



Brooks County Timberland

Empress Road, Quitman, Georgia 31643

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PROPERTY OVERVIEW



Sale Price

\$6,650,000

Offering Summary

Acreage:	1,324 ± Acres
Price / Acre:	\$5,023
State:	Georgia
City:	Quitman
County:	Brooks
Property Type:	Timberland, Hunting and Recreational

Property Overview

Brooks County Timberland is an elite recreational asset with acreage in Georgia and Florida and surrounded by large land holdings. Properties in this area are highly coveted for they historically produce a quality deer herd both in population density and antler quality. This turn-key property blends diverse aspects of open farm land and food plots with stands of pine, hardwood and forested wetland corridors. Ecological diversity coupled with the current owner's intensive feeding program has created the ultimate hunting property for deer and turkey.

The property includes two homes for lodging guests, covered equipment storage, good roads and multiple ponds. There are two gated driveways for convenient ingress and egress from multiple directions and nearly the entire property boundary has road frontage for ease of high fencing in the future if desired. The crop fields are leased out on an annual basis and could be used for dove fields or destination food sources in the future. One of the crop fields has a natural meandering drainage which would be conducive to creating a duck impoundment.

The location of this property features convenient access to the amenities of Valdosta and Thomasville. Both towns have quality regional airports, healthcare, shopping, and dining options. The value of this area largely rests on the quality of game species that it can produce as the result of soil characteristics and large contiguous land holdings that have incorporated quality management plans for many years. Up to date timber stand maps are available upon request.

SPECIFICATIONS & FEATURES



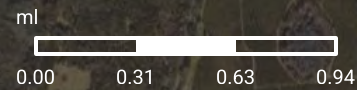
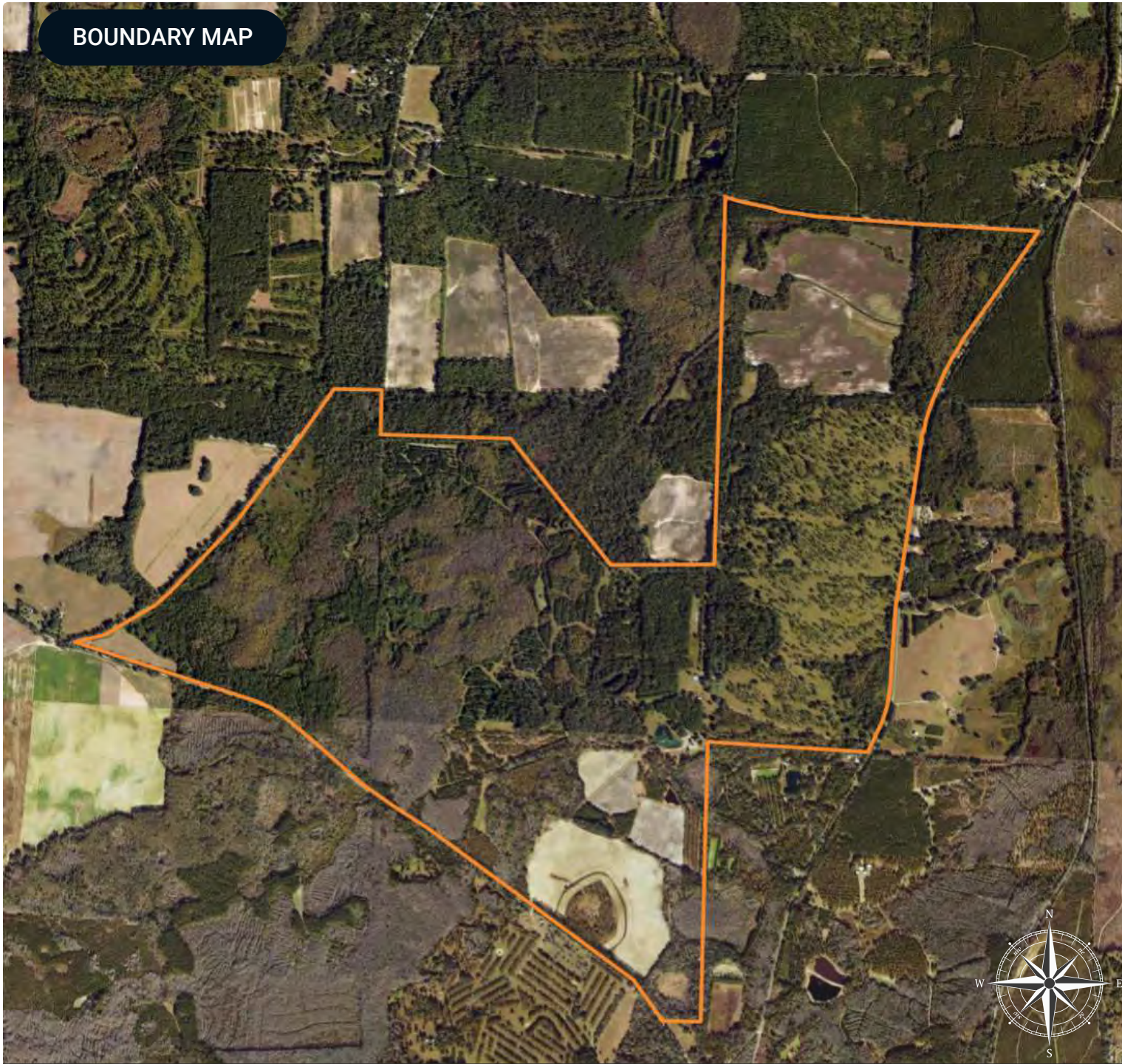
Specifications & Features

Uplands / Wetlands:	72% Uplands <ul style="list-style-type: none">• Alapaha• Fuquay
Soil Types:	<ul style="list-style-type: none">• Chipley• Grady• Plummer
Zoning / FLU:	AG
Lake Frontage / Water Features:	17 acres of ponds
Road Frontage:	1.5 miles of paved frontage on Empress Rd. 1.8 miles of frontage on Hooten Hollow Rd.
Nearest Point of Interest:	30 miles to Valdosta Regional Airport 35 miles to Thomasville, GA 46 miles to Live Oak, FL 60 miles to Tallahassee, FL
Fencing:	Fenced pasture
Land Cover:	200 ± acres of pasture 183 ± acres of tillable farmland 144 ± acres of pine and hardwood mix 134 ± acres of planted pine 79 ± acres of natural pine

BOUNDARY MAP

Mays Island Brooks County

□ Polygon



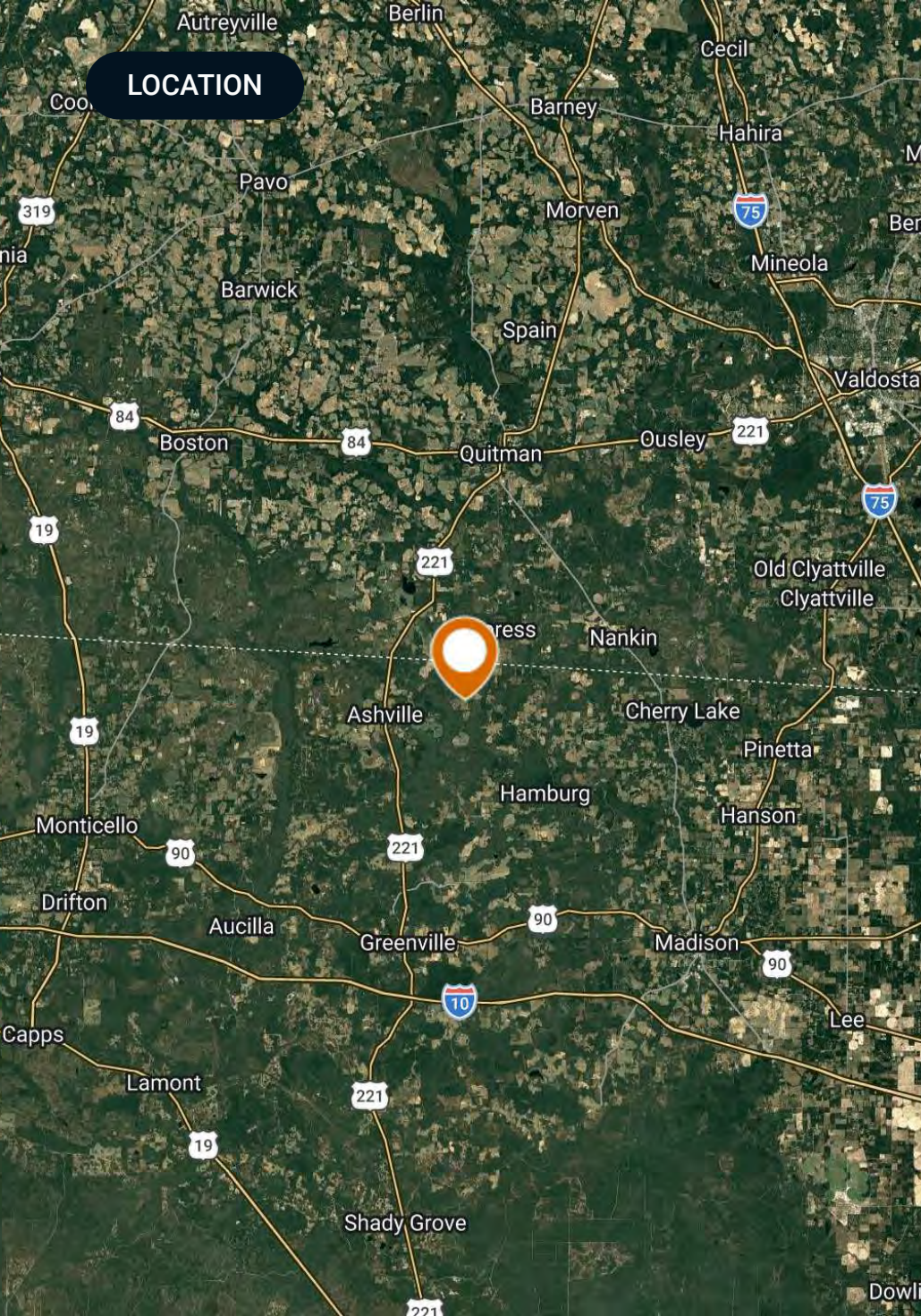
WETLANDS MAP

Wetlands NWI

- Polygon
- Wetlands NWI: Palustrine

CODE	DESCRIPTION	ACRES
PFO6F	Freshwater Forested/Shrub Wetland	267.96
PSS3/4B	Freshwater Forested/Shrub Wetland	19.60
PEM1F	Freshwater Emergent Wetland	15.93
PFO6/3C	Freshwater Forested/Shrub Wetland	13.15
PFO4A	Freshwater Forested/Shrub Wetland	12.80
PFO6C	Freshwater Forested/Shrub Wetland	12.47
PFO1C	Freshwater Forested/Shrub Wetland	5.12
PSS3/1C	Freshwater Forested/Shrub Wetland	4.58
PSS3C	Freshwater Forested/Shrub Wetland	4.40
TOTAL UPLAND		959.54
TOTAL WETLAND		364.57
TOTAL		1,324.11





Location & Driving Directions

Parcel: 071 0002 (GA) 00-3N-07-2756-002-000 (FL) 00-3N-07-2757-000-000 (FL)

GPS: 30.6526034, -83.5874585

Driving Directions:

- From Quitman head south on HWY 221

- Turn left on Empress Rd
- Property is 7.5 miles down on the right

Showing Instructions: Contact Bryant Peace for showings.

ADDITIONAL PHOTOS



LODGING PHOTOS



ADVISOR BIOGRAPHY



Bryant Peace, ALC

Senior Advisor

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Direct: **877-518-5263 x374** | Cell: **229-726-9088**

Professional Background

Bryant Peace, ALC is a Senior Advisor at Saunders Real Estate. He is licensed in Alabama, Florida, and Georgia.

Bryant is a lifelong enthusiast of wildlife and natural resource management and enjoys evaluating and managing lands based on client objectives. He currently serves in a Senior Advisor capacity while also helping our firm expand into new markets through talent acquisition. His formal education includes degrees from Georgia Southern University and Gordon Conwell Theological Seminary and he continues to educate himself through the Realtors Land Institute and several noted wildlife management institutions.

When it comes to serving an investor, Bryant develops a thorough understanding of his clients' use and management objectives before evaluating specific land types to fit those objectives. Likewise, he understands that to serve his selling clients properly, it is required of him to develop a thorough understanding of their family dynamics, financial picture, and divestment time horizon.

"Ultimately, I exist to serve and to cultivate. I believe there is no better sector of the economy to accomplish this than in the arena of natural resources." – Bryant Peace

Bryant specializes in:

- Timberland
- Development
- Recreational Land
- Agricultural Properties

Education

- B.S. Georgia Southern University
- M.A. Gordon Conwell Theological Seminary
- ALC, Accredited Land Consultant

ADVISOR BIOGRAPHY



Dean Saunders, ALC, CCIM

Managing Director, Senior Advisor

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Professional Background

Dean Saunders, ALC, CCIM, is the Founder, Managing Director, and Senior Advisor at Saunders Real Estate. Since 1985, Dean has specialized in Florida land, conservation easements, and large-acreage transactions. A lifelong advocate for land stewardship, he has played a pivotal role in shaping conservation policy and preserving Florida's natural heritage.

Dean's public service includes work in the U.S. Senate as Agricultural Liaison, Special Assistant, and Director of External Affairs to Senator Lawton Chiles and Governor Chiles (D-FL). From 1992 to 1996, he served in the Florida House of Representatives, where he authored legislation creating the Green Swamp Land Authority, the state's first entity dedicated to purchasing development rights (PDR) from landowners. His pioneering contributions laid the groundwork for Florida's widely adopted conservation easement programs.

A member of an eighth-generation Florida agricultural family, Dean earned a Bachelor of Science in Agriculture with a focus on Fruit Crops, Food, and Resource Economics from the University of Florida. In 1996, he founded Saunders Real Estate, which later affiliated with the national franchise network, SVN, to expand its capabilities and market reach.

In January 2025, Saunders Real Estate transitioned to an independent brokerage, reaffirming its mission to serve landowners and investors with a focus on large-acreage land and commercial real estate across Florida and the Southeast. Today, the firm includes more than 100 advisors and offers integrated services across conservation, investment sales, consulting, property valuation, and commercial brokerage in the retail, office, and industrial sectors.

Dean is a nationally recognized authority on land markets and has continued his work to conserve Florida's green infrastructure through the use of conservation easements, assisting landowners preserve more than 300,000 acres over the last 30 years.

He leads the Lay of the Land® Conference, the premier multi-state events convening landowners, investors, policymakers, and industry professionals to explore emerging land trends across the Southeast. These events are backed by the Lay of the Land® Market Report, a proprietary and comprehensive source of verified sales data and market insights from the states the firm serves.

Dean lives in Lakeland, Florida, with his wife, Gina, and enjoys time with their children and grandchildren. An avid outdoorsman, he also commissions an original painting each year for The Saunders Collection, celebrating the work of premier wildlife artists.

Dean specializes in:

- Legacy Ranches
- Large Acreage Land
- Citrus Groves
- Timberland
- Conservation Easements



At Saunders Real Estate, we deliver full-service real estate solutions, built on more than 30 years of trusted experience. Our dedicated teams offer tailored guidance backed by deep regional insight and a proven track record. We believe that successful outcomes start with strong relationships built on trust and a shared commitment to your goals.



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