



SMOKING GUN PLANTATION

**759 ACRES
WORTH COUNTY GEORGIA**

www.matreforestry.com

Smoking Gun Plantation is a sportsman's paradise located on the border of Worth and Turner Counties in Southwest Georgia. Situated on the Pelham Escarpment of the Tifton Uplands, this unique property offers beautiful rolling terrain and pristine habitat for native wildlife. Smoking Gun is offered as a turnkey plantation, ready for the new owner to begin hunting and enjoying immediately.



The upland areas of Smoking Gun are dominated by beautiful pine timber which has been intensively managed for quail habitat. The plantation has been operated as a commercial quail hunting enterprise since 2008, attracting hunters from across the country. Successful hunts and first-class amenities have produced many satisfied guests and repeat visitors. Smoking Gun is fully staffed with an experienced manager and guides, and includes all the equipment needed to enjoy classic Southern quail hunting. The commercial operation is ready to continue, or the new owner may enjoy as a private hunting preserve, or blended use.





Hidden away amongst the pines and overlooking a scenic lake is the Smoking Gun guest lodge. This spacious home offers four bedrooms, a full kitchen, fireplace, and a large lakefront deck for outdoor dining and relaxing. Just a few steps from the lodge is a shooting range with trap house and two stations. The seven-acre lake provides relaxed fishing for bass and panfish.

In addition to the pine uplands, Smoking Gun offers mature hardwood forests surrounding Daniels Creek, Big Branch, and several tributaries. These lowland corridors provide water and habitat for whitetail deer, wild turkeys, ducks, and a variety of other wildlife.






Although the primary focus of Smoking Gun has been quail hunting, the property is home to some of the finest trophy deer hunting in the Southeast. Worth County has produced more Boone and Crockett bucks than any other Georgia county, with nineteen bucks in the record book. Smoking Gun Plantation provides ideal whitetail deer habitat with its mix of managed pine uplands and forested bottomland.



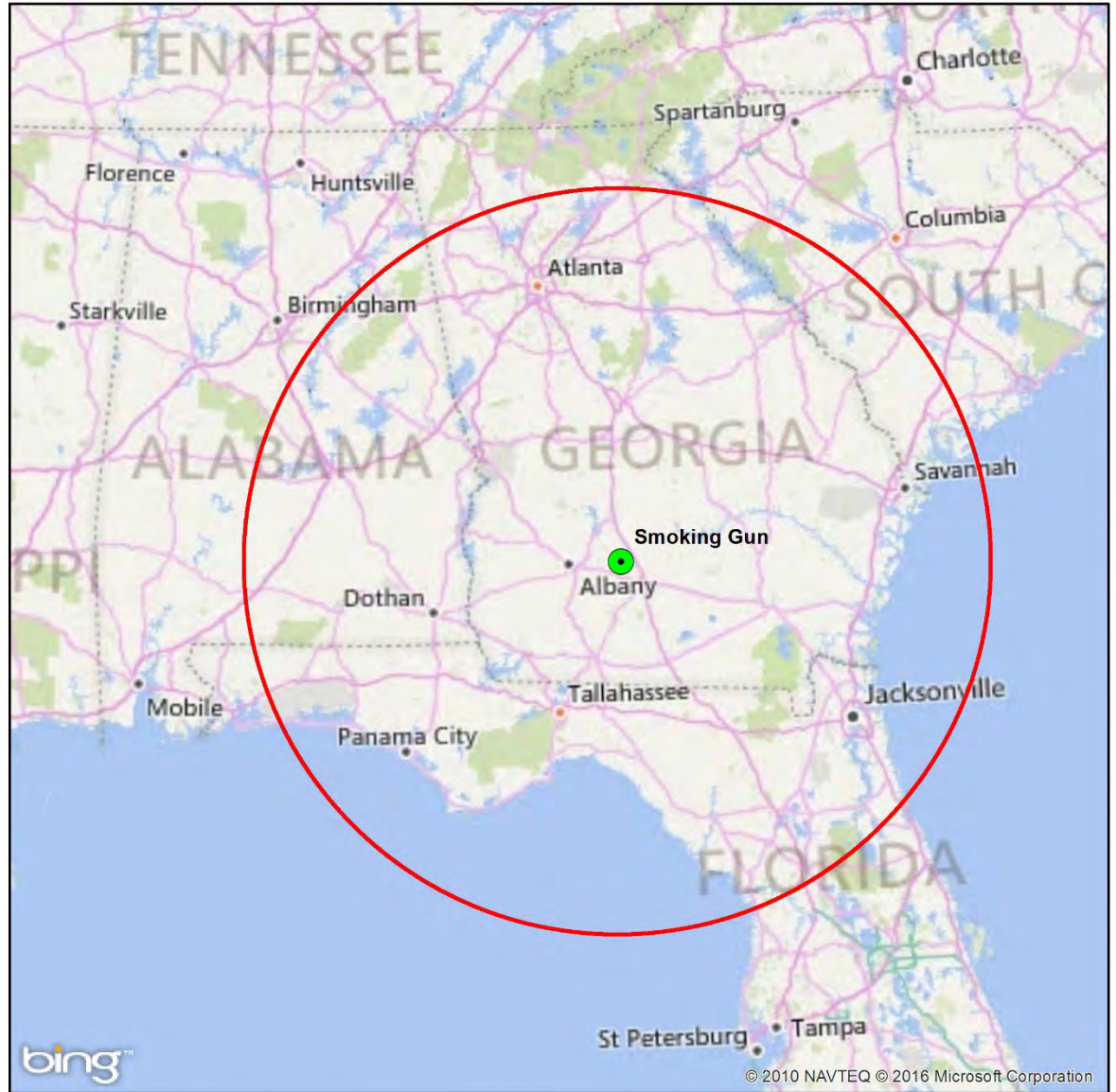
Smoking Gun Plantation
Worth & Turner County GA
+-759 GIS Mapped Acres
+-752.08 Taxed Acres

Legend

Label

 Smoking Gun

Red circle is a 200 mile radius
from Smoking Gun Plantation



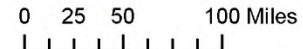
Date: 5/4/2016

www.matreforestry.com
Albany, Georgia
229-639-4973

Mapped by Mike Matre in ArcGIS.
Map information is not guaranteed.

1:5,068,800
1 in = 422,400 ft

1 inch equals 80 miles



www.matreforestry.com

Smoking Gun Plantation Worth & Turner County GA +-759 GIS Mapped Acres +-752.08 Taxed Acres


Type	Acres	%
PLBstqw	319.4	42.1%
PLBst	59.2	7.8%
PLLpw	30.7	4.0%
Natural	285.8	37.7%
Lake	10.3	1.4%
NonTimber	53.6	7.1%
	759.0	100.0%


Legend

 Tracts

Lines

TractNum, Descrip

 1074, Named Creek

 1074, Woods Rd

 1074, Drain

 Buildings

Notes:

PLBstqw: Planted Loblolly, Sawtimber Class, Mostly groomed for Quail Hunting

PLBst: Planted Loblolly, Sawtimber is present, mostly never thinned

PLLpw: Planted Longleaf, Pulpwood Class, some CRP, never thinned

Natural: Mature Natural Hardwood/Pine Mix. Some planted pines present. Mix of bottom, low, and some high ground.



www.matreforestry.com
Albany, Georgia
229-639-4973

Mapped by Mike Matre in ArcGIS.
Map information is not guaranteed.

1:16,800
1 in = 1,400 ft

1 inch equals 0.27 miles

0 330660 1,320 Feet



Date: 5/4/2016

www.matreforestry.com



Pictures and words can only begin to describe this beautiful hunting preserve. We are available to provide a private tour upon request. Contact Matre Forestry today for more information.



Smoking Gun Plantation is offered exclusively by
Matre Forestry Consulting, Inc.
2549 Lafayette Plaza Drive
Suite 204
Albany, GA 31707
(229) 639-4973

Mike Matre, Broker
(229) 869-1111
mike@matreforestry.com
or
Zack Geer, Associate
(904) 349-1837
zack@matreforestry.com

Copyright 2018 Matre Forestry Consulting, Inc.

