



LOVERIDGE PLANTATION
LEON COUNTY, FLORIDA

\$29,600,000 | 4,563± 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.

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.

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BUFFALO, WYOMING	LUBBOCK, TEXAS
BILLINGS, MONTANA	MASON, TEXAS
BOZEMAN, MONTANA	SOUTHEASTERN US

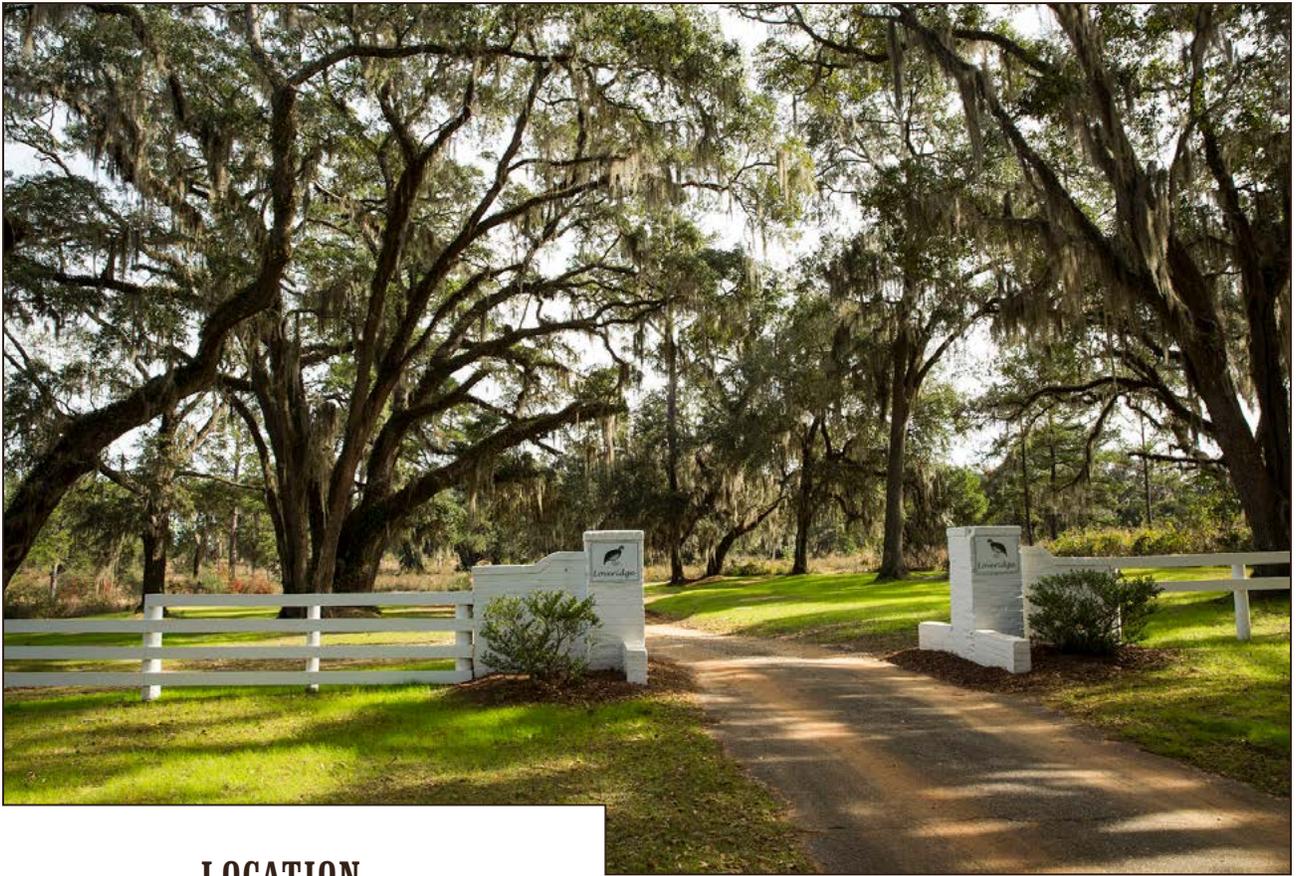
SALES | AUCTIONS | FINANCE | APPRAISALS | MANAGEMENT



EXECUTIVE SUMMARY

Loveridge Plantation is a 4,563± acre turn-key wild quail plantation located in the heart of the Red Hills plantation belt and bordered by other similarly exceptional quail plantations. The plantation has been intensely managed for quail for nearly 100 years and all 14 courses on the plantation consistently produce strong bird numbers. The landscape is high, rolling, and open with longleaf, shortleaf, and slash pines and the occasional stately oak. The property's Lake Thompson is a historic and renowned 100± acre duck hunting impoundment. With an incredible view, the main house is situated on a ridge along the 1.25± miles of frontage on the 6,000±acre Lake Miccosukee. Located on the Florida side of the plantation belt, its location in the heart of the Red Hills is convenient to both Tallahassee and Thomasville's amenities. Many of the surrounding properties are protected from development by a conservation easement. Loveridge is not yet encumbered by an easement.



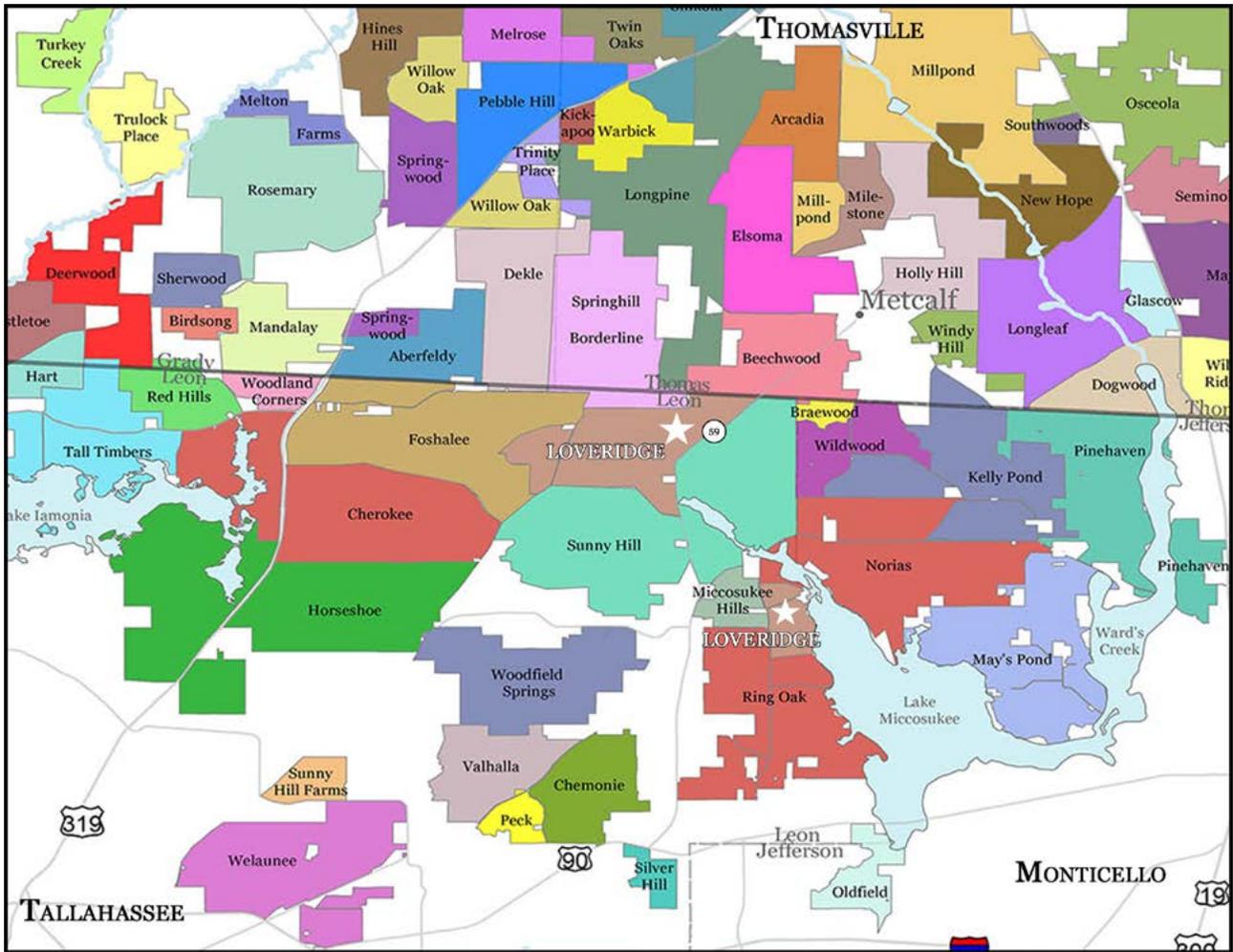


LOCATION

Loveridge is located in northeastern Leon County, Florida, right in the heart of the Red Hills plantation belt, in a neighborhood of other world-class plantations all actively managing the land for the propagation of wild quail. Loveridge is bordered by Sunny Hill, Foshalee, Borderline, Beechwood, Norias, and Ring Oak Plantations. The Florida side of the belt is generally more sought-after due to a more friendly personal tax environment than Georgia. The Home Place is situated on a beautifully scenic stretch of Old Magnolia Road, one of the oldest roads in the Red Hills and was historically traveled over by wagons transporting cotton from Thomasville to shipping ports at the coast. The Core Tract is located on Old Centerville Road and Veterans Memorial Highway, also known as Hwy 59.



The Thomasville Municipal Airport is about 30 minutes from Loveridge and has a 6,004' runway for private aviation. Tallahassee International Airport is 35 minutes from the plantation offering both private and public air transportation.



~ SUNRISE OVER LAKE MICCOSUKEE



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 on 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 in these upland ecosystems. This is ultimately credited with leading to a restoration and preservation of inspiring proportions in the region. The Red Hills was designated one of America's "Last Great Places" by the Nature Conservancy, and 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. Tallahassee is Florida's capital city and is home to three universities, museums, two large hospitals, and a variety of shopping and dining options. 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 local handcrafted works.



HISTORY

Loveridge Plantation's lands are among some of the first purchased for sporting by wealthy northerners who came south to winter. In 1913, Lewis S. Thompson (Lew), started buying lands in the Red Hills, eventually amassing 20,000 acres. He called his plantation Sunny Hill.

In his book, *This Land I Have Loved*, Robert C. Balfour, Jr., describes L.S. Thompson as "the greatest field shot of them all...He never pretended to work but spent his time in the outdoors hunting, and got to be one of the best marksmen in America." Lew was an heir of William P. Thompson's fortune, founder of the National Lead Company, which later merged with John D. Rockefeller's Standard Oil Trust.



Lew is credited with convincing many of those with ties to Standard Oil to purchase land in the Red Hills. He was a great influencer and contributor to the people and places around him. In 1916, he hosted the first meeting of the Georgia-Florida Field Trial Club at Sunny Hill. The participants enjoyed the competition so much that first year, they resolved to make it an annual event that still takes place today. And, when quail numbers were declining after years of no daily limits, Thompson and a handful of other plantation owners led the charge to seek out the best naturalist available to study the quail, with the goal of increasing the supply. In 1924, Herbert Stoddard was brought to the Red Hills, first to research quail, and then he stayed to develop a method of land management that stressed ecological diversity and reintroduced fire in the longleaf-grassland ecosystem. This early investment by Thompson and his peers is still providing returns to the Red Hills region today.





GEORGE H. LOVE

Soon after the end of World War I, Thompson sold a portion of his landholdings to New Jersey Governor Walter Edge and Chairman of Standard Oil, Walter C. Teagle. They named their place Norias. Edge eventually gave up his interest in Norias and bought Sunny Hill from Thompson's widow in 1937. In the meantime, in 1946, businessman and industrialist George H. Love, who led both Consolidated Coal and Chrysler back to profitability, bought land on Lake Miccosukee and named it Loveridge. When Governor Edge passed away in 1956, Mr. Love purchased 10,500 acres of Sunny Hill to add to his Loveridge holdings. This 4,563± acres of land has been held by the Love family since. This is one of the first times that this land has been made available to the public and not privately traded among friends/neighbors.



MRS. JANE LOVE
- POLLING AROUND LAKE THOMPSON



HOWARD M. (PETE) LOVE, ARNOLD PALMER, GEORGE H. LOVE, AND
RONNIE SHEPHERD (MANAGER).



LUNCH IN THE FIELD



QUAIL HUNTING AT LOVERIDGE

RECREATIONAL CONSIDERATIONS



Located in the heart of the Red Hills, Loveridge is some of the most coveted quail hunting land in the Thomasville and Tallahassee region. It is surrounded entirely by other quality plantations with some of these neighbors being known for record-breaking quail populations. Loveridge has a total of fourteen quail courses that run with the natural topography of the land. With around 90% of the property in upland pine habitat, this landscape maximizes quail management opportunities and thus, hunting results. Loveridge is blessed to have a world-class dog handler with a kennel that includes 49 dogs: 3 English cocker retrievers, 26 seasoned pointers, 11 derby dogs in training, and 9 puppies. The dog handler likes to raise his own puppies, so he will typically have one to two litters each year with the assistance of outside breeding stock to keep the gene pool strong. He maintains some type of year-round work with the dogs.



Lake Thompson has existed well prior to the start of people purchasing land in this area for hunting and it is depicted on some very old plantation maps. Lake Thompson is a 100± acre wet weather pond that was converted to a duck hunting impoundment. Over the decades, this lake has produced sensational duck hunting. Its location is in a key flyway for the ringnecks that visit the Red Hills. In recent years, the impoundment has not been entirely managed and it needs a modest investment to be restored to its glory days. It is nearly impossible to find a 100± acre duck impoundment in the Red Hills, particularly with such a good location within the local flyway.

There are several good dove fields managed on Loveridge, and the property has a prolific population of whitetail deer. The deer genetics are impressive and 150 class deer have been harvested regularly. There are a few turkeys as well.



*Lake Thompson
~100 acre duck pond*



*Lake Thompson
~100 acre duck pond*

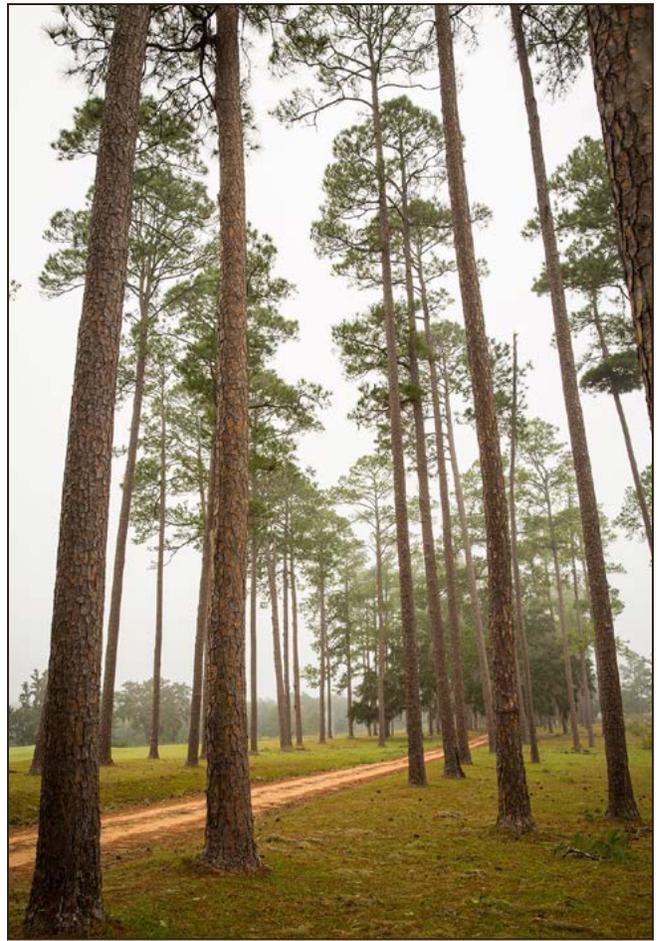


MAP OF
**LOVERIDGE
 PLANTATION**
 QUAIL COURSES



COURSE LEGEND

- | | | |
|-----------------|-------------------|-------------------|
| 1 IRELAND NORTH | 6 J. PRICE NORTH | 11 MAN GREEN EAST |
| 2 IRELAND SOUTH | 7 J. PRICE SOUTH | 12 TODD |
| 3 HOG PEN WEST | 8 HOG PEN NORTH | 13 LAKE NORTH |
| 4 SHELLY NORTH | 9 HOG PEN SOUTH | 14 LAKE SOUTH |
| 5 SHELLY SOUTH | 10 MAN GREEN WEST | |





ACREAGE

Loveridge Plantation is 4,563± total acres with a majority of the acreage in productive upland quail grounds. The Home Place is 587± acres and consists of the main house on a high ridge with two quail courses and 1.25± miles of frontage on the 6,000± acre Lake Miccosukee. The Core Tract features twelve quail courses and the plantation headquarters on 3,976± acres.

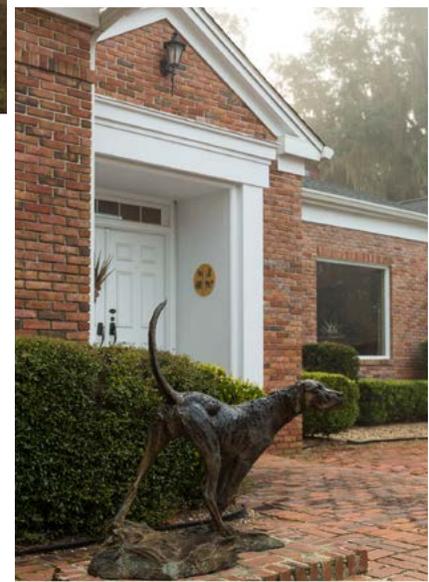




IMPROVEMENTS

MAIN HOUSE

The plantation's entrance off Old Magnolia Road is a beautiful tree-lined drive to the main house, situated on a high hill overlooking Lake Miccosukee. It is a 5,794± square foot ranch-style brick lodge with four bedrooms, each with an en-suite bathroom, and two additional half baths. It was built in 1979 by the Love family after the original house burned.





CARETAKER'S HOUSE/GUEST HOUSE

Approximately 2,850± square foot with three bedrooms and two bathrooms, and located adjacent to the main house.

DOG MANAGER'S HOUSE

Approximately 2,414± square foot recently renovated with three bedrooms and two-and-a-half baths. There is a detached garage/carport.





OTHER HOUSING

There are two additional older houses: 1,104± square foot three bedroom/one bath cottage with adjacent open barn/carport, and 1,059± square foot two bedroom/one bath house.

OTHER IMPROVEMENTS

Other improvements include a ten-stall horse barn with an enclosed tack room with water and electric, a secondary horse barn, 28-run dog kennel and a 6-run secondary kennel, large tractor barn with enclosed shop, several other pole barns, a staff building, pigeon/training coop, lakeside cook shack/screened pavilion, lunch cabin, 1,200 bushel grain bin, five 500 gallon fuel storage tanks and a five stand skeet range with hi-low houses and a bonus duck tower. There are over 10 miles of graded road.



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

Based upon recent years, the annual property taxes for Loveridge are estimated at \$44,286.

BROKER'S COMMENTS

This location is the portion of the quail belt that people aspire to own, and the quality and diversity of the wing-shooting on Loveridge is hard to find elsewhere in this country. Loveridge is truly a legacy property within the Red Hills and this offering is a unique opportunity to own a critical piece of the Red Hills landscape.





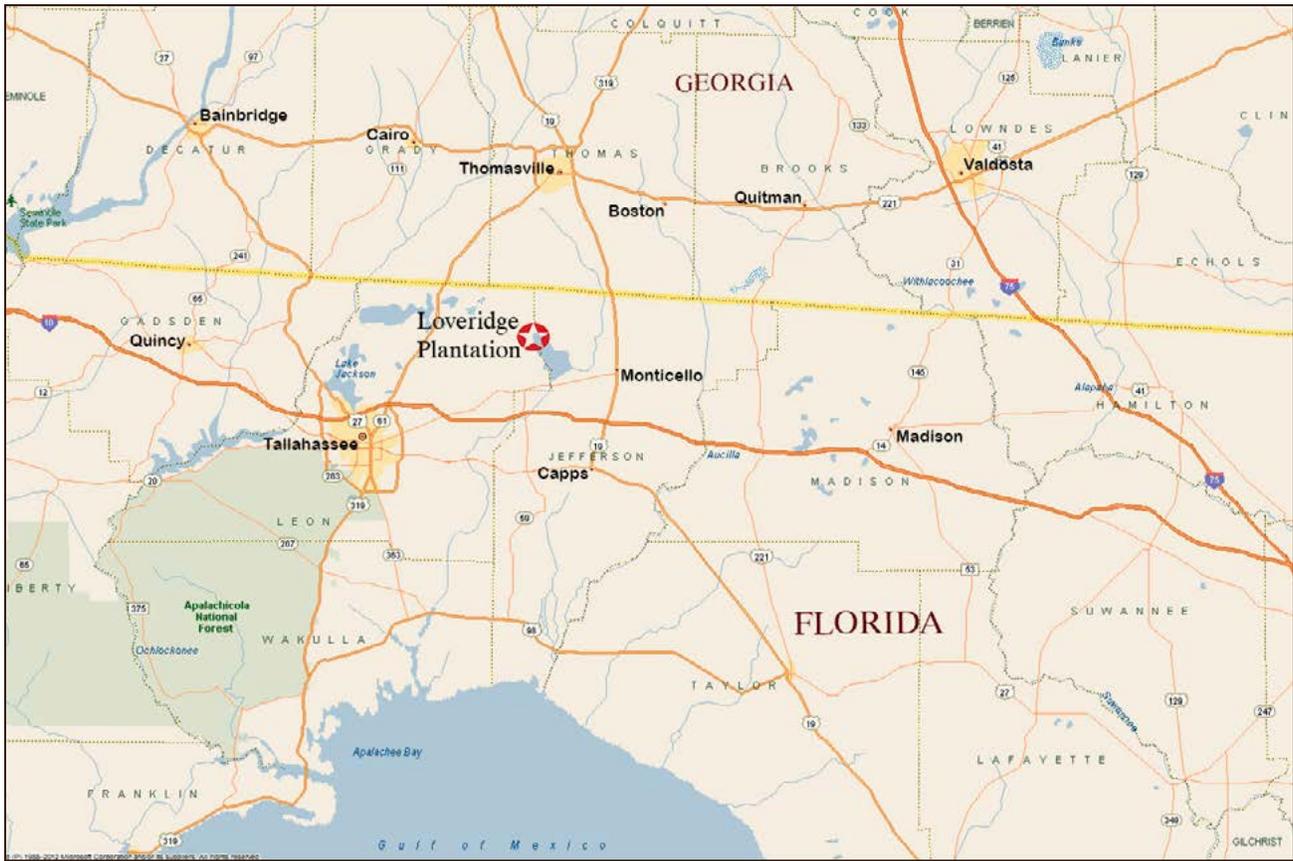
THE FACTS

- 4,563± acre quail plantation located in the Red Hills in northeast Leon County, Florida offered turnkey and ready to hunt
- Borders Sunny Hill, Foshalee, Beechwood, Borderline, Norias, and Ring Oak Plantations
- 1.25± miles of frontage on the 6,000± acre Lake Miccosukee
- Exclusively managed for quail for nearly 100 years and totaling 14 hunting courses that grow exceptional upland cover with strong bird numbers
- ~90% in upland pine habitat
- Lake Thompson, 100± acres, a historic and renowned duck hunting impoundment on key Red Hills' waterfowl flyway
- Originally part of Sunny Hill Plantation, established by L. S. Thompson, one of the sportsmen credited with bringing Herbert Stoddard to the region to do his famous quail research
- Beautiful rolling topography with some of the best vistas in North Florida

- Formerly owned by New Jersey Governor Walter Edge from 1937-1956
- Homeplace purchased by George H. Love (Chairman of the M.A. Hanna Co, Consolidated Coal, and Chrysler) in 1946 and then the core hunting tract in 1956
- 5,794± square foot, four bedroom/four full two half bath main house overlooking Lake Miccosukee
- Other improvements include four additional staff houses, stables and fenced pastures, 28-run kennel, several barns, extensive road system, and more
- Beautiful, idyllic oak avenue leading to historic site of the original “Sunny Hill” plantation house, lost to fire

- Great staff: First-class multi-generational plantation manager and esteemed dog handler
- From the gates of the home place, about 20 minutes to Thomasville’s Broad Street shopping and restaurants and also 20 minutes to north Tallahassee’s Bradfordville area
- Frontage on Hwy 59/Veteran’s Memorial Parkway, Old Centerville Road, and the main house’s stately entrance is on the historic and canopied Old Magnolia Road, one of the oldest roads in the Red Hills
- Located within 6.4 miles of Tallahassee’s city limits. Not yet protected by a conservation easement; exceptional and strategic conservation easement donation-potential for a new owner





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

PRICE

\$29,600,000



**Select photography provided by Deborah Whitlaw Llewellyn*

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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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Florida Disclosure

Brokerage Relationship

FLORIDA LAW ALLOWS THE CREATION OF SEVERAL DIFFERENT TYPES OF BROKERAGE RELATIONSHIPS BETWEEN BROKERS, SELLERS & BUYERS. THESE RELATIONSHIPS CREATE DIFFERENT BROKER OBLIGATIONS DEPENDING ON THE AGENCY RELATIONSHIP. UPON LISTING A PROPERTY, A SINGLE 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 TRANSITION TO A "TRANSACTION BROKER" RELATIONSHIP. A "TRANSACTION BROKER" RELATIONSHIP ALLOWS THE BROKER TO ASSIST BOTH PARTIES IN A REAL ESTATE TRANSACTION BY PROVIDING A LIMITED FORM OF REPRESENTATION TO BOTH THE BUYER AND THE SELLER. THE LISTING BROKER'S OBLIGATIONS UNDER A "TRANSACTION BROKER" RELATIONSHIP ARE DIFFERENT TO THAT OF A "SINGLE AGENT" AND ARE OUTLINED BELOW.

SINGLE AGENT DISCLOSURE

As a single agent, Hall and Hall Partners, L.L.P. owes to you the following duties:

1. Dealing honestly and fairly;
2. Loyalty;
3. Confidentiality;
4. Obedience;
5. Full disclosure;
6. Accounting for all funds;
7. Skill, care, and diligence in the transaction;
8. Presenting all offers and counteroffers in a timely manner, unless a party has previously directed the licensee otherwise in writing; and
9. Disclosing all known facts that materially affect the value of residential real property and are not readily observable.

TRANSACTION BROKER DISCLOSURE

As a transaction broker, Hall and Hall Partners, L.L.P. provides to you a limited form of representation that includes the following duties:

1. Dealing honestly and fairly;
2. Accounting for all funds;
3. Using skill, care, and diligence in the transaction;
4. Disclosing all known facts that materially affect the value of residential real property and are not readily observable to the buyer;
5. Presenting all offers and counteroffers in a timely manner, unless a party has previously directed the licensee otherwise in writing;
6. Limited confidentiality, unless waived in writing by a party. This limited confidentiality will prevent disclosure that the seller will accept a price less than the asking or listed price, that the buyer will pay a price greater than the price submitted in a written offer, of the motivation of any party for selling or buying property, that a seller or buyer will agree to financing terms other than those offered, or of any other information requested by a party to remain confidential; and
7. Any additional duties that are entered into by this or by separate written agreement.

Limited representation means that a buyer or seller is not responsible for the acts of the licensee. Additionally, parties are giving up their rights to the undivided loyalty of the licensee. This aspect of limited representation allows a licensee to facilitate a real estate transaction by assisting both the buyer and the seller, but a licensee will not work to represent one party to the detriment of the other party when acting as a transaction broker to both parties.

LOVERIDGE PLANTATION

4,563± TOTAL ACRES
LEON COUNTY, FLORIDA

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



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CORE TRACT

VETERANS MEMORIAL DR.

HOME PLACE

OLD CENTREVILLE ROAD

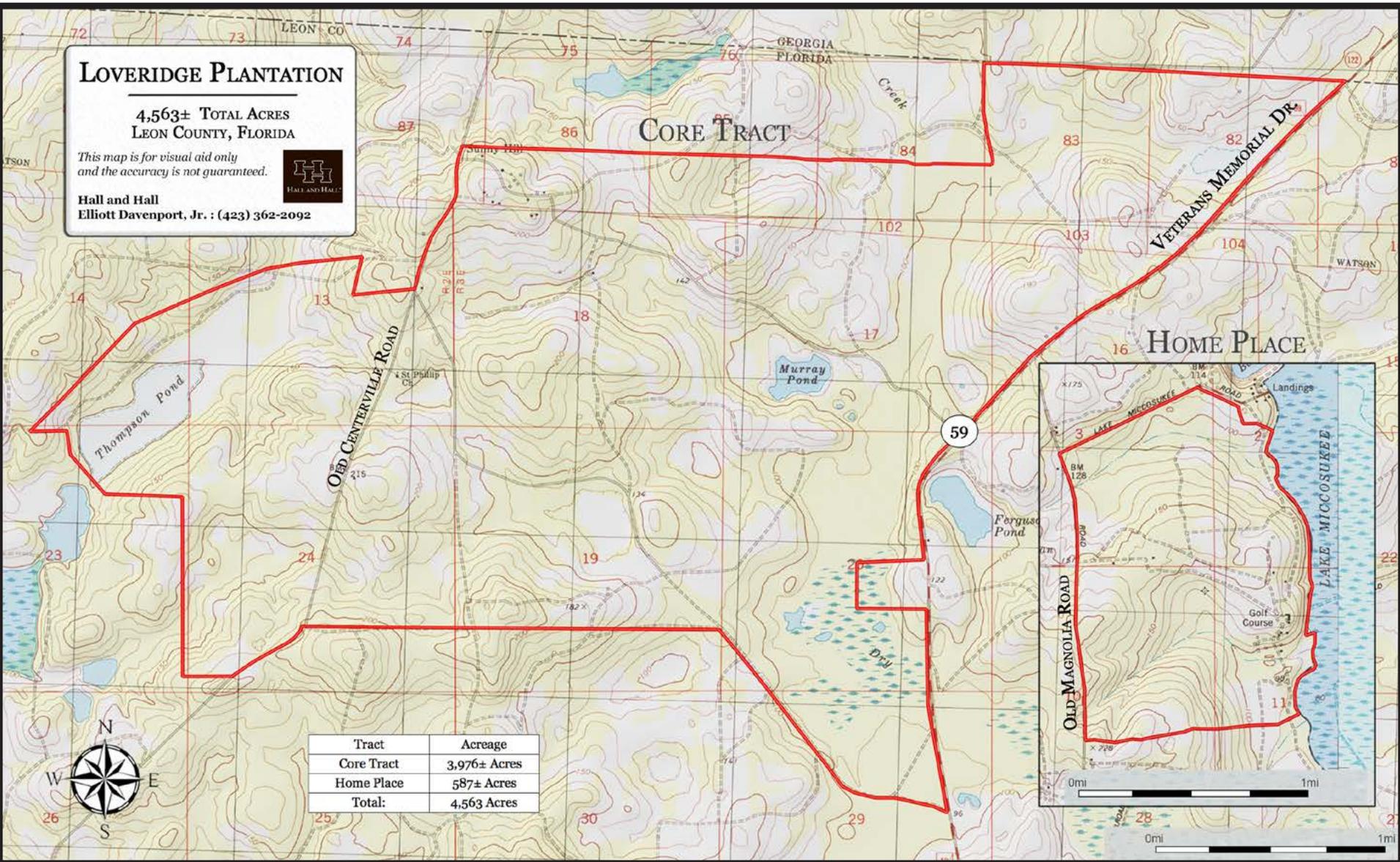
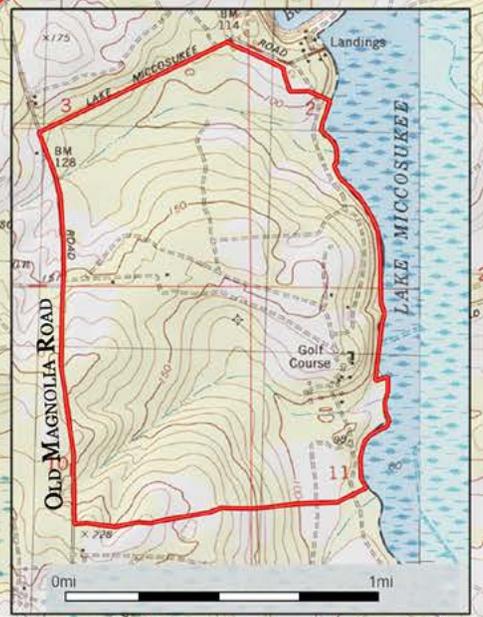
OLD MAGNOLIA ROAD

LAKE MICCOSUKEE

59



Tract	Acreage
Core Tract	3,976± Acres
Home Place	587± Acres
Total:	4,563 Acres



LOVERIDGE PLANTATION

4,563± TOTAL ACRES
LEON COUNTY, FLORIDA

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CORE TRACT

HOME PLACE

OLD CENTERVILLE RD.

VETERANS MEMORIAL RD.



Tract	Acreage
Core Tract	3,976± Acres
Home Place	587± Acres
Total:	4,563 Acres

MICCOSUKEE HILLS -
NORTH

NORIAS

NORIAS

MICCOSUKEE HILLS -
SOUTH

CROMARTIE RD. 151

LAKE MICCOSUKEE

RING OAK

OLD MAGNOLIA RD.

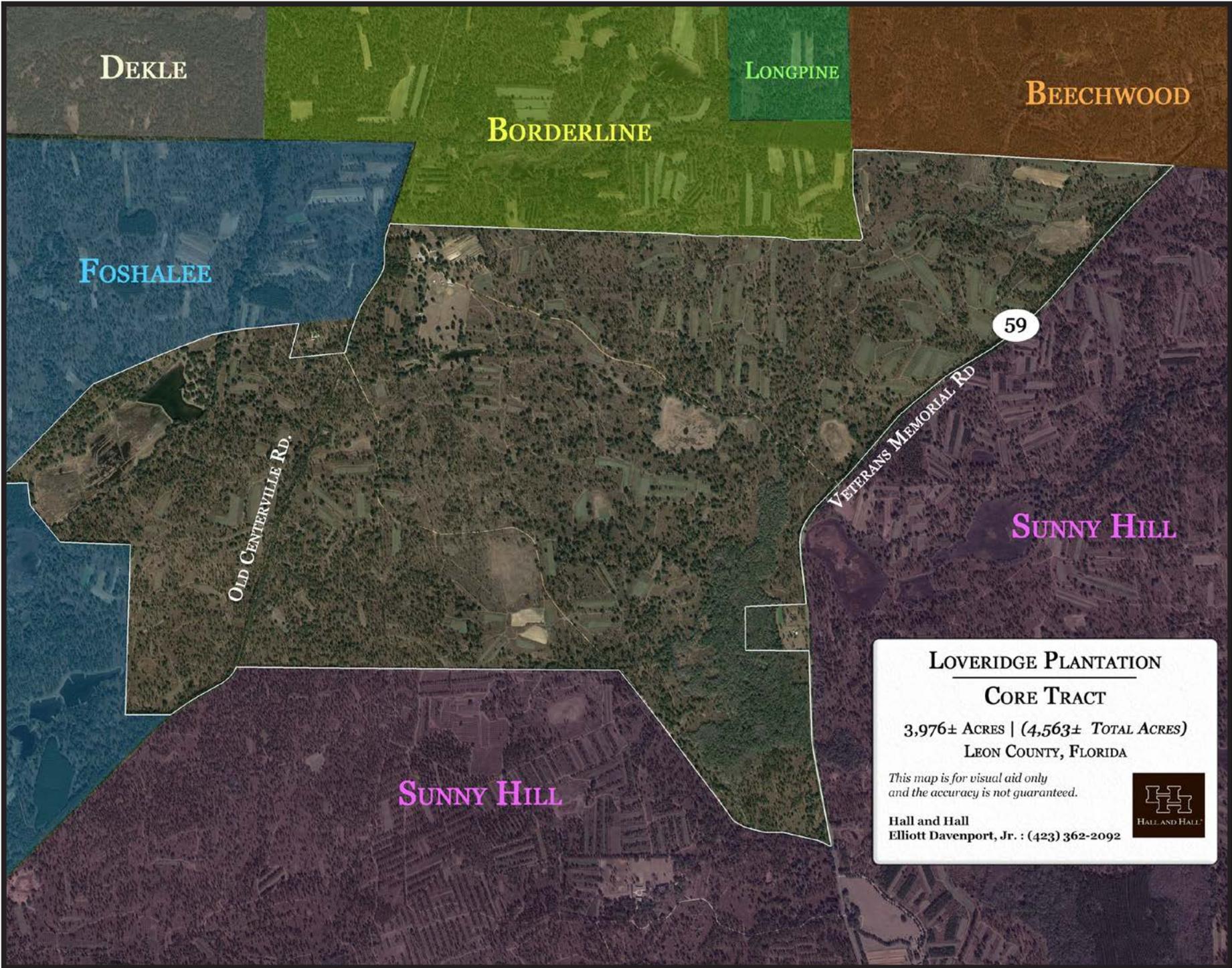
**LOVERIDGE PLANTATION
HOME PLACE**

587± ACRE TRACT | 4,563± TOTAL ACRES
LEON COUNTY, FLORIDA

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LOVERIDGE PLANTATION

4,563± TOTAL ACRES
LEON COUNTY, FLORIDA

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SOIL CODE	SOIL DESCRIPTION	%
5	Blanton fine sand, 0-5% slopes	1.18%
10	Dothan loamy fine sand, 2-5% slopes	5.50%
11	Dothan loamy fine sand, 5-8% slopes	1.20%
12	Faceville sandy loam, 2-5% slopes	23.40%
13	Faceville sandy loam, 5-8% slopes	28.90%
14	Faceville sandy loam, 8-12% slopes	1.00%
22	Leefield loamy sand	6.30%
24	Lucy fine sand, 0-5% slopes	11.00%
25	Lucy fine sand, 5-8% slopes	4.00%
27	Lynchburg fine sandy loam	0.80%
29	Norfolk loamy fine sand, 2-5% slopes	0.21%
33	Orangeburg fine sandy loam, 2-5% slopes	5.80%
34	Orangeburg fine sandy loam, 5-8% slopes	0.50%
39	Pelham fine sand	1.70%
41	Plummer fine sand	0.50%
42	Plummer mucky fine sand, depressional	1.00%
48	Troup fine sand, 0-5% slopes	0.30%
50	Wagram loamy fine sand, 0-5% slopes	0.40%
52	Yonges fine sandy loam	5.50%
99	Water	0.70%
TOTALS		100%

