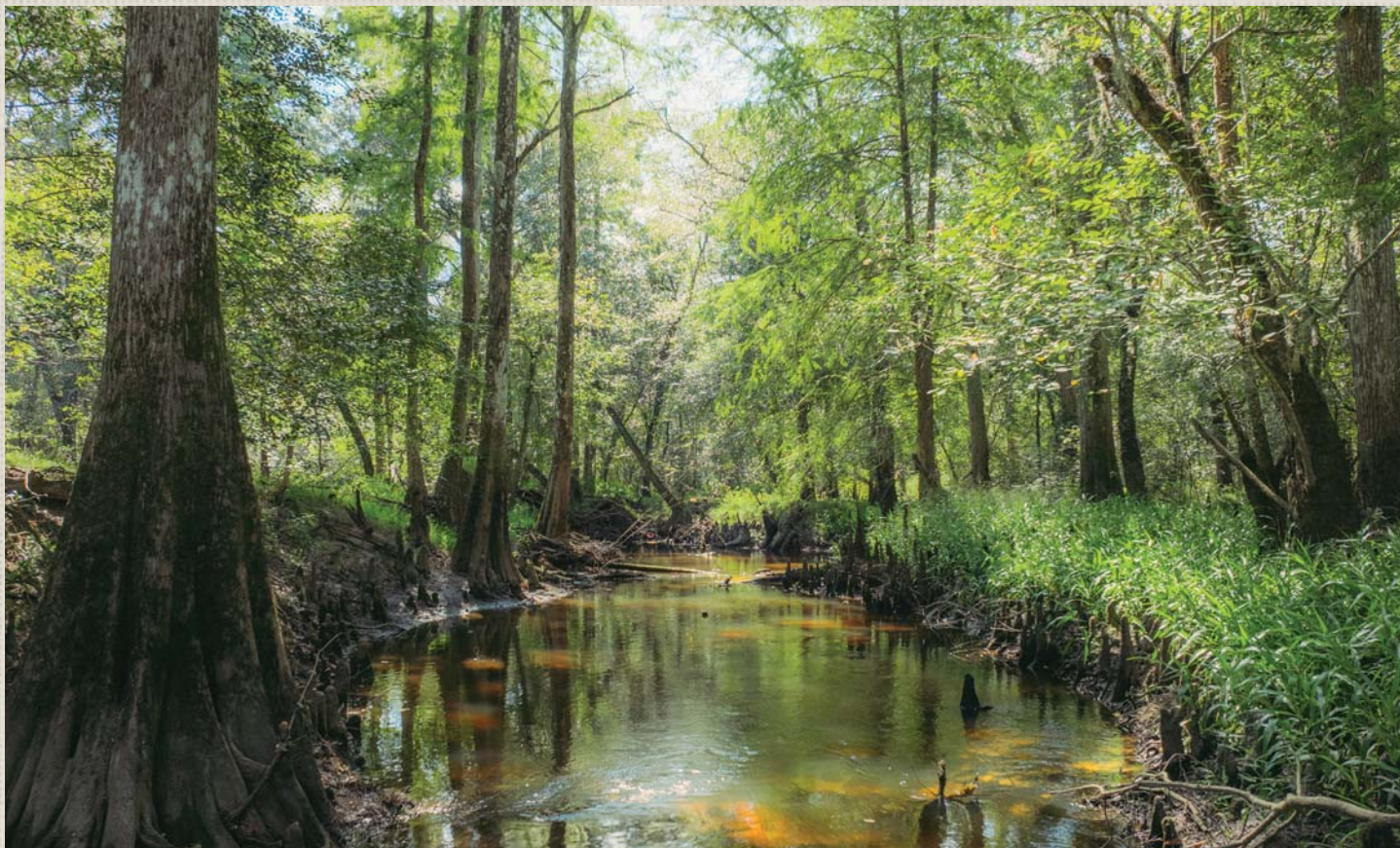
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The varied features, terrain, wildlife, habitat, and improvements contained on Teramore all culminate to create one truly unique legacy opportunity for the discerning sportsman or outdoor enthusiast. The diversity and multitude of land uses of Teramore allow it to punch outside its weight, offering a wealth of opportunities and experiences typically found on much larger properties. Due to habitat loss and changes in land use, native wiregrass and longleaf habitats have become increasingly rare. Accordingly, properties like Teramore play a crucial role in conserving this unique ecosystem and the species that depend on it. For more information on this rare offering, please contact our firm.



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TERAMORE QUICK FACTS

- 617+/- Acres in Colquitt County, Georgia
- 1.75 Miles of Doubled Sided Ochlockonee River Frontage
- Original Frank McCall Designed & Inspired Cabins Feature 4 Bedrooms, 3 Baths
- Incredible Example of Native Wiregrass & Longleaf Pine Ecosystem
- Prolific Wild Quail Habitat Found in the Pine Uplands
- Ideal Whitetail Deer, Turkey, and Wood Duck Habitat Along River Corridor
- Well-established Interior Road System
- Blend of Mature Hardwoods & Mixed Age Class Pines
- Located in an Area Well Known for Rich Outdoor Heritage
- Other Improvements Include a Newly Constructed Equipment Barn, Fencing, and Electronic Gated Entrance
- A Conservation Easement Held by Tall Timbers Exists on the Property
- Attractively Priced at \$5,090,250 or \$8,250/Acre

TERAMORE AT ROCKY FORD

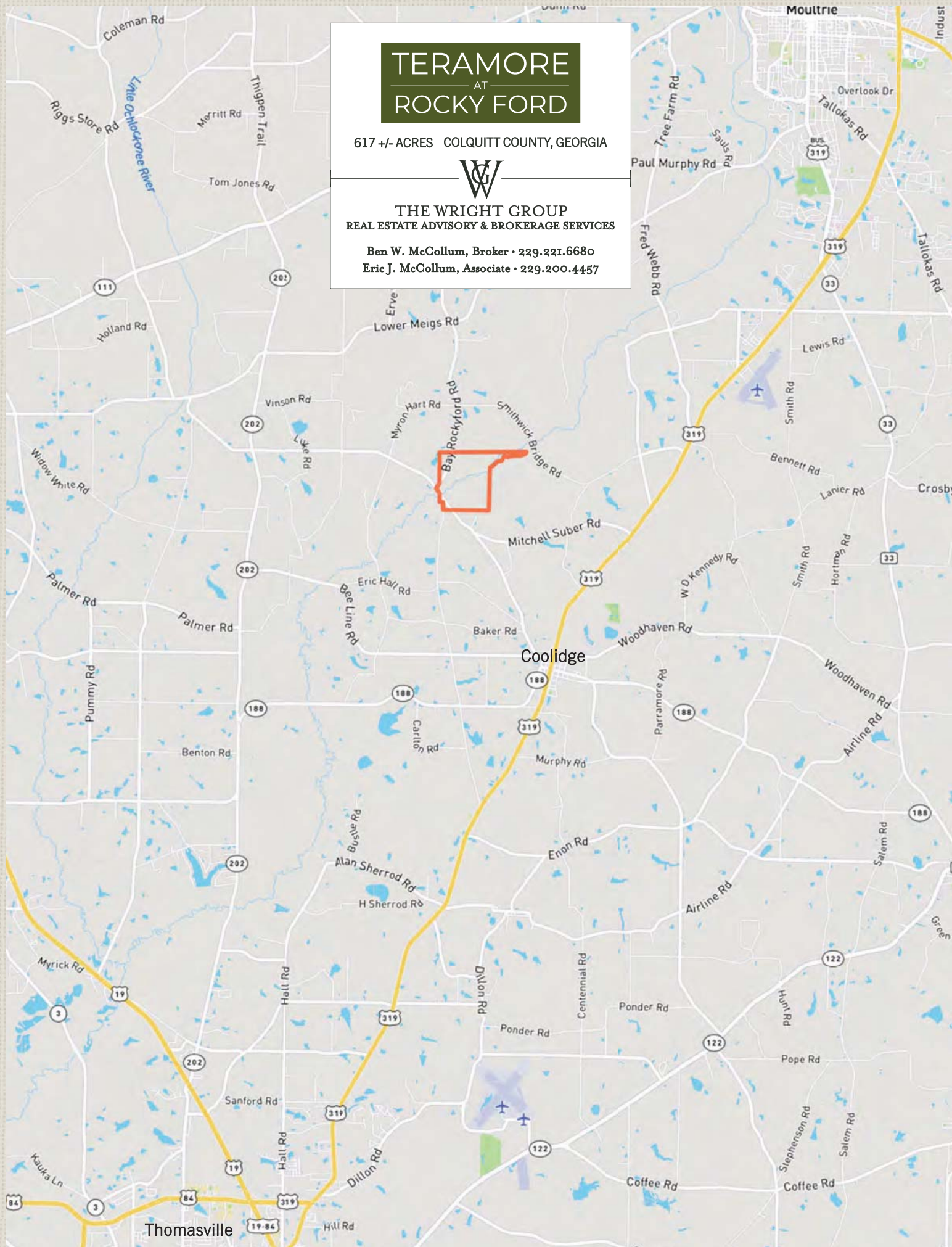
617 +/- ACRES COLQUITT COUNTY, GEORGIA

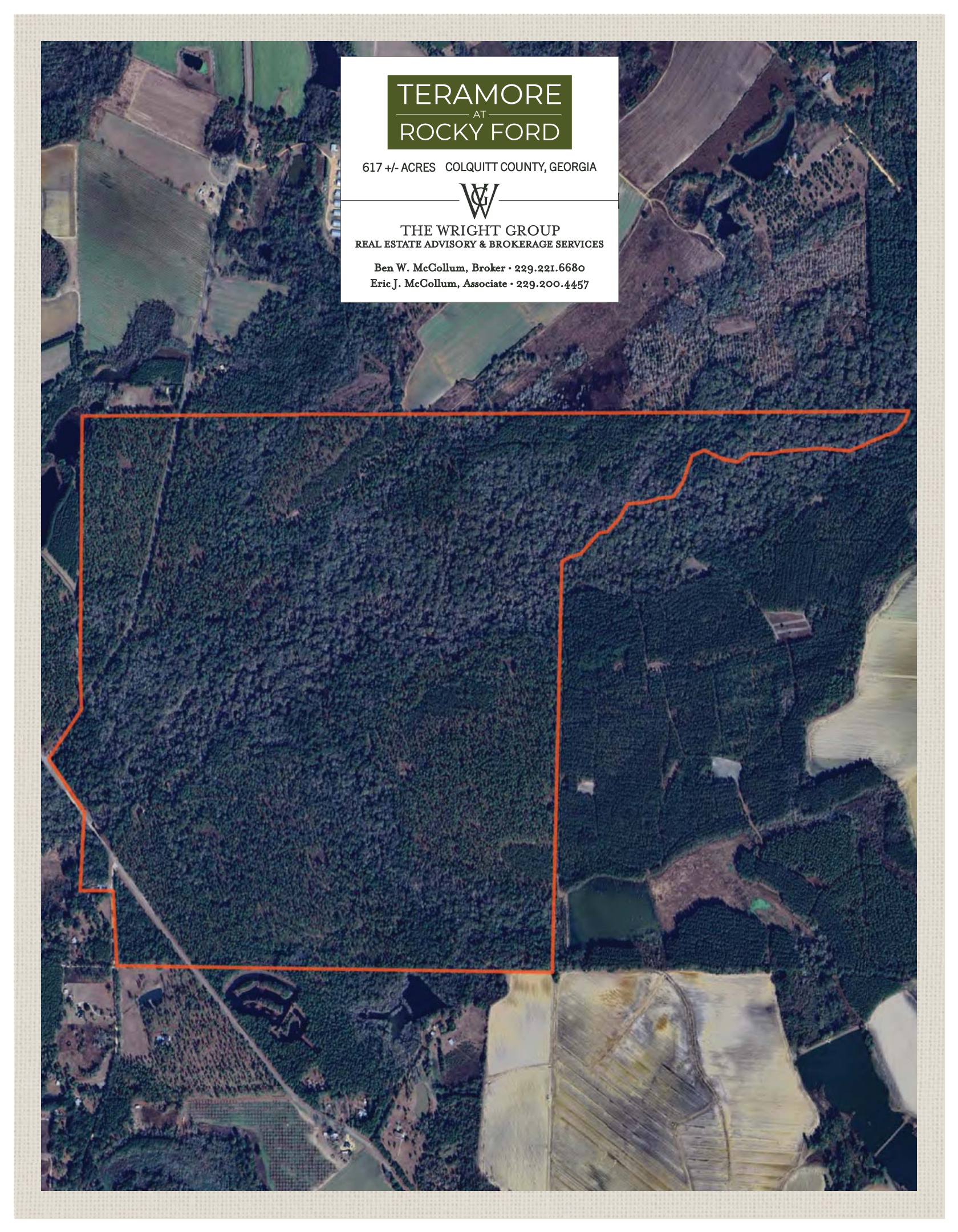


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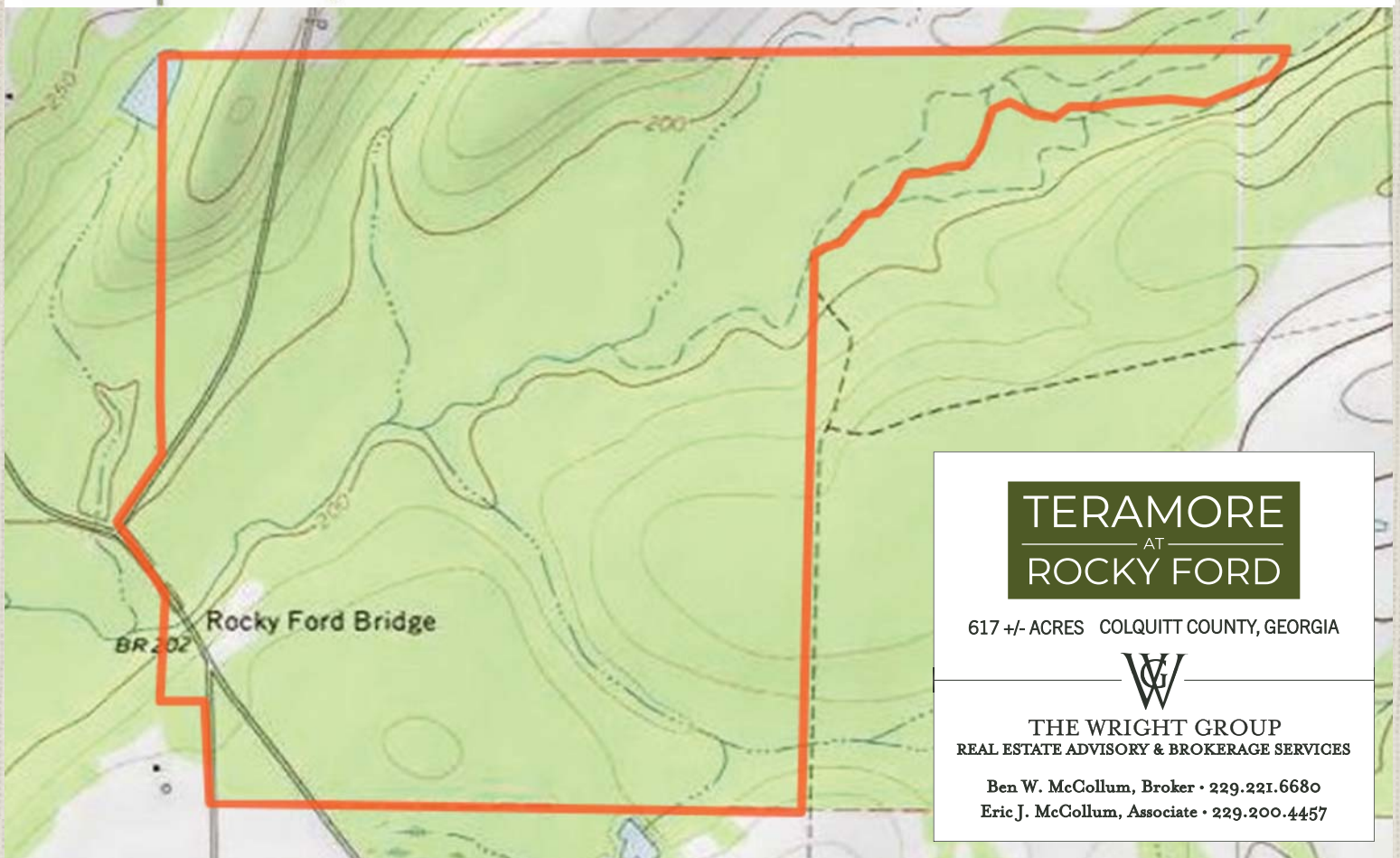
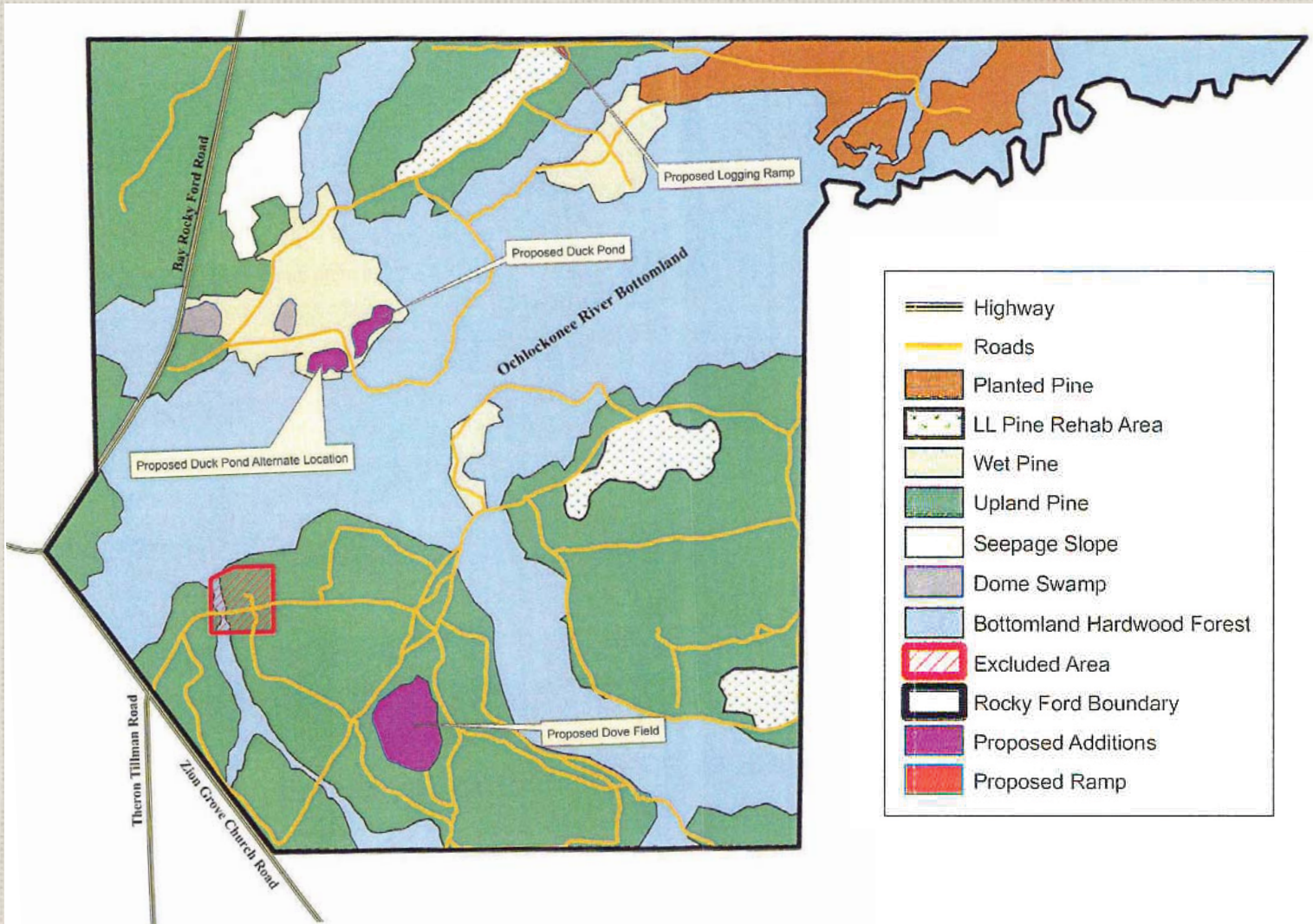
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