



**TARVA**  
ALBANY, GEORGIA





**TARVA**  
**ALBANY, GEORGIA**

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**\$15,500,000 | 4,515± ACRES**

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LISTING AGENT: **ELLIOTT DAVENPORT, JR.**

THE WINGS GROUP, LLC  
1428 WILLIAM ST., SUITE C-2  
CHATTANOOGA, TENNESSEE 37408

M: 423.364.2092

[ELLIOTT@WINGSGROUPLLC.COM](mailto:ELLIOTT@WINGSGROUPLLC.COM)

LISTING AGENT: **BILL MCDAVID**

901 S. HIGGINS AVE., STE. 103  
MISSOULA, MONTANA 59801

P: 406.542.3762

M: 406.360.3141

[MCDAVID@HALLANDHALL.COM](mailto:MCDAVID@HALLANDHALL.COM)

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Land... that's where it all begins. Whether it is ranch land or family retreats, working cattle ranches, plantations, farms, estancias, timber or recreational ranches for sale, it all starts with the land.

Since 1946, Hall and Hall has specialized in serving the owners and prospective owners of quality rural real estate by providing mortgage loans, appraisals, land management, auction and brokerage services within a unique, integrated partnership structure.

Our business began by cultivating long-term relationships built upon personal service and expert counsel. We have continued to grow today by being client-focused and results-oriented—because while it all starts with the land, we know it ends with you.

WITH OFFICES IN:

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DENVER, COLORADO	BOZEMAN, MONTANA
EATON, COLORADO	MISSOULA, MONTANA
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**SALES | AUCTIONS | FINANCE | APPRAISALS | MANAGEMENT**

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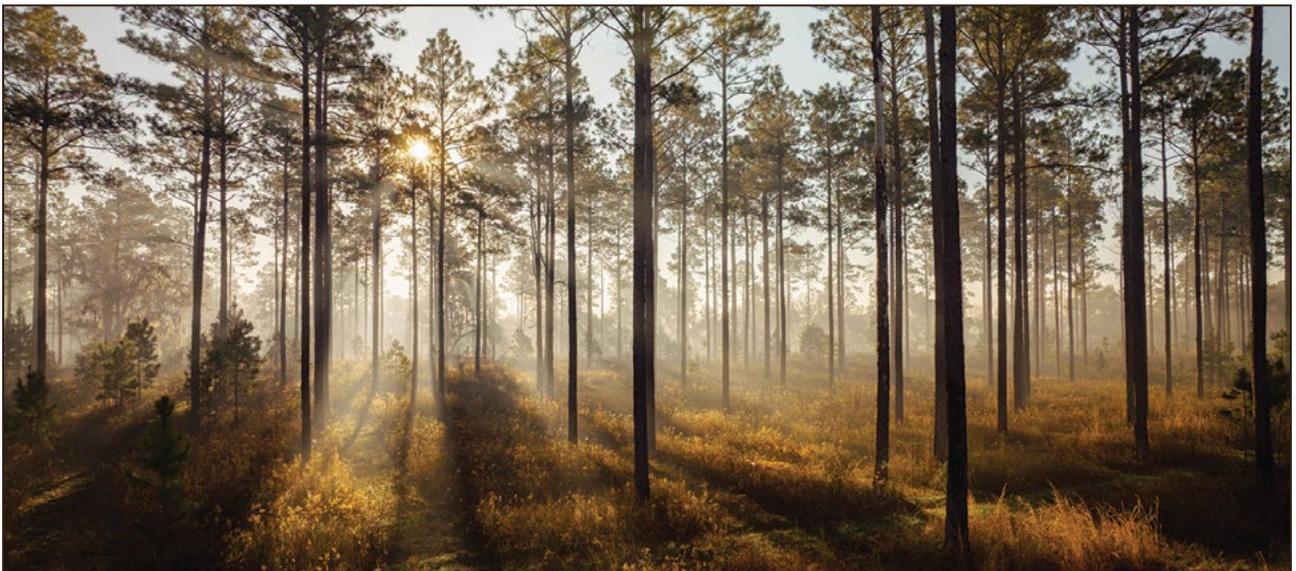


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## EXECUTIVE SUMMARY

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*Tarva is a 4,515± acre wild quail plantation located in the Albany, Georgia quail belt adjacent to or in the immediate neighborhood of dozens of other highly coveted and similarly-managed properties. The diversity of habitat and wildlife makes this an exciting, all-season recreational hunting retreat. And, when not in the field, the circa 1850 historic main house, set among sprawling live oaks, is a showplace, meticulously preserved and outfitted in a comfortable southern style.*







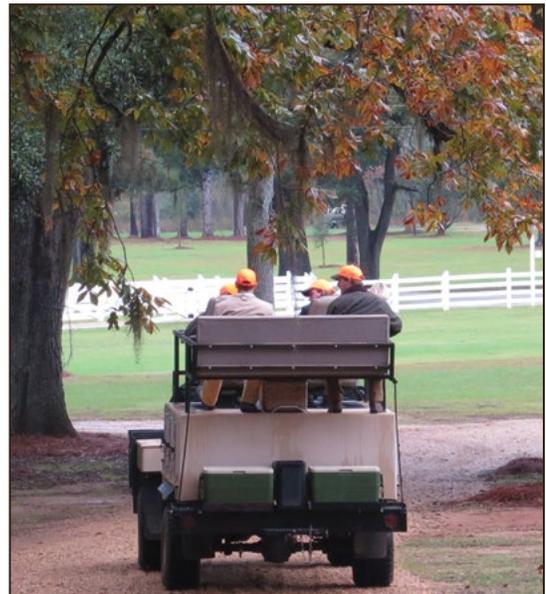
## HUNTING OPPORTUNITIES

Tarva is a wildlife-rich property with an abundance of diversity, and these lands provide some of the south's most prolific bird hunting opportunities. Having undergone a habitat revitalization project in recent years, Tarva's wild quail numbers have exploded to impressive levels. There are a total of nine quail courses.

2022	6.8 coveys seen per hour	243 quail harvested
2021	6.1 coveys seen per hour	~250 quail harvested (data lost)
2020	5.4 coveys seen per hour	285 quail harvested



Arguably some of the south's best dove fields, Tarva has two barnburner fields that are 30± acres and 7± acres in size, equipped with faux powerlines.





This area of Georgia is known to produce strong whitetail deer genetics, and an owner can expect to routinely harvest 150 to 160 class whitetail deer.



Turkeys are abundant, and the Coolewahee Creek and many natural cypress ponds provide sporty wood duck shooting.

Tarva's wildlife-rich diversity creates fun and dynamic days in the field that stretches the annual use of this property out across all hunting seasons.

## HISTORY



For hundreds of years, the lands at and around Tarva have been sought-after. First, by Creek Indians who came for the water resources and highly productive soils, then by American settlers in the early 1800s.

Tarva was originally established as a working farm by Henry Hartwell Tarver in 1836 and at that time was named “Buzzard Roost.” It is said that Tarver came to the area with Nelson Tift that year to establish the trading station that started the town of Albany.

Tarva and its sister plantation, Pinebloom, were wedding gifts from Henry Hartwell respectively to his son, Henry Andrew, and daughter, Dorothy. Dorothy was married to Alfred Holt Colquitt, the 49th Governor of Georgia and two-term U.S. Senator.

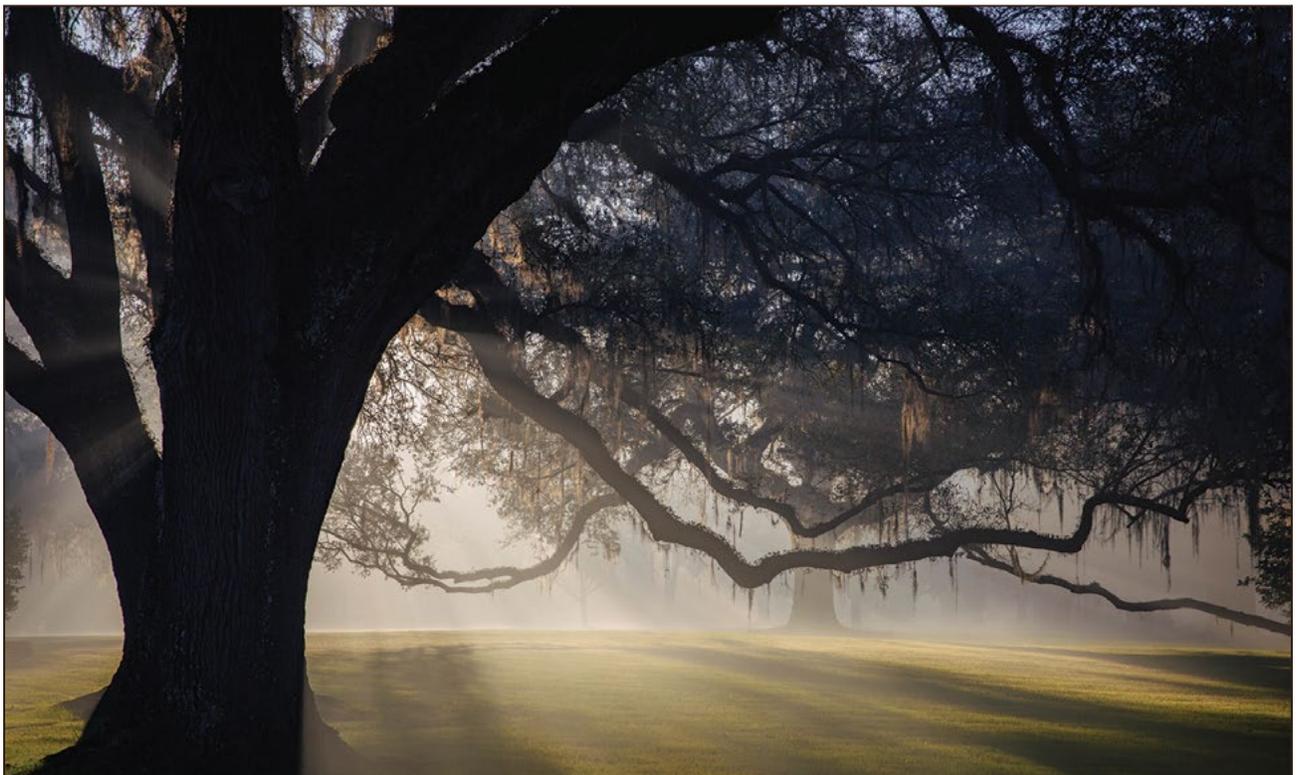
For years, Henry ran the operations at Tarva, and in 1870, he moved his family to Atlanta and served one term in the Georgia State Legislature. They stayed in Atlanta, using Tarva seasonally until Henry’s death in 1897. The property passed to Henry A., Jr., who continued to use the property seasonally, serving as mayor of Albany for three terms.

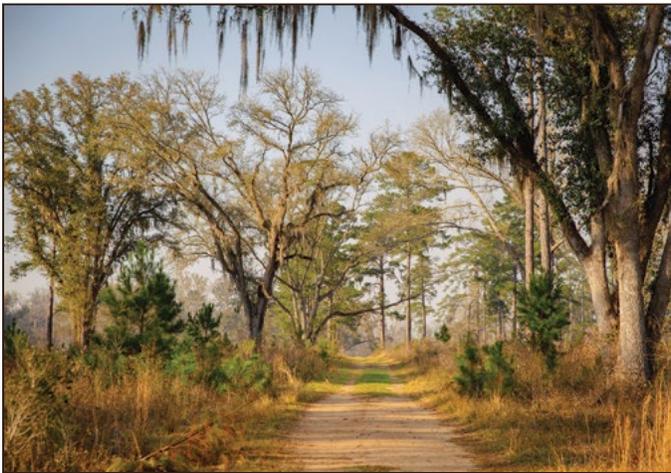
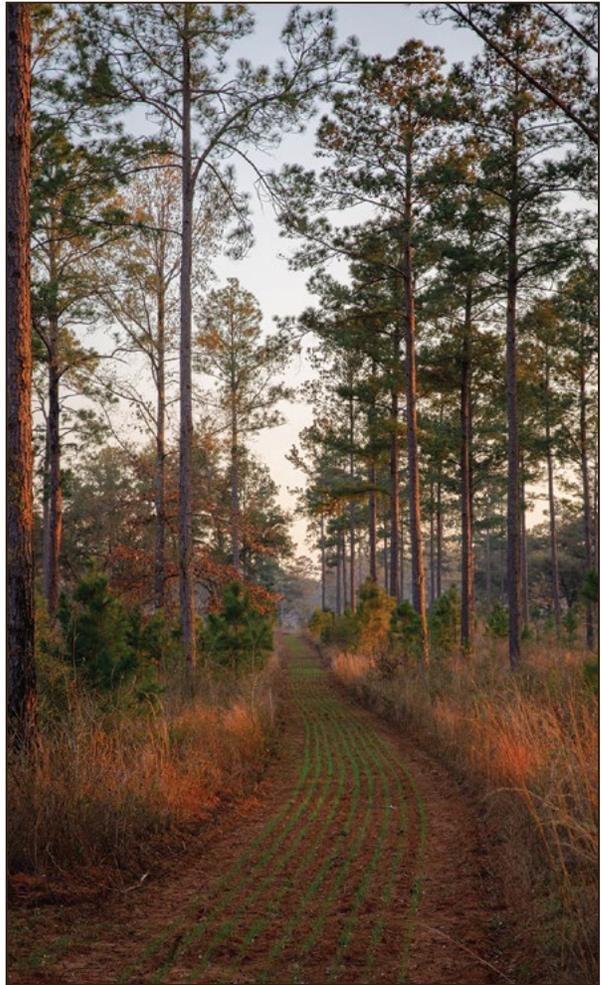
After Henry Jr.'s death in 1935, his brother Fort Tarver took ownership of the property and eventually sold to Russell A. Alger of Michigan in 1940. The Algiers were a prominent family in Michigan; Alger's grandfather served as its governor, was the Secretary of War under McKinley, and was a U.S. Senator. His father was an investor in the Packard Motor Car Company. Alger reassembled the property through several purchases in the 1940s, amounting to about 4,500 acres. He named the property "Placida" and restored the main house under the guidance of Edward Vason Jones, an esteemed local architect who was well-known for completing three interior restoration designs for the White House over a period of three presidencies.

In 1947, Don and Mary Hunter of Cleveland purchased the property. Mary was the granddaughter of Howard Melville Hanna, an early member of the Standard Oil Trust who owned Pebble Hill and Melrose Plantations in Thomasville. They, and their daughter, Barbara, were passionate horse breeders with a farm in Kentucky and a ranch in Montana.

A testament to the quality and timeless design of the house, as well as the restraint of the architects, nothing drastic was done to renovate the house aside from enclosing the veranda, connecting the kitchen to the rest of the main house, and re-doing the north and south steps. Mary continued to work with Jones and brought in Frank McCall of Moultrie to redesign the kitchen. She renamed the property "Tarva," a better reflection to her of what it sounded like when the locals pronounced Tarver.

The house and surrounding acreage were listed on the National Register of Historic Places in 1989. In 2013, after Barbara passed, her estate sold the property to the current owners who have made great investments to improve the house and grounds, as well as the quail habitat.

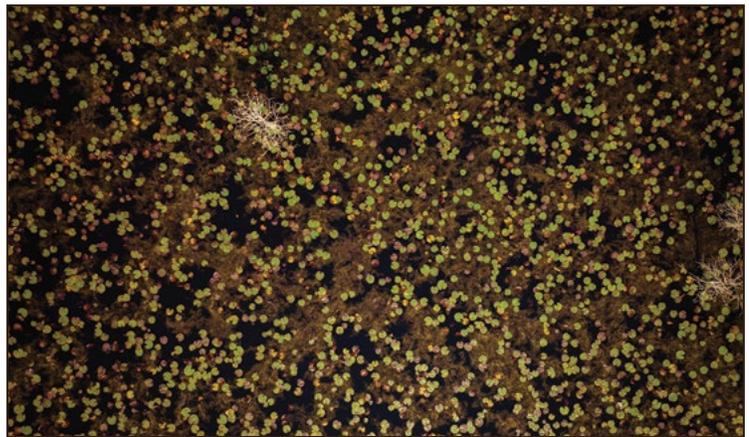




## ACREAGE

Tarva is 4,515± acres. The majority of the upland area is managed for quail. It features dozens of unique cypress ponds, ranging in size between one and over 125 acres. Tarva's eastern property line is the Cooleewahee Creek, a tributary to the Flint River, and shared with Nilo. These water features are rare ecotonal treasures for wildlife habitat and offer a greatly-untouched recharge into the Floridan aquifer. Like many other properties in the area, Tarva is protected from development by a conservation easement.





## IMPROVEMENTS

The Tarva home and grounds are truly exceptional in history, beauty, and architecture. One bad decision by a previous owner over the past 172 years could have ruined this heirloom, but under their careful stewardship, only the best consultants were retained to make small but significant improvements over the years, mainly to preserve and modernize the house.



### HISTORIC MAIN HOUSE

The 7,300± square foot Greek Revival raised cottage was built as a wedding gift for Henry A. and Elizabeth Tarver from Henry's father in 1850. The house is architecturally timeless, greatly intact, and has recently undergone upgrades.

The house is one-story with front and side porticos and features two 24-foot square parlors at the front of the house, formal dining room, three bedrooms with three full and two half baths, chef's kitchen, and breakfast room.







A unique design feature of the house is the two 16-foot-wide center hallways laid out in a Greek cross plan, each end opening up to porches. The hall on the west wing of this east-to-west portion of the corridor creates a veranda that has now been glassed in and overlooks a magnificent live oak and a brick courtyard. The symmetry and scale of the house is visually appealing and done so effortlessly—from the 16-foot ceilings to the triple-hung veranda windows.



Some of the finest architects of their time have been enlisted over the years for restorations. In the 1940s, Russell A. Alger, Jr. recruited local Edward Vason Jones, well-known for interior restoration designs of the White House. He helped to enclose the veranda and connect the detached kitchen. Later, Mary Hunter enlisted Frank McCall to help with the kitchen design and, most recently, Atlanta's Spitzmiller and Norris oversaw updates to the house and supporting improvements.

## GUEST CABIN & GUEST HOUSE

Tucked alongside the main house and facing the bricked courtyard is a two-bedroom, two-bathroom guest cabin, approximately 650± square feet.

A three-bedroom guest house is a short walk from the main house with a full kitchen and two baths and is 1,315± square feet.



## OTHER IMPROVEMENTS

Additional improvements include a garage behind the main house and a modest four-stall horse stable with half bath and kitchen area, wagon room, tack room, hay storage, and nearby fire pit. There is also a four-bedroom manager's house, a three-bedroom assistant manager's house, a two-bedroom guest house, seven small concrete block tenant houses (only one is occupied), a farm shop, new grain bins, and equipment barn.



## **CLIMATE**

Southwest Georgia has a humid subtropical climate and offers long warm summers and the most pleasant and mild of winters. Between November and March, the daily high temperatures in Albany average 65 degrees and low temperatures on average are 39 degrees. Rainfall usually peaks in March and during the summer months, with an average annual rainfall of 51 inches.

## **TAXES**

Based upon recent years, the annual property taxes for Tarva are estimated at \$37,000.





## THE FACTS:

- 4,515± acre quail plantation in the Albany quail belt in Baker & Dougherty Counties, Georgia.
- Adjacent to or in the immediate neighborhood of other large recreational properties such as Pinebloom, Nilo, Pineland, Wildfair, Blue Springs, and Nonami.
- Thousands of acres of quail hunting habitat have undergone an intense management and restoration plan over the last several years yielding strong quail counts. In the 2022 and 2021 seasons, Tarva moved 6.8 and 6.1 coveys per hour hunted.
- Phenomenal 30± and 7± acre dove fields. 150 to 160 class whitetail deer, abundant turkeys, and wood ducks galore. Tarva's wildlife-rich diversity stretches the annual use of this property out across all hunting seasons.
- This will only be the fourth sale since it was established by the Tarver family over 185 years ago.
- Beautifully maintained and recently restored 7,300± square foot Greek Revival antebellum house circa 1850, offered furnished and featuring three bedrooms and three full and two half bathrooms.
- Parklike grounds around the main house were also recently improved to create a fantastic outdoor entertaining area and showcase the beautiful and sprawling live oaks that frame the entrance drive and house.



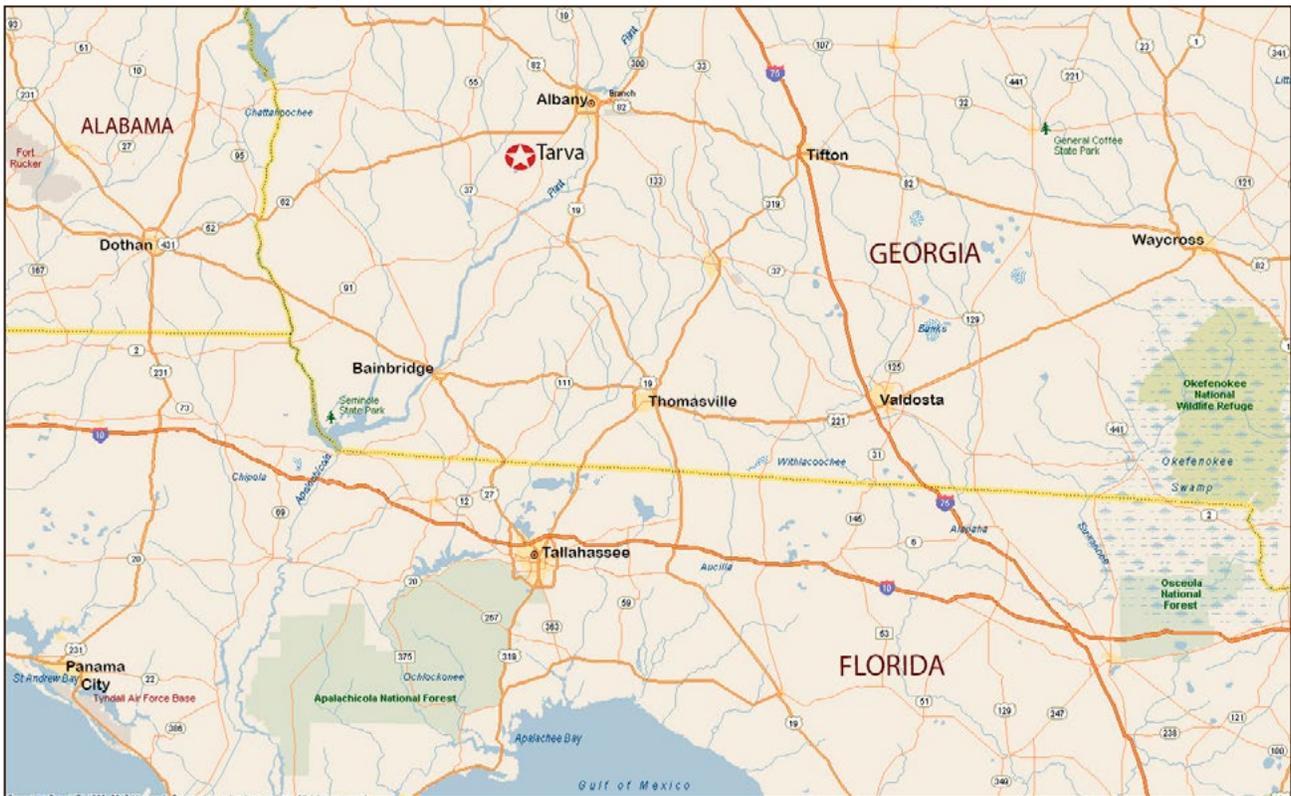


- Additional improvements around the main campus include a two-bedroom, two-bathroom guest cabin, three-bedroom guest house with kitchen, and a modest horse stable.
- Other improvements include a manager's house, an assistant manager's house, and guest house, seven small concrete block tenant houses (only one is occupied), a farm shop, new grain bins, and equipment barn.
- Entire eastern property line, shared with Nilo, is game-rich Cooleewahee Creek, a tributary to the Flint River.
- 11± acre Hunter Lake, shallow water
- Dozens of unique cypress-filled ponds scattered throughout the property that range in size between one and 125 acres.
- Just 17 minutes to the Southwest Georgia Regional Airport.
- Less than an hour's drive north from Thomasville and three hours south of Atlanta.
- Tarva is protected with a conservation easement held by Georgia Department of Natural Resources.
- Tarva is offered furnished and with all of its operating equipment and tools.

**BROKER'S COMMENTS**

I refer to Tarva as a “trigger pulling” property. I’ve always been impressed with its DIVERSITY of QUALITY hunting. Tarva is a tremendous resource for the hunting enthusiast, and it offers the quintessential southern main home setting for gathering with family and friends.

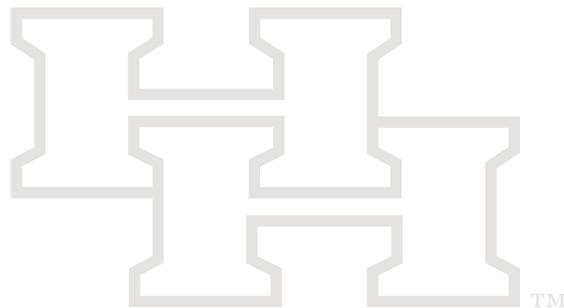




*Click on map above for link to MapRight map of property.*

## PRICE

**\$15,500,000**



NOTICE: Offering is subject to errors, omissions, prior sale, change or withdrawal without notice, and approval of purchase by owner. Information regarding land classifications, acreages, building measurements, carrying capacities, potential profits, etc., are intended only as general guidelines and have been provided by sources deemed reliable, but whose accuracy we cannot guarantee. Prospective buyers should verify all information to their satisfaction. Prospective buyers should also be aware that the photographs in this brochure may have been digitally enhanced.

## ADDITIONAL SERVICES OFFERED BY HALL AND HALL

- 1. MANAGEMENT SERVICES** – Hall and Hall's Management Division has a very clear mission—to represent the owner and to ensure that his or her experience is a positive one. Services are customized to suit the owner's needs. They often begin with the recruiting and hiring of a suitable ranch manager or caretaker and are followed by the development of a management or operating plan along with appropriate budgets. Ongoing services include bill paying, ranch oversight, and consulting services as needed. Even the most sophisticated and experienced ranch owners appreciate the value of a management firm representing them and providing advice on local area practices and costs. [Jerome Chvilicek](#) or [Dan Bergstrom](#) at (406) 656-7500 or [Jim Fryer](#) at (406) 587-3090 are available to describe and discuss these services in detail and welcome your call.
- 2. RESOURCE ENHANCEMENT SERVICES** – Increasingly the value of a ranch is measured by the quality of each and every one of its resources. Coincidentally, the enhancement of a ranch's resources also increases the pleasure that one derives from the ownership of a ranch. Our management services have included the assessment of everything from wildlife habitat to bird habitat to water resources and fisheries and the subsequent oversight of the process involved with the enhancement of these resources. [Jerome Chvilicek](#) or [Dan Bergstrom](#) at (406) 656-7500 and [Brant Marsh](#) at (406) 596-2111 are available to describe and discuss these services in detail and welcome your call.
- 3. AUCTIONS** - Hall and Hall Auctions offer “Another Solution” to create liquidity for the owners of Investment-Quality Rural Real Estate. Our auction team has experience in marketing farmland, ranchland, timberland and recreational properties throughout the nation. Extreme attention to detail and complete transparency coupled with Hall and Hall's “Rolodex” of more than 40,000 targeted owners and buyers of rural real estate help assure that there are multiple bidders at each auction. In addition, the unique Hall and Hall partnership model creates a teamwork approach that helps to assure that we realize true market value on auction day. For more information on our auction services contact [Scott Shuman](#) at (800) 829-8747.
- 4. APPRAISALS** - Staying abreast of ancillary market influences in ever-changing economic conditions requires a broad professional network to tap into. Finding an appraiser who not only understands the numbers but also the differences in value from one area to another is a critical part of making an informed decision. The appraisal team at Hall and Hall, formed entirely of Accredited Members of the American Society of Farm Managers and Rural Appraisers (ASFMRA), has that critical network of brokers and lending professionals. This professional network coupled with diverse experience across multiple regions and market segments allows our appraisal team to deliver a quality product in a reasonable timeframe. [J.T. Holt](#) at (806) 698-6884 is available to describe and discuss these services in detail and welcome your call.
- 5. SPECIALIZED LENDING** - Since 1946 Hall and Hall has created a legacy by efficiently providing capital to landowners. In addition to traditional farm and ranch loans, we specialize in understanding the unique aspects of placing loans on ranches where value may be influenced by recreational features, location and improvements and repayment may come from outside sources. Our extensive experience and efficient processing allows us to quickly tell you whether we can provide the required financing.

Competitive Pricing | Flexible Terms | Efficient Processing

[Tina Hamm](#) or [Scott Moran](#) • (406) 656-7500

[Adam Deakin](#) • (970) 716-2120

[Monte Lyons](#) • (806) 698-6882

[J.T. Holt](#) or [Alex Leamon](#) • (806) 698-6884

## GEORGIA DISCLOSURE

### Agency Provisions

GEORGIA LAW ALLOWS THE CREATION OF SEVERAL DIFFERENT TYPES OF AGENCY RELATIONSHIPS BETWEEN BROKERS, SELLERS & BUYERS. THESE RELATIONSHIPS CREATE DIFFERENT BROKER OBLIGATIONS DEPENDING ON THE AGENCY RELATIONSHIP. UPON LISTING OF A PROPERTY, A SELLER AGENCY RELATIONSHIP IS CREATED. A SITUATION MAY ARISE, HOWEVER, WHEREBY HALL & HALL PRODUCES A POTENTIAL BUYER FOR THE PROPERTY. IN THIS INSTANCE, HALL & HALL MAY ACT IN A "DESIGNATED AGENT" RELATIONSHIP. A "DESIGNATED AGENT" MEANS ONE OR MORE LICENSEES AFFILIATED WITH A BROKER WHO ARE ASSIGNED BY THE BROKER TO REPRESENT SOLELY ONE CLIENT TO THE EXCLUSION OF ALL OTHER CLIENTS IN THE SAME TRANSACTION AND TO THE EXCLUSION OF ALL OTHER LICENSEES AFFILIATED WITH THE BROKER. THE LISTING BROKER'S OBLIGATIONS UNDER A "DESIGNATED AGENT" RELATIONSHIP ARE IDENTICAL TO THAT OF A "SELLER AGENT" AND ARE OUTLINED BELOW.

### SELLER AGENT & DESIGNATED AGENT DISCLOSURE

(a) A broker engaged by a seller shall:

- (1) Perform the terms of the brokerage engagement made with the seller;
- (2) Promote the interests of the seller by:
  - (A) Seeking a sale at the price and terms stated in the brokerage engagement or at a price and terms acceptable to the seller; provided, however, the broker shall not be obligated to seek additional offers to purchase the property while the property is subject to a contract of sale, unless the brokerage engagement so provides;
  - (B) Timely presenting all offers to and from the seller, even when the property is subject to a contract of sale;
  - (C) Disclosing to the seller material facts which the broker has actual knowledge concerning the transaction;
  - (D) Advising the seller to obtain expert advice as to material matters which are beyond the expertise of the broker; and
  - (E) Timely accounting for all money and property received in which the seller has or may have an interest;
- (3) Exercise reasonable skill and care in performing the duties set forth in this subsection and such other duties, if any, as may be agreed to by the parties in the brokerage engagement;
- (4) Comply with all requirements of this chapter and all applicable statutes and regulations, including but not limited to fair housing and civil rights statutes; and
- (5) Keep confidential all information received by the broker during the course of the engagement which is made confidential by an express request or instruction from the seller unless the seller permits such disclosure by subsequent word or conduct, or such disclosure is required by law; provided, however, that disclosures between a broker and any of the broker's affiliated licensees assisting the broker in representing the seller shall not be deemed to breach the duty of confidentiality described above

(b) A broker engaged by a seller shall timely disclose the following to all parties with whom the broker is working:

- (1) All adverse material facts pertaining to the physical condition of the property and improvements located on such property including but not limited to material defects in the property, environmental contamination, and facts required by statute or regulation to be

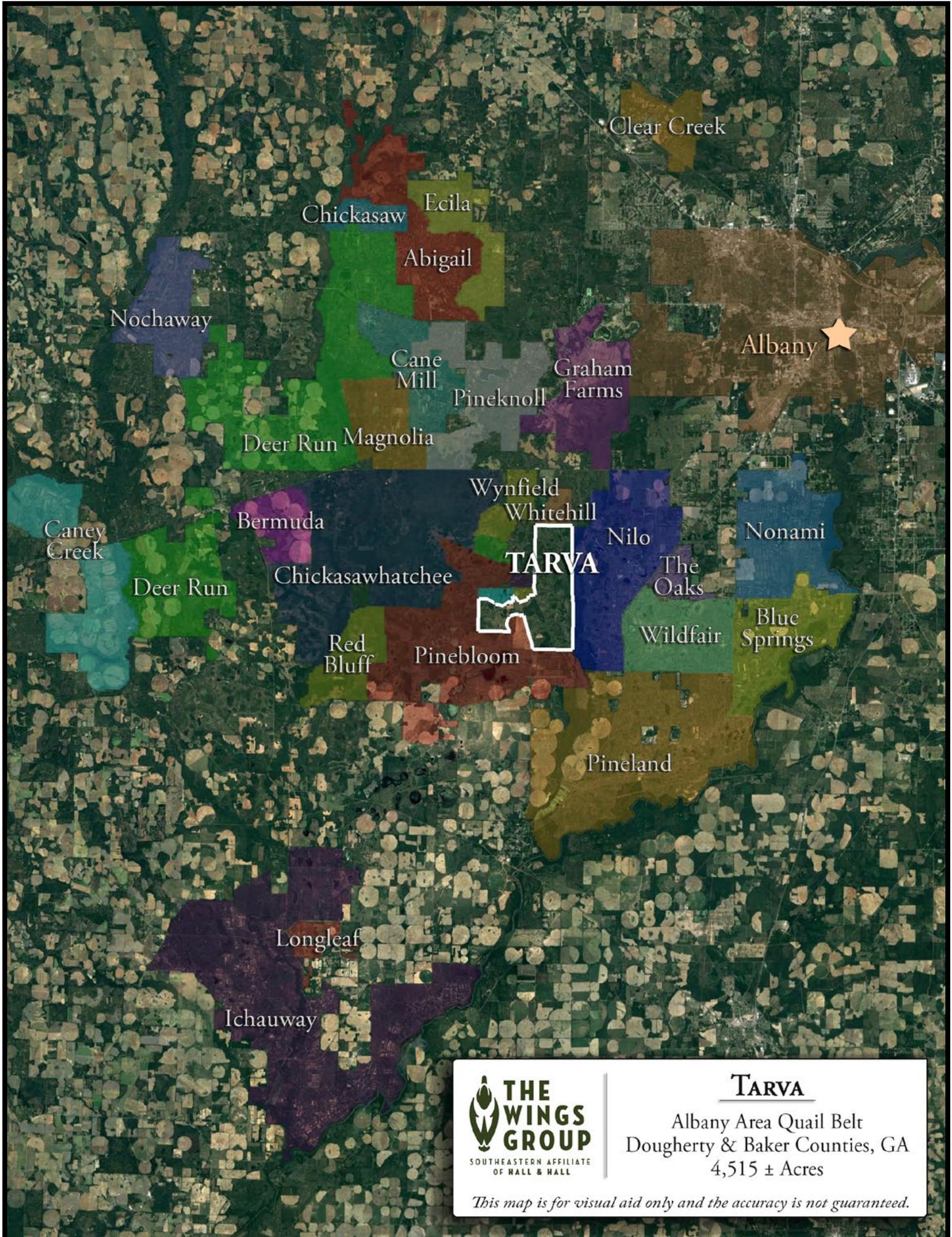
disclosed which are actually known by the broker which could not be discovered by a reasonably diligent inspection of the property by the buyer; and

(2) All material facts pertaining to existing adverse physical conditions in the immediate neighborhood within one mile of the property which are actually known to the broker and which could not be discovered by the buyer upon a diligent inspection of the neighborhood or through the review of reasonably available governmental regulations, documents, records, maps, and statistics. Examples of reasonably available governmental regulations, documents, records, maps, and statistics shall include without limitation: land use maps and plans; zoning ordinances; recorded plats and surveys; transportation maps and plans; maps of flood plains; tax maps; school district boundary maps; and maps showing the boundary lines of governmental jurisdictions. Nothing in this subsection shall be deemed to create any duty on the part of a broker to discover or seek to discover either adverse material facts pertaining to the physical condition of the property or existing adverse conditions in the immediate neighborhood. Brokers shall not knowingly give prospective buyers false information; provided, however, that a broker shall not be liable to a buyer for providing false information to the buyer if the broker did not have actual knowledge that the information was false and discloses to the buyer the source of the information. Nothing in this subsection shall limit any obligation of a seller under any applicable law to disclose to prospective buyers all adverse material facts actually known by the seller pertaining to the physical condition of the property nor shall it limit the obligation of prospective buyers to inspect and to familiarize themselves with potentially adverse conditions related to the physical condition of the property, any improvements located on the property, and the neighborhood in which the property is located. No cause of action shall arise on behalf of any person against a broker for revealing information in compliance with this subsection. No broker shall be liable for failure to disclose any matter other than those matters enumerated in this subsection. Violations of this subsection shall not create liability on the part of the broker absent a finding of fraud on the part of the broker.

(c) A broker engaged by a seller in a real estate transaction may provide assistance to the buyer by performing ministerial acts of the type described in Code Section 10-6A-14; and performing such ministerial acts shall not be construed to violate the broker's brokerage engagement with the seller nor shall performing such ministerial acts for the buyer be construed to form a brokerage engagement with the buyer.

(d) A broker engaged by a seller does not breach any duty or obligation by showing alternative properties to prospective buyers.

*Elliott Davenport of The Wings Group and Bill McDavid of Hall and Hall  
are the exclusive agents of the Seller.*



**TARVA**

Albany Area Quail Belt  
 Dougherty & Baker Counties, GA  
 4,515 ± Acres

*This map is for visual aid only and the accuracy is not guaranteed.*



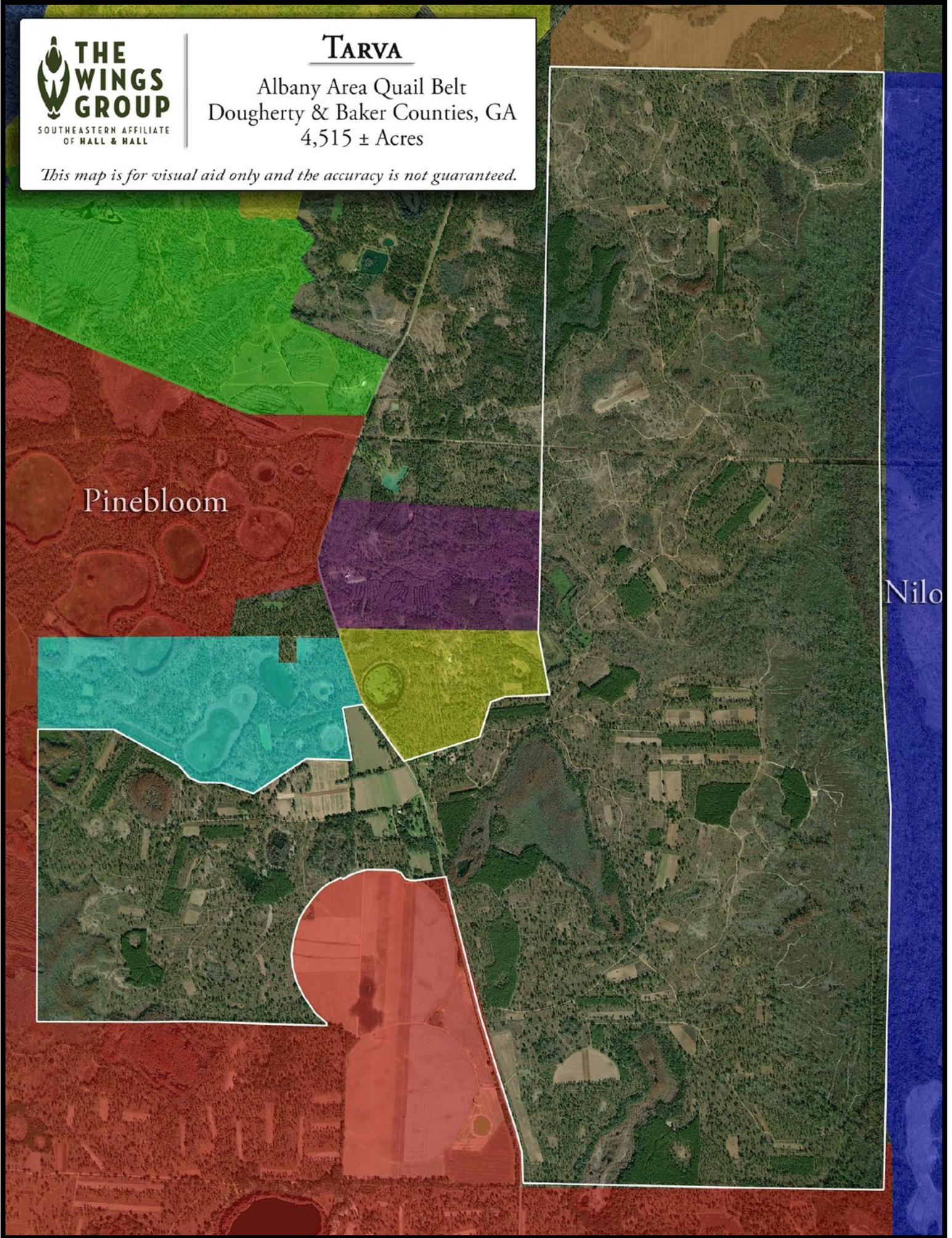
# TARVA

Albany Area Quail Belt  
Dougherty & Baker Counties, GA  
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Pinebloom

Nilo





**TARVA**  
**Campus & Headquarters**  
4,515 ± Acres

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