

Hardscrabble Farm
886 Mound Road
Cuthbert, GA 39840

\$2,925,000
515± Acres
Randolph County



Hardscrabble Farm
Cuthbert, GA / Randolph County

SUMMARY

Address

886 Mound Road

City, State Zip

Cuthbert, GA 39840

County

Randolph County

Type

Farms, Timberland, Recreational Land, Hunting Land

Latitude / Longitude

31.912301 / -84.767493

Dwelling Square Feet

2,769

Bedrooms / Bathrooms

4 / 3

Acreage

515

Price

\$2,925,000



PROPERTY DESCRIPTION

For more information regarding this listing, please contact listing agent **Cole Bonner** at [229-561-5111](tel:229-561-5111)

Hardscrabble Farm - Randolph County, Georgia

Hardscrabble Farm is an exceptional 515± acre high-quality recreational and sporting property, offering a rare blend of proven wildlife management, income production, and long-term conservation value. The property is protected by a conservation easement that preserves the land's character while allowing multiple designated building envelopes, with commercial water extraction permitted subject to applicable permits and conservation standards. In addition to the deeded acreage, there is approximately 643± acres of adjoining land available to lease, giving the new owner control of more than 1,100 acres under coordinated wildlife management-a significant advantage for managing deer, turkey, and quail at scale. This contiguous block has been intentionally managed for wildlife and forestry for over three decades, resulting in exceptional habitat quality and limited hunting pressure.

The farm features two established quail courses, a managed dove field, multiple food plots, and mature hardwood stands, all carefully managed through long-term stewardship by the current owner. Mature hardwood ridges and protected riparian corridors enhance habitat diversity, while limited hunting pressure and designated sanctuary areas have resulted in a robust and healthy population of deer and wild turkey, along with outstanding upland bird habitat. The property is also currently involved in University of Georgia research initiatives focused on longleaf pine restoration and quail habitat enhancement.

Improvements are anchored by a restored farmhouse lodge featuring four bedrooms and three bathrooms, showcasing heart pine throughout the home with select modern finishes. The lodge blends historic charm with comfortable living space, serving as an ideal headquarters for family use or hosting guests, while the property's remote setting provides minimal light pollution and remarkable night skies.

A standout feature of the property is Ned Lake, a spring-fed lake of approximately 10± acres, designed by a renowned pond engineer and fed by year-round springs originating on the property. Ned Lake offers excellent fishing, scenic views, and a dependable water source for wildlife. The lake is professionally managed, equipped with automatic feeders, and supported by multiple docks and improved shoreline access.

The property includes approximately 200± acres of longleaf pine, with 146 acres currently under pine straw lease, providing consistent annual income. This income-producing component enhances both wildlife habitat and long-term timber value while offering an established revenue stream.

Hardscrabble Farm represents a turn-key, legacy-quality recreational property-where conservation, income, and world-class sporting opportunities come together on a truly special tract.

Highlights

- 515± acres in Randolph County, Georgia
- Protected by conservation easement with multiple building envelopes, conservation easement allows commercial water extraction, subject to permits and conservation standards
- Over 600± acres of adjoining land available to lease (1,100+ acres under management)
- Intensively managed for deer, turkey, and quail
- Two established quail courses
- Managed dove field
- Strong deer and turkey population

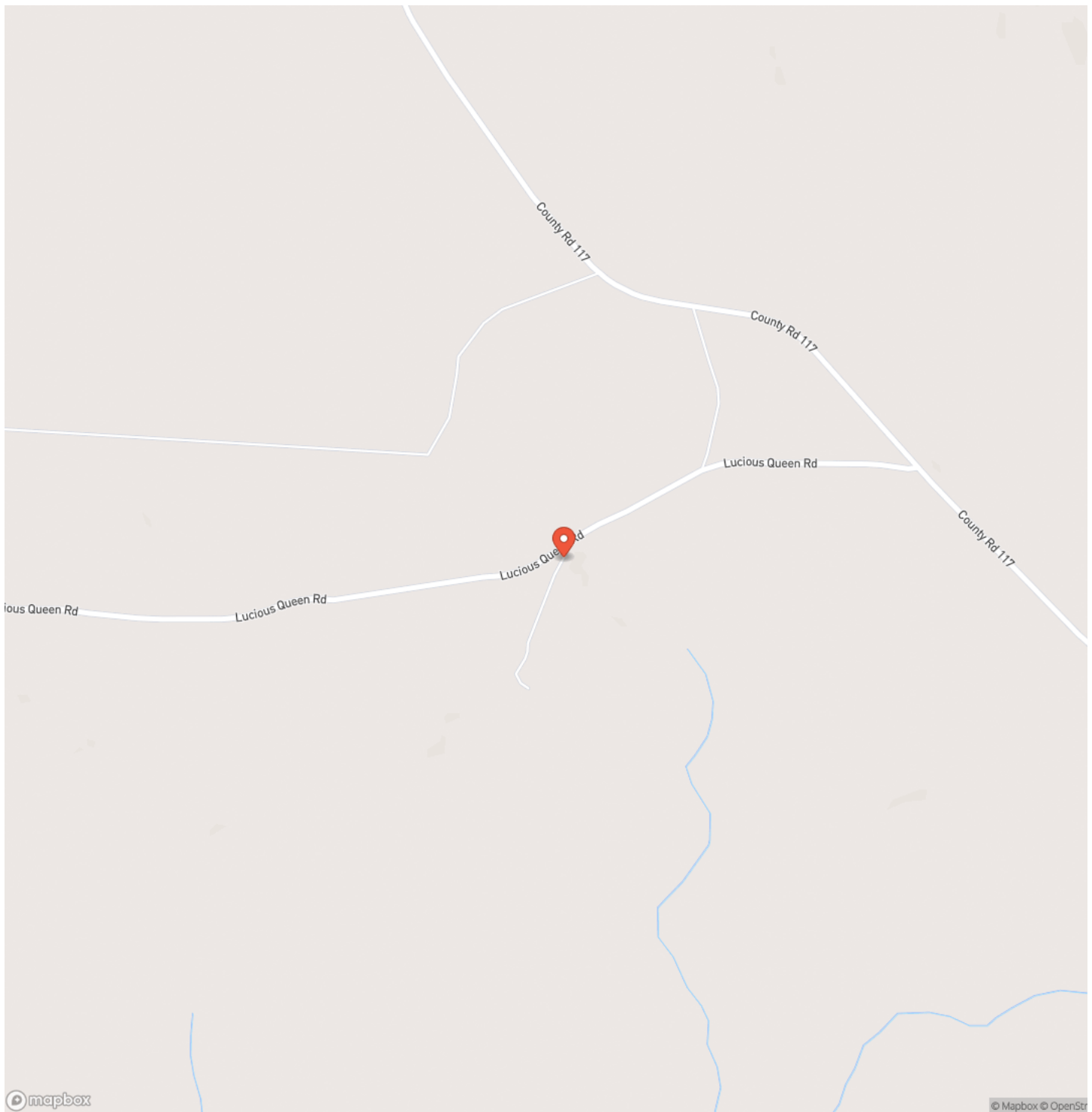
- Multiple established food plots
- Spring-fed lake ~10± acres
- 200± acres of longleaf pine, including 146 income-producing acres under pine straw lease
- 35 Irrigated pecan trees
- 300-yard shooting range
- Restored farmhouse lodge - 4 bed / 3 bath, sleeps up to 20 people
- Heart pine throughout lodge

Location

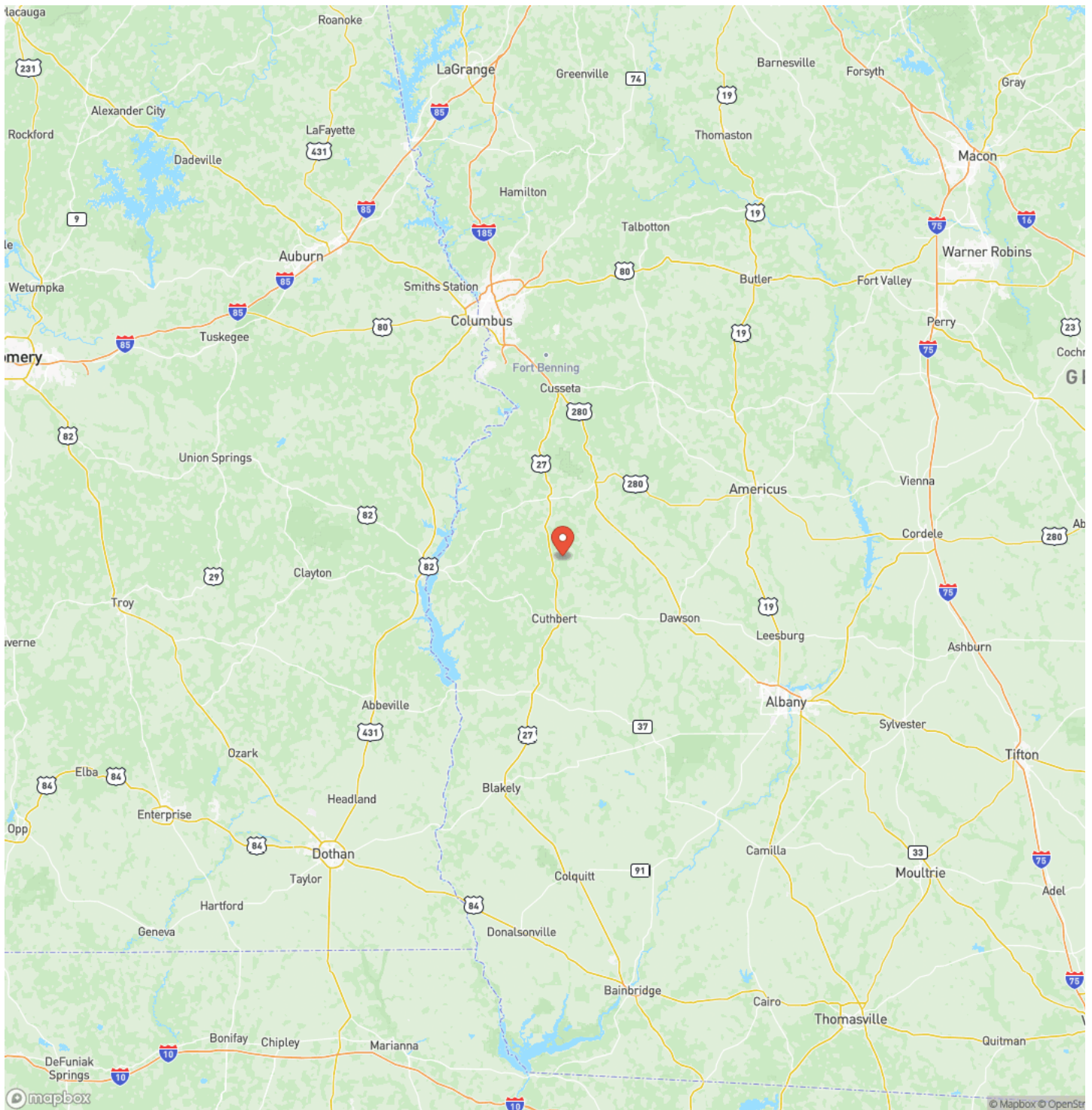
- 10 minutes to **Cuthbert, GA**
- 30 minutes to **Lake Eufaula**
- 1 hour to **Columbus, GA**
- 1 hour 15 minutes to **Albany, GA**
- 1 hours 45 minutes to **Montgomery, AL**
- 2 hours 30 minutes to **Tallahassee, FL**
- 3 hours 45 minutes to **Birmingham, AL**
- 4 hours to **Jacksonville, FL**
- 4 hours to **Ocala, FL**
- 5 hours to **Destin / 30A, FL**
- 5 hours to **Orlando, FL**
- 5 hours 20 minutes to **Tampa, FL**
- 7 hours 15 minutes to **West Palm Beach, FL**



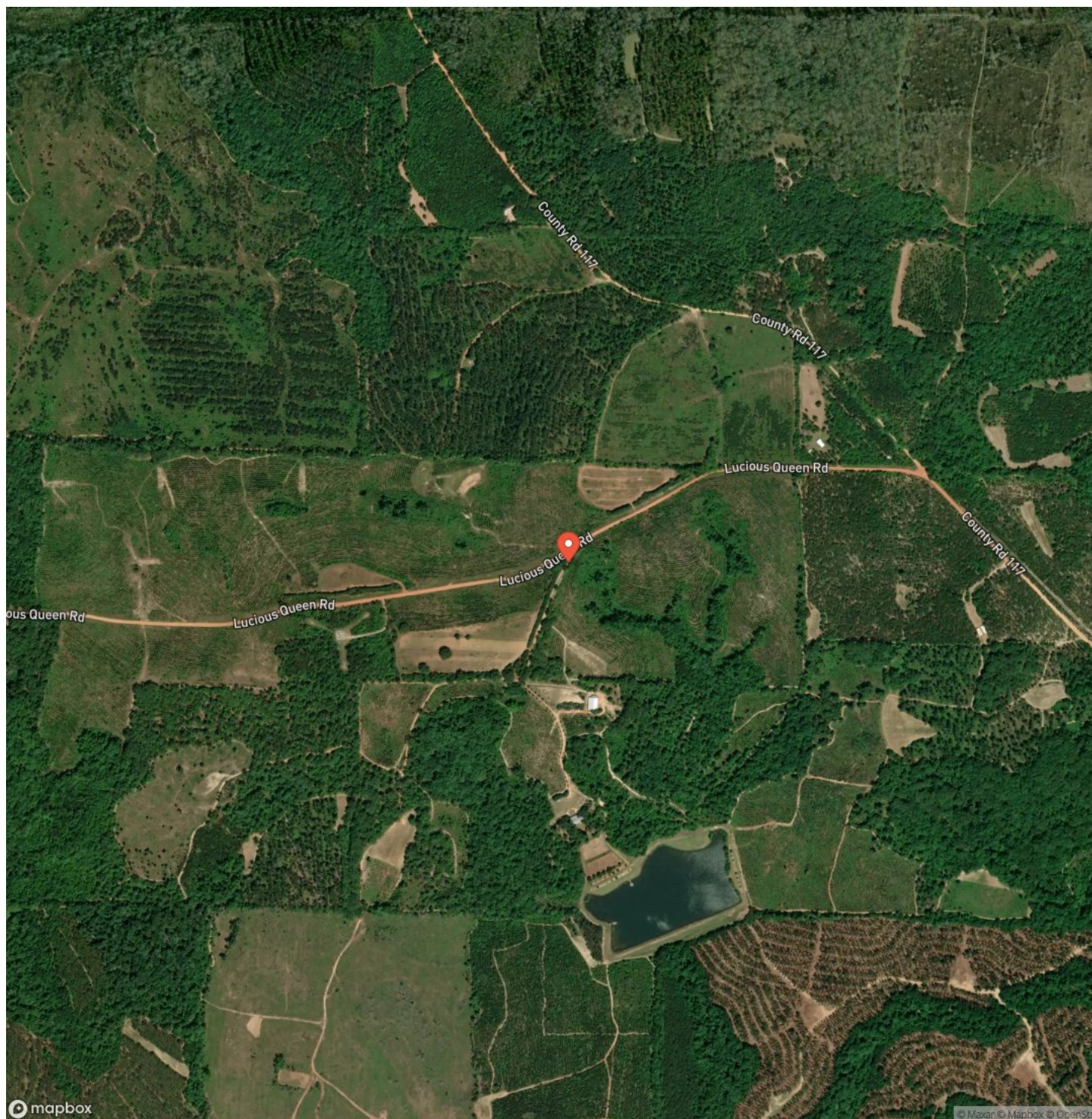
Locator Map



Locator Map



Satellite Map



LISTING REPRESENTATIVE

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NOTES

This image shows a blank sheet of white paper with horizontal ruling lines. The lines are evenly spaced and run across the width of the page. There are no margins, text, or other markings on the paper.

This image shows a single sheet of white paper with horizontal ruling lines. The lines are evenly spaced and run across the width of the page. There are no margins, text, or other markings on the paper.

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