

Oakwood is very proud to announce the sale of two exceptional riverfront plantations in 2015. The 1,622 acre Satilla Oaks Plantation in Woodbine, GA and the 595 acre River's Edge Ranch in Glen St Mary, FL. These properties will set the value for future high-end, premiere properties in North Florida and South Georgia.

## SATILLA OAKS



Satilla Oaks is a great example of how a conservation easement can be used to meet a Seller's needs and then be passed along to a new owner to steward and continue on. We are currently in the middle of a complete transformation and reclamation of what is an incredibly diverse habitat. With over 2 miles of frontage on the Satilla River, over 70' of elevation change and 4 named freshwater lakes, Satilla Oaks has a lot to offer its new Owners. The Satilla River is regarded as the most pristine river in the state of Georgia and Satilla Oaks received the #1 ranking by the NRCS in 2013 for conservation priority due to its incredibly diverse and ecologically important ecosystems. Through the conservation easement the Owner was able to receive a cash payment for the easement and protect those pristine and natural parts of the property but leave over 550 acres unencumbered. When we brought the property to the market the value was so clear that it was contracted in less than 30 days. The transformation is being continued by the new owners and we look forward to sharing the before and after documentary in a follow up article. This work is being carried out by B&W Habitat, our Land Management and Consulting company.

## RIVER'S EDGE



Rivers Edge is a great example of a one of a kind property finding the right Buyer. We offered this property for over 6 months with mixed results, but all the time feeling like it was an incredible value. It was unique, but it has what is likely the longest stretch of high bluff frontage on the St Mary's river for all its 126 mile path to the Ocean, and an incredible 6,000SF lodge just feet from the River where the only sound that can be heard is the St Mary's slipping by. This property is a turkey mecca and is an outdoor enthusiast dream. It abuts the 2,000+acre Shoals Park, which is managed by Baker County Parks and is an added amenity and a great neighbor. After 6 months of mixed results we found the right buyer and the property was Sold for full price, but still came in significantly under appraised value by one of the areas most respected land appraisers. A true win / win was achieved for both parties.

We are truly proud and honored to have represented both the Seller and Buyer in each of these transactions. Please visit our Land Listings Page for further details on both of these transactions. Oakwood Realty Group, part of The Oakwood Companies headquartered in Northeast Florida, specializes in the brokerage and management of high quality recreational hunting properties. We are passionate about the outdoors and our clients choose us for the trust and expertise we bring to the brokerage and land management business. We hope that if you are looking for a place of your own or hoping to improve your existing property you will consider hiring Oakwood to lead your team!

*"Thank you to Hunter Brant and Oakwood Realty Group, which was the listing broker for the sale of Satilla Oaks, my property in Camden County, Georgia. Satilla Oaks is a large tract*

*consisting of 1,600 acres and was a complicated sale involving a conservation easement on the property, which can be quite confusing to someone who has never been through that process before. Several other moving pieces including a timber thinning, neighboring road use agreements and habitat restoration effort added more complexity. All in all, Hunter handled all of these issues with great professionalism and diplomacy, which ultimately led to a successful closing and a transaction that was concluded beneficially to both buyer and seller. Hunter always conducted himself with the highest degree of integrity and trust and displayed a level of integrity that is refreshing to see in our business."*

**Satilla River Land Ownership, LLC**