

Check Out this 715-acre Georgia Quail Estate For Sale at Nearly \$3.6M

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A 715-acre Georgia quail plantation in the Albany, Ga., area is for sale for nearly \$3.6 million.

Twin Eagles Plantation has been owned by Terri Younger Miller and Douglas Miller, entrepreneurs who also own a home in Napa, Calif. Terri Miller founded a technology-related company called DDS Inc. in Dallas, Texas, a company which had numerous Fortune 100 and 500 clients. Douglas Miller was a residential real estate developer and broker in Minneapolis for 25 years and an avid upland bird hunter.

Check out the adjacent slideshow of the property, listed at \$3,594,000. It's located about 12 minutes from Southwest Georgia Regional Airport and 20 minutes from Albany. Hartsfield-Jackson Atlanta International Airport is less than three hours away via either interstates 75 or 85.

The couple is selling the property after 15 years because it is 2,600 miles from their other home and they are ready “move on and do something else,” Terri Miller said.

Twin Eagles Plantation in Dougherty County has been managed for wild bobwhite quail hunting for the past 12 years and is bordered by other quail properties: Pinebloom Plantation, Tarva Plantation, and Wynfield Plantation. Located in the Albany “quail belt,” one of two such areas in Georgia and seven in the Southeast that are known worldwide for quail hunting, the property includes a 3,800-square-foot, five-bedroom house on 114 acres across Tarva Road from the remainder of the property, 600 acres of hunting plantation with a 4,000-square-foot headquarters building (for an aerial map click here.)

Many Atlantans may be familiar with nearby Wynfield Plantation, owned by the Leach family of Albany and Lane Kelson from North Carolina, the property’s listing broker, Jon Kohler of Jon Kohler & Associates LLC, said.

The landowner made major capital improvements to the habitat, creating a turnkey hunting property for the next buyer, said Kohler, a co-founder of Windsor, Colo.-based Land Leader LLC, the largest land marketing company in the U.S.

“Quail are finicky birds. It takes a lot of diligence, management and skill to have a quality -- huntable -- wild quail population,” Kohler said, “and a lot of money.”

In addition to quail, the property has also been managed for whitetail deer hunting. The land is also habitat for doves, wood ducks and turkeys.

The residence is set in nine acres of landscaped grounds and



Twin Eagles is a 715 acre shooting plantation in Dougherty County, Ga., that borders Pinebloom Plantation, Tarva Plantation and Wynfield Plantation.

includes 2,000 square feet of porches overlooking a 3.6-acre pond. The property also includes one 9-acre pond. Both are stocked with fish.

The home is new construction built to resemble a 1900-era Georgia plantation home, Terri Miller said. The Millers decided to buy property in Dougherty County after visiting Wynfield Plantation. In 2002 they acquired the 114-acre parcel from

Florida-based real estate developer and manager The St. Joe Co. on which they built the home in 2003, then in 2005 they added the 600 acres across Tarva Road. The land had previously been managed for timber, Terri Miller said, and the Millers cleared



land and made other changes to encourage wild quail.

Twin Eagles is priced “aggressively” for the area, but Kohler and his wife and business partner, Erica Kohler, did not give specific comps. They noted that 7,000-plus acre Blue Springs Plantation recently sold for roughly \$40 million, according to the Wall Street Journal.

About 12 different buyers, all from the East Coast, have toured Twin Eagles since marketing began about six months ago. The property listing has also received a good volume of traffic, the Kohlers said.

In addition to Wynfield, owners of the neighboring plantations are: Pinebloom, Dr. and Mrs. Sam Gray of Birmingham, Ala.; Holly Hill Plantation, Lanier Edwards from Eufaula, Ala.; and Chickasawhatchee, which is a wildlife management area owned by the State of Georgia, Kohler said.

Located just below Thomasville, Ga., Jon Kohler & Associates offers plantation and land brokerage, marketing and advisory services in Georgia, Florida, South Carolina and Alabama.