

Come Away Plantation

2,812.72 (+/-) Acre Sporting Retreat

Warren County, Georgia

There are no conservation easements on this property

Shown by appointment only

For Showings

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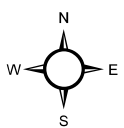
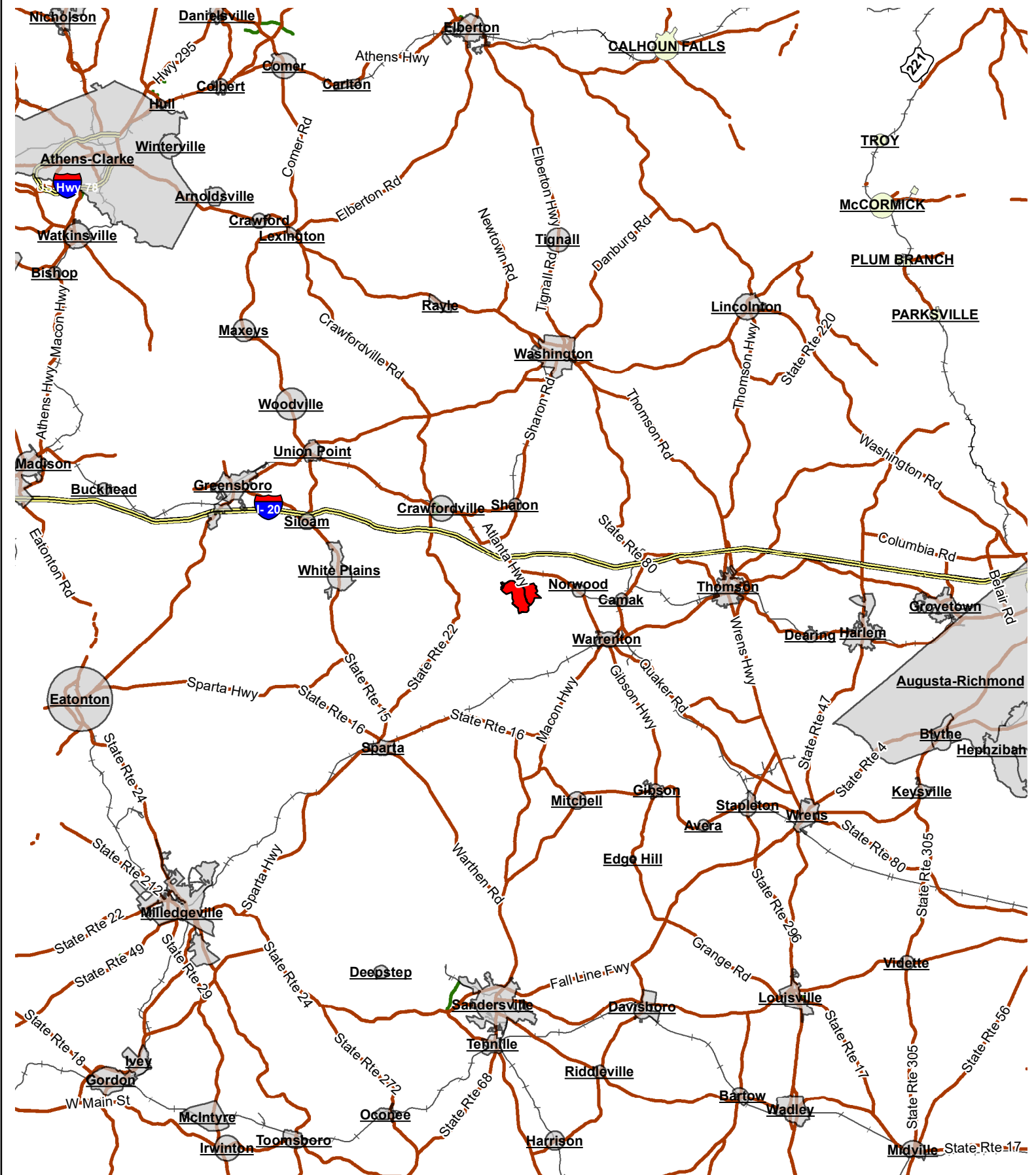
Notes:

1. This is a joint listing with Brown Land + Plantation Advisors
2. This offering is subject to change or withdrawal without notice.



Come Away Plantation – Property Highlights

- 2812.72 +/- acre sporting retreat in Warren County, GA
- Restored 1800's Plantation home with 5 bedrooms and 5 bathrooms
- 3 guest houses
- Single room honeymooners cabin complete with outdoor fireplace
- 75' x 55' commissary/meeting facility
- 3000+ foot paved entrance
- 90' x 80' guest cottage complete with living quarters, kitchen and bedrooms
- 200' x 100' riding ring for equestrian enthusiasts
- 134' x 45' tractor shed
- 80' x 50' dog kennel
- Caretakers house
- Covered outdoor fireplace
- 374.3 +/- acres of cultivated cropland including a 96 +/- acre field with center pivot irrigation
- 10 +/- acre duck pond and several wood duck holes
- Game rich property with excellent turkey populations and trophy whitetail deer hunting
- Established quail courses
- 8 +/- acre established dove field
- Excellent road system throughout
- Elevated skeet shooting facility
- Well-stocked with varying ages of pine and hardwood timber
- 50 +/- bass lake complete with boat house, boat dock, and cleaning station

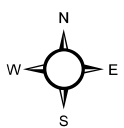
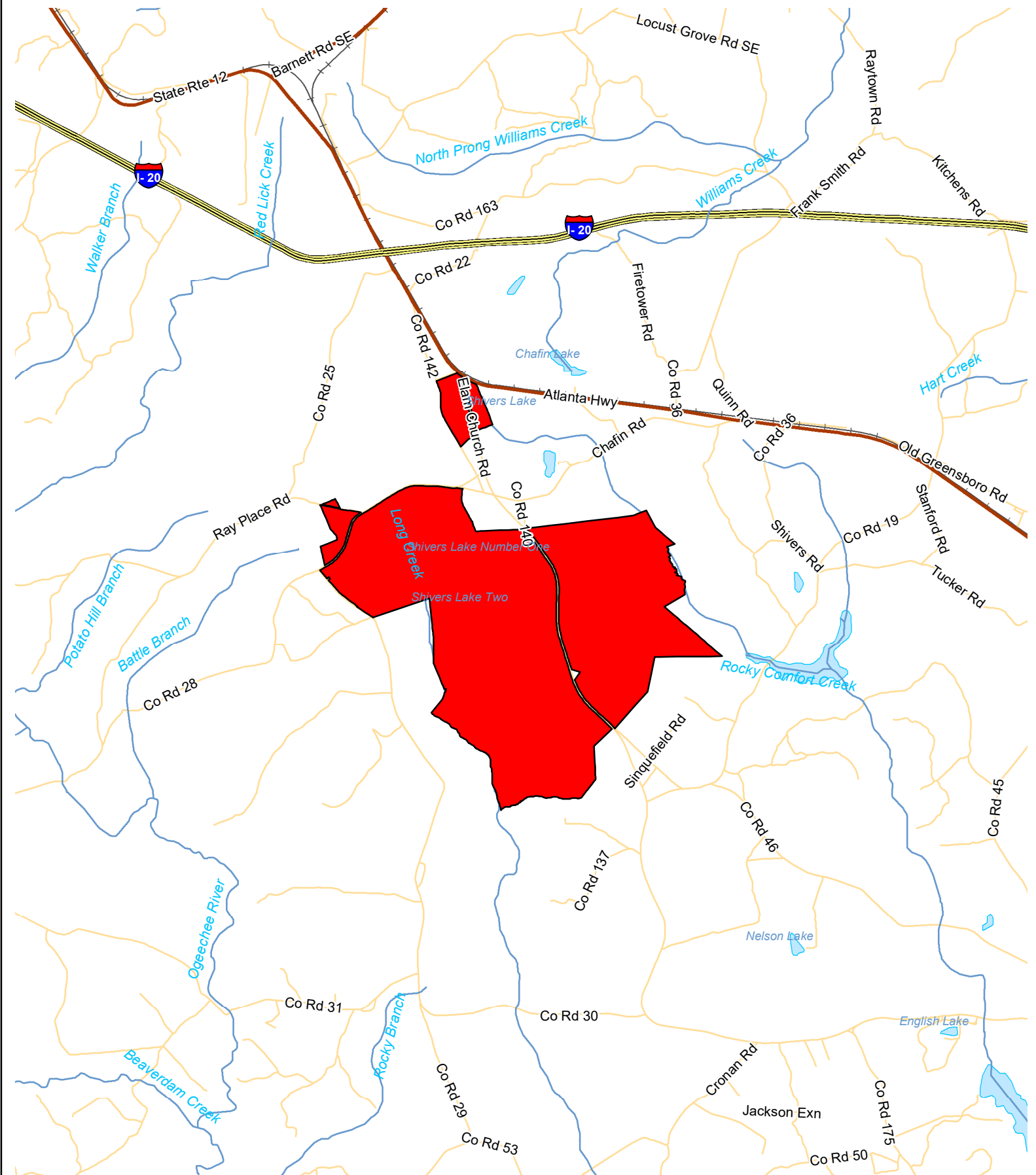


Legend

- Come Away Plantation
- Georgia Municipal Areas
- South Carolina Municipal Areas
- Interstate
- State Highway
- State Road



Location Map
 Come Away Plantation
 2812.72 +/- Tax Acres
 2811.0 +/- GIS Acres
 Warren County, GA
 Date: 8/18/2025

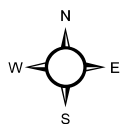
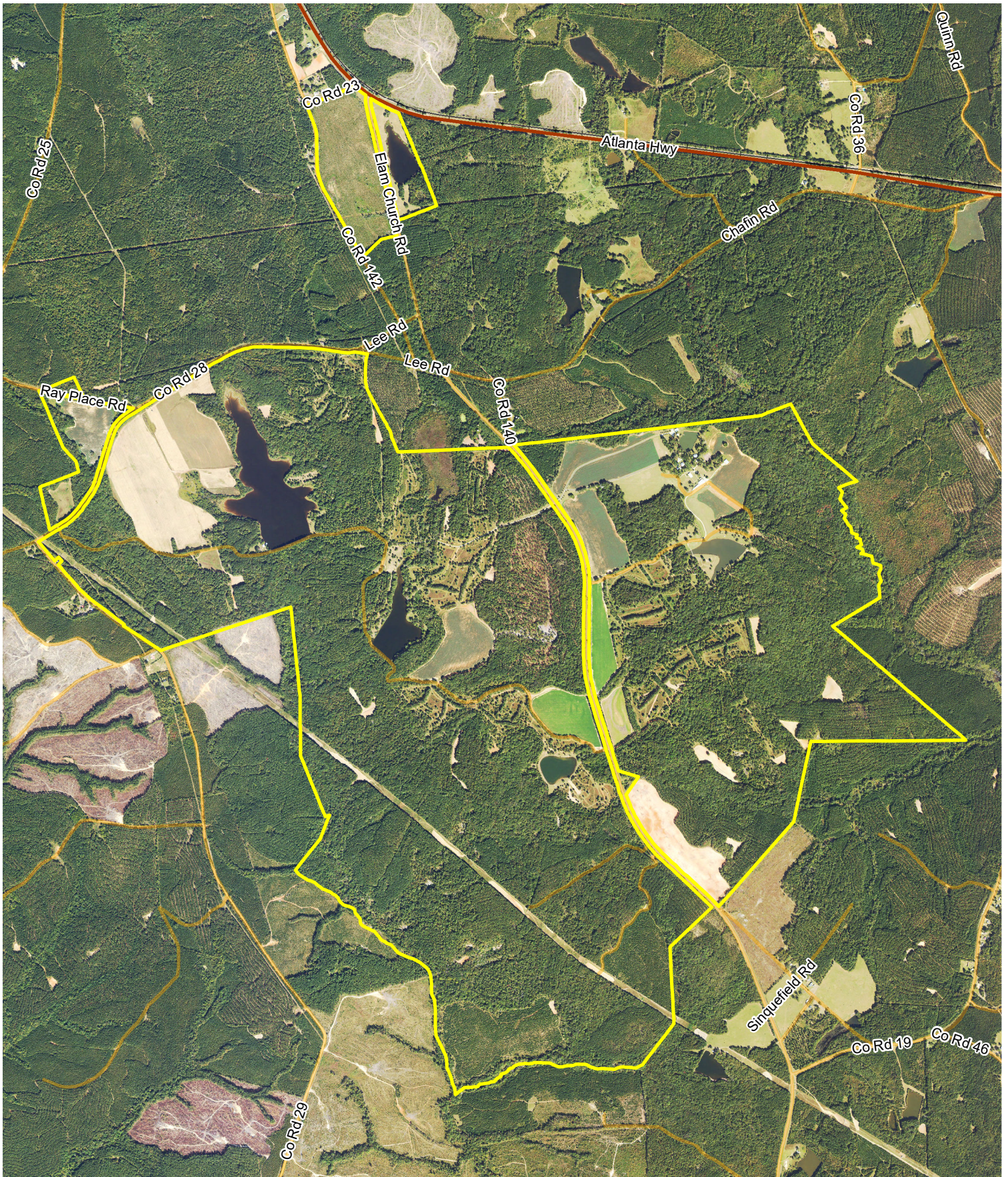


Legend

- Come Away Plantation
- GA Interstate
- GA State Highway
- GA State Road
- GA County Road
- Lake or Pond
- GA Stream or Creek

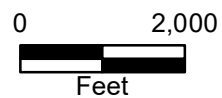


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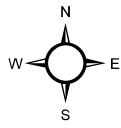
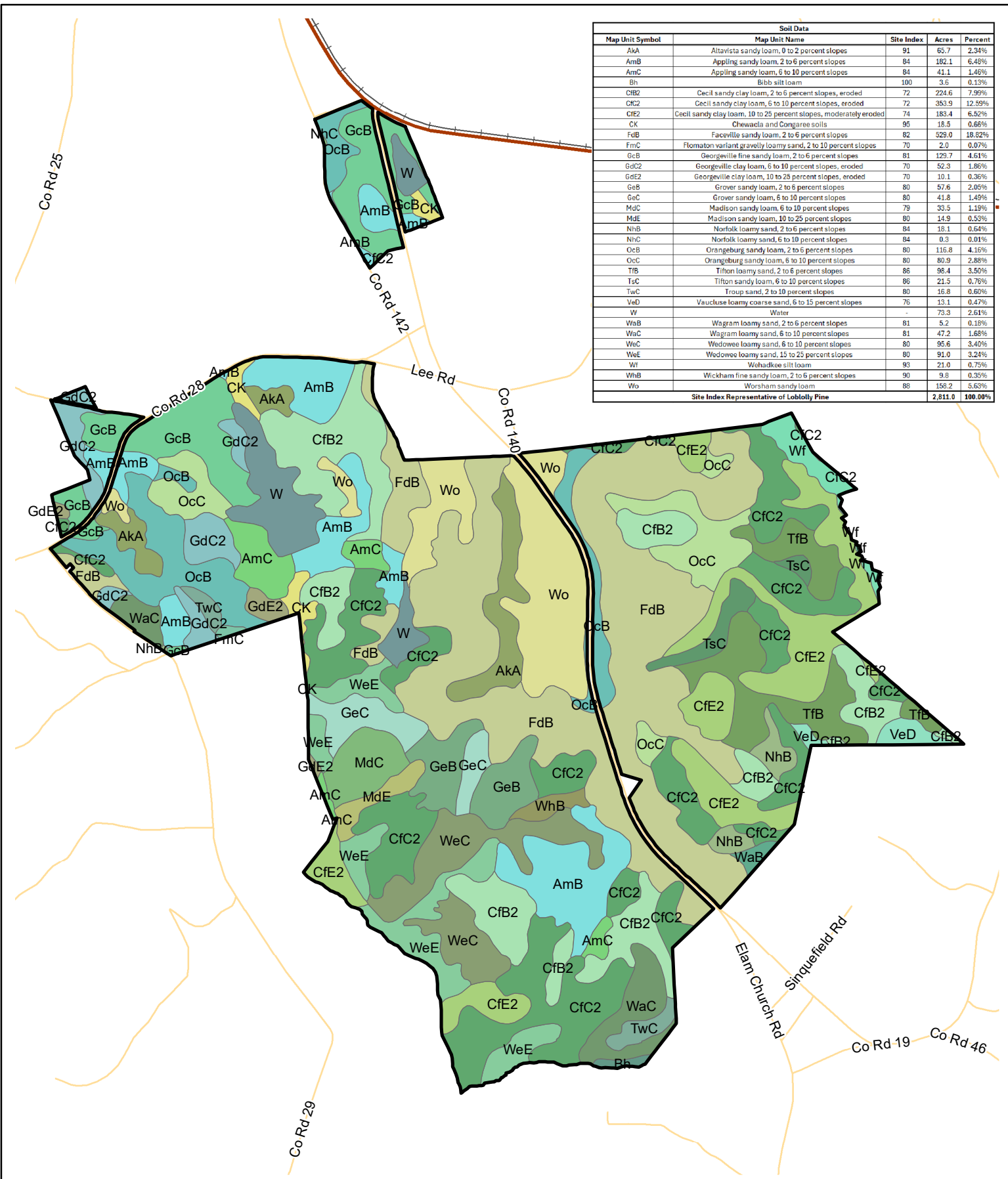
Legend

 Come Away Plantation Boundary



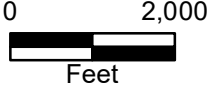
Boundary Map
 Come Away Plantation
 2812.72 +/- Tax Acres
 2811.0 +/- GIS Acres
 Warren County, GA
 Date: 8/1/2025
 2023 Aerial Photography

Soil Data				
Map Unit Symbol	Map Unit Name	Site Index	Acres	Percent
AKA	Altavista sandy loam, 0 to 2 percent slopes	91	65.7	2.34%
AmB	Appling sandy loam, 2 to 6 percent slopes	84	182.1	6.48%
AmC	Appling sandy loam, 6 to 10 percent slopes	84	41.1	1.46%
Bh	Bibb silt loam	100	3.6	0.13%
CfB2	Cecil sandy clay loam, 2 to 6 percent slopes, eroded	72	224.6	7.99%
CfC2	Cecil sandy clay loam, 6 to 10 percent slopes, eroded	72	353.9	12.59%
CfE2	Cecil sandy clay loam, 10 to 25 percent slopes, moderately eroded	74	183.4	6.52%
CK	Chewaala and Congaree soils	95	18.5	0.66%
FdB	Faceville sandy loam, 2 to 6 percent slopes	82	529.0	18.82%
FmC	Flomaton variant gravely loamy sand, 2 to 10 percent slopes	70	2.0	0.07%
GcB	Georgville fine sandy loam, 2 to 6 percent slopes	81	129.7	4.61%
GdC2	Georgville clay loam, 6 to 10 percent slopes, eroded	70	52.3	1.86%
GdE2	Georgville clay loam, 10 to 25 percent slopes, eroded	70	10.1	0.36%
GeB	Grover sandy loam, 2 to 6 percent slopes	80	57.6	2.05%
GeC	Grover sandy loam, 6 to 10 percent slopes	80	41.8	1.49%
MdC	Madison loamy sand, 2 to 6 percent slopes	79	33.5	1.19%
MdE	Madison sandy loam, 10 to 25 percent slopes	80	14.9	0.53%
NhB	Norfolk loamy sand, 2 to 6 percent slopes	84	18.1	0.64%
NhC	Norfolk loamy sand, 6 to 10 percent slopes	84	0.3	0.01%
OcB	Orangeburg sandy loam, 2 to 6 percent slopes	80	118.8	4.16%
OcC	Orangeburg sandy loam, 6 to 10 percent slopes	80	80.9	2.88%
TfB	Tifton loamy sand, 2 to 6 percent slopes	86	98.4	3.50%
TsC	Tifton sandy loam, 6 to 10 percent slopes	86	21.5	0.76%
TwC	Troup sand, 2 to 10 percent slopes	80	16.8	0.60%
Vd	Vaulxville coarse sand, 6 to 15 percent slopes	76	13.1	0.47%
W	Water	-	73.3	2.61%
WbB	Wagram loamy sand, 2 to 6 percent slopes	81	5.2	0.18%
WbC	Wagram loamy sand, 6 to 10 percent slopes	81	47.2	1.68%
WbE	Wedowee loamy sand, 6 to 10 percent slopes	80	95.6	3.40%
WfE	Wedowee loamy sand, 15 to 25 percent slopes	80	91.0	3.24%
Wf	Wethadkoe silt loam	93	21.0	0.75%
WhB	Wickham fine sandy loam, 2 to 6 percent slopes	90	9.8	0.35%
Wo	Worsham sandy loam	88	158.2	5.63%
Site Index Representative of Loblolly Pine			2,811.0	100.00%



Legend

Come Away Plantation Boundary
Soils
 Map Unit Symbol: AKA, AmB, AmC, Bh, CK, CfB2, CfC2, CfE2, FdB, FmC, GdB, GdE2, GeB, GeC, WhB, WeC, WeE, Wo, MdC, MdE, NhB, NhC, OcB, OcC, TfB, TsC, TwC, Vd, W, WbB, WbC, WbE, Wf, WhB, Wo



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