



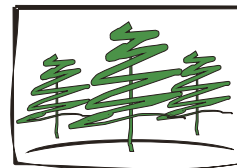
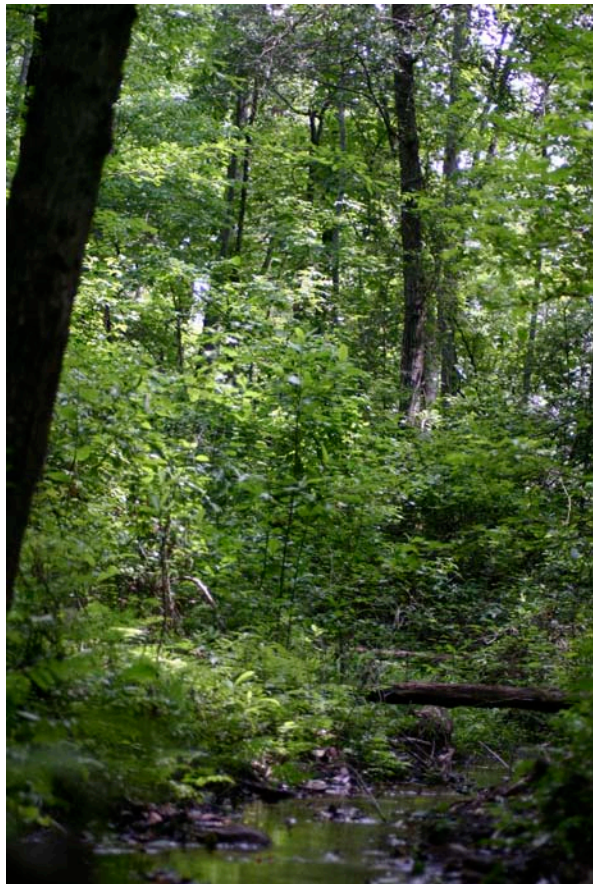
Wild Magnolia Plantation

WILD MAGNOLIA PLANTATION IS GORGEOUS 226.76 ACRE TRACT SITUATED IN NORTHEAST UPSON COUNTY IN CENTRAL GEORGIA. IT IS CONVENIENTLY LOCATED 15 MILES EAST OF THOMASTON AND 12 MILES SOUTH OF BARNESVILLE. IT IS ONLY 75 MILES TO DOWNTOWN ATLANTA AND 30 MILES TO MACON. IT OFFERS TRUE DIVERSITY THAT IS RARE IN A TRACT THIS SIZE. EVERYTHING YOU WANT ALL IN ONE PLACE.



OUTDOOR RECREATION ESTATE HOME PROPERTY

- HUNDREDS OF NATURALLY GROWING WILD MAGNOLIA TREES
- 2 STONE COLUMN ENTRANCES CREATED FROM THE STONE OF THE ORIGINAL HOME SITE
- LOCALLY BUILT CUSTOM STEEL GATES
- EQUESTRIAN ESTATE FOUR BOARD FENCING
- OVER 12 MILES OF INTERIOR ROADS AND 4 WHEEL TRAILS
- 3 HOME SITES OVERLOOK THE LAKE
- 5 ACRE SPRING-FED POND
- 47 ACRES OF MEADOWS, FIELDS AND FOOD PLOTS
- 85 ACRES OF LOBLOLLY PINE
- 89 ACRES OF MIXED HARDWOOD(WHITE & RED OAK, POPLAR, HICKORY, WALNUT, ETC.)
- TURNKEY HUNTING PROPERTY — EVERYTHING IS IN PLACE AND READY TO GO.



LUTSEY LAND COMPANY



HUNTING

- WHITETAIL DEER, DOVE, TURKEY, DUCK, GEESE, RABBIT AND QUAIL
- QUALITY DEER MANAGEMENT(QDM) PRINCIPLES IN PLACE SINCE EARLY 2008
- 9 FOOD PLOTS (5-SPRING/SUMMER & 4-FALL/WINTER) EQUALING 9 ACRES
- 10 TREE STANDS (4-TOWERS & 6-LADDER STANDS W/ HARNESSES)
- 11.4 ACRE "PASTURE READY" DOVE FIELD
- 1/2 ACRE FLOODABLE DUCK POND
- 26 ACRES OF NATIVE WARM SEASON GRASS WILL PROVIDE COVER FOR DECADES TO COME

FISHING

- 5 ACRE CUSTOM BUILT POND
- SPRING FED
- 6 FISH SPAWNING AREAS
- STOCKED WITH LARGE MOUTH BASS, BLUE GILL BREAM, RED EAR BREAM, & CHANNEL CATFISH

Wild Magnolia Plantation



NATURE AND WILDLIFE

- DIVERSITY OF LANDSCAPE, NOT A MONOCULTURE – THIS PROVIDES EVERYTHING WILDLIFE NEEDS: FOOD, WATER, AND COVER FOR SAFETY.
- REMOVAL OF INVASIVE FOREIGN PLANTS (PRIVET, SWEETGUM, ETC) THROUGH SPRAYING, CUTTING, MULCHING, ALLOWS NATIVE SPECIES TO GROW
- PLANTING OF NATIVE WARM SEASON GRASSES RETURNS THE LAND TO THE WAY IT WAS 400 YEARS AGO AND PROVIDES ESSENTIAL COVER TO ALL ANIMALS
- CUSTOM BUILT WOOD DUCK HOUSES
- "CRITTER HOUSES" TO PROVIDE SAFETY TO SMALL ANIMALS NEAR OPEN FIELDS

TIMBER

- 37 ACRES OF LOBLOLLY PINE AT 150 TREES TO THE ACRE
- 48 ACRES OF LOBLOLLY PINE AT 110 TREES TO THE ACRE
- ALL PINES WERE PRESCRIBED BURNED IN 2008 AND 2009
- ALL PINES WERE SPRAYED IN 2008 TO CONTROL UNDER STORY GROWTH