

Deerwood Plantation
761 Rawls Rd
Cairo, GA 39828

\$3,650,000
390± Acres
Grady County



Deerwood Plantation
Cairo, GA / Grady County

SUMMARY

Address

761 Rawls Rd

City, State Zip

Cairo, GA 39828

County

Grady County

Type

Hunting Land, Recreational Land, Lakefront

Latitude / Longitude

30.796734 / -84.179162

Dwelling Square Feet

1700

Bedrooms / Bathrooms

2 / 2

Acreage

390

Price

\$3,650,000

Property Website

<https://www.landleader.com/property/deerwood-plantation-grady-georgia/58889>



PROPERTY DESCRIPTION

Showplace Recreational Property in the Thomasville-Tallahassee Plantation Belt

Deerwood Plantation is a very well-run, well-capitalized recreational hunting property located in the high-demand area between Tallahassee and Thomasville. Deerwood's 390 acres are exceptionally diverse and offer all of what would be expected from a top Red Hills plantation but in a smaller size, making it simpler to run. It is the epitome of what most people are looking for, meaning an abundance of recreational opportunities with lower operating costs. This property is renowned in the region for its game flow and offers everything that one would expect to find on a 1,500+ acre property.

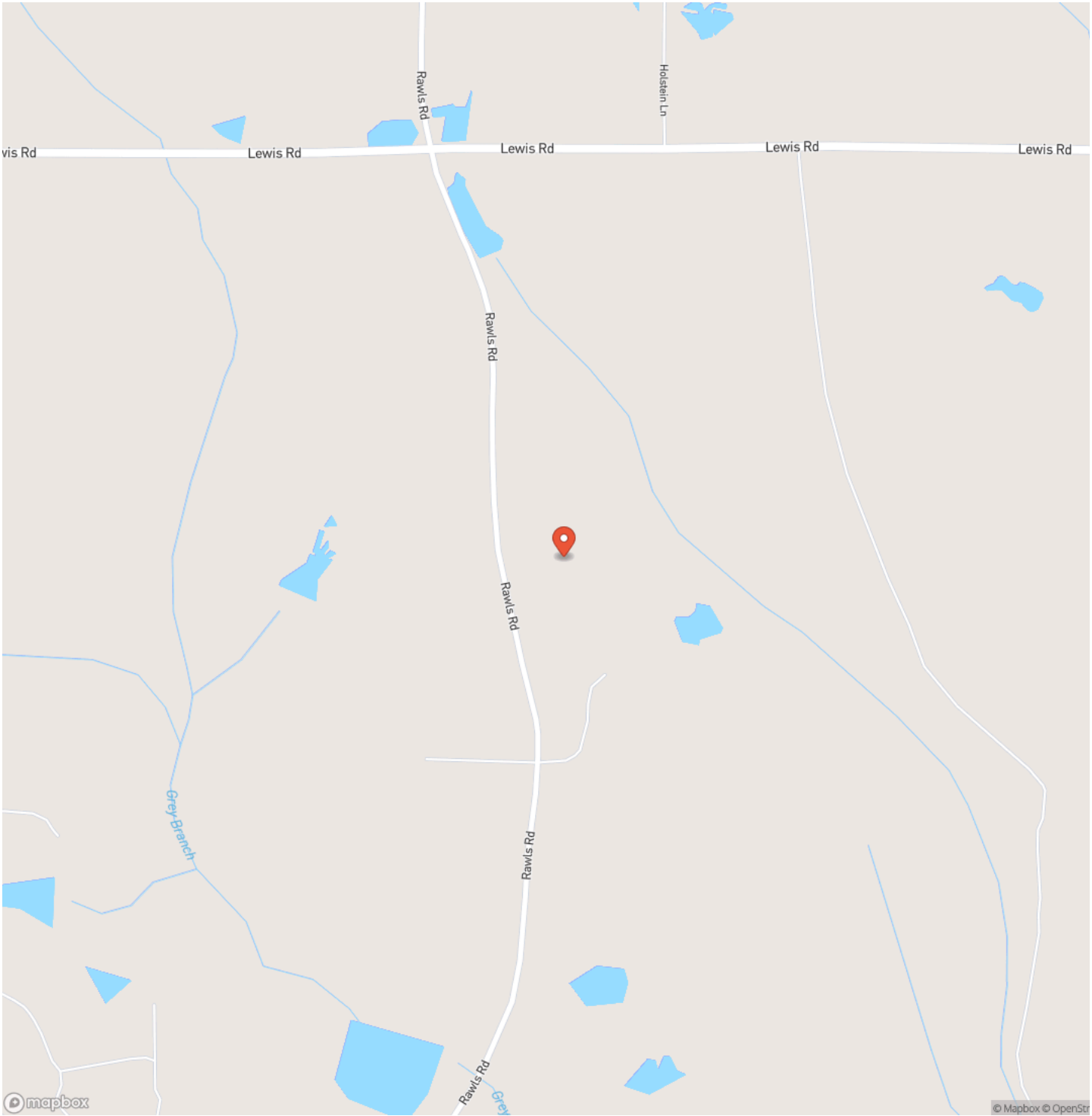
The neighborhood is exceptional. There are approximately a dozen named plantations within five miles of Deerwood. The property itself sits on a classic canopy road. Only ½ mile west of the Ochlockonee River, this corridor is well-known for producing some of the area's biggest bucks. A feeding program has been in place for years with a generous amount of acreage set aside for food plots. Grey Branch flows for 6/10 of a mile along the western boundary of the property and fills both the large bass pond and one of the two duck ponds. Pre-season-released quail mixed with wild birds has been a historical favorite use. There is a morning and afternoon course. Trophy deer hunting here is very good with both good genetics, age, and feed being in good supply. There are multiple creek bottoms, mature hardwoods, edges, and food plots throughout. The habitat is exceptional. You can comfortably hunt five or six different people. Typically, the duck ponds hold approximately 200-300 birds all season. The three ponds are also intensively managed for trophy bass making this a year-round property.

The owner's cabin looks like it's a century old with great original details in the fireplace and wood beams but modernized with details such as a Viking cooking range. One bathroom is completely walled with old tobacco stakes from local area barns. It features two bedrooms, two bathrooms, and a wraparound porch.

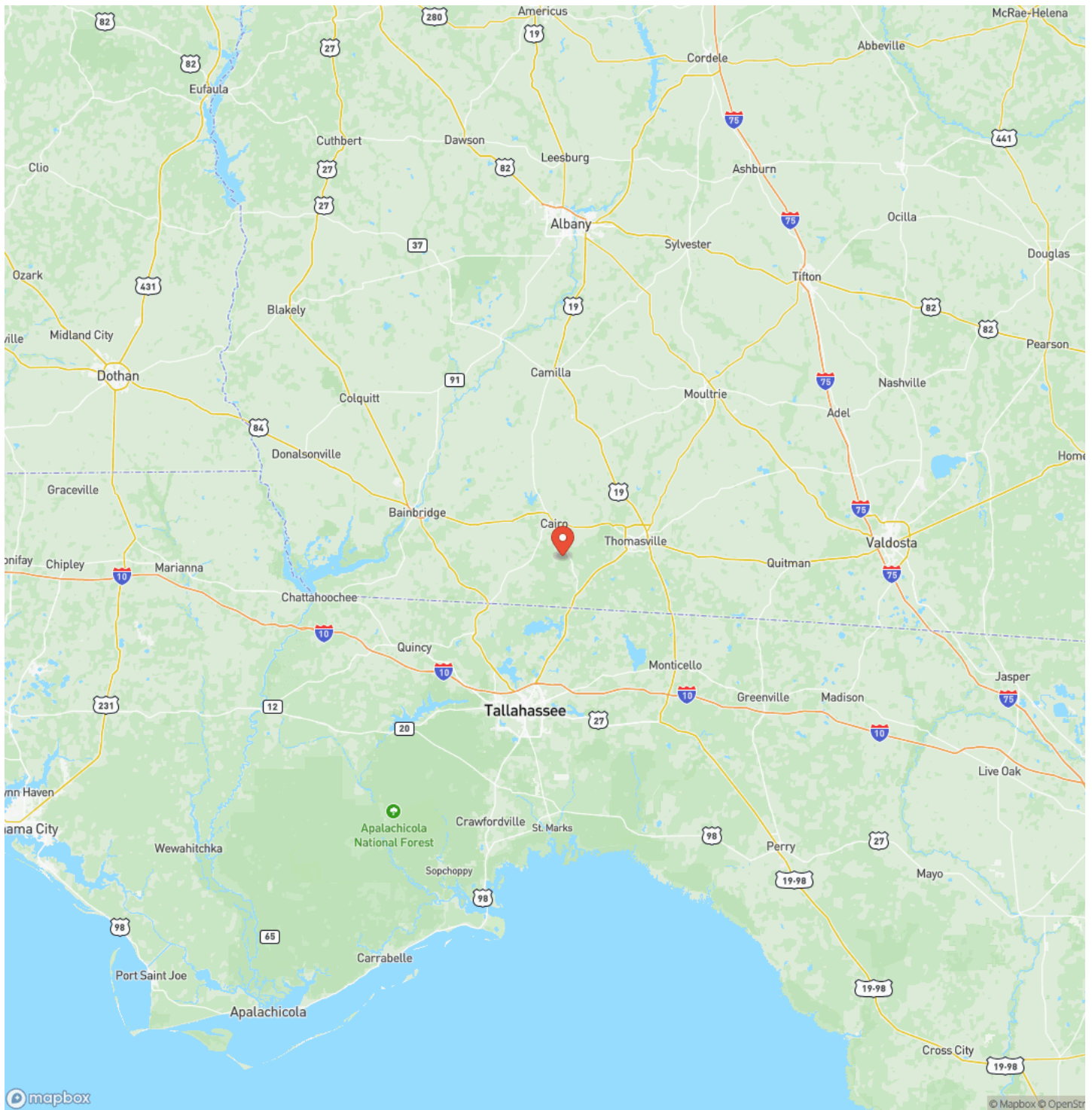
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Locator Map



Locator Map



Satellite Map



LISTING REPRESENTATIVE

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NOTES

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