

## **THE QUAILCREST ESTATE**

**A secluded tract of land featuring a 4,000 sq. ft. lodge with great access ready to be developed into a premier hunting tract located in Mitchell County, GA.**



**1,328 Acres**  
**Pelham, Mitchell County, Georgia**

**\$5,400,000**



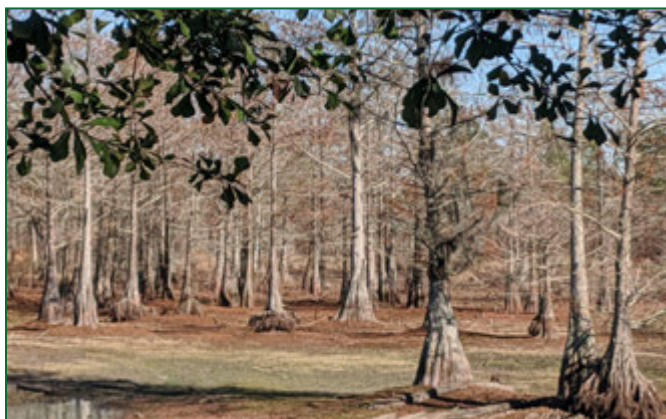
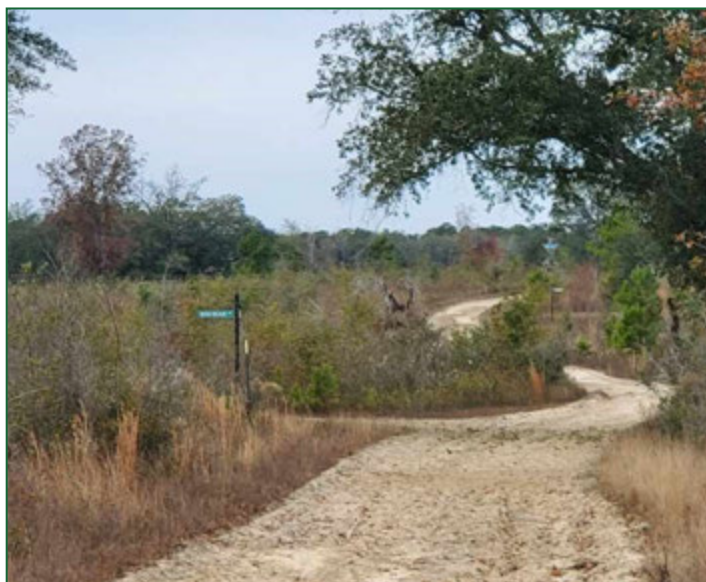
## LOCATION

The QuailCrest Estate is a serene property located in the rolling hills of the Upper Coastal Plain of Southwest Georgia. With agriculture and timberland surrounding it, QuailCrest Estate offers a tranquil haven amidst nature. This tract is just over an hour's drive from the Tallahassee, Florida airport. Albany, Georgia, is also within a reasonable distance of about 35 miles away, while the charming downtown restaurants and shopping in Thomasville, Georgia, are just 25 miles south.

## ACCESS

The QuailCrest Estate has paved road frontage on two sides and county-maintained dirt road on one side. The property is very secure with a high-fence, electric gate entrance. The property also has good roads throughout, including live oak allees.

Detailed Directions: Take Highway 112 South out of Camilla, approximately 11 miles. Look for the gate in the high fence on the west side of the road.





## SITE DESCRIPTION

The QuailCrest Estate is a versatile multiple-use property with planted pine timber, cattle grazing areas, two man-made ponds, a natural duck hunting habitat, a man-made duck pond, a pivot irrigation system, a 12-in well and a 4-in well, and a beautiful lodge for residential living. A buyer can easily convert several acres of cut-over timber land to agricultural use or replant it with pine trees. The tract also boasts excellent drainage and features a meandering creek that flows through the property seasonally. If a buyer desires, some of the tract could be converted to agricultural use.

This area is a hunter's paradise with a thriving deer population, especially trophy whitetail deer. The QuailCrest Estate offers an excellent hunting destination for those looking to establish a home or a hunting camp.





## HOUSE

QuailCrest Estate features a 4,848-square-foot lodge built in 2008, offering three bedrooms, each with an individual bathroom. There is also an additional half bath. The lodge features custom appliances, woodwork throughout the home, and coffered ceilings. The lodge offers three porches with a fireplace inside and outside.

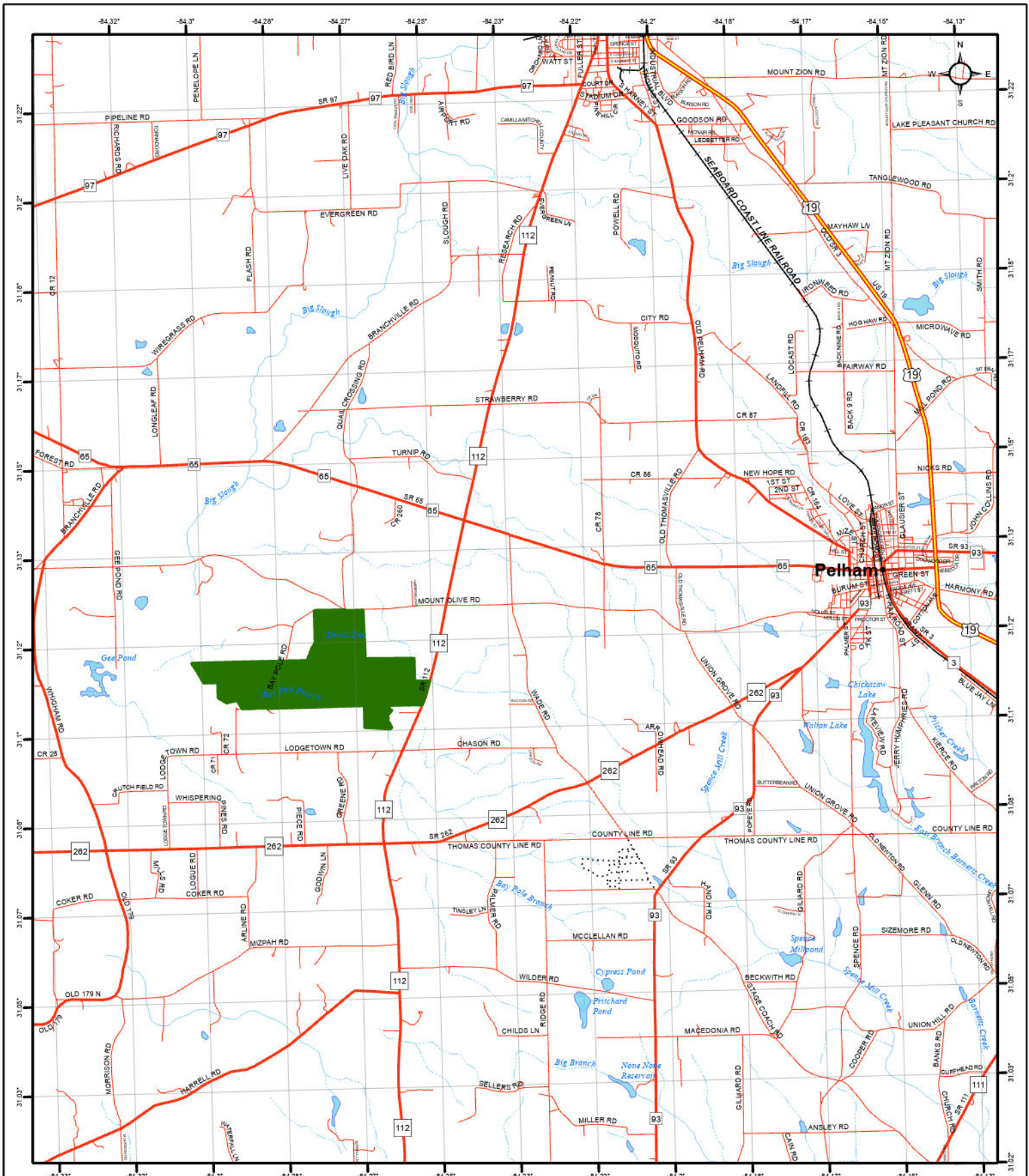






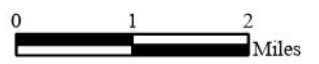
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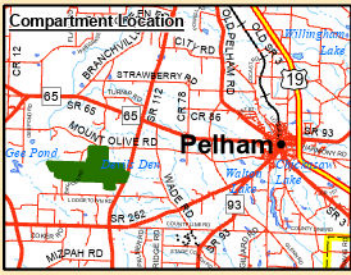


**The QuailCrest Estate  
Mitchell County, GA  
1328 Ac**

- Legend
- ... 4WD
  - Local Paved or Unknown
  - Secondary State or County Hwy
  - Primary US or State Hwy
  - Primary Limited Access or Interstate
  - Counties
  - cities



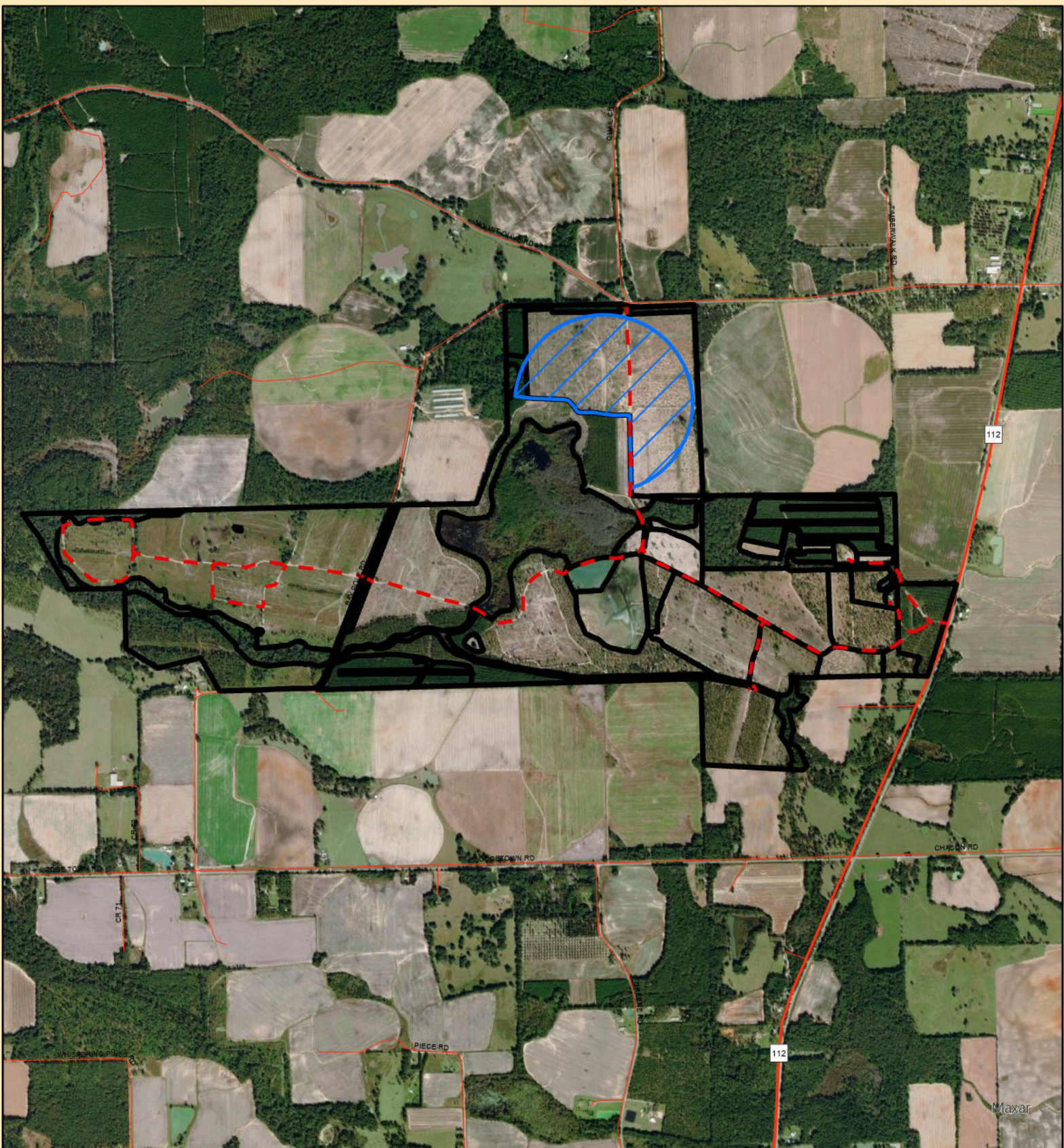




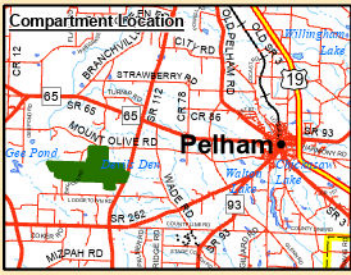
# The QuailCrest Estate Mitchell County, GA 1328 Ac



-  Irrigation Area
-  Roads







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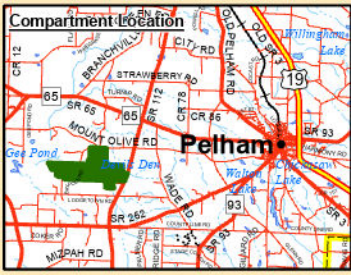




— Roads

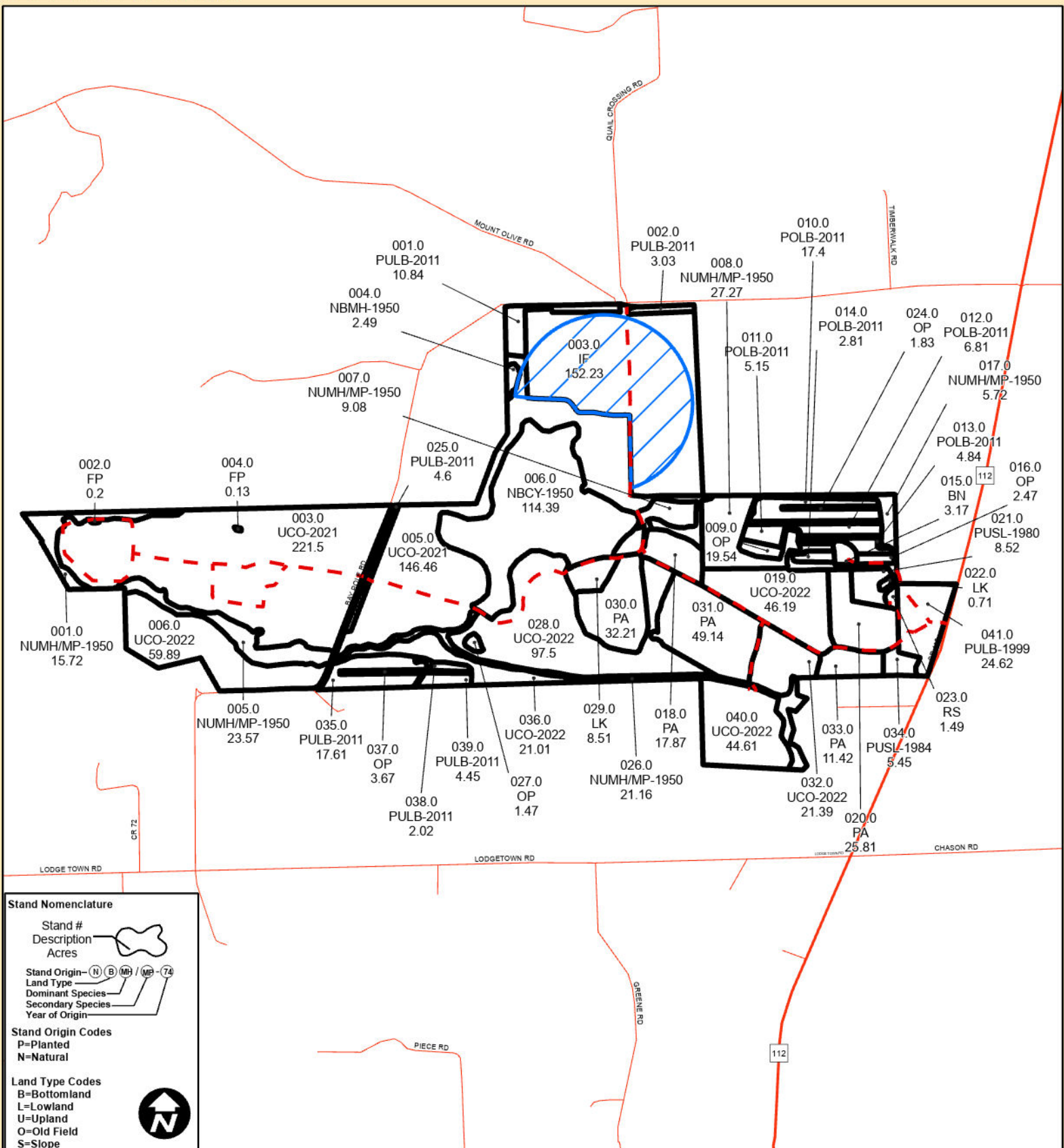




# The QuailCrest Estate Mitchell County, GA 1328 Ac



 Irrigation Area  
 Roads



**Stand Nomenclature**

Stand #  
Description  
Acres

Stand Origin—(N) (B) (MP) / (MP-74)  
Land Type  
Dominant Species  
Secondary Species  
Year of Origin

**Stand Origin Codes**  
P=Planted  
N=Natural

**Land Type Codes**  
B=Bottomland  
L=Lowland  
U=Upland  
O=Old Field  
S=Slope

