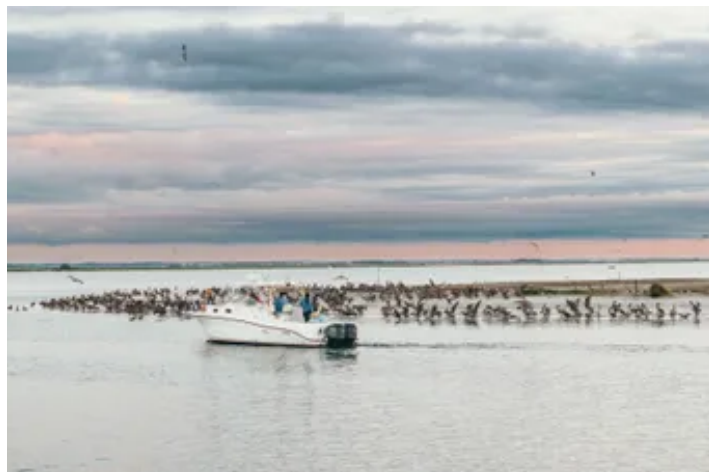
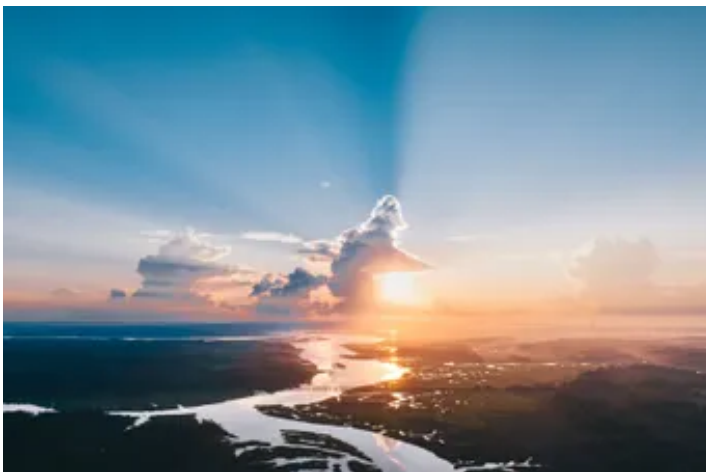


Cabbage Bluff and Dover Hall Plantation
944 HWY 99
Brunswick, GA 31523

\$8,825,200
1,869± Acres
Glynn County



**Cabbage Bluff and Dover Hall Plantation
Brunswick, GA / Glynn County**

SUMMARY

Address

944 HWY 99

City, State Zip

Brunswick, GA 31523

County

Glynn County

Type

Recreational Land

Latitude / Longitude

31.2175 / -81.6598

Acreage

1,869

Price

\$8,825,200

Property Website

<https://www.landleader.com/property/cabbage-bluff-and-dover-hall-plantation-glynn-georgia/46521>



Cabbage Bluff and Dover Hall Plantation Brunswick, GA / Glynn County

PROPERTY DESCRIPTION

This Breathtaking Waterfront Recreational Property was once Babe Ruth's Offseason Hunting and Fishing Retreat - along with many other Prominent Figures in Baseball History. The incarnation of the tradition we know as Major League Baseball's Spring Training has its roots in the Golden Isles of Glynn County.

Located in the Golden Isles of Coastal Georgia, this recreational waterfront haven boasts 6.5 Miles of waterfront connecting to the Atlantic Ocean through the Turtle River and Green Creek Waterways. It's the Best of Both Worlds: Fishing and Hunting luxury waterfront lots that are private, yet four miles from I-95, one hour from Jacksonville, one hour from Savannah, and 25 Minutes from St. Simons Island & Sea Island, Georgia.

Dover Hall is Heaven on Earth with two larger adjoining waterfront lots totaling 200+/- acres: 103+/- acres of that in buildable uplands and open for waterfront development potential. Abundant wildlife: wild quail, deer, turkey, dove, and incredible boating and fishing. Underground power, six large buildable waterfront lots, and deep water access are all protected by approx. 1,558+/- acres of recreational timber and hunting land in a conservation-friendly easement with hunting and timber management rights.

Located in the Heart of the Golden Isles of Coastal Georgia; Cabbage Bluff and Dover Hall Plantation is a 1,869 +/- acre waterfront recreational tract that checks all of the boxes for any sportsman.

Meticulously planned out over 25 years by Joe McDonough - a passionate conservationist and local land steward - Cabbage Bluff and Dover Hall Plantation offers the best of both worlds with easy access to hunting, as well as in-shore and off-shore fishing. Joe grew up on these local salt marshes and has a heart for conserving coastal Georgia habitats and their natural beauty. His father was a local forester, so he learned at an early age a reverence for the land. With a Chemistry Degree from his beloved University of Georgia and an extensive background in development in the Golden Isles area, Joe has created a tract that falls in a category of its own.

It perfectly captures the magic of Coastal Georgia and its diverse habitats. It features six and a half miles of water frontage which flows through the Turtle & Brunswick Rivers and out past St. Simon's Sound to the Atlantic Ocean. Over 1,558 +/- acres of recreational timberland are under a unique Conservation Easement that provides the outdoor sportsman the ability to hunt quail, deer, dove, turkey, or hogs in the morning, and in the afternoons, fish for Reds, Trout, and Flounder in the tributaries or Mackerel, Tarpon, Cobia, Wahoo, Mahi or Sail Fish further off-shore. In fact, after putting this property under the existing Conservation Easement, Joe and his business partner, Paul Martin, received a complimentary letter from Spud Woodward (who was at the time, the Director for the Southern End of the Department of Natural Resources for the State of Georgia). He proclaimed that this Conservation Easement "could very well have saved the entire St. Simons - Jekyll Island Estuaries."

Dover Hall is the Last 3,000 acres of a 10,000-acre block of land that Joe and Paul purchased together. Dover Hall can be purchased as one 1,869+/- acre transaction or has the potential to be divided into 10 different parcels; 6 with hunting, timberland & buildable waterfront homesite lots, and 3 large acreage building lots (A, B & D) with waterfront & development potential. The Conservation Easement plan allows for approximately 1,558+/- acres to remain as hunting and recreational land and is also accompanied by an existing Timber Management Plan. These large recreational hunting/timber tracts (ranging from 50 to 400 acres) provide great habitat for wildlife, and privacy for landowners, as well as buildable waterfront upland lots. Carved out of the Conservation Easement, these lots create breathtaking waterfront homesites with the ability to build private docks and enjoy every amenity this captivating area has to offer recreationally.

IMPROVEMENTS:

There are 1.4 miles of existing underground power and excellent road systems with existing drainage to navigate the peaceful Georgia pines from the main entrance to the interior of Dover Hall. The underground power follows along the main entry road and intersects the roundabout, which leads to the waterfront and conveniently splits off in every direction to the remaining parcels. Currently, Dover Hall's buildable homesites are set up for the installation of septic and private wells as the water source. This area provides great artisan well water at about 800 feet. Each of the six waterfront homesites provides incredible views of the salt marsh and waterfront with estuaries for all kinds of wildlife including the tasty Georgia White Shrimp, which is a favorite among locals. Along with a bird population of over 150 species; there is also wild turkey, dove, and white tail deer on the property.

The location of Cabbage Bluff and Dover Hall Plantation is vital in preserving the natural habitat of this area of Coastal Georgia as it is the confluence of all the freshwater pouring down from North Georgia which eventually meets with the salt water of the Atlantic Ocean. There is an eight-foot tide daily, much like the tides on the beachfront. This area of barrier islands known as the Golden Isles encompasses over 400K acres of serene salt marsh and estuaries that provide habitat for a multitude of sea life. Dover Hall is very unique and in a class of its own, not only on the Georgia coast but the entire Eastern seaboard from Cape Hatteras down to Key West.

The weather is a great mixture of temperatures with four distinct seasons with the average daily temperature reaching 70.3 degrees. January and February will spike down 20 degrees to the 50s, and July and August will spike up to the 90s with some humidity but it is very conducive to the outdoorsman, and hard to find a better place to call home.

Along with excellent fishing and hunting; this area also hosts world-class golf just up the road in the St Simons and Sea Island area. The Golden Isles is home to a multitude of breathtaking and challenging golf courses which attracts some of the top players in the PGA. These courses were designed with special attention to the area's natural landscapes with holes featuring beautiful oceanfront dunes, historic Oak trees, and of course the peaceful Coastal Georgia salt marshes.

LOCATION:

Cabbage Bluff and Dover Hall Plantation is located inside the "perimeter" meaning it is inside Highway 99 and extends up the north end of I-95 back down to the southern end of I-95 near Jekyll Island at exit 29. Located inside that loop but far enough away from development because of the size of the tract and far enough in the interior that noise is not a factor. Coming in off I-95 at exit 29 onto Highway 82, also known as the Waycross Highway, Dover Hall is only 4 miles from the interstate. The northwestern perimeter follows Highway 99 and goes all the way over to 341, also known as Jessup Highway. There is great frontage on Highway 82, which is four-laned, making access to Dover Hall Plantation very convenient. The accessibility creates the perfect location; 18 minutes to the beaches at Jekyll Island and 25 minutes to the beaches at St. Simons Island.

THE STORY OF THE LAND - DOVER HALL PLANTATION TIES TO BABE RUTH:

Back in the early days of Babe Ruth's career, Dover Hall was partially owned and home to some of his favorite off-season outdoor activities; providing him access to hunting, easy access to the area's great fishing, as well as the very quiet laid-back vibe of Coastal Georgia where he could possibly partake of a little "brown liquor." Dover Hall was at one time a site planned to host the first ever off-season baseball facility which would later become known as Spring Training in the baseball world. Unfortunately, Babe Ruth and the other owners all sold out before completing the dream park here but those stories provide a rich heritage of history for Dover Hall.

HISTORY OF DARIEN AND SURROUNDING ERA IN THE BIRTH OF AMERICA:

The sleepy riverfront town of Darien located in close proximity to Dover Hall Plantation, which is the second oldest town in Georgia, played a major role in the days of early America. It was a trading post that grew to become a hub of activity and industry in the 1700's. Darien became a center for banking and was home to the first branch bank to split off from the Bank of Dalton. The massive waterways of the local Altamaha River Delta, the third largest freshwater contributor along the Eastern seaboard, provided easy passage for commerce and fur trading and Darien soon became a major player in the Timber Era. The Altamaha River pumps a million gallons of freshwater into the Atlantic Ocean every day. Darien with its location and natural resources played a pivotal role in the history of Georgia.

Cabbage Bluff and Dover Hall Plantation is a truly unique piece of property with diverse habitats and incredible waterfrontage. Don't miss out on the rare opportunity to own a piece of this area of Coastal Georgia and have an active part in preserving the magical vibe that resonates!

"I chose Jon Kohler & Associates to represent us on this project because it became readily apparent to me that Jon Kohler and Lori Weldon had a wide sphere of influence dealing with legacy high-end properties; property reserved for generations at a time, property that would be used for hunting, timber growth, legacy creating opportunities for families, individuals, and groups. When I looked around the Southeast, they were the best I could find!" - Joe McDonough, Land Owner - Land Steward

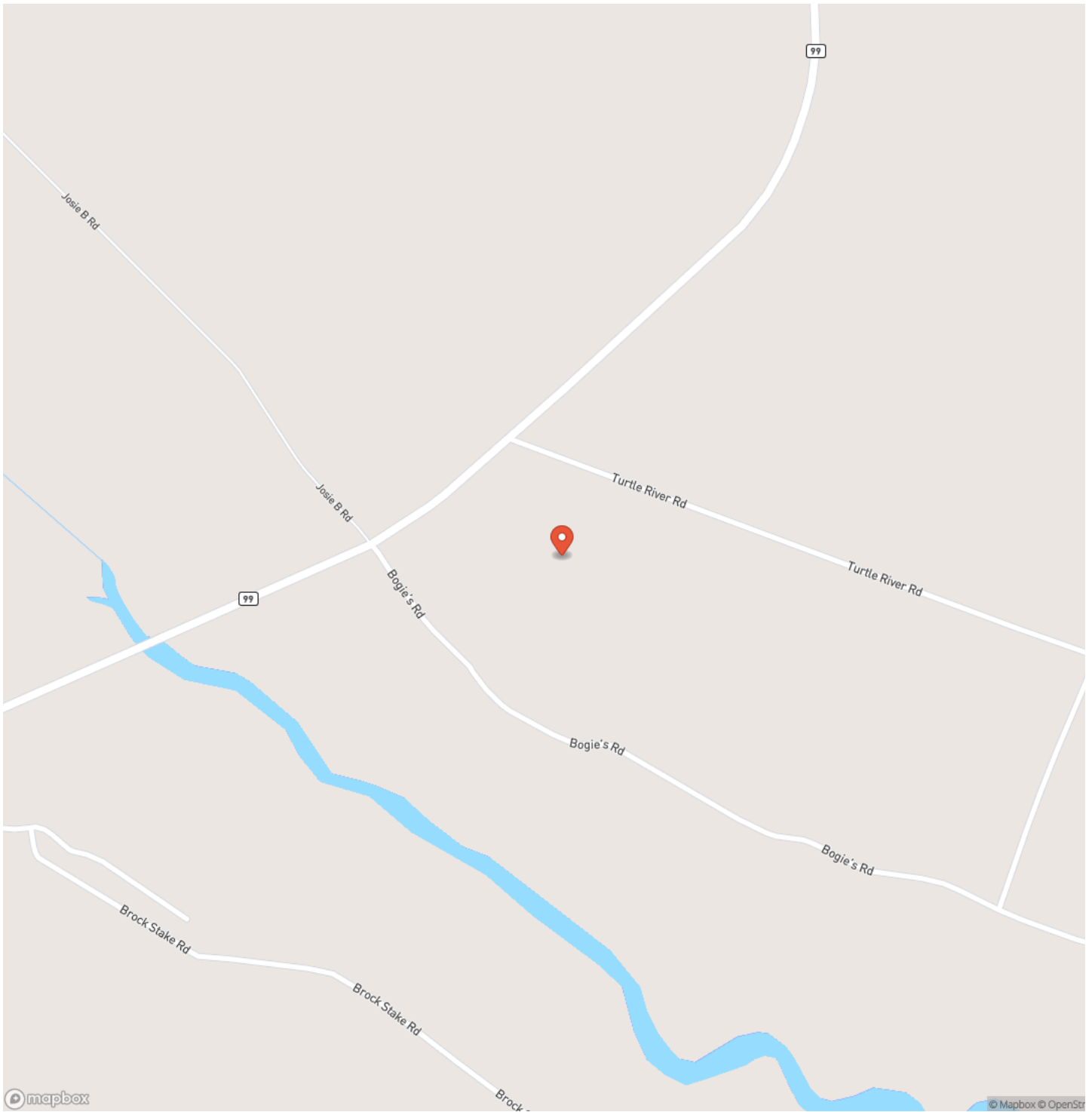
PUBLICATIONS & PRESS ON DOVER HALL PLANTATION:

- [Dover Hall - Babe Ruth's Off Season Play Ground](#)
- [Dover Hall's Ties to Professional Baseball & Spring Training](#)
- [Dover Hall Plantation - The Story of the Land](#)
- [Dover Hall Plantation Civil War History](#)

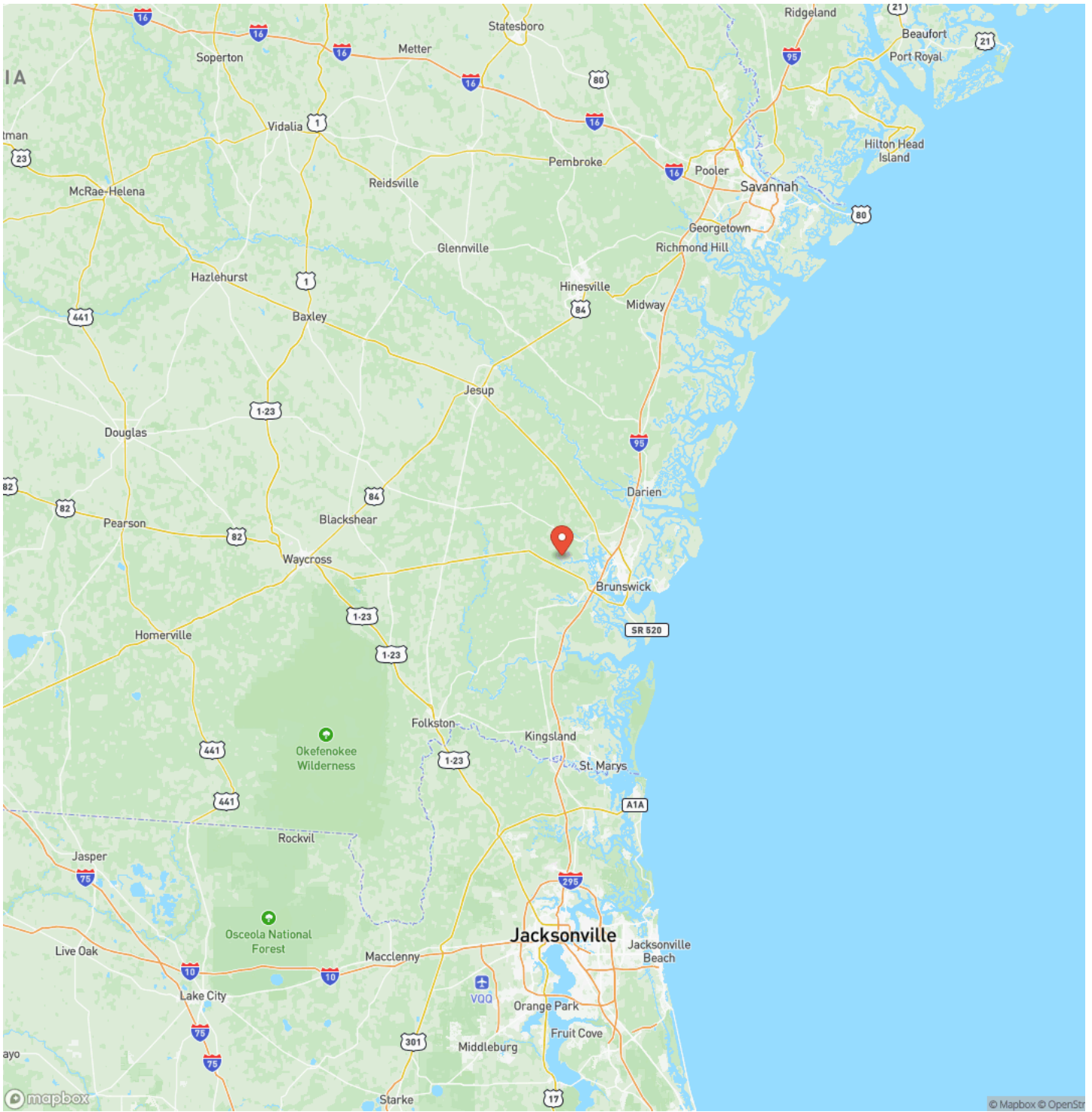
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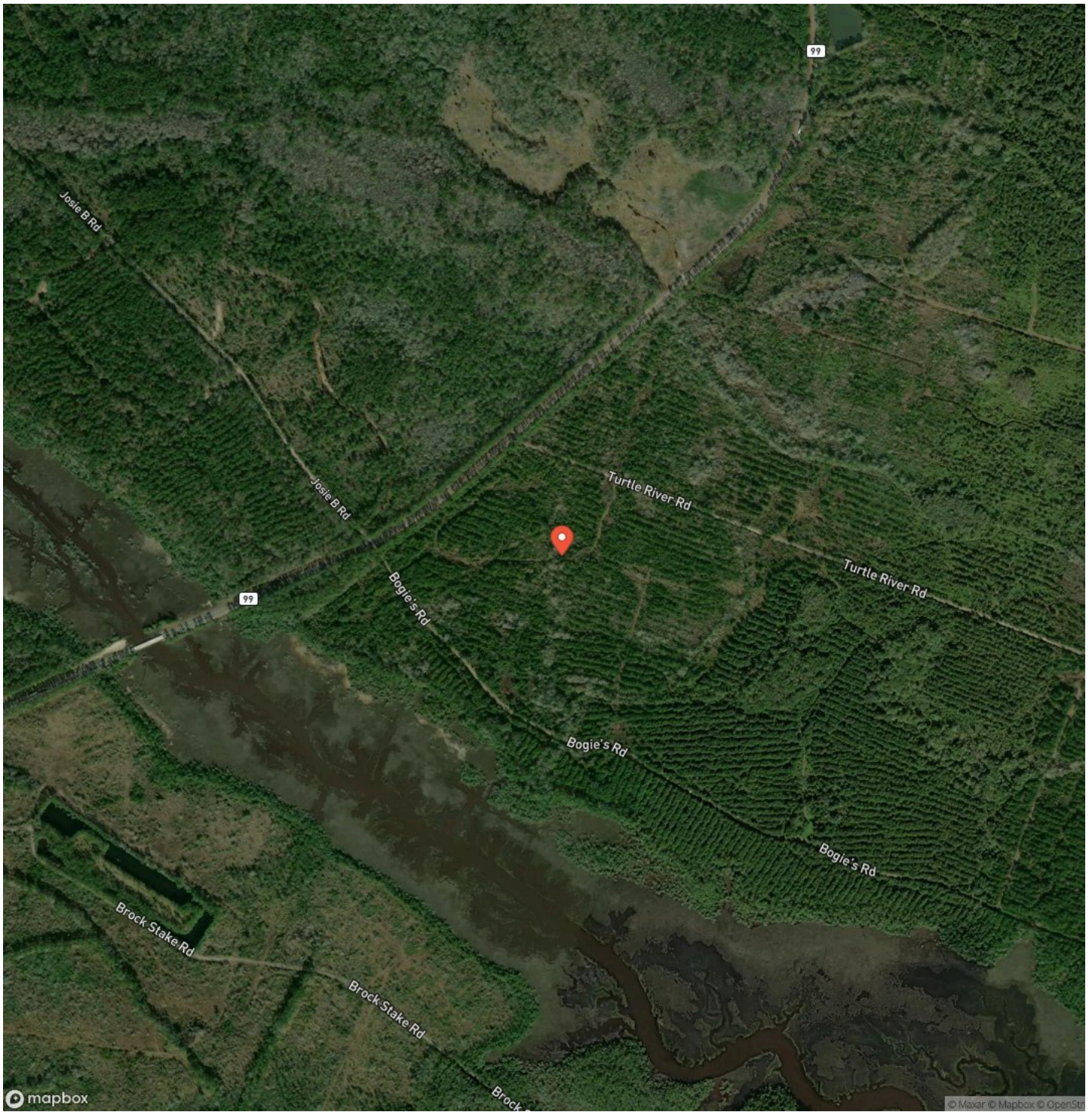
Locator Map



Locator Map



Satellite Map



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Maps are provided for illustration purposes only, the accuracy is not warranted. Parcels on interactive maps are not adjusted to match aerial backgrounds. This information is for reference purposes only and is not a legal document. Data maps contain errors. The seller and seller's agent are making known to all potential buyers that there may be variations between the location of the existing fence lines and the legal description of the deeded property. Seller and seller's agent make no warranties with regard to the location of the fence lines in relationship to the deeded property lines, nor does the Seller make any warranties or representations with regard to the specific acreage contained within the fenced property lines. Seller is selling the property in an "as is" condition, which includes the location of the fences as they exist. Boundaries shown on the accompanying maps are approximate, based on county parcel data. The maps are not to scale. The accuracy of the maps is not guaranteed. Prospective buyers are encouraged to verify fence lines, deeded property lines and acreages using a licensed surveyor at their own expense.

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