

## 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

- 14 +/- acre bass pond
  - 6 +/- acre bass pond
  - 7.5 +/- acre bass pond
  - 2 +/- acre catfish pond
  - 8.5 +/- acre bass pond
  - There are no conservation easements on Come Away Plantation, providing you with maximum flexibility for development and land use, and presenting a potential future opportunity to protect this ideal hunters retreat.
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