



TWIN OAKS PLANTATION
THOMASVILLE, GEORGIA

\$9,950,000 | 1,913± ACRES



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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.

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HUTCHINSON, KANSAS	LAREDO, TEXAS
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BILLINGS, MONTANA	MASON, TEXAS
BOZEMAN, MONTANA	SOUTHEASTERN US

SALES | AUCTIONS | FINANCE | APPRAISALS | MANAGEMENT



EXECUTIVE SUMMARY

Twin Oaks Plantation is a 1,913± acre historic plantation located just five minutes from downtown Thomasville in the Red Hills plantation belt with this being the first time this land has been available for purchase since the late 1800's. It is surrounded by many exceptional plantations including Melrose, Longpine, Pebble Hill, Sinkola, and Beverly. These are some of the original plantation lands purchased by the Chapin-Hannas in 1891. Over 150,000 acres of plantations in the Red Hills can be traced back to the Hanna family's influence on their friends, family, and business associates who shared a passion for the recreation these southern properties offered. The landscape is rolling with two-thirds in upland pines, along with the "Big Hammock", a gorgeous bottomland forest. Water resources include nearly two miles of Lee's Creek and a 12± acre lake. The main house is situated on a hill with views of mature pines and pastoral fields. The allure of the history of these productive lands is possibly only rivaled by their proximity to downtown Thomasville. This property, along with much of the surrounding acreage, is protected from development by a conservation easement.



LOCALE

Located between Thomasville, Georgia and Tallahassee, Florida, the Red Hills Region is a 300,000-acre area known for its rolling hills, red clay soils, and diverse ecosystems. It had long been a winter destination for wealthy northerners who came for the mild weather and quail hunting. Sportsmen found that quail flourished in the region and the fast burst of a covey rise was an excitement beyond comparison. It motivated these early landowners to pull together the resources to study and detail the best land management practices for these upland ecosystems and due to their efforts, the Red Hills is revered today as one of the “Last Great Places” in rural America. What it offers for a wing-shooting enthusiast simply cannot be found elsewhere.

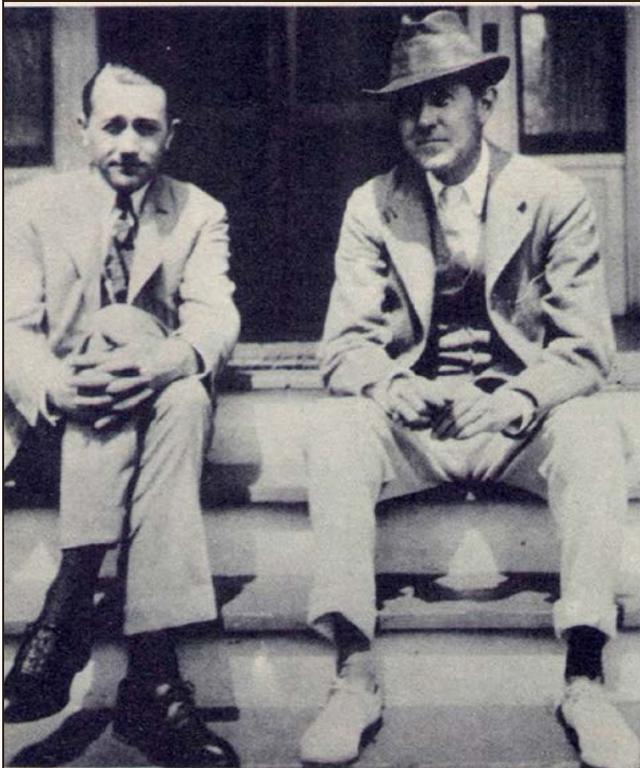


The cities anchoring this block of land offer great entertainment and cultural events. Thomasville is a charming southern town and was recently labeled the second best historic small town in the country by USA Today. Its original bricked roads have been uncovered along many of the downtown streets that take visitors to delightful dining options, boutiques, and shops featuring everything from high-end sporting attire to locally-made handcrafted goods. Tallahassee is Florida’s capital city and is home to three universities, museums, two large hospitals, and a variety of shopping and dining options.

HISTORY

When it comes to shaping the entire culture of the Red Hills region, the lands of Twin Oaks Plantation are essentially the foundation of what made, and quite possibly saved, the landscape of this 300,000-acre region.

Charles M. Chapin of New Jersey was drawn to the beauty and recreational opportunities of the Thomasville area. His mother, Salome Hanna Chapin Jones, owned Elsoma Plantation. In 1891, Chapin purchased the old "Jones Plantation." He owned the property for five years and sold to his uncle, Howard Melville Hanna of Cleveland, Ohio, in 1896. Many historians mark this sale as the impetus of what shaped the region. Over 150,000 acres of Red Hills plantations can be traced back to Mr. Hanna, of the M.A. Hanna Mining Company, and the influence he had in bringing family, friends, and business associates to the area.



Howard M. Hanna

Charles M. Chapin

PHOTO CREDIT: THOMASCOUNTYHISTORY.ORG

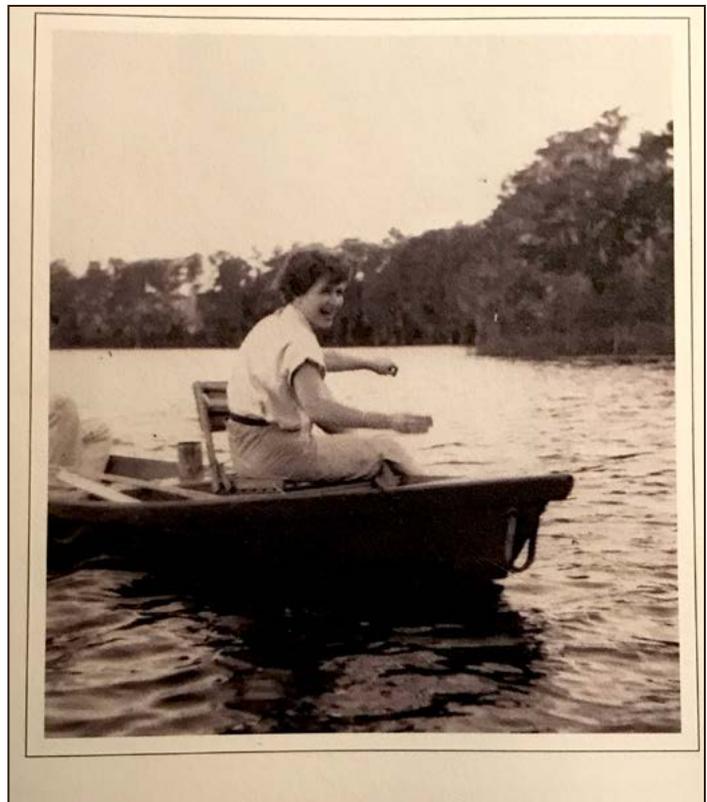


HOWARD M. HANNA, JR. WITH HIS WIFE
AND FIVE CHILDREN



FANNY HANNA BOLTON ~ 3RD GENERATION OF HANNA OWNERSHIP

Mr. Hanna renamed his new plantation Melrose and soon after acquired Pebble Hill and Winnstead plantations, eventually amassing 14,000 contiguous acres. In 1901, he gifted property to his children. His daughter, Kate Benedict, received Pebble Hill, and his son, Howard Melville, Jr., received Melrose. In time, the younger Mr. Hanna further expanded his holdings to 8,000 acres with his purchase of Sinkola Plantation. Melrose was developed into a grand plantation with luxurious appointments. In the early 1930s, Mr. Hanna arranged the first private showing of *Gone With the Wind* at Melrose's Showboat Theater before the Atlanta premiere. Upon his death, Sinkola and Melrose were left to his widow and two of his daughters. Eventually, the lands would be split. Mrs. Warren Bicknell, Jr. received Sinkola, and Mrs. Julian Castle Bolton received Melrose. Mrs. Bolton's daughters would eventually develop their own places on the Melrose plantation lands, with daughter Betsy Schafer naming her portion Twin Oaks and building a home there. The 40 acres surrounding the historic plantation home and headquarters of the original Melrose were sold around the same time.



BETSY BOLTON SCHAFFER ~ 4TH GENERATION OF OWNERSHIP

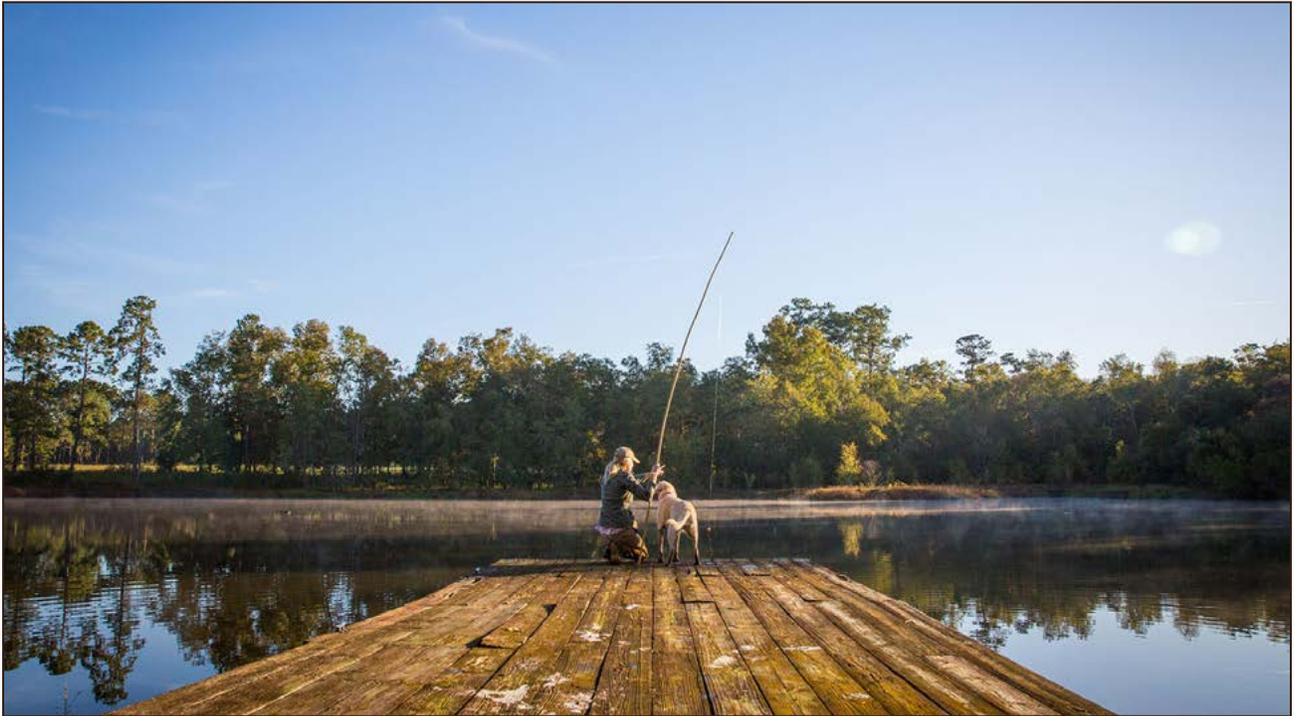


HUNTING OPPORTUNITIES

Twin Oaks is an excellent all-around hunting and fishing property. The landscape diversity at Twin Oaks, and its maturity, offers a wide variety of quality hunting opportunities. The property has several nice hardwood drains running throughout that create lots of edge and transitional habitat for wildlife. Needless to say, the turkey and deer hunting is very good.

With nearly seventy percent of the property in upland pines, a lot of the land is in quintessential South Georgia pine forests that beg for bird dogs to be traversing it. The current owner maintained an active quail-hunting program on Twin Oaks until her age prohibited it. The land still follows several of the best management practices for quail with regular burning, blocking, and maintenance of fallow fields. As a result, in addition to being surrounded by other actively managed plantations, restarting the quail-hunting program would lead to quick results. If an owner wants more quail hunting, there is a very interesting outside opportunity to discuss.





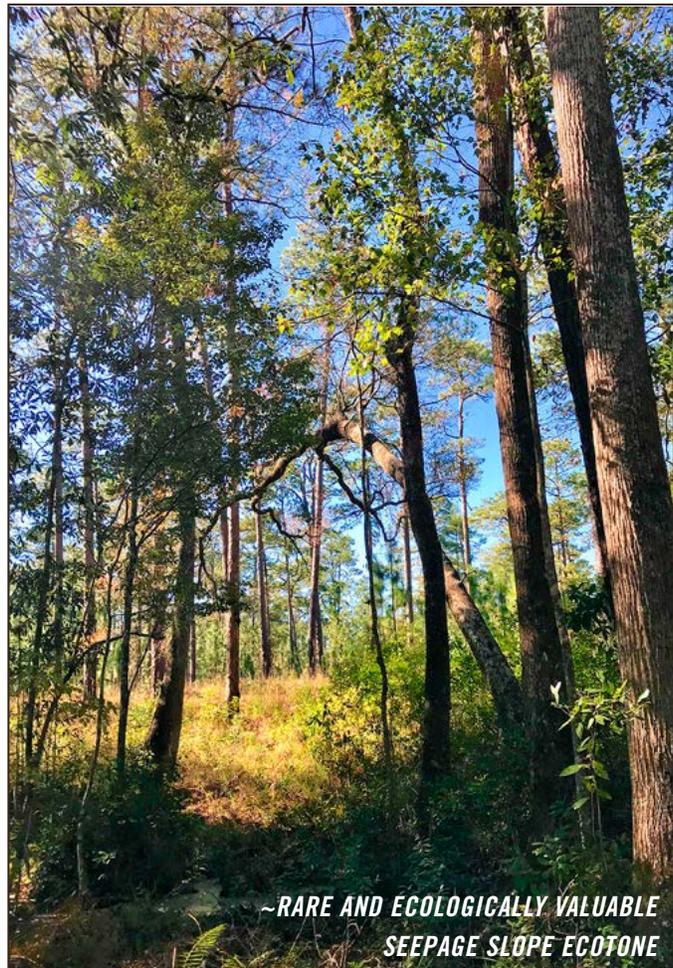
In addition, there are four wildlife fields totaling 50± acres near the main home that are ideal for dove fields. The property also has a gorgeous 12± acre lake providing a quality fishery. The maturity and volume of timber on this property is a big component of why it is such an interesting all-around hunting property.



~ OLD GROWTH LONGLEAF FOREST

ACREAGE

Twin Oaks Plantation consists of 1,913± acres with over two-thirds in productive upland pine habitat of mostly multi-age stands, a 12± acre lake, wildlife fields, Lee’s Creek, and a pristine hardwood drain. The “East Line Woods” is a special natural area featuring a multi-age longleaf forest with an old-growth component, exceptional native groundcover, and a seepage slope ecotone that blends into a mature bottomland forest community. It is one of only four such complete remnant forest examples to be found in the Red Hills.

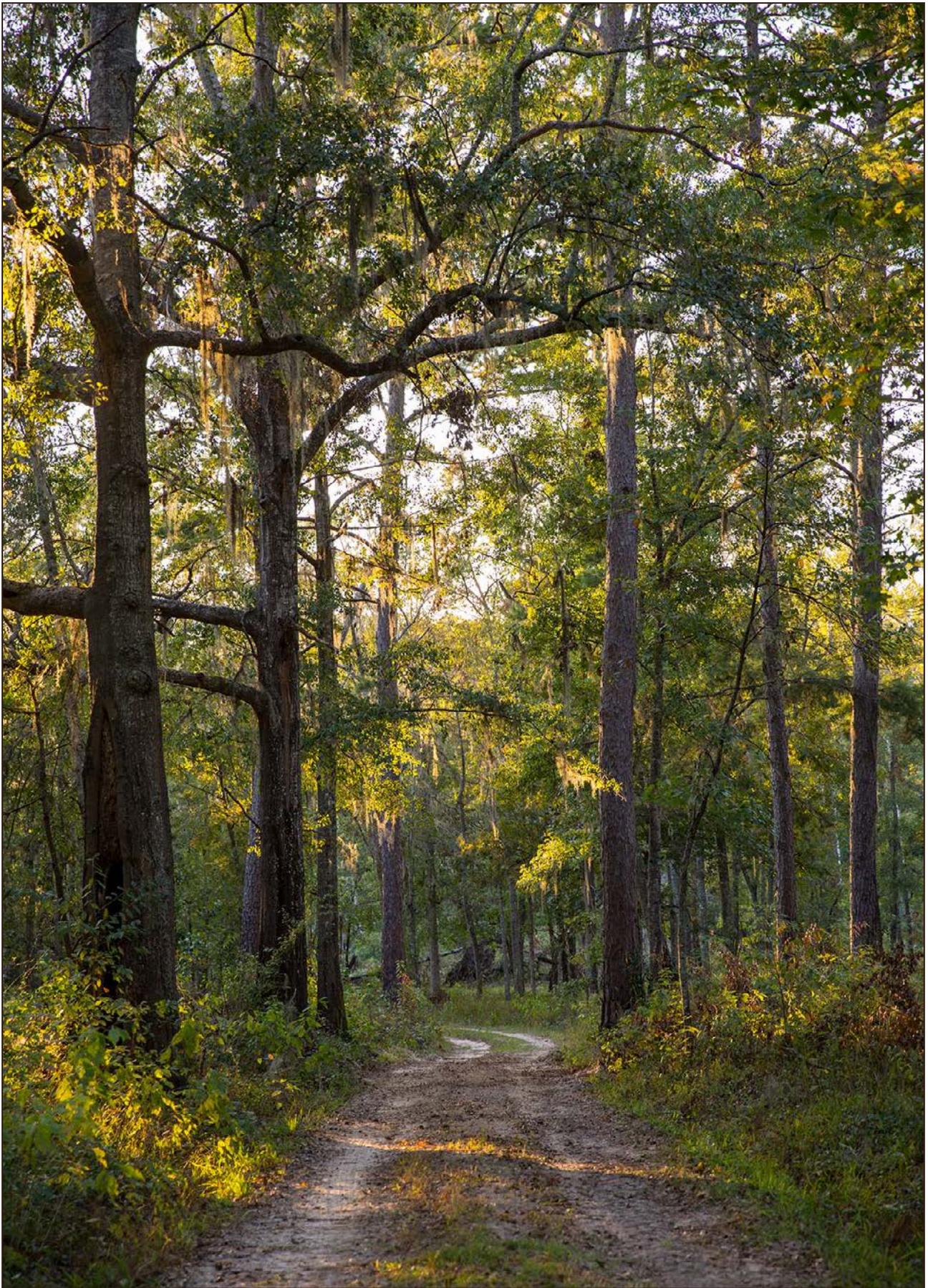


*~ RARE AND ECOLOGICALLY VALUABLE
SEEPAGE SLOPE ECOTONE*









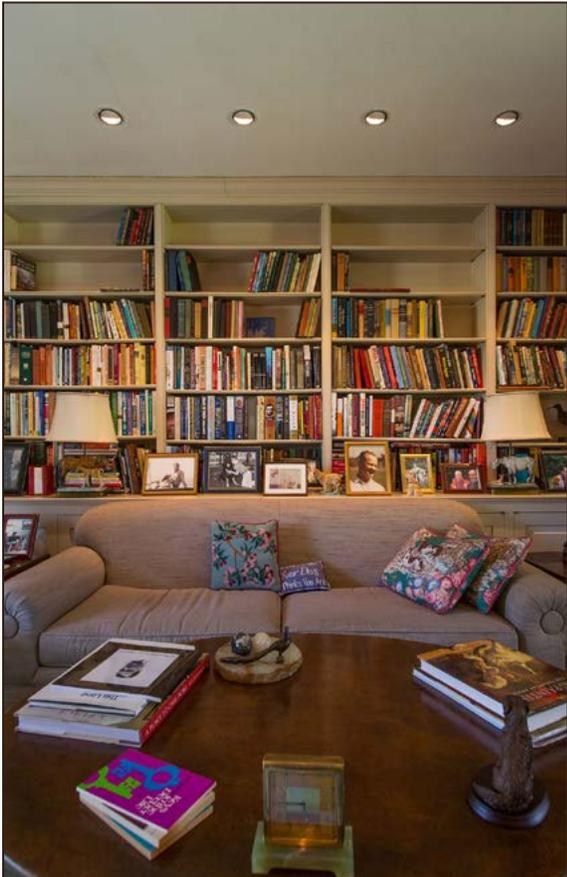


IMPROVEMENTS

MAIN HOUSE

The plantation's main house is situated on a hillside with both pastoral and mature pine views. The 5,735± square foot traditional home was built in 1981 and has three bedrooms, each with an en-suite bathroom, and two additional half baths. The home features an indoor pool, a lanai, a first floor master, two-car garage, very nice enclosed two-run kennel, and generator. The arrival court features the remaining of two grand live oaks that were the inspiration for Twin Oaks' name.





HISTORIC FRONT GATE HOUSE/STAFF HOUSE

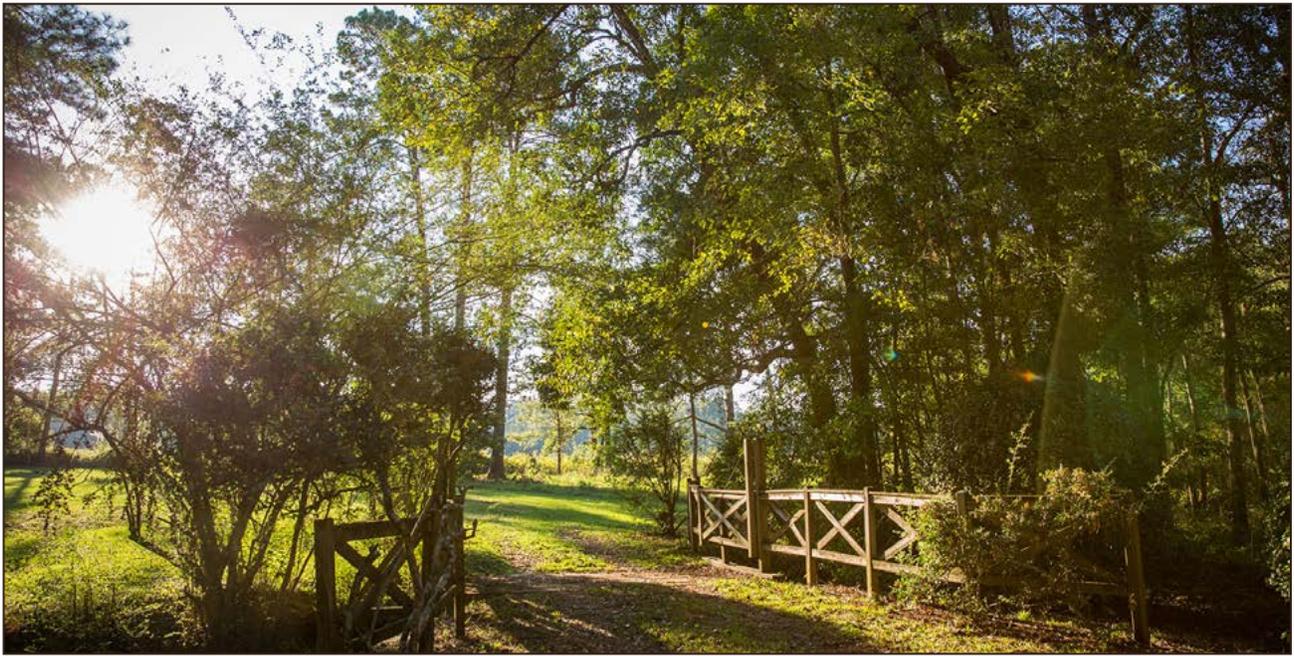
Dating back to the early nineteenth hundreds, the gate house is located at the northern entrance and is a great example of what the historic staff quarters looked like over a century ago. It is currently used for staff housing.



ADDITIONAL STAFF HOUSES

There are two additional houses for staff. Both are located near the main plantation office complex.





OTHER IMPROVEMENTS

Other Improvements include a plantation office, large equipment barn, five-run kennel, a two-stall horse barn with an enclosed tack room with water, electric, and a small woodstove, a raised hay barn, horse feeding shelters, a garage, picnic shelter with fireplace at the lake, excellent roads and numerous concrete and steel bridges.



CLIMATE

The Red Hills region 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 average 68 degrees and low temperatures on average are 43 degrees. Rainfall usually peaks in March and during the summer months, with an average annual rainfall of 53 inches.



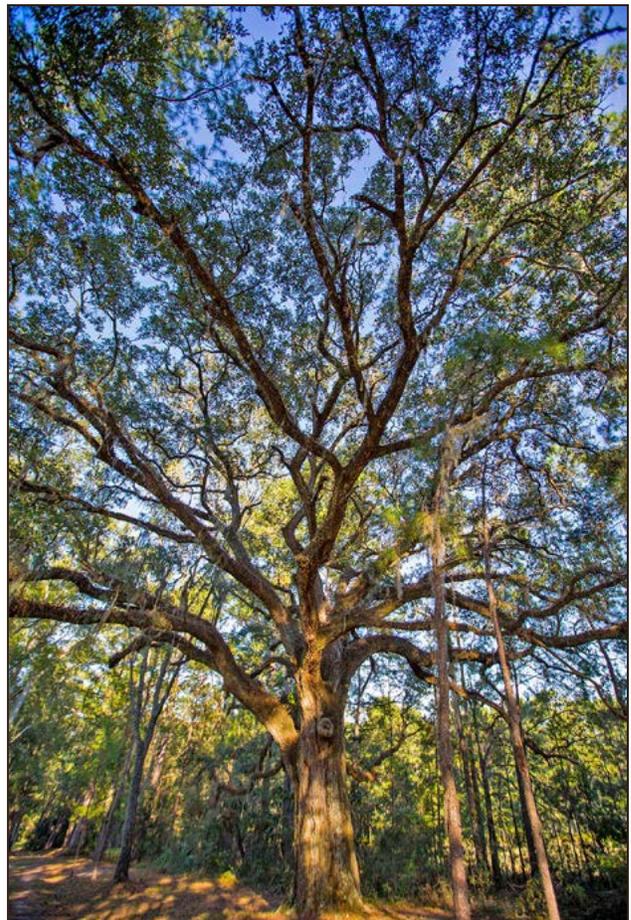
TAXES

In 2019, Twin Oaks was enrolled into Georgia's Conservation Use Assessment Program and Georgia's Forest Land Protection Program in order to achieve more favorable property taxes. The 2019 property taxes are expected to be right around \$22,000.



BROKER'S COMMENTS

Acquired by the Chapin-Hanna Family in 1891, Twin Oaks has not been available for purchase in a staggering 127 years. This land has been the heart and soul of its owners since the nineteenth century, which can be felt when standing next to the virgin longleafs or colossal hardwoods on site. Twin Oak's location to Thomasville is unrivaled for a property of its size and character. The main entrance is literally only five miles from the heart of downtown Thomasville. It is nearly just as convenient to the Bradfordville area of Tallahassee. For a plantation of this size, Twin Oaks truly is a property with characteristics not found elsewhere in the Red Hills.





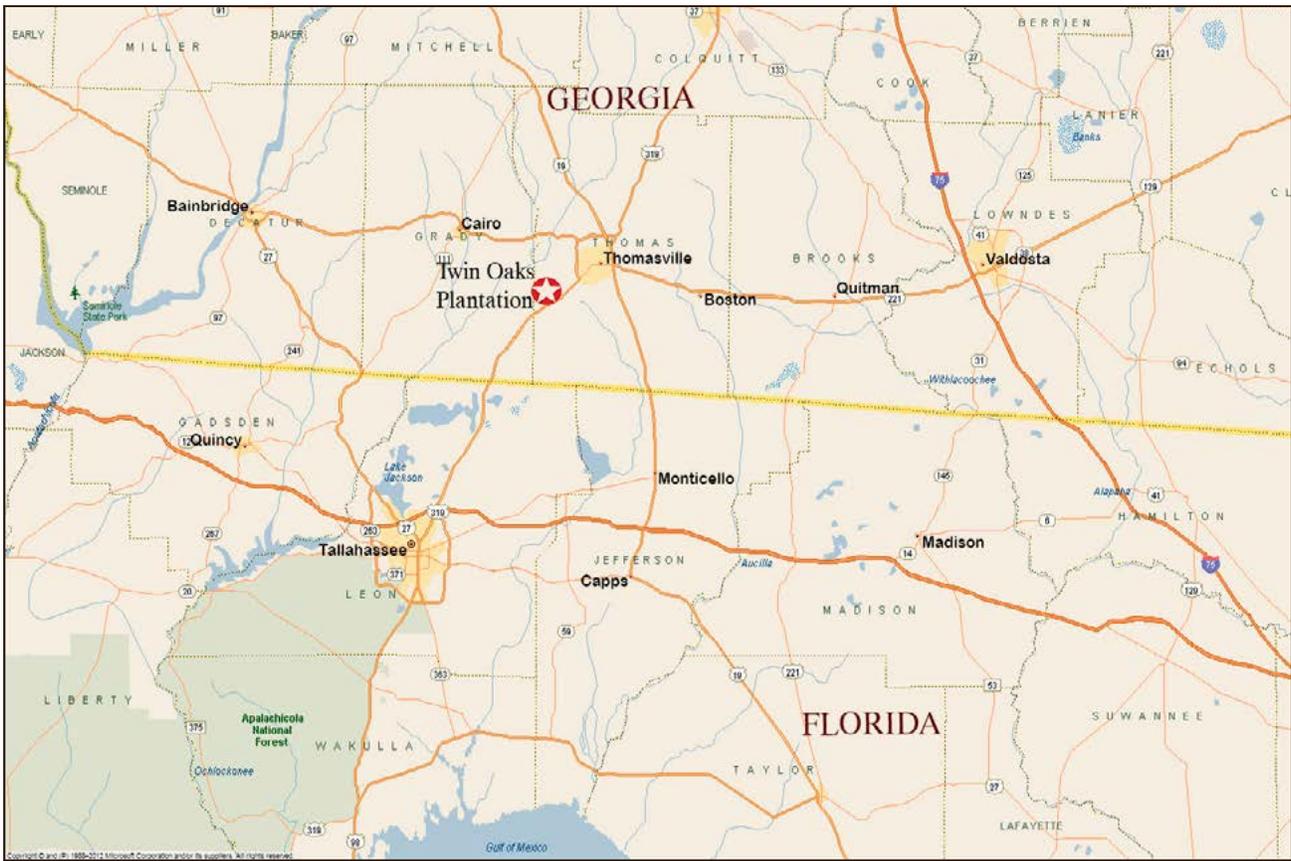
THE FACTS

Twin Oaks Plantation is one of the best-located and longest-owned Red Hills plantations of this size and provenance to ever become available.

- 1,913± acre historic Red Hills plantation just four miles from downtown Thomasville on Highway 319 in Thomas and Grady Counties
- Surrounded by some of the most respected names of historic Red Hills quail plantations, including Pebble Hill, Melrose, Longpine, Sinkola, and Beverly
- Part of plantation lands owned by the same family since 1891 when Charles M. Chapin first purchased it, then sold to his uncle Howard Melville Hanna and still owned by their descendants
- Exceptionally beautiful stands of old-growth longleaf pine
- Diverse and rolling landscape with a beautiful and rare ecotone of mature upland pine-hardwood bay forests
- 1.5± miles of Lee's Creek



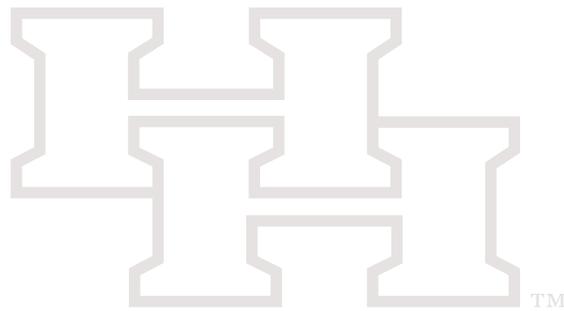
- 12± acre lake with picnic shelter and fireplace
- Approximately a third of a mile of frontage on US Highway 319, the scenic road between Tallahassee and Thomasville, and one and a half miles on Lower Cairo Road
- 5,735± square foot main house with three bedrooms, four full and two half baths, four fireplaces, an indoor pool, lanai, and generator back up power built in 1981
- Other improvements include three staff houses, plantation office, kennels, equipment barn, two-stall horse barn, fenced pastures, and additional barns and shelters
- Very good system of roads throughout with numerous well-constructed concrete and steel bridges
- Very well-maintained grounds with a strong diversity of recreational hunting opportunities
- Twin Oaks, along with much of the neighboring acreage, is protected from development by a conservation easement



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

PRICE

\$9,950,000



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. [Wes Oja](#), [Jerome Chvilicek](#), [Dan Berstrom](#) or [Brant Marsh](#) at (406) 656-7500 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. [Wes Oja](#), [Jerome Chvilicek](#), [Dan Bergstrom](#) or [Brant Marsh](#) at (406) 656-7500 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. For more information contact our appraisal team at (406) 656-7500.
- 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

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[J.T. Holt](#) • (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

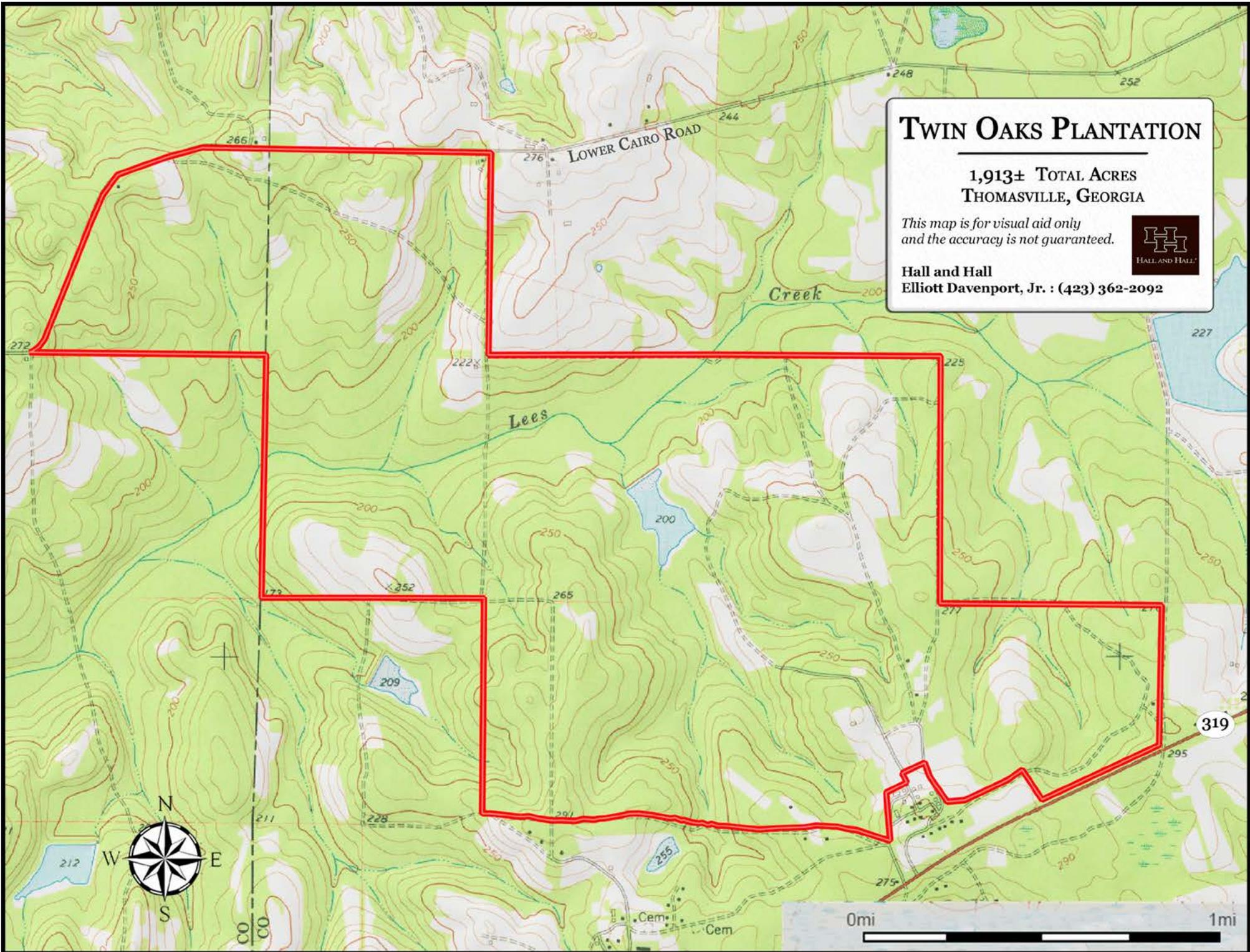
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TWIN OAKS PLANTATION

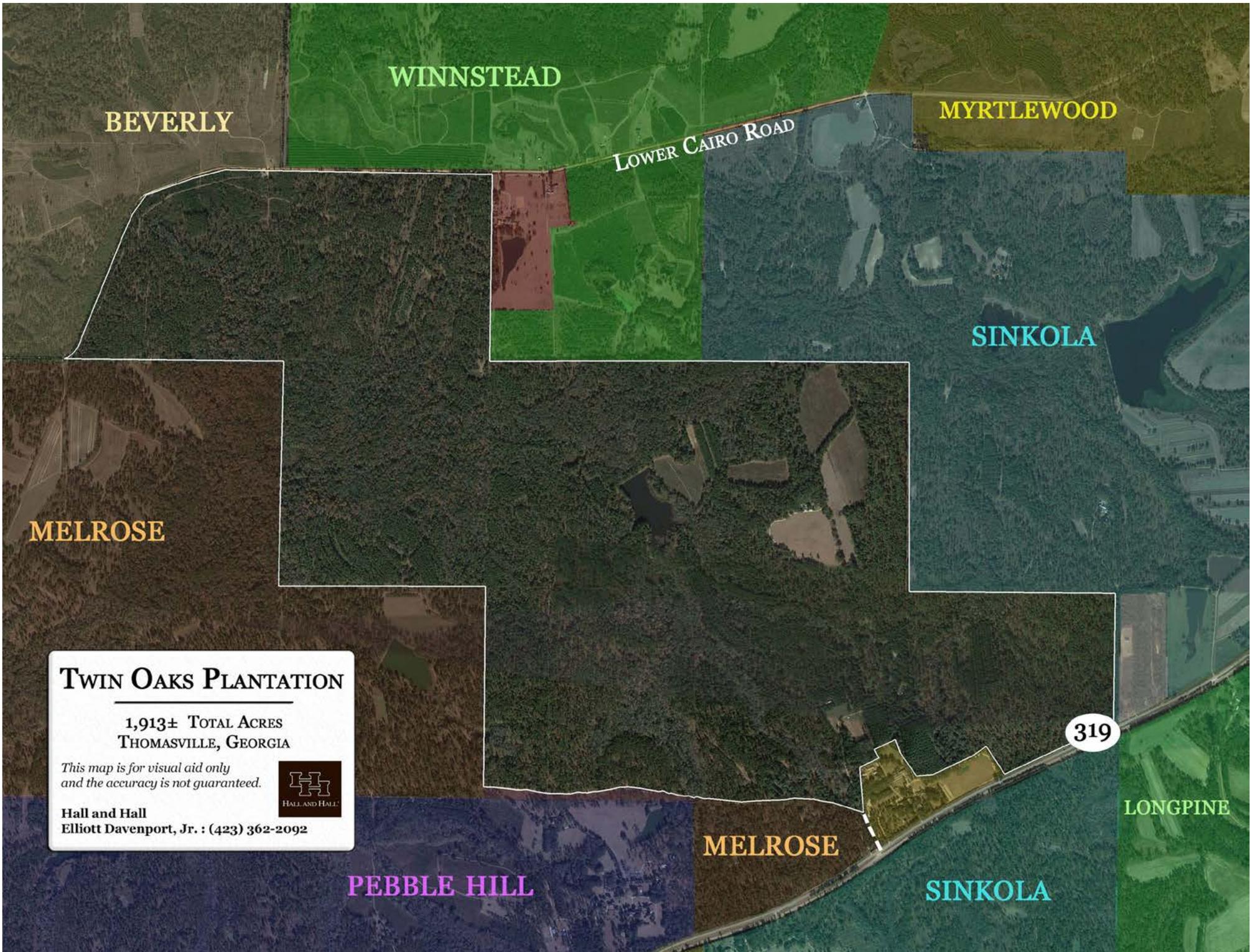
**1,913± TOTAL ACRES
THOMASVILLE, GEORGIA**

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



**Hall and Hall
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BEVERLY

WINNSTEAD

MYRTLEWOOD

LOWER CAIRO ROAD

SINKOLA

MELROSE

TWIN OAKS PLANTATION

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319

MELROSE

LONGPINE

PEBBLE HILL

SINKOLA

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SOIL CODE	SOIL DESCRIPTION	%
TsC2	Tifton sandy loam, 5 to 8 percent slopes, eroded	22.50%
TfB	Tifton loamy sand, 2 to 5 percent slopes	18.60%
Ap	Alapaha loamy sand	15.70%
DoB	Dothan loamy sand, 2 to 5 percent slopes	13.30%
FdC2	Faceville sandy loam, 5 to 8 percent slopes, eroded	4.90%
FsB	Fuquay loamy sand, 1 to 5 percent slopes	4.70%
OS	Osier and Pelham soils	3.40%
NcC	Nankin-Cowarts complex, 5 to 8 percent slopes	3.20%
FeB	Faceville sandy loam, 2 to 5 percent slopes	3.10%
FaB	Faceville loamy sand, 2 to 5 percent slopes	3%
Se	Stilson loamy sand	2.10%
OSA	Osier and Bibb soils, frequently flooded	1.40%
OsC2	Orangeburg sandy loam, 5 to 8 percent slopes, eroded	1.30%
W	Water	0.60%
PeA	Pelham loamy fine sand, frequently flooded	0.50%
LmC	Lucy loamy sand, 5 to 8 percent slopes	0.40%
CaC2	Carnegie sandy loam, 5 to 8 percent slopes, eroded	0.30%
NcD	Nankin-Cowarts complex, 8 to 12 percent slopes	0.30%
LmB	Lucy loamy sand, 0 to 5 percent slopes	0.30%
Le	Leefield loamy sand	0.20%
FaD	Faceville loamy sand, 8 to 12 percent slopes	0.20%
TfA	Tifton loamy sand, 0 to 2 percent slopes	0.10%
TfC	Tifton loamy sand, 5 to 8 percent slopes	0.10%
TrB	Troup loamy sand, 0 to 5 percent slopes	0.03%
BoB	Bonneau loamy sand, 0 to 5 percent slopes	0.01%

