



RIVER BLUFF

— A U C T I O N —

*450± acres High Quality Recreational Property with
2+/- miles of River Frontage on One of the Highest Bluffs on the Flint River
And a Custom River Lodge!*



*One of Georgia's Historically Significant Properties
AKA "Old Agency Reserve"*

PLANTATION
AUCTION
GROUP, LLC



450± acre State Park Quality, Trophy Property



- 2± miles on One of the Highest Bluffs on the Flint River
- Founded in 1796 as One of the Oldest Plantations in Georgia
- Beautiful Section of the Flint
- Beauty of the Piedmont with the Wildlife and Fertility of the Upper Coastal Plain
- Professionally Decorated & Furnished River Lodge 2500± sq. ft. (w/ an additional 2500± sq. ft. of outdoor spaces) with 185 year old hand hewn beams, river recovered pecky cypress, heart pine floors, Tennessee field stone, nestled into the landscape on a bluff overlooking the Flint River
- Future Homesite with Underground Power and 6" Well in Place
- 7 Two-Acre Food Plots & 7 Customized Shooting Houses
- Great Fishing, Boating, and Family Recreation on the River!
- Deer, Turkey, Dove, and Quail
- Three Board Creosote Fence & Equipment Barn
- Park-like, Pastoral Mature Hardwoods
- High Quality Successional Forest with Rare Flora
- Spring Fed Creek and Waterfall
- Site of "Old Agency Reserve"
- Located Approximately 33 miles SW of Macon, Georgia, At the Intersection of Hwy 128 and Hwy 137 Just 7 miles North of the Historic Town of Reynolds, GA
- Convenient Access from I-75
- Excellent Candidate for a Conservation Easement
- Higher and Better Use Potential

Capitalize on This Unique Opportunity to Own a High Quality Property at Auction Prices!



A U C T I O N !

Custom River House



River Bluff features an incredible custom River Lodge. The lodge sits tucked into nature on an enormous bluff on the Flint River. Built in 2007, this 3 BR/ 2.5 BA professionally decorated and furnished 2500 square foot lodge with an additional 2500 square foot of outdoor living space (screen porch, deck, lower terrace, and front porch) has some of the best views of the Flint River. The River Lodge is trophy quality and custom designed with river salvage heart pine floors and 185 year old enormous hand hewn beams. The ceiling is lined with rare Suwannee River “deadhead” pecky cypress that were individually retrieved from wood harvested over 100 years ago. Tennessee Field Stone is generously placed throughout the home including an enormous fireplace.



The outdoor living at the River Lodge is spectacular. It features a screen porch overlooking the river, complete with a wood-burning and propane fireplace, tile floors, and beams wrapped in Cypress and also a lower terrace with outdoor fireplace and built in grill.

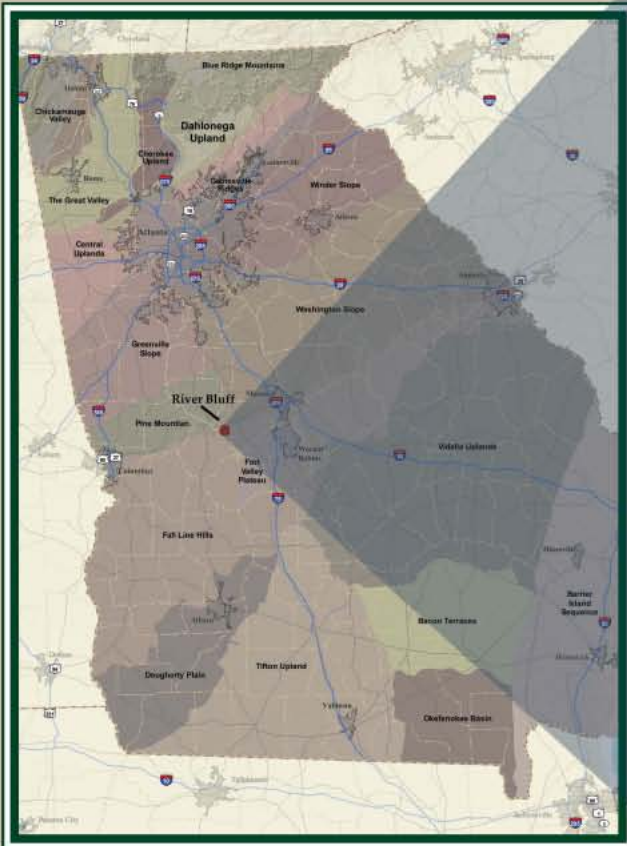
*This Lodge Perfectly Complements
This High Quality Recreational Property.*



RIVER BLUFF

BID WEEK:
11/12/2009 – 11/19/2009
(2 PM ET)

— AUCTION —



Photography by M.L. Atwater

Bid Form and Detailed Information at...

www.PlantationAuction.com

Cell: 850-508-2999

PLANTATION
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 REAL ESTATE ADVISORS



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