

- approximately 2,000 **contiguous** acres
 - all access roadways protected by metal gates
 - main gate is motorized with remotes, keypad & cell phone-controlled
 - most all property lines are natural boundaries (swamps & rivers) or roadways
- approximately 7 miles of river frontage
- over 15 miles of maintained roads
- main house
 - interior professionally designed and furnished
 - all furnishings and fabrics included
 - large den
 - stone wood-burning fireplace with gas fire starter
 - 10-person dining table
 - large bar with icemaker & fridge
 - gourmet kitchen
 - fully-stocked & equipped
 - full-size wine cabinet
 - master suite
 - large bath with marble steam shower
 - 2 walk-in closets
 - office
 - gym
 - powder room
 - 2 loft bedrooms with private baths and sitting area
 - large screen porch
 - large rear deck
 - fireplace with gas fire starter
 - outdoor kitchen
 - large laundry room with adjoining mud room
 - covered front porch
 - 2-car carport
 - kitchen garden
 - satellite TV – interior & exterior
 - satellite music – interior & exterior
 - satellite wireless Internet
 - 2 redundant systems
 - cell-technology phone system
 - back-up generator
- two bunk houses
 - each sleeps six
 - full bath in each

- mess hall
 - full kitchen – fully renovated in 2010 with state of the art commercial kitchen
 - screened-in porch
 - fire pit
 - basketball court
 - horseshoe pits
 - satellite TV – interior & exterior
 - satellite music – interior & exterior
 - satellite wireless Internet
 - cell-technology phone system

- barn
 - secure, climate and humidity-controlled gun room
 - ATV's & Gators
 - back-up generator

- skinning shed
 - screened skinning area
 - attached walk-in cooler

- cookshed
 - fireplace
 - charcoal/wood burning grill

- stables & pastures
 - 8 stalls
 - 12-ft wide lane between stalls
 - tack room
 - feed room
 - hay loft
 - covered saddling area
 - 2 grain silos
 - 8 acres of pastures with wooden fencing
 - sprigged in spring of 2008

- ponds and lakes
 - stocked with bass, crappie & bream

- boat landing on river

- boat house
 - jon boat with trailer
 - 2 covered slips with lifts
- docks
- plantation manager's house & shop
 - 3 bedrooms
 - 2 baths
 - back-up generator
- service area
 - shop
 - 3-bays with high roll-up doors
 - one bay has reinforced floor for heavy equipment with high roll-up doors at each end of the bay
 - all necessary tools & equipment needed to be self-sufficient
 - 2 pole barns
 - wash pit
 - fuel tanks
 - bird house
 - dog kennels (16 covered runs with attached houses with interior service area)
 - 2 labs
 - 6 English pointers
 - 3 puppies
 - puppy pens (4 covered runs with attached houses)
- vehicles, heavy equipment & farming equipment:
 - **Vehicles**
 - 2008 Ford F-150
 - **Boats**
 - 1996 Grumman 18' with 2005 Mercury 4-stroke
 - boat trailer
 - canoes (2)

- **4-Wheelers**
 - Kawasaki
 - Honda

- **All-Terrain Vehicles**
 - Kubota Utility (3)
 - John Deere Gator (3)

- **Farm Equipment**
 - John Deere tractor-85HP-4WD with cab
 - John Deere tractor-105HP-4WD with cab
 - John Deere tractor-85HP-4WD
 - side cutter
 - harrow
 - fuel trailer with pump
 - bush hog (2)
 - bottom plow
 - log splitter
 - two-row corn picker
 - sprayer
 - grain drill & planter
 - disc harrow (2)
 - finish mower
 - grain trailer (2)
 - grain elevator
 - diesel water pump
 - utility trailer (16')

- **Heavy Equipment**
 - John Deere 770 motor grader

- FCC-licensed 2-way radio network with base station & 40' tower
 - radios installed in Main House, office, all vehicles & all tractors
 - several handheld units
- 5-stand
 - lighted
 - remote-controlled throwers
- 100-yard rifle range
 - shooting bench
- duck impoundment
- approximately 250 acres of managed quail habitats
- numerous hunting stands
 - 11 stands are 2-person “condo stands” with stairway access
 - all stands accessible within the gates
- deer population has been “trophy managed” for over 15 years
- fenced vegetable garden
- timber values
- mosquito control system
 - main house
 - bunk houses
 - mess hall
 - cookshed
 - barn
 - skinning shed
 - stables
 - 5-stand