



**BRAEWOOD**  
**MONTICELLO, FLORIDA**

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**\$2,400,000 | 363± ACRES**

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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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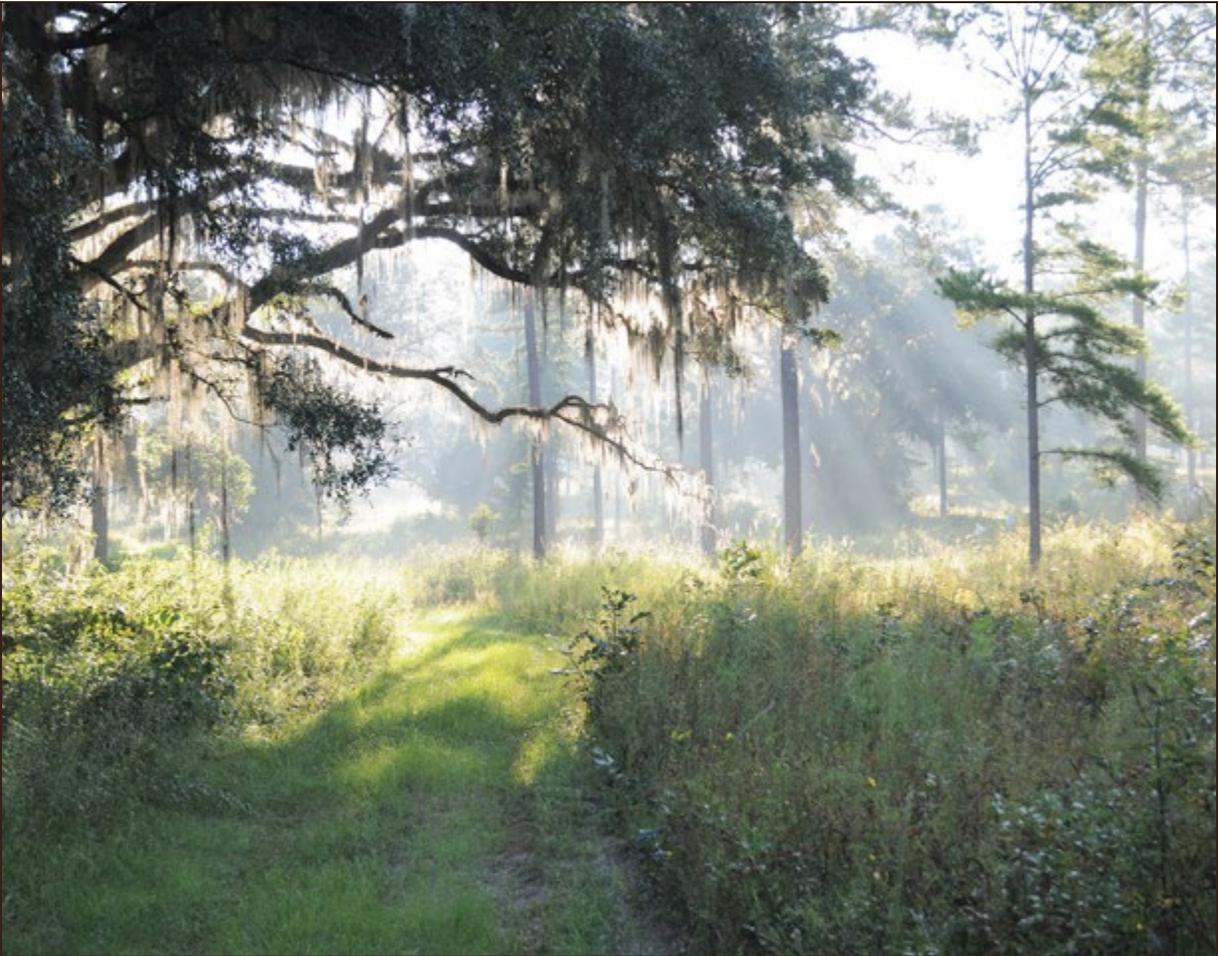
EATON, COLORADO	BILLINGS, MONTANA
DENVER, COLORADO	BOZEMAN, MONTANA
STEAMBOAT SPRINGS, COLORADO	MISSOULA, MONTANA
SUN VALLEY, IDAHO	NORTH PLATTE, NEBRASKA
HUTCHINSON, KANSAS	LUBBOCK, TEXAS
	SOUTHEASTERN US

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**SALES | AUCTIONS | FINANCE | APPRAISALS | MANAGEMENT**

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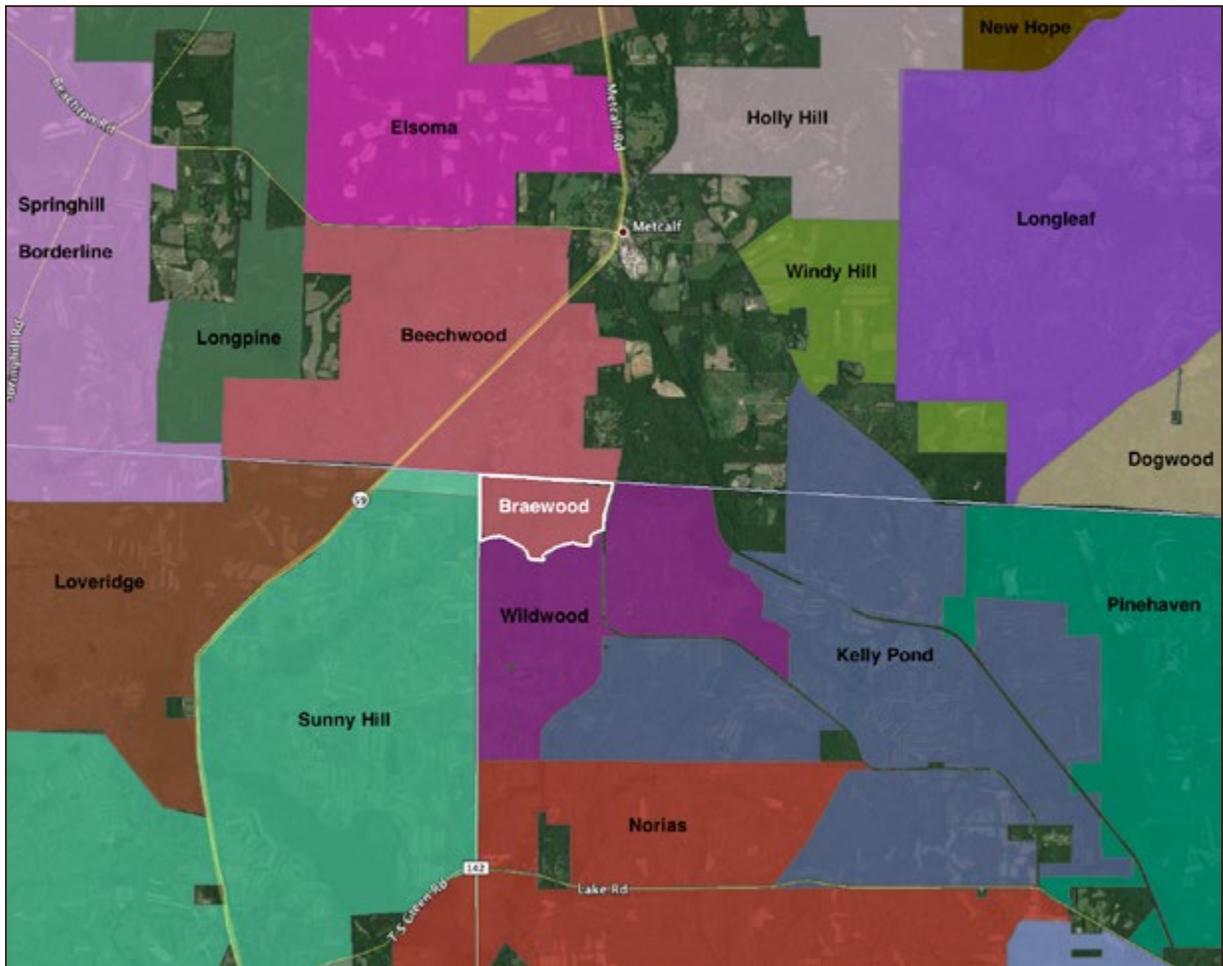


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## EXECUTIVE SUMMARY

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*Braewood is 363± acres situated in the heart of the Red Hills Plantation belt and is considered some of the most sought-after dirt. The landscape is remarkably scenic consisting of tall pines, tremendous live oaks, dangling Spanish moss, and sweeping stands of wiregrass that span the horizon. Braewood is the southeastern corner of Beechwood Plantation and is located in Florida with the Georgia state line serving as its northern boundary. Highly productive quail plantations encompass Braewood and its immediate neighbors are Sunny Hill, Wildwood and Beechwood Plantation. Norias, Kelly Pond and Pinehaven are all just a stone's throw away. The property is only 15 minutes from Thomasville and 25 minutes from Tallahassee. This offering provides the opportunity to own a smaller tract amidst an area dominated by larger plantations. This could prove to be a strategic purchase for one looking to expand their land holdings over time. If wild bobwhite quail and a pastoral setting are your quarry, Braewood is the spot for you.*



## LOCATION

Often times, real estate is all about location and beyond a shadow of a doubt, Braewood's location is just perfect. Braewood is surrounded by some of the most productive quail plantations of all time. The property is two miles south of Metcalf, Georgia and the eastern boundary fronts Norias Road. Braewood is the most southeastern corner of Beechwood Plantation and the most northwestern corner of Jefferson County, Florida. The Florida-Georgia state line serves as the property's northern boundary. Braewood is surrounded by Sunny Hill, Wildwood, and Beechwood Plantations. It is a short drive to both Thomasville (15 minutes) and Tallahassee (25 minutes). This location offers the opportunity to own a small tract surrounded by large plantations and may prove to be a great toehold for expanding in the future.



## LOCALE

The convenience to the surrounding area is an attribute of Braewood's. This area of the south is steeped in history providing a setting rich with culture.

### **THOMASVILLE, GA:**

Deemed the "City of Roses" with a population of only 18,400, Thomasville is a reflection of how it used to be. Thomasville is a small, quaint town with a well-balanced dynamic and progressive edge.

It features an historic downtown complete with cobblestone streets, a handful of fine restaurants, state-of-the-art hospitals, and cultural organizations that include a Center for the Arts. Enjoyable events and entertainment such as the Wildlife Arts Festival occur throughout the year. Incontestably, Thomasville is very charming.



### **TALLAHASSEE, FL:**

Tallahassee offers the convenience to amenities more prevalent in larger cities, whether this may be fulfilling shopping needs, booking commercial flights, or attending sporting events at Florida State University. Tallahassee's population is recorded to be 180,000 with a MSA of 375,000. Tallahassee is the capital of Florida.



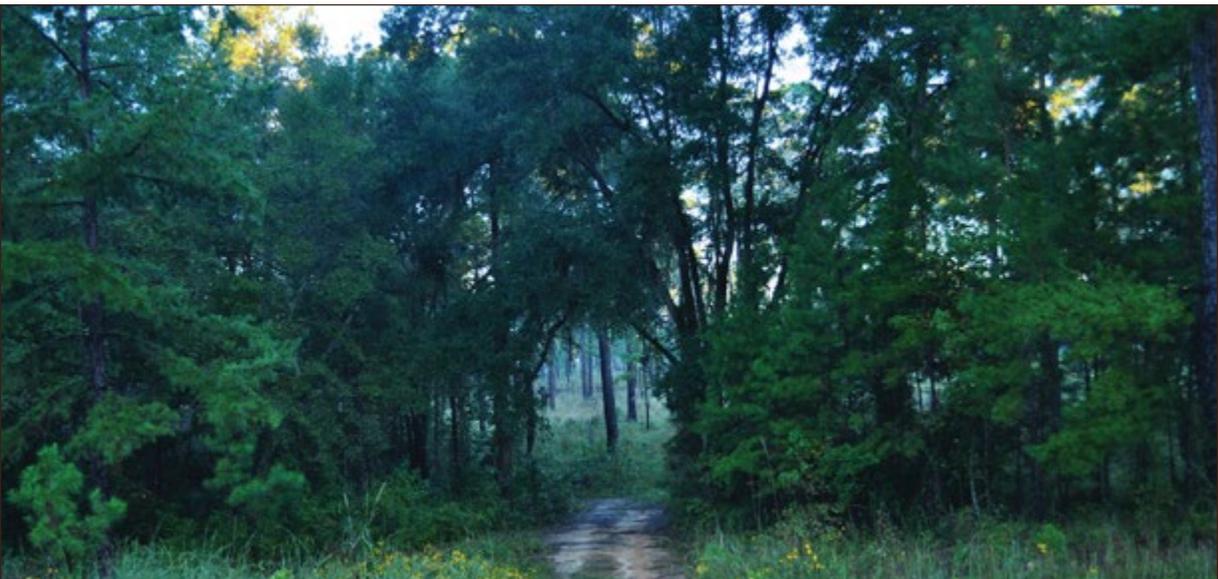
### **RED HILLS PLANTATION BELT:**

The Red Hills is a region of gently rolling hills that, post-Civil War, became a desirable place for wealthy northerners to acquire large tracts of land for the purpose of wintering and recreating. The recreation has been all about the bobwhite quail, as this area produces ideal habitat for their existence and it is here you will find the country's strongest populations of wild quail. The fact the landscape today remains largely intact is a testament to the current and previous plantation owners and their dedication to stewardship and conservation. When your interests are the pursuit of upland birds, the Red Hills Plantation Belt is an area unto itself and worthy of a visit.



## **GENERAL DESCRIPTION**

The eastern boundary of Braewood is Norias Road, a well-maintained dirt road lined with live oak trees. There are two entrances off Norias Road, with the predominate access being near the southern Wildwood property line. There is a skinny hardwood drain that runs north-to-south that distinguishes the eastern and western halves of the property. The eastern half largely consists of wiregrass stands due to a more sand-based soil. This wiregrass area is easy to maintain and only requires an occasional burning, and hunting in this type habitat is a pleasure! As you move to the western half, the soil type changes to primarily Orangeburg and you find great upland cover that is known for supporting strong quail populations with proper management. The south/southwest section of the property is where you find the majority of the hardwoods. This area offers great turkey and deer hunting opportunities. The property is approximately 73 percent upland piney woods and 27 percent hardwoods. Braewood has nice contour with a gradual rolling landscape. Braewood is bordered by Wildwood to the east and south, Sunny Hill to the west, and Beechwood to the north.



## ACREAGE

363.5± acres

Approximately 73 percent of the property has upland piney woods and 27 percent has hardwoods.

## IMPROVEMENTS

There are no structural improvements on Braewood, thus offering a clean canvas for one to build to suit. The property has a nice internal road system.



## CLIMATE

Lying within the United States' humid subtropical zone, this area 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 44 degrees. Precipitation usually peaks during the summer months with an average annual rainfall totaling 53 inches. The annual snowfall is reported as zero inches.





## **WILDLIFE RESOURCES**

Braewood offers a variety of recreational hunting opportunities, but most notably is the chance to own very productive wild quail land. This is the epicenter for an area known for its wild bobwhite quail populations and potential. Hundreds of thousands of neighboring acres are managed to promote quail and this collaboration has an intrinsic value that cannot be found elsewhere.

Worth noting, the highest ever documented density of bobwhites occurred on neighboring Sunny Hill Plantation in 2002 at a recorded 6 quail per acre in a standard 30-acre survey grid. These numbers aren't typical, but it clearly shows the caliber of ground in this area. Undeniably, this is one of the last strongholds for wild quail and Braewood offers a unique experience for upland bird hunters.

The hardwood stands allow for a nice variety of game and an owner will enjoy quality turkey and deer hunting as well. Productive dove fields and duck impoundments could likely be developed.



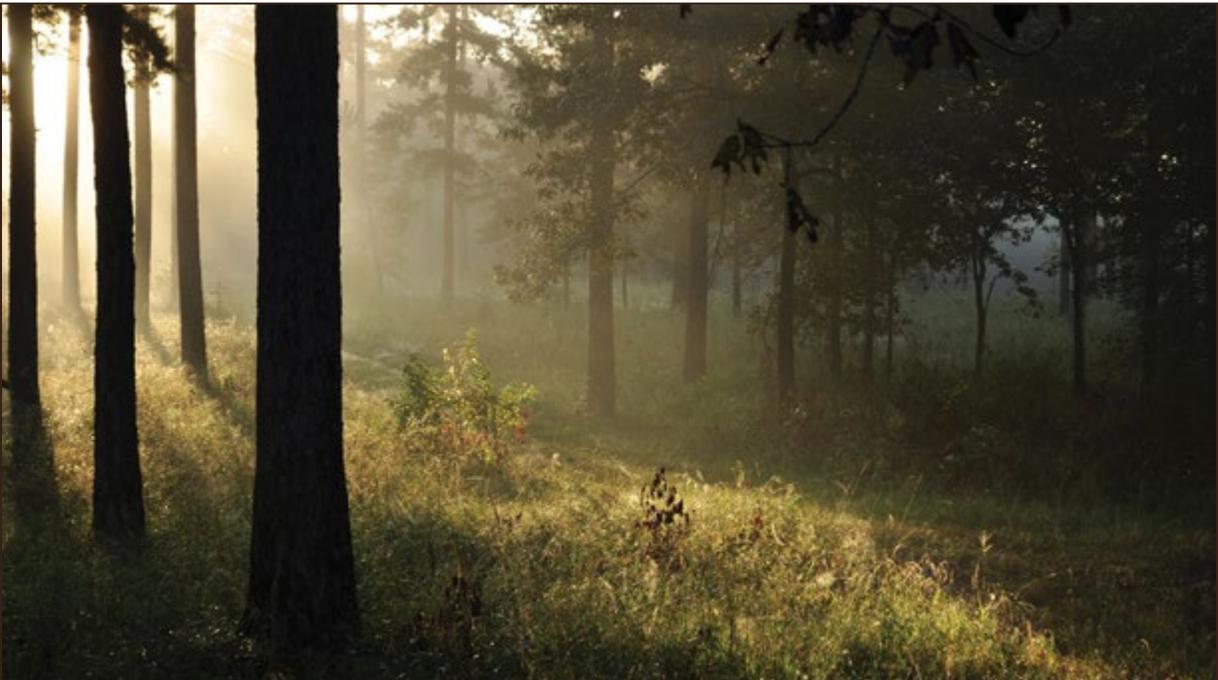


## **AESTHETIC CONSIDERATIONS**

Certain southern landscapes are known for being enchanting and the Red Hills area captures this essence. Picture gigantic live oak trees drenched in Spanish moss, towering pine trees, and English Pointers traversing the wiregrass landscapes...it is truly brilliant!

## **TAXES**

The annual property taxes for Braewood are approximately \$1,268.





## **BROKER'S COMMENT**

*Opportunities to own smaller tracts in this neighborhood are rather uncommon. It is very appealing to be able to own a few hundred acres surrounded by three neighbors that each individually own thousands of acres. When you look at the Red Hills Plantation map, you will find this property to be smack dab in the middle of it. Braewood's location is truly ideal, whether we're talking about quail potential, convenience to Thomasville and Tallahassee, or otherwise. In addition, acquiring this smaller tract may strategically put an owner in position to grow their holdings in a highly desirable area in the future.*



*Click on map above for link to Google Earth map of property.*

## PRICE

**\$2,400,000**



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, 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 and Jerome Chvilicek at (406) 656-7500 or Randy Clavel at (308) 534-9000 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 or Jerome Chvilicek at (406) 656-7500 are available to describe and discuss these services in detail and welcome your call.
- 3. AUCTIONS** - Hall and Hall Auctions offers “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 over 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. SPECIALIZED LENDING** - Since 1946 Hall and Hall has created a legacy by efficiently providing capital to the intermountain west. 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 strong relationships with our lenders allows us to quickly tell you whether we can provide the required financing.

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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:

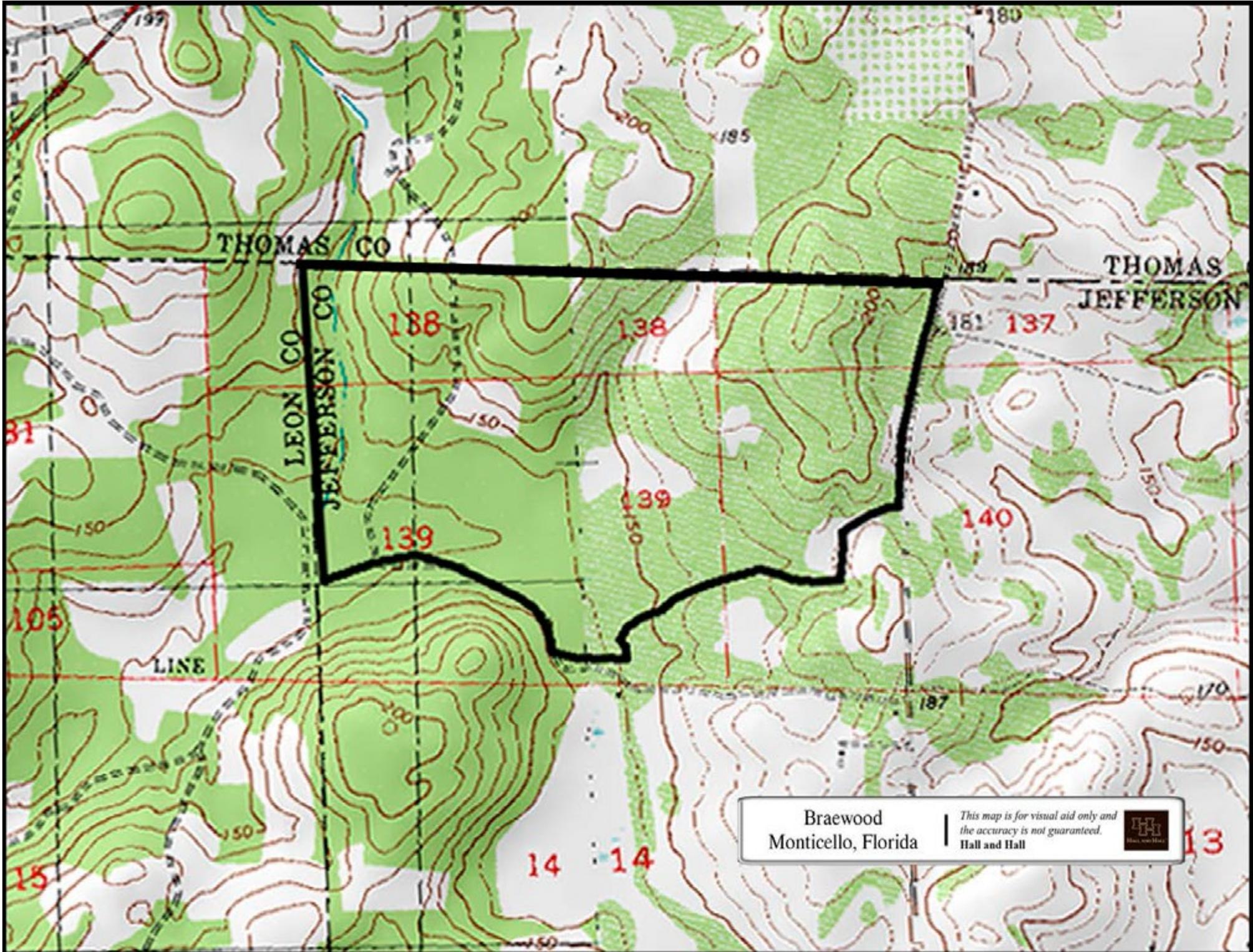
1. Dealing honestly and fairly;
2. Loyalty;
3. Confidentiality;
4. Obedience;
5. Full disclosure;
6. Accounting for all funds;
7. Skill, care, and diligence in the transaction;
8. Presenting all offers and counteroffers in a timely manner, unless a party has previously directed the licensee otherwise 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.

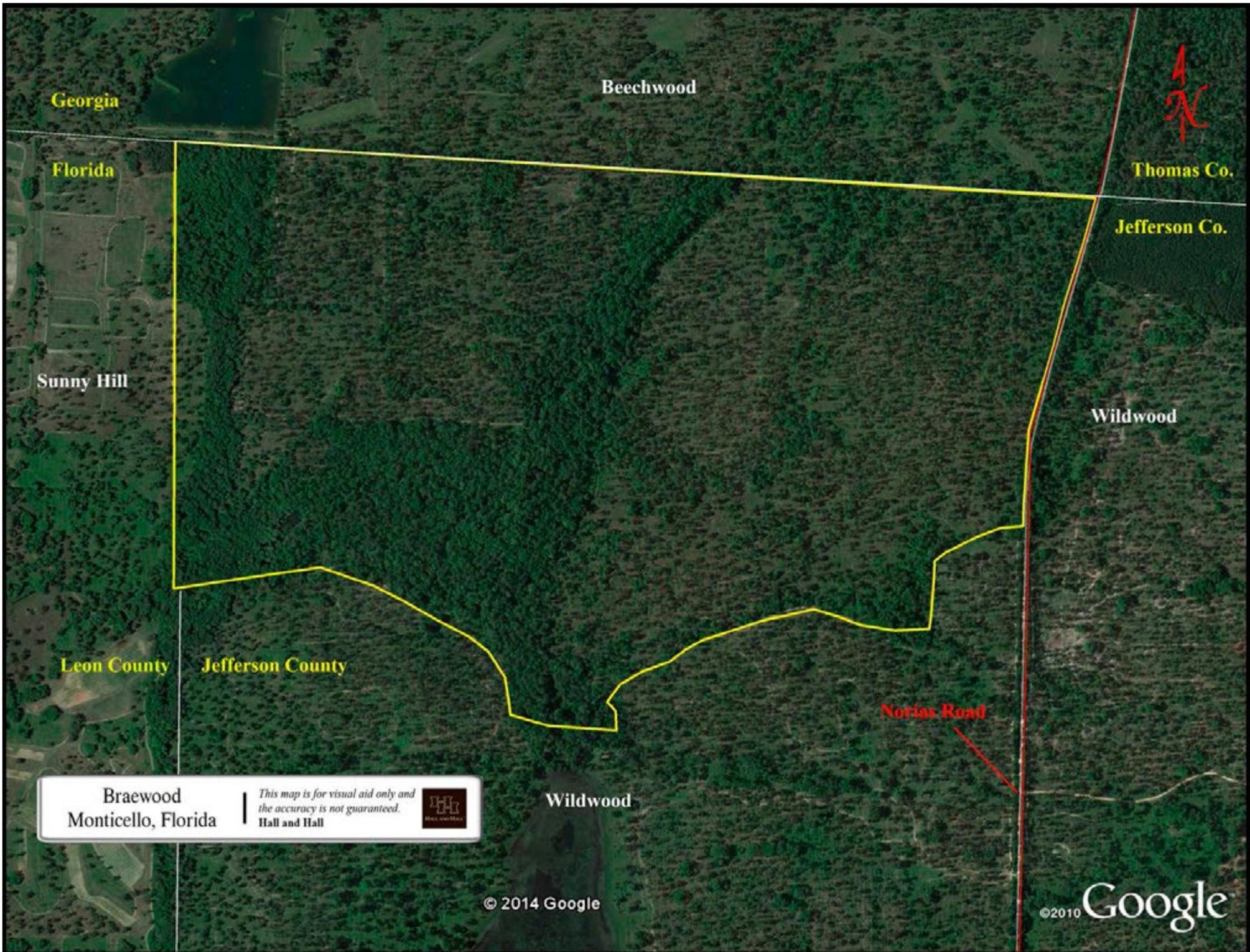


Braewood  
Monticello, Florida

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



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Georgia

Beechwood



Thomas Co.

Florida

Jefferson Co.

Sunny Hill

Wildwood

Leon County

Jefferson County

Norias Road

Wildwood

Braewood  
Monticello, Florida

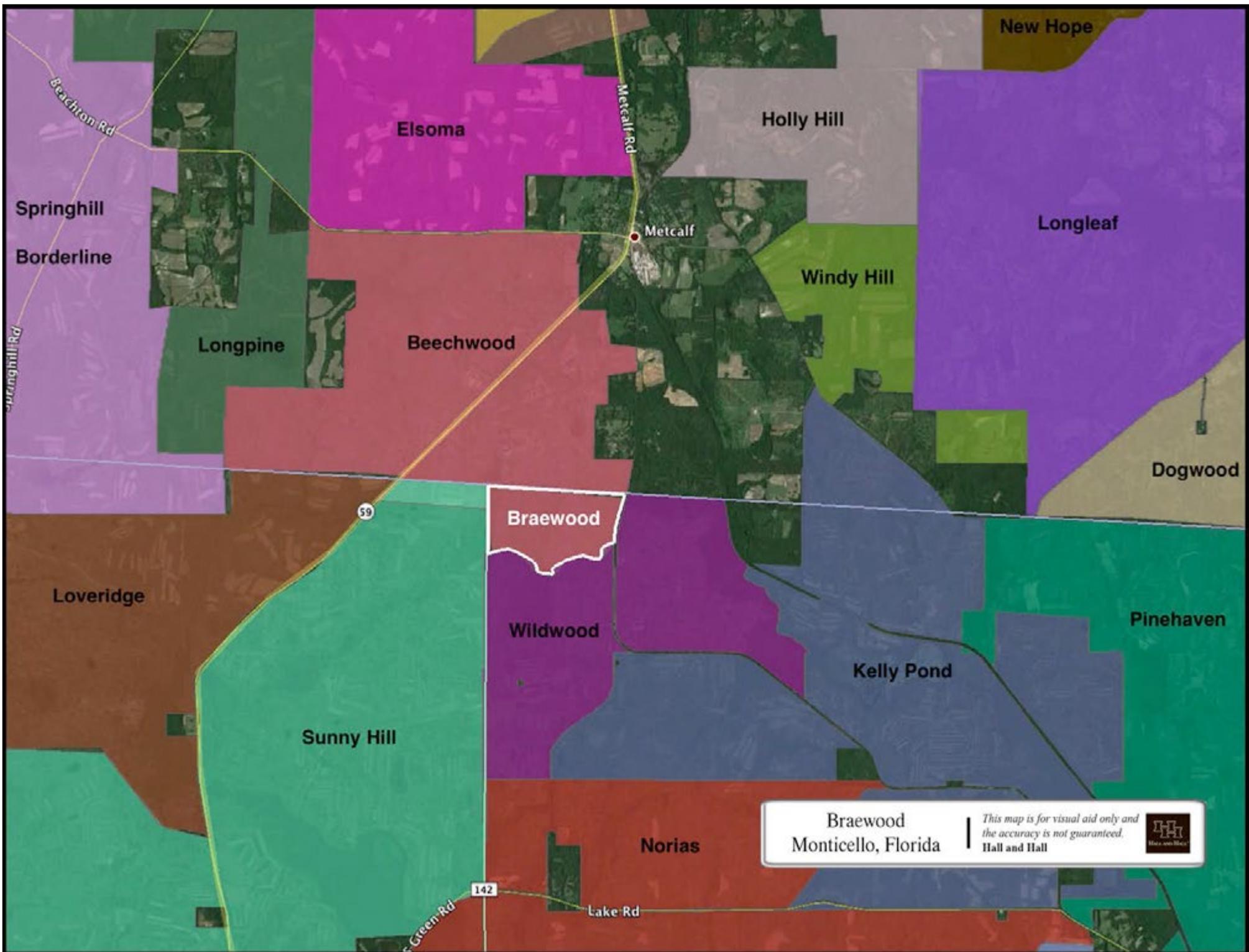
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GEORGIA

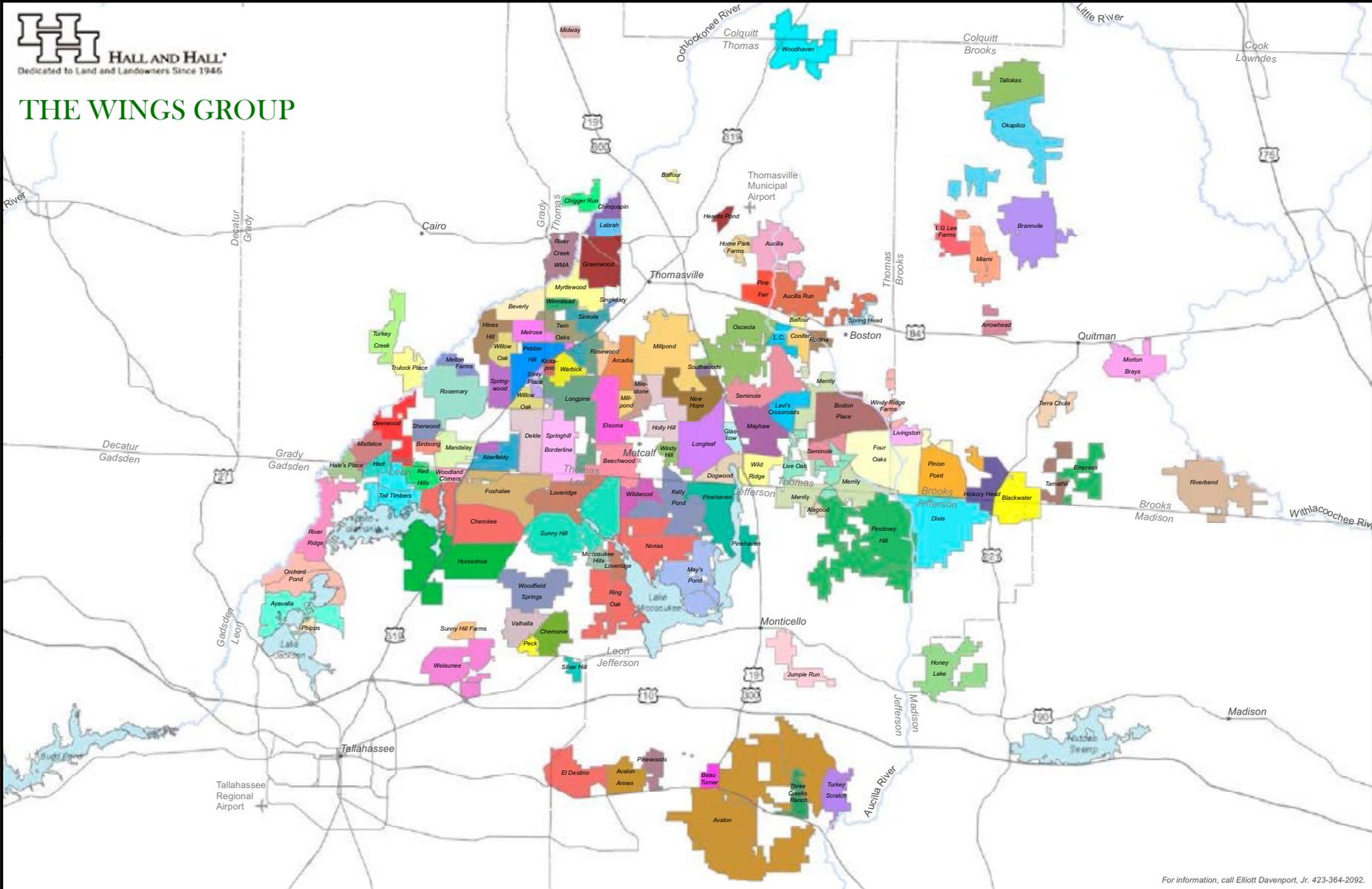
Braewood

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THE WINGS GROUP



For information, call Elliott Davenport, Jr. 423-364-2092.



# Red Hills Plantation Map

Thomasville-Tallahassee Area: August 2014

