

Points to Ponder

	Ownership of 100 Acres	Ocmulgee Banks
Purchase Price	\$250,000-500,000	\$200,000
Land	Ownership of 100 acres	Ownership of 5-acre lot, plus joint ownership of 2,400 acres
Hunting	100-acres of hunting land	2,400 contiguous acres of professionally managed hunting land
Fishing/Boating	May or may not include fishing/boating opportunities.	3.6 miles of frontage on Ocmulgee River – where world record large mouth bass was caught. Concrete boat ramp for river access adjacent to Ocmulgee Banks property
Amenities		
Structures	Must purchase and construct facility or immediately transport harvested game to local facility (which usually requires waiting your turn). The most basic, inexpensive of facilities cost \$2,000-5,000. They typically cost \$20-\$40 per square foot to construct.	New, secure 3,200 sq. ft. insulated metal barn with a full bathroom, plus 4,000 sq. ft. covered storage for farm equipment, ATV's, etc. Well lighted deer/hog cleaning facility, including a professional walk-in cooler as well as hot and cold water for a safe and proper game care area.
Roads	Owner must pay for road construction. All weather gravel roads typically cost \$1 to \$2 per foot to construct. ATV trails cost \$.25 to \$.50 per foot	Eight miles of all-weather gravel roads, plus over 25 miles of improved ATV trails.
Utilities	Utilities are dependant on many factors, but could cost \$3,000 for a cabin and shed. (Fiber-optic cable and broadband [high-speed] internet would probably not be an option).	Ocmulgee Banks has more than \$170,000 in state of the art underground utilities in place, including underground fiber optic cable to each lot. This utility includes DSL internet service, cable TV, high quality phone service, and home security. The electric service has also been placed underground to each lot, providing reliable service and removing unsightly above-ground wires and power-poles.
Shooting Range	Must be constructed at owner's expense. Will reduce available acreage for hunting on small property.	150 yard rifle-range with a covered shooting-station with two benches and shooting tripods, a 10 station 3D archery range, and a wobble machine (one station sporting clay launcher).
Home/Cabin Construction	Unless it has been previously paid for and inspected, the landowner must arrange for a septic inspection and well inspecting. Building will depend on the site passing such inspection.	Exclusive, 5-acre lot provided with each property purchase. Each lot at Ocmulgee Banks has been inspected by the Pulaski County Health department and approved by them for septic and well installation.
Security	Electric gates and necessary electrical service are expensive to install. Being an absentee owner invites security problems.	Two electric, pass-code operated entrance gates at Ocmulgee Banks and on-site property manager. Security for you and your family is designed into the project.

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Food Plots		
Acreage	Probably no food plots available. Food plots will need to be created at owner's expense. May require considerable heavy equipment use at \$100-150/hour. Once created, food plots typically costs \$130-\$160/acre/year to plant and maintain, excluding labor.	200+ acres of food plots already prepared and planted at no additional cost to property owners. All food plots limed and fertilized to recommendations.
Management	Guesswork as to what to plant, or hire professional assistance at more than \$1,000/day.	Warm and cool season annual and perennial food plots designed and implemented by wildlife professionals.
Maintenance	You're on your own. All food plot work must be accomplished by the landowner requiring many trips per year, or must hire professional assistance.	Professional, full-time manager that knows and understands farming and has the time to accomplish all the tasks involved with running and managing a "working farm", equipment maintenance, road maintenance, security, etc.
Equipment	Needed food plot equipment will cost \$11,000 for ATV and food plot implements or \$50,000 for high-quality tractor and all required implements.	All new food plot/farming equipment to maintain our 200 acres of food plots including 90 hp 4wd cab tractor, Great Plains no-till drill, 10-foot Tuff Line disk, Bush-hog rotary mower, 25-foot 300 gallon boom sprayer, etc. (value exceeding \$90,000), included with community!
Timber	The property owner usually owns the timber. They may or may not own enough timber to attract a professional harvest crew. They may or may not have the budget to clean up after the timber harvest.	The acreage and timber of Ocmulgee Banks is completely owned and controlled by the property owners. The timber is to be managed solely for wildlife habitat improvement. All funds generated from timber harvests go to the property owners association, to be used to benefit its membership.
Wildlife		
Wildlife Populations	Success of wildlife management is dependent on neighbors – deer and turkey home range size averages much larger than 100 acres, hence all deer and turkey will be using neighbors' properties as well.	Large enough contiguous property to manage deer herd and other wildlife species. Many animals, including deer, will spend their entire lifetime living on the Ocmulgee Banks property.
Management Assistance	Must hire professional wildlife management services, often exceeding \$1,000/day.	Property management by professional wildlife biologist at no extra cost to property owners.