

# BUCKHEAD FARMS

211.57± acres  
Hamilton County, FL

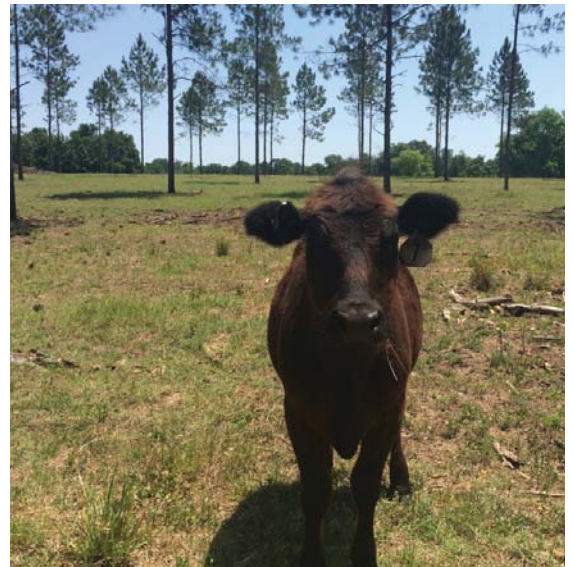


## TURN-KEY FARMING/HUNTING OPERATION

Live, hunt, farm, ranch, manage wildlife, relax and enjoy beautiful open spaces at Buckhead Farms. This is a great opportunity for those looking to make incredible memories. This property was designed and laid out in a perfect manner, with a home/lodge, barn, deer handling facilities, guest cabin, shooting houses and more.

## LICENSED GAME PRESERVE & IMPROVED PASTURE

The current owner bought, designed, built and managed this property as a game preserve. Nearly 160± herd of trophy whitetail currently live within the fences of the preserve. More than just a licensed hunting preserve, the current owner also operates this farm as a cattle ranch/hay operation. High quality cross fencing has been recently installed throughout the interior of the property. The current owner also runs a black angus herd inside the farm, with Perennial Peanut and Coastal Bermuda grasses available for feed.



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## LOCATION

Located in Hamilton County, Florida at 3208 NW 29th Lane, Jennings, FL 32053. Easy access from I-75 (only 7± miles west of I-75 interchange).

## SIZE

211.57± acres

## PRICE

\$1,200,000 – This opportunity won't last long, **BRING OFFERS!** *Inventory listed on page 5 all included in purchase price. Deer herd included based upon offer.*

## ZONING/FUTURE LAND USE

AG-4

## FENCING

3.2 miles of 8' high "game fence" border fencing

## WELLS

1 - 4" well located on the property

## DESCRIPTION

Deer, cattle, timber and hay - Buckhead Farms is a diverse and supremely managed farm. This property is perfect for an outdoorsman/woman who wants to have an abundant amount of wildlife on their farm. Nearly 160± head of trophy quality whitetail call Buckhead Farms home. The owner has operated this farm as a licensed hunting preserve, with the entire perimeter high fenced. At times this property has had whitetail, stag, axis deer and other exotics. Call this property home, or use it as a hunting getaway. This property is scattered with oak hammocks and pine stands.

Offering subject to errors, omission, prior sale or withdrawal without notice.

LAND FOR SALE

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Maury L. Carter & Associates, Inc.<sup>SM</sup>  
Licensed Real Estate Broker



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## HIGH FENCED LICENSED HUNTING PRESERVE

The current owner of Buckhead Farms bought, designed, built and managed this property as a licensed high fence game preserve. Currently nearly 160± head of trophy whitetail live within the fences of this preserve. In addition to those 160± head of whitetail, there are 6± Axis deer on the farm. Owner has bought, bred, and managed this herd for well over ten years. Paying hunters come from all over the United States to participate in the harvest. Monster bucks live on this property. See pictures included on this page to view the quality of deer available on the property. Whitetail season on game preserves last from September to March.

## TIMBER/BLEUBERRIES

The property was recently "plantation cut". The property is a Certified Tree Farm. Owner has a small blueberry patch on site.



*All deer shown here were harvested on Buckhead Farms*



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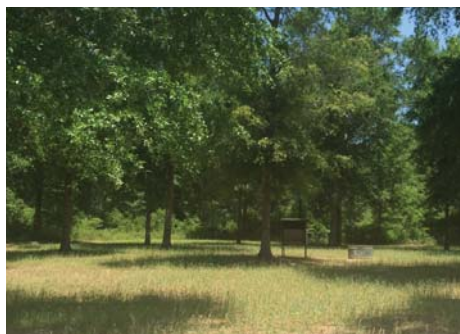
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## STRUCTURES:

There are multiple structures on the property including:

- 3 bed/3 full bath home/lodge with full kitchen, large living room
- Large barn/shop with drive-thru bays
- Deer handling facilities: breeding house, pens (6), chutes, etc.
- Guest cabin
- 6 shooting houses – 4 large shooting houses, 2 tower houses



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## INVENTORY LIST

### LAND: 213±Acres

- 20 year old planted pines: 88.3± acres
- Hardwood ridges and drains: 55± acres
- Hay pastures: 40± acres
  - 12 acres Perennial Peanut
  - 5 acre food plots
  - 4.5 acres deer pens
  - 10 acres house and blueberries

### HOUSE: 2400 sq ft heated & cooled 1998

- Covered front porch: 8' x 42' (336 sq ft)
- 3 bedroom, 3 bath, fireplace, professionally landscaped, lighted & irrigated

### GARAGE:

- 24' x 30' (720 sq ft) 2002
- Metal building, concrete floor,
- Electric roll-up doors 9'10" w x 7' 9½" h
- RV hook-up, generator hook-up

### STORAGE BUILDING: 16' x 10' (160 sq ft)

- Covered front porch: 16' x 8' (128 sq ft)
- AC/heat, electric and water to building

### CABIN: 24' x 12'4" (295 sq ft)

- Covered front porch: 8' x 12'4" (98 sq ft)
- AC/heat, 1 bedroom, 1 bath, kitchenette

### PUMP HOUSE: 10' x 13' (130 sq ft)

- 4" well, chlorinator & filter system

### BARN: 42' x 75' (3150 sq ft) 2002

- Metal building, concrete floor, water, electric, generator hook-up,
- 3 electric bay doors 13'10" w x 9'9" h
- Skinning room with freezer (not complete)

### PLANTS/TREES:

- Nursery Area, Irrigated: Ground Cover, 69' x 33' (2,277 sq ft)
- Blueberry area, 1 Lemon Trees: Drip Irrigation & fencing: 156' x 153' (23,864 sq ft) - ½ acre
- Assorted Fruit Trees, Irrigated: 30' x 600' (18,000 sq ft) .41 acre
  - Peach: 12
  - Apple: 1
  - Plum: 2
  - Pear: 2
- Mature Pecan Trees: 12 (.91 acre)

### HUNTING PRESERVE / ENCLOSURE

- Landscaped front entrance
- Fence: 8 ft game fence (3.2 miles)
- Whitetail deer: approx 150
- Axis deer approx 8
- Tower stands: 4: 6' x 8' x 10' high
- Two-man ladder stands: 1
- Trough feeders: 2
- Water troughs: 6, with irrigation to each

### BREEDING FACILITY:

- Fence: 10 ft game fence
- Pens: 6 average size - 100' w x 300' deep (.75 acre each). Top half of each pen planted. Remainder in trees
- Front alley-way: 24' w x 600' long
- Irrigation stubbed to pens
- Water troughs: 6
- Feeding Stations: 5
- Fawn nursery & A.I. and complete deer handling facility
- Whitetail deer:
  - Breeder bucks: 1
  - Breeder does: 8
- Darting equipment: Phuedart Gun - Model# 389
- Tagging Equipment
- Stretcher
- Deer Semem Tank: Aprox 35 Straws

### COWS:

- 1 Bull Black Angus
- 15 Cows Black Angus some mixed

### EQUIPMENT:

- Generators: (1) 5500 watt, (1) 7800 watt
- Golf cart: with charger
- John Deere tractor 5510
- John Deere mower 1145
- Trailer: 8'6" x 6' wide
- 140 gal diesel tank w/ pump,
- Perfecta cultivator: 8 ft
- John Deere grain drill - model 450
- Brillion Cultipacker: 8'
- Rhino mower: TW 120 - 10 ft
- 150 gallon sprayer
- 350 lb fertilizer spreader
- Tufline disc: 10'
- Tufline hydraulic blade: 8'
- Smith injector & tank: 200 ppm
- Tandem utility trailer: 6' x 12'
- Tandem 18' deer trailer
- Tandem 16' cow trailer

### SHOP TOOLS & EQUIPMENT:

- Miller welder: hood & rods
- Air compressor: 150 psi, hose reel
- Acetylene torch and oxygen tanks
- Husky portable air tank
- Tool master grinder & Stand
- Floor jack: 1
- Air jack
- Jack stands
- Shop vac: 4.5 hp
- Scunmacher battery charger
- Floor fan: 4'
- 4-drawer cabinet w/tools
- 6" bench vise
- 2 - white pegboard shelves
- Craftsman tool chest & box w/tools
- 2 - wooden book cases
- Gun rack - wood
- 2 - metal shelves
- 2 - wooden shelves
- Misc. shelving
- Lawn mower: 4 hp push
- Fence repair tools & equipment
- Air blower
- Pecan gathering equipment
- Tool cart
- Hydraulic press
- Hedge trimmer
- Wheelbarrow
- Ladder: aluminum, extend. (2)

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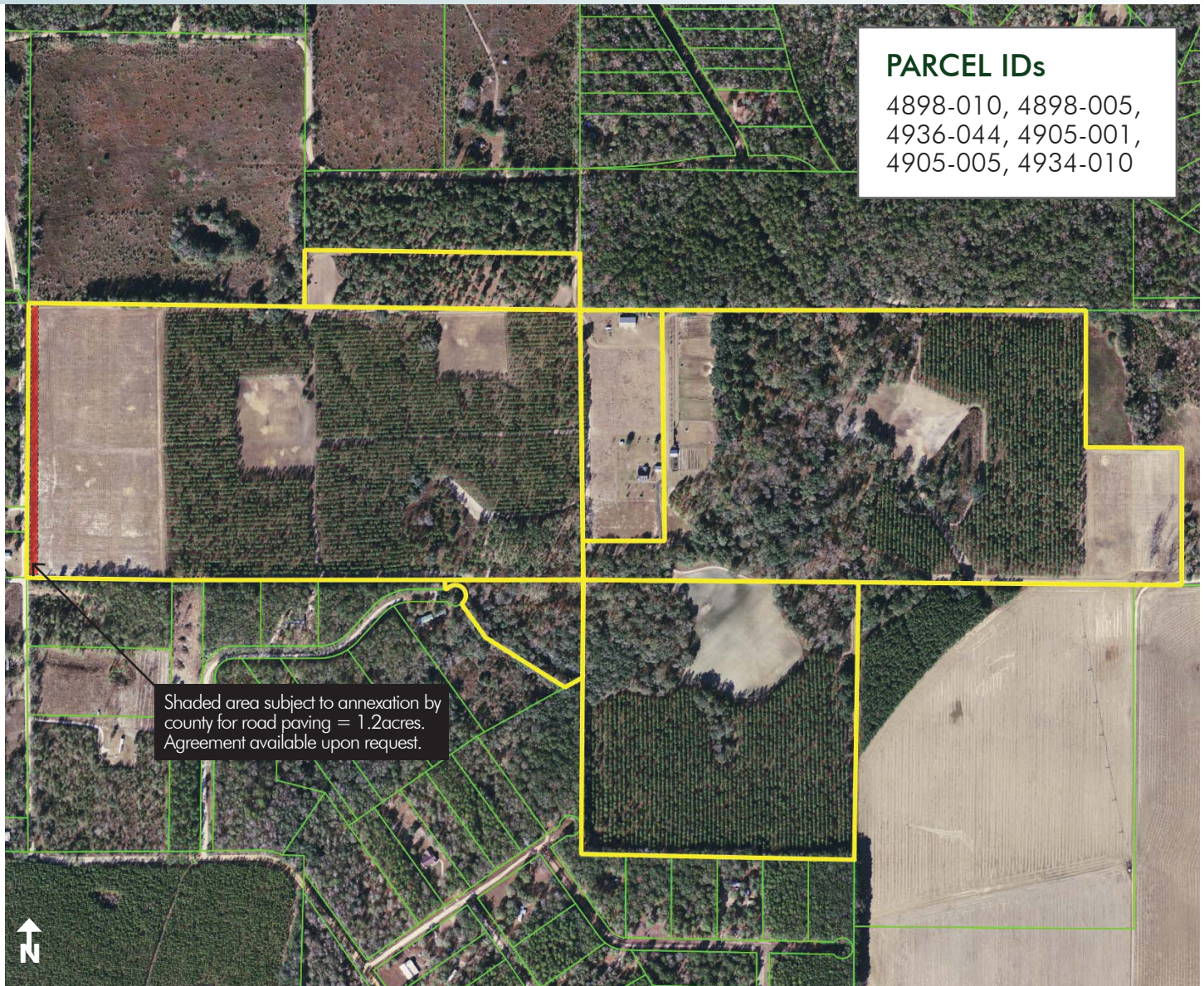




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PROPERTY MAP

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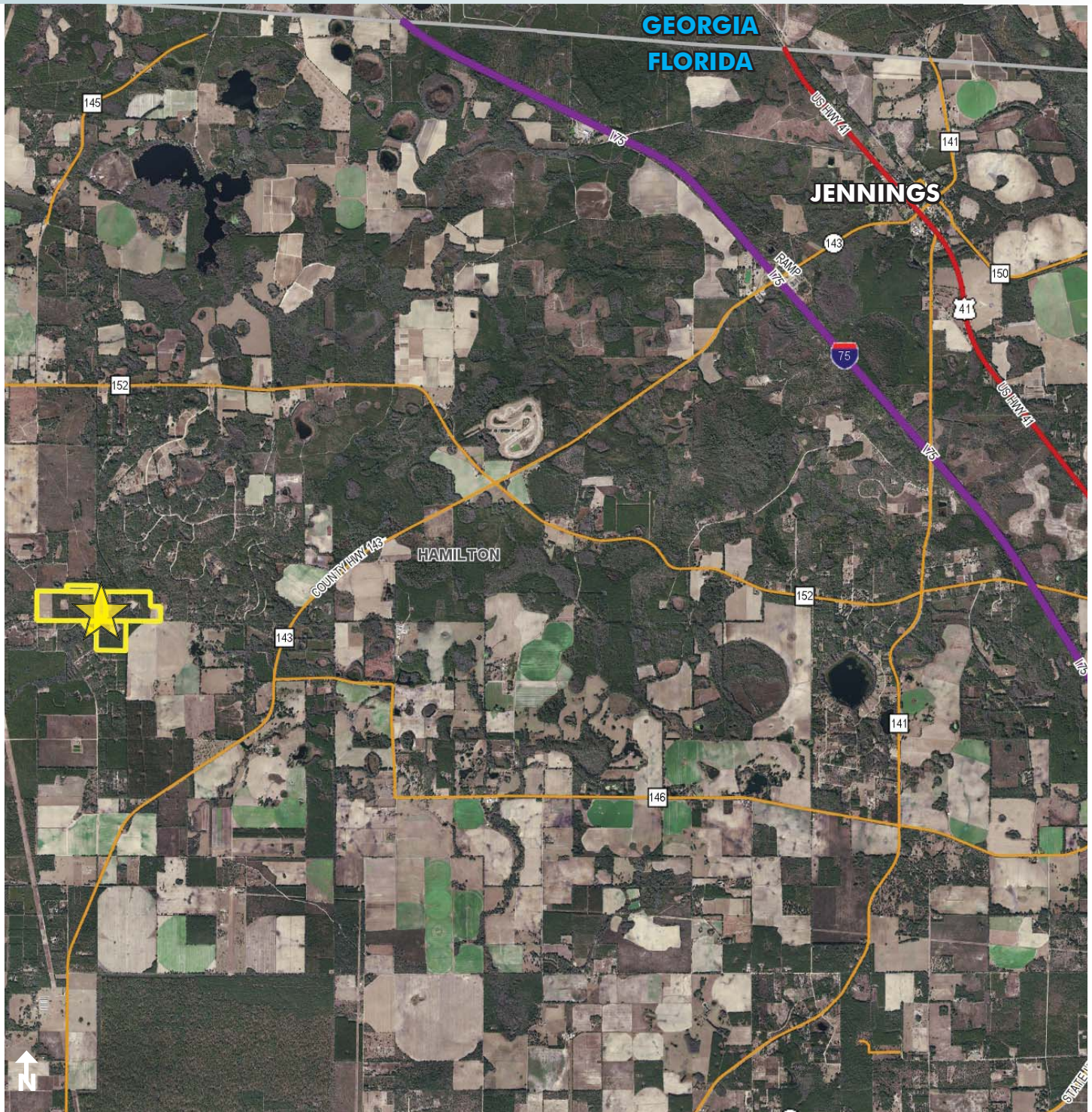




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REGIONAL MAP

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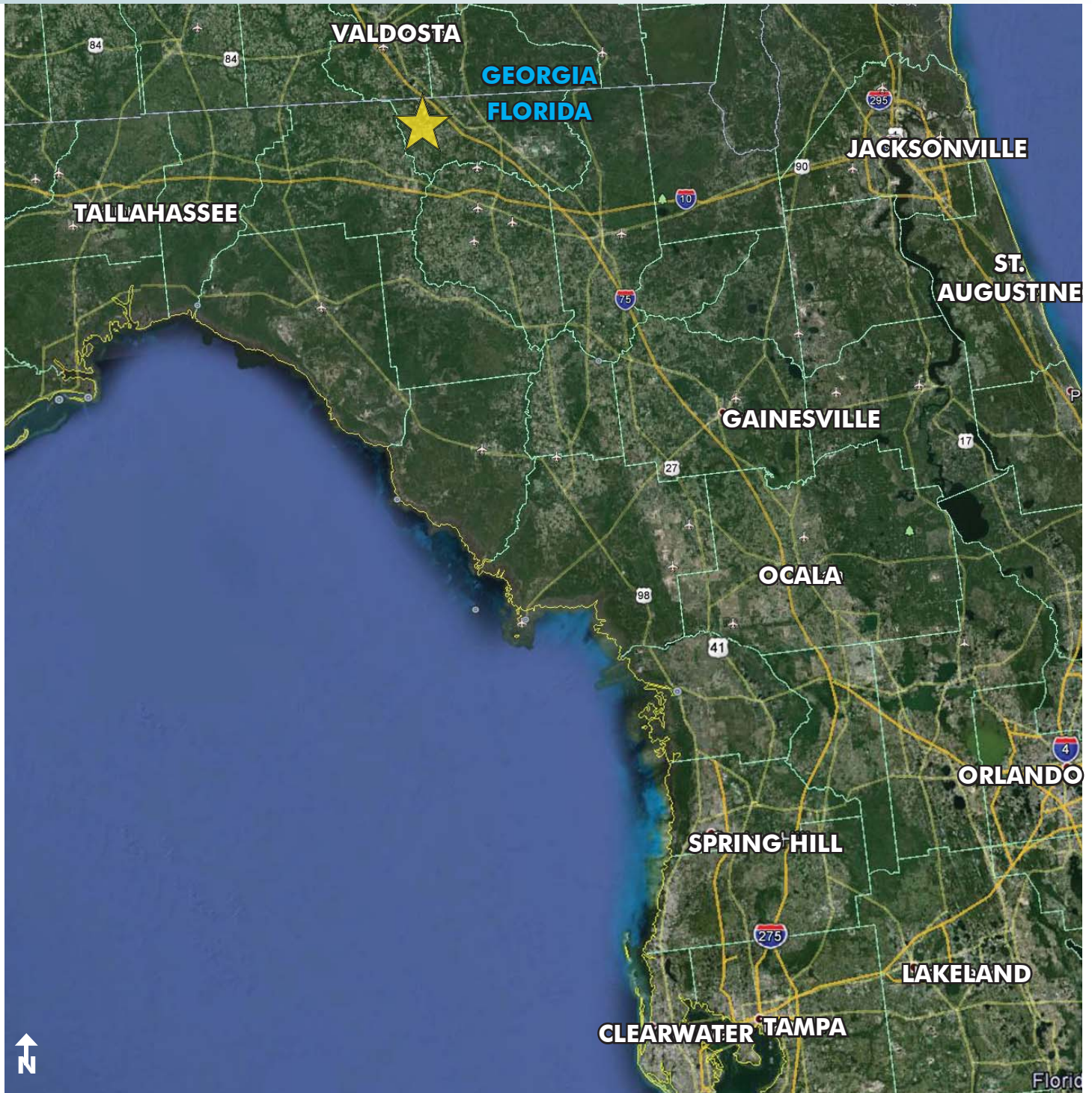




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LOCATION MAP

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