

Hilton Preserve

Property Features

The Land

Tucked away only a few minutes from the Chattahoochee River in Early County, Georgia, Hilton Preserve is truly deserving of its name. This beautifully maintained 520-acre property features a diverse landscape with mature pines rising above the understory, century oaks scattered across the property, two open water ponds and cypress ponds, a perennial stream bordered by dense hardwoods, a dove field, and 15 food plots strategically placed for the sportsman. The internal road network is excellent and walking through the upland areas is made easy as a result of an on-going prescribed burn program.

Hilton Preserve boasts a wide variety of wildlife that can be enjoyed by the naturalist and hunter alike. For the past five years, a Quality Deer Management program has been implemented that has resulted in a noticeable improvement in genetics as cull deer have been taken from the population. This, along with low hunting pressure, a generous feeding program, and a permanent water source create excellent conditions for a productive property. There's also good cover for deer to seek safety and bed down; in fact, Hilton Preserve's hardwood areas are off limits to hunters.

The other wildlife that flourish here are also hunted infrequently. During the past four years, over 1,000 quail have been released, some of which have established coveys that run amongst the broomsedge which is prevalent throughout the property. An active predator trapping program has further enhanced the sustainability of their population. Turkeys are also plentiful, due in part to the chufa plots that are planted each year and wood ducks are commonly seen in the cypress ponds.

Arnie Rogers, Licensed Real Estate Broker
Verdura Realty, LLC • 254 East 6th Avenue • Tallahassee, FL 32303
Cell: 850.491.3288 • Email: arogers@verduraproperties.com
www.VerduraProperties.com

At a Glance

Acreage:
520 Acres

Asking Price:
\$1.77M

Location:
A few minutes from the Chattahoochee River in Early County, Georgia

Special Attributes:

- Turnkey investment
- 4,300 sf homestead sleeps up to 25 people
- Intensively managed for deer and other game
- Two open water ponds, cypress ponds
- Valuable Timber



Hilton Preserve

Property Features

The Land (Cont.)

When fall rolls around, the 10-acre field situated next to a pond provides a perfect setting for a dove shoot.

Fishing is another popular pastime at Hilton Preserve. The 14-acre "Big Pond" is stocked with shellcracker and bream and a dock was recently built along the western bank, providing a good viewing area or casting spot. Although the "Small Pond" is only one-half acre in size, its elongated shape and open banks make fishing easy, particularly for kids looking to catch the shellcracker, bream, and catfish stocked there. A well provides a backup system to assure a stable water level during dry periods. For those looking for angling opportunities beyond the boundaries of Hilton Preserve, the public boat ramp at the George W. Andrews lock and dam is only five minutes away. Some of the species caught in this part of the Chattahoochee River include hybrid bass, striped bass, white bass, bream, and crappie, as well as flathead, channel, and blue catfish.

While Hilton Preserve serves up excellent recreational opportunities, there is a considerable amount of professionally managed merchantable pine that ranges in age from 15 - 20 years. This timber not only adds to the aesthetics of the property but it provides a significant economic benefit to an owner. As well, there is a nine-acre area with one year-old longleaf pines and another 135+/- acres in the northwest part of the property that will be re-planted during the winter of 2015.

At a Glance

Acres:
520 Acres

Asking Price:
\$1.77M

Location:
A few minutes from the Chattahoochee River in Early County, Georgia

- Special Attributes:*
- Turnkey investment
 - 4,300 sf homestead sleeps up to 25 people
 - Intensively managed for deer and other game
 - Two open water ponds, cypress ponds
 - Valuable Timber



Arnie Rogers, *Licensed Real Estate Broker*
Verdura Realty, LLC • 254 East 6th Avenue • Tallahassee, FL 32303
Cell: 850.491.3288 • Email: arogers@verduraproperties.com
www.VerduraProperties.com



Hilton Preserve

Property Features

The Homestead

The centerpiece of Hilton Preserve is a beautiful 4,300+/- square foot homestead that offers a place where families and friends can unwind and enjoy each other's company in a world set apart from the flurry of modern day life. Built for comfort and designed to blend in with its natural surroundings, its exterior is constructed of cypress while the interior exudes the warmth of white pine. The homestead's many features include vaulted ceilings, stack-stone fireplace, billiards room, garage, and utility room. A large eat-in kitchen provides all the modern conveniences and personal touches such as butcher block countertops, stainless steel appliances, and handsome rustic cabinetry blend seamlessly with the homestead's decor. With its five bedrooms, two multi-bed lofts, and four full baths, up to 25 people can be accommodated!

The outside amenities of the homestead are just as compelling as the indoor space. Of special note, a large wraparound screened porch with its own stone fireplace creates a natural gathering place. Adjoining this area is a well appointed outdoor kitchen that includes a bar, sink, appliances, and Big Green Egg - together they form an exceptional entertainment area. There's also a stone fire pit for cold nights, a 12' x 24' equipment pole barn, and a generous sized storage shed.

At a Glance

Acreage:

520 Acres

Asking Price:

\$1.77M

Location:

A few minutes from the Chattahoochee River in Early County, Georgia

Special Attributes:

- Turnkey investment
- 4,300 sf homestead sleeps up to 25 people
- Intensively managed for deer and other game
- Two open water ponds, cypress ponds
- Valuable Timber



Arnie Rogers, Licensed Real Estate Broker

Verdura Realty, LLC • 254 East 6th Avenue • Tallahassee, FL 32303

Cell: 850.491.3288 • Email: arogers@verduraproperties.com

www.VerduraProperties.com



VERDURA
REALTY, LLC

Hilton Preserve

Property Features

The Homestead (Cont.)

Hilton Preserve is an outstanding turnkey investment for a discriminating buyer. Along with the land and homestead, the assets shown below are included; however, select personal items are excluded.

- Appliances
- Televisions
- Furniture
- Billiards table
- 4WD Polaris ATV
- Golf carts (2)
- Grain drill
- Tiller
- Feeders
- Ladder stands, shooting houses, quad pods (17 total)

At a Glance

Acreage:

520 Acres

Asking Price:

\$1.77M

Location:

A few minutes from the Chattahoochee River in Early County, Georgia

Special Attributes:

- Turnkey investment
- 4,300 sf homestead sleeps up to 25 people
- Intensively managed for deer and other game
- Two open water ponds, cypress ponds
- Valuable Timber



Arnie Rogers, Licensed Real Estate Broker
Verdura Realty, LLC • 254 East 6th Avenue • Tallahassee, FL 32303
Cell: 850.491.3288 • Email: arogers@verduraproperties.com
www.VerduraProperties.com



Hilton Preserve

Aerial Map



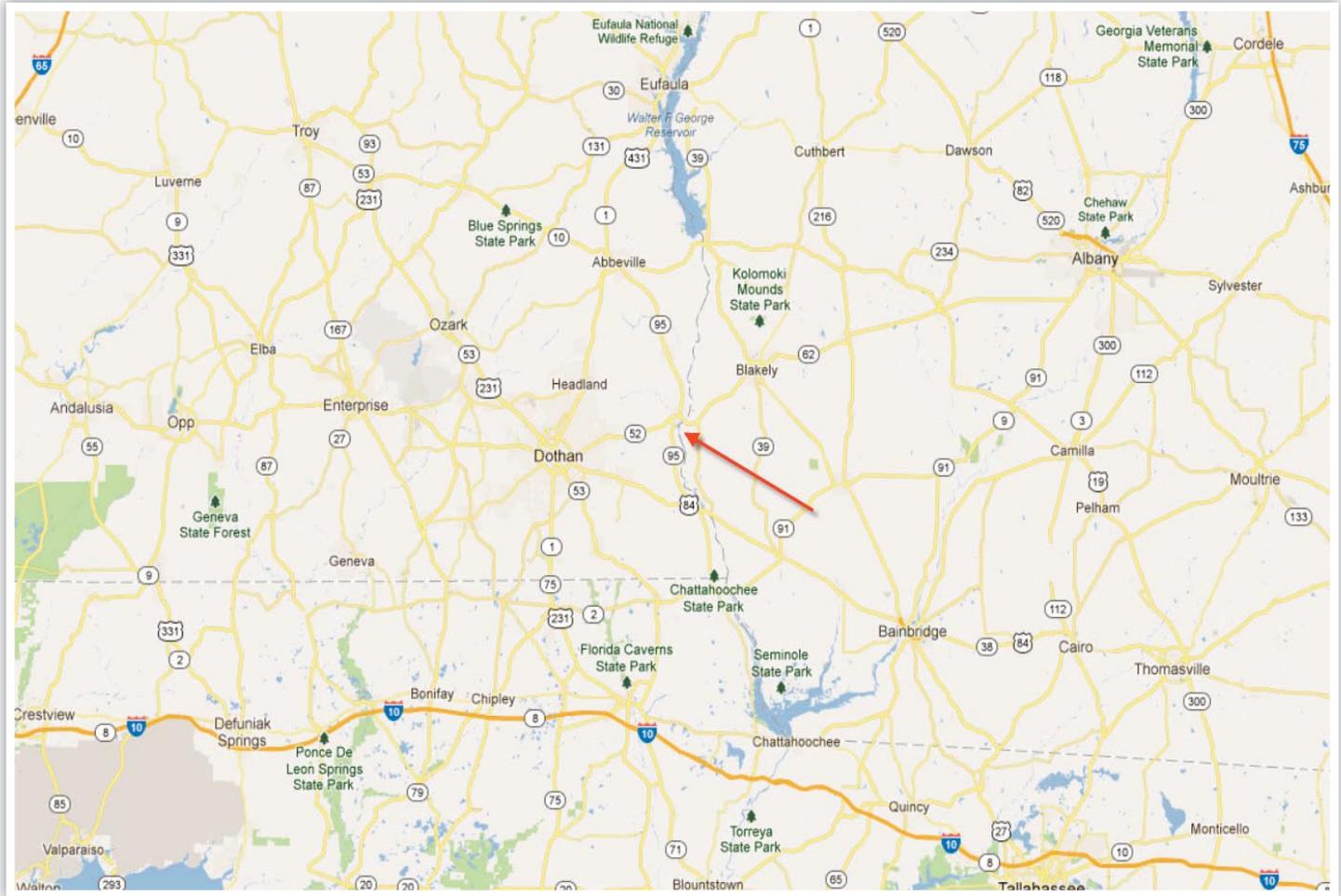
Arnie Rogers, *Licensed Real Estate Broker*
Verdura Realty, LLC • 254 East 6th Avenue • Tallahassee, FL 32303
Cell: 850.491.3288 • Email: arogers@verduraproperties.com
www.VerduraProperties.com



Please note that while all information is believed to be reliable, none is guaranteed.

Hilton Preserve

Regional Map



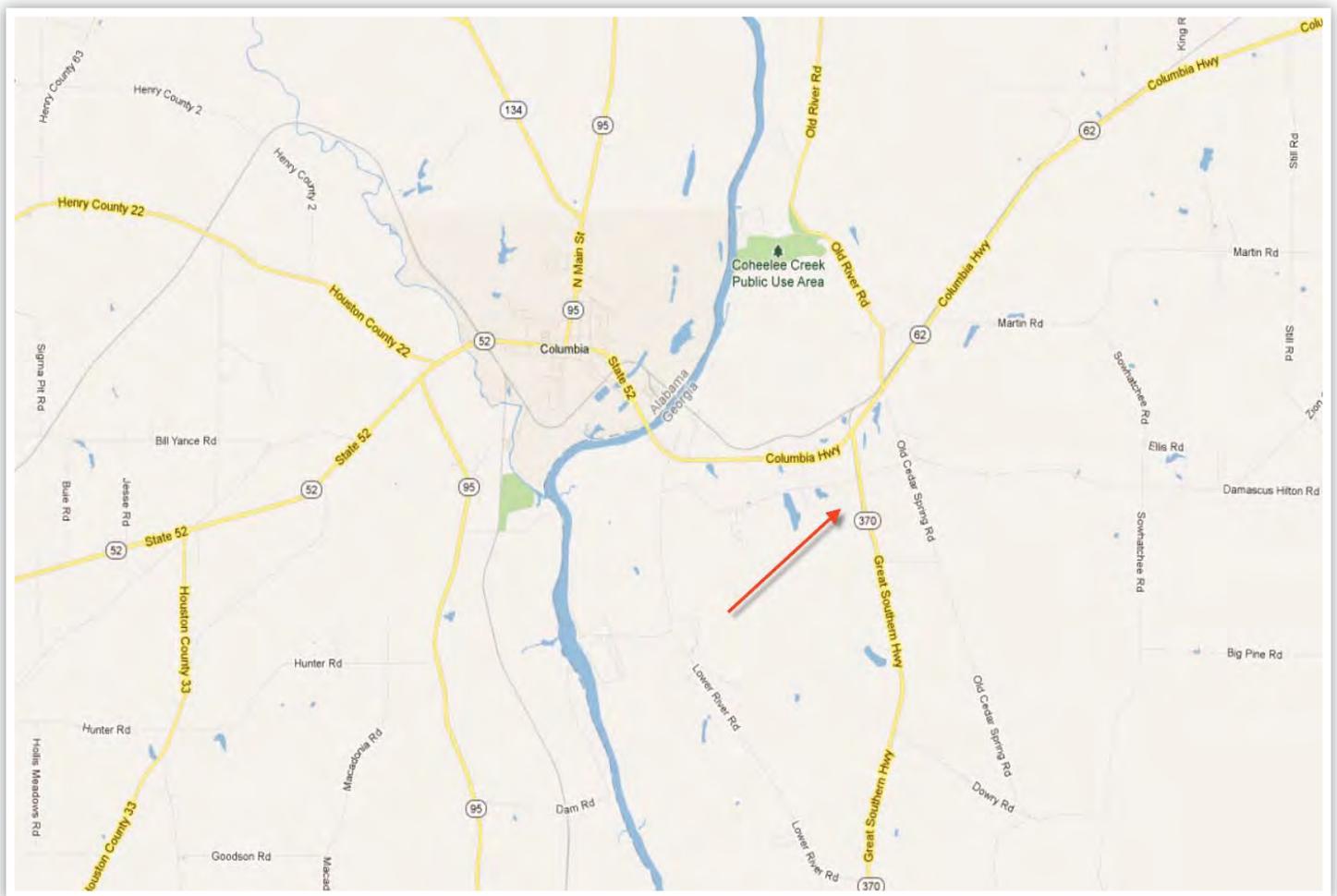
Arnie Rogers, Licensed Real Estate Broker
Verdura Realty, LLC • 254 East 6th Avenue • Tallahassee, FL 32303
Cell: 850.491.3288 • Email: arogers@verduraproperties.com
www.VerduraProperties.com



Please note that while all information is believed to be reliable, none is guaranteed.

Hilton Preserve

Local Map



Arnie Rogers, Licensed Real Estate Broker
Verdura Realty, LLC • 254 East 6th Avenue • Tallahassee, FL 32303
Cell: 850.491.3288 • Email: arogers@verduraproperties.com
www.VerduraProperties.com



Please note that while all information is believed to be reliable, none is guaranteed.

Hilton Preserve

Land Photos



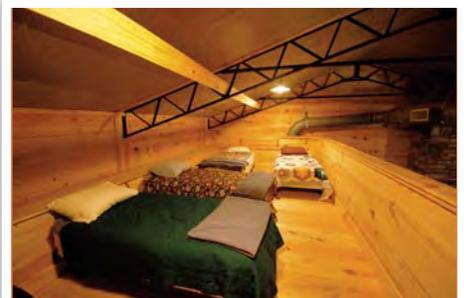
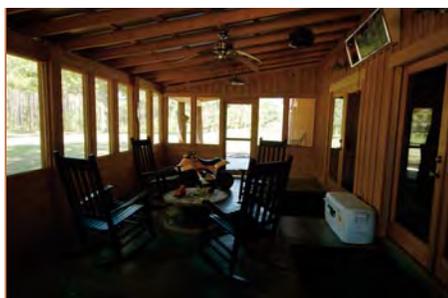
Arnie Rogers, Licensed Real Estate Broker
Verdura Realty, LLC • 254 East 6th Avenue • Tallahassee, FL 32303
Cell: 850.491.3288 • Email: arogers@verduraproperties.com
www.VerduraProperties.com



Please note that while all information is believed to be reliable, none is guaranteed.

Hilton Preserve

Homestead Photos



Arnie Rogers, Licensed Real Estate Broker
Verdura Realty, LLC • 254 East 6th Avenue • Tallahassee, FL 32303
Cell: 850.491.3288 • Email: arogers@verduraproperties.com
www.VerduraProperties.com



VERDURA
REALTY, LLC

Please note that while all information is believed to be reliable, none is guaranteed.