



McIntosh County, Georgia



Exclusively Marketed By:



Savannah, Georgia

FINS & FEATHERS PLANTATION

McIntosh County, Georgia

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I. Property Description

Overview

Fins & Feathers Plantation (“F&F”) consists of 1,240± acres of pristine marsh front recreational property located in the heart of Coastal Georgia along the marshes of the South Newport River in McIntosh County, Georgia. F&F has been meticulously crafted into a Class A hunting and fishing paradise since 2002 and operated as a commercial hunting and fishing plantation for the enjoyment of its members and Owners.

For the first time since F&F has been in operation, it is being offered for sale as a whole or in partial fee simple ownership shares. The sale of F&F includes all equipment and improvements to operate a turn-key hunting preserve or to maintain a private retreat for the enjoyment of a private group or family.



View from the Lodge at Fins & Feathers



The Land

Fins & Feathers consists of approximately 1,240± contiguous acres with over 1 mile of marsh frontage along the south side of the South Newport River. Of the 1,240 acres, approximately 415 acres are in managed pine plantation, 290 acres are in hardwood forested wetlands with the balance of the property consisting of salt water marshlands fronting the South Newport River.

The following aerial depicts the approximate boundary lines of F&F:



*Additional aerials, wetland exhibits and the boundary survey are included in Appendix A.

Facilities & Other Improvements

The sale of Fins & Feathers Plantation includes numerous buildings and other improvements for the enjoyment of the Owner(s) essentially making this a true “turn-key” hunting and fishing paradise. The miscellaneous improvements include:

Refuge Lodge

The Refuge Lodge is the main clubhouse recently constructed and completed in 2004. The Lodge is located on the northeastern portion of the property overlooking the



Refuge Lodge

marshes of the South Newport River and consists of three levels encompassing approximately 5,000 square feet of heated area. The main level in the Lodge features a commercial kitchen, wrap around porches, fireplace,

full bar, large dining area, extensively decorated game room, two powder rooms, gun cabinets and poker playing area. The sale includes all furnishings and equipment within the Lodge. The second floor in the Lodge includes an Owner’s suite, gun room and business center. Additional storage space, staff offices, locker rooms and freezers are located on the ground floor beneath the Lodge. The Refuge lodge can easily accommodate 30 guests and/or members with a fully stocked kitchen and dining area to serve meals after the hunt is over. The Lodge is situated on the marsh overlooking the South Newport River with extensive views across the marsh from the wrap around porches.



Front Porch



Refuge Bar



Dining Area & Game Room



Guest Cabins

Three guest cabins are located adjacent to the Refuge Lodge and feature “low country” style architecture and have numerous amenities to include:

- Four Bedrooms and Four Baths in Each Cabin
- Fully Furnished with Kitchente and Washer & Dryer
- Screened Porches overlooking the South Newport River



Covey Rise Cabin

The guest cabins were recently constructed in 2004 and make excellent guest houses for the Ownership group for entertaining clients or friends and family if the Plantation is sold to one individual owner or corporation. Each cabin can comfortably accommodate up to six guests. Purchasers of individual ownership interests will have fee simple ownership to one of the three cabins for their exclusive use and enjoyment.

Office / Storage Complex



Aerial View of the Office/Storage Complex

The “Operations Center” for Fins & Feathers is a meticulously maintained assortment of buildings designed to make the operation and maintenance of the Plantation a streamlined process with immediate access to all equipment and tools. Fins & Feathers is offered for sale with all equipment necessary to operate the plantation included in the sale.

Office Complex Features:

- Staff Offices
- 1 bedroom efficiency apartment
- Pole Barn for Boats & Equipment
- Mezzanine with ample storage
- Quail house- accommodates 2,000
- Dog kennel- accommodates 30
- Game cleaning room
- Fully stocked tool room
- Walk-in cooler

Additional Equipment Included in the Sale:

3 Jeeps / Wrangler's and CJ's
3 Custom Quail Wagons / Trailers
Massey Ferguson 481 Farm Tractor
Kubota 5100 F Tractor
John Deere LA 130 Lawn Tractor
Artic Cat 500 ATV



Jeep Shed



Improvements to the Land



Since 2004, Fins & Feathers has been meticulously managed and shaped into a unique hunting preserve with a vast array of wildlife habitat and coverage. Ronnie Chambers, the Plantation Manager and Guide, has created 5 distinct quail courses designed for early release management of quail. Each course is arranged with watering holes and multiple feeding areas for the quail. Annual plantings and food plots also greatly benefit the Turkey and Deer hunting opportunities by drawing additional game to the Plantation and providing the necessary nutrients and feed to maintain a healthy population on-site.



In addition to the quail courses, two freshwater ponds were built and offer excellent fishing for stocked bass and bream – also a great place to practice the fly casting before heading out after shallow water redfish fishing on the flats in Sapelo Sound, just 30 minutes from Fins & Feathers. Fins & Feathers also features a highly productive dove



field that is planted each year for a fall and early winter hunt for members and guests. Fins & Feathers also features a sporting clays course and skeet field for shooting practice and enjoyment. Other hunting opportunities include the Pheasant Tower for English style release pheasant shoots and numerous deer stands throughout the property.



Consultants & Utility Providers

| Fins & Feathers Plantation - Consultants and Utility Providers | |
|--|--|
| Total Acreage | 1,240± |
| Zoning | Agriculture |
| Wetlands Consultant | Environmental Services, Inc., Savannah, Georgia |
| Surveyor | Privett & Associates, Jacksonville, Florida |
| Water & Sewer | Well & Septic |
| Electric | Georgia EMC: Coastal Electric Cooperative, Midway, Georgia |
| Telephone, Cable, Web | Darien Telephone Co., Darien, Georgia |



Boundaries & Access

Fins & Feathers is strategically located in northern McIntosh County and enjoys a unique and complementary mix of neighbors and adjacent marshes and rivers. The following is a summary of the various property types along the boundaries of Fins & Feathers:



Northern Boundary: South Newport River – A deepwater, navigable river that is the county line between Liberty and McIntosh Counties. The South Newport River flows along the north side of Harris Neck Wildlife Refuge located east of Fins & Feathers and into the Sapelo Sound.

Eastern Boundary: Belvedere Island Plantation – A gated waterfront community developed in the early 1990's with 235 lots and homes in the \$350,000 to \$1,000,000[±] price range. Belvedere Plantation's amenity package includes an equestrian facility, community dock and boat lift, boat storage, community clubhouse, tennis and walking trails.

Western Boundary: Eagle Neck Fly-in Community – Is a marshfront development with approximately 40 lots and homes. All homes have access to the community airstrip and frequently use the amenity.

Southern Boundary: Harris Neck Road (SR 131) – Harris Neck Road is the main access point for Fins & Feathers and borders long the southern property line for approximately 3,500 linear feet.



Hunting & Fishing Opportunities

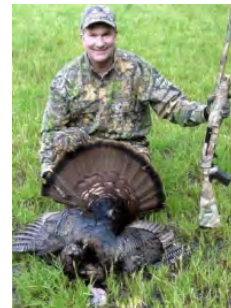


Fins & Feathers is a licensed shooting preserve, set-up to hunt quail from October 1st to March 31st each year giving the Owner and Guests the ability to hunt quail six months of the year while also enjoying the year-round pursuit of multiple saltwater fishing opportunities and seasonal deer, turkey and wild hog hunting.

The offshore and inshore saltwater fishing opportunities in McIntosh County are exceptional and Fins & Feathers Plantation is ideally situated to gain immediate access to both. Within a 10 minute drive of the Plantation are several marinas at Shellman Bluff from which the Sapelo Sound and Atlantic Ocean are within a 15 minute boat ride. The later spring and early summer months offer exceptional offshore fishing for Spanish, King Mackerel, Dolphin, Wahoo and Tuna as well Sailfish and Marlin. The inshore fishing for Trout, Redfish and Flounder is typically good all year with a few months offering above average opportunities.



The deer, hog and turkey hunting at Fins & Feathers is also excellent during the designated seasons. Deer are hunted over the various food plots and on the edges of the hardwood wetlands. The wild turkey populations in McIntosh County have experienced significant growth over the last decade and Fins & Feathers has benefitted greatly by offering excellent turkey hunting in April and May each spring.



Fins & Feathers has been and continues to be uniquely managed to offer its Owner(s) year-round hunting and fishing opportunities in a central location along Georgia's Coast.



Photos



Lodge and Cabins



Quail Hunting along the Marsh



Sapelo Sound Sea Trout



F&F Jeep and Custom Quail Wagon



Quail Hunt





Fins & Feathers 8-Point Buck



English Pheasant Shoot



Successful Quail & Pheasant Hunt



Fins & Feathers Dove Hunt





Sapelo Sound Tarpon



Operations Facility



Fins & Feathers Entrance



Sapelo Sound Redfish on the Flats



Ready for an Afternoon Quail Hunt



Heading Out



II. Location Description & Market Overview

Location & Access

Fins & Feathers is strategically located between Savannah, Georgia and Jacksonville, Florida in the heart of Coastal Georgia in McIntosh County. This dynamic location is only 45 minutes from Savannah and Brunswick, Georgia and less than 90 minutes from Jacksonville and provides a unique combination of remote wilderness with immediate access to civilization allowing the Owners and Guests that true feeling of outdoor enjoyment without being isolated.

By Car

Fins & Feathers is easily accessed via automobile, located just 7 miles from Interstate 95 at Exit 67 coming from the North and Exit 58 when travelling from points south. The proximity of Fins & Feathers to Interstate 95 significantly decreases travel times and enhances its ease of accessibility. Supportive retail services and shopping for groceries are within 20 minutes of the Plantation at Exit 87 in Richmond Hill, Georgia.



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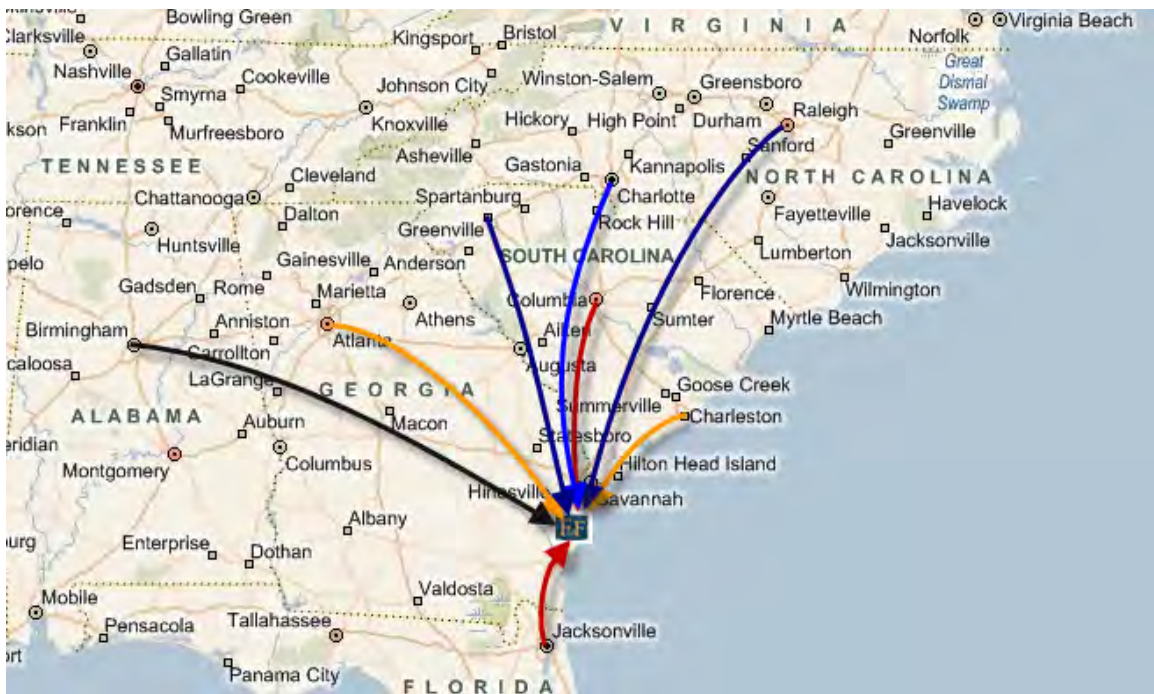
| Distance by Automobile to Fins & Feathers | |
|---|-------|
| City | Miles |
| Savannah, Georgia | 45 |
| Jacksonville, Florida | 90 |
| Charleston, South Carolina | 148 |
| Atlanta, Georgia | 280 |
| Greenville / Spartanburg, South Carolina | 285 |
| Charlotte, North Carolina | 295 |
| Raleigh, North Carolina | 365 |
| Birmingham, Alabama | 424 |



By Air

Fins & Feathers can also be accessed via air by private or charter plane at the adjacent Eagle Neck Airstrip, a 3,700 asphalt paved landing strip.

The central location of Fins & Feathers makes access via private plane extremely convenient to several major cities such as Atlanta, Charlotte, Jacksonville, Greenville/Spartanburg, Columbia, Birmingham and Raleigh. Larger private aircraft that need more than 3,700 feet of runway can be accommodated at the Savannah / Hilton Head International Airport and the Brunswick Jetport, both within 45 minutes of Fins & Feathers.



| Distance by Air to Fins & Feathers | |
|--|-------|
| City | Miles |
| Atlanta, Georgia | 225 |
| Birmingham, Alabama | 345 |
| Jacksonville, Florida | 100 |
| Greenville / Spartanburg, South Carolina | 220 |
| Charlotte, North Carolina | 217 |
| Raleigh, North Carolina | 300 |



Savannah Region & Coastal Georgia

Savannah, the seat of Chatham County, is located on the Atlantic coast of Georgia approximately 250 miles southeast of the state capital of Atlanta and just 45 minutes north of Fins & Feathers. Savannah benefits greatly from its location on Interstate 95 which sends approximately 20 million automobiles annually through Coastal Georgia and is a major relocation corridor for retirees and baby boomers from the Northeastern and Midwestern United States. Jacksonville, FL is located approximately 140 miles to the South of Savannah and 90 miles south of Fins & Feathers.

Savannah and its 2.5 square mile National Landmark Historic District are nationally and internationally renowned as a tourist destination with over 6,500,000 tourists visiting the city on an annual basis. Savannah and the Low Country region stretching from Beaufort, SC to St. Simons Island, GA is equally renowned for its extraordinary quality of life based on its unique history and culture, wealth of historic resources and plantations



and preponderance of waterways and barrier islands offering recreational opportunities including boating, fishing, beaches, resorts and innumerable golf courses. This quality of life continues to attract retirees into our area, with a significant number of “halfbacks” relocating to coastal Georgia and South Carolina after their initial retirement in Florida.

The Savannah region benefits from a diversified and well balanced economy anchored by the Port of Savannah, tourism, the military installations at Hunter Army

Airfield and Fort Stewart, education and healthcare. Over the next 10 to 15 years as the Georgia Coast and McIntosh County continue to develop, the Owners of Fins & Feathers will have the unique ability to transition the Plantation from recreation to development property, or maintain it as a unique hunting preserve while enjoying all of the benefits of equity appreciation in this dynamic Southeastern location.

Neighborhood / Area Attractions



Harris Neck Wildlife Refuge is just 2 miles from Fins & Feathers and offers incredible birding opportunities and features over 2 miles of biking and walking trails through a series of bird sanctuaries and rookery's.



Shellman Bluff & Sapelo Hammock Golf Course are just 10 minutes from Fins & Feathers. Shellman Bluff is a quaint fishing village situated overlooking the Sapelo Sound and Harris Neck Wildlife Refuge. There are several marinas at Shellman Bluff offering dockage, bait and fuel.



St. Simon's / Sea Island is located just 45 minutes from Fins & Feathers and offers wonderful golf, shopping and fishing opportunities.



Blackbeard Island National Wildlife Refuge is located just twenty minutes by boat from Shellman Bluff and is a beautiful Coastal Georgia Barrier island with over 7 miles of white sand beach.

III. Sales Structure & Pricing

Sale as a Whole to One Ownership Entity

Fins & Feathers is available for sale inclusive of all on-site improvements, equipment and buildings as outlined in the preceding summaries for:

\$4,250,000.00

IV. Document Index

The electronic data room contains the following due diligence items:

| File | Document Description |
|-----------------------|--|
| Survey | Boundary Surveys |
| Development Documents | Wetland Determination Letter |
| Maps & Aerials | Aerial Map Aerial Map with Approximate Boundaries Location Map |
| Photos | Various Photos |

To Access the Online File Access:

Web Address: <http://www.glcre.com>
Then go to "About Us" and Click on "Client File Access"

User Name: **fins**
Password: **feathers**



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