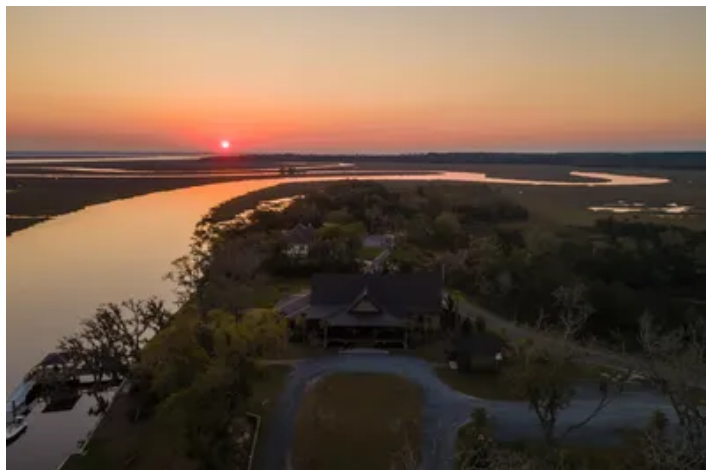


Cedar Lodge Resort
155 Cedar Lodge Ln
Waverly, GA 31565

\$6,995,000
68± Acres
Camden County



Cedar Lodge Resort
Waverly, GA / Camden County

SUMMARY

Address

155 Cedar Lodge Ln

City, State Zip

Waverly, GA 31565

County

Camden County

Type

Recreational Land, Beachfront, Business Opportunity

Latitude / Longitude

31.052484 / -81.53772

Acreage

68

Price

\$6,995,000

Property Website

<https://www.landleader.com/property/cedar-lodge-resort-camden-georgia/55308>



PROPERTY DESCRIPTION

This private peninsula is one of the most outstanding coastal properties in the State of Georgia. The 34+/- acres of live oaks cedar and cabbage palm hammocks on Honey Creek overlooking Jekyll Sound is the epitome of "Golden Isles." The 18+ foot deep Honey Creek and tidal estuary guarantees Ocean access at any tide. The convenience to the prosperity, social life and sheer beauty that St. Simons, Brunswick and Sea Island offers is right here.

Nestled on approximately 68 +/- acres of picturesque landscapes (approximately 33.7 +/- acres of high and dry land) in Waverly, Georgia, Cedar Lodge on Honey Creek, stands as an extraordinary full-service event venue and lodging operation. This stunning property offers a unique blend of elegance, charm, modern amenities, unparalleled natural beauty, and investment potential, making it an exceptional opportunity for discerning buyers.

Featuring multiple event spaces both indoors and outdoors, Cedar Lodge offers flexibility to host a wide range of events, from intimate gatherings to grand soirées. The elegant event lodge, charming front garden, and scenic waterfront Honey Creek are perfect canvases for creating unforgettable moments. The event lodge (2,300 sq. ft.) is an open, elegant yet rustic entertaining space complete with loft, outdoor patio, and features a caterer's kitchen, ADA-compliant restrooms, a beautiful bridal suite, groom's suite, large event area with a custom brick fireplace, and expansive wrap-around porches. There is a landscaped lit terrace for ceremonies and entertaining. There is a more casual event lodge for smaller events and rehearsal dinners. It has functioning horse stalls, three offices, and could easily function as a working horse barn. In all, there are six ceremony sites.

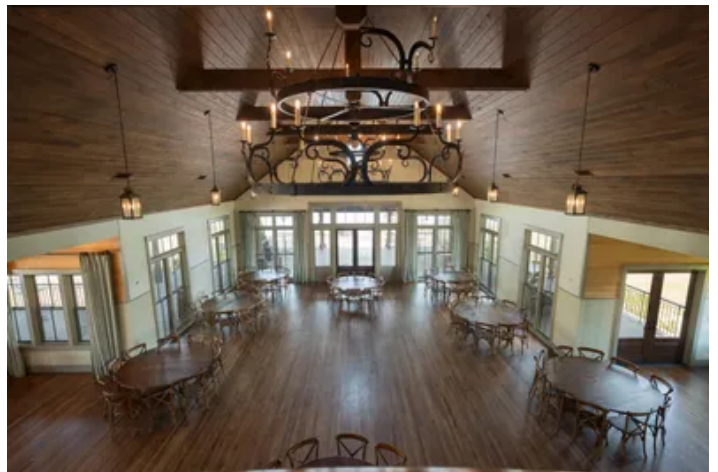
On an island overlooking Jekyll Sound, nine professionally decorated cottages built and designed with painstaking attention to detail. There are currently nine guest cottages onsite, but there is capacity for 29 total.

In addition to the event space and cottages, the tidal marsh house (which was built in 2014), touts three bedrooms, and two baths, as well as an enclosed garage/ guest suite, which is 1-bed, 1-bath with a full kitchen and laundry room in the guest house.

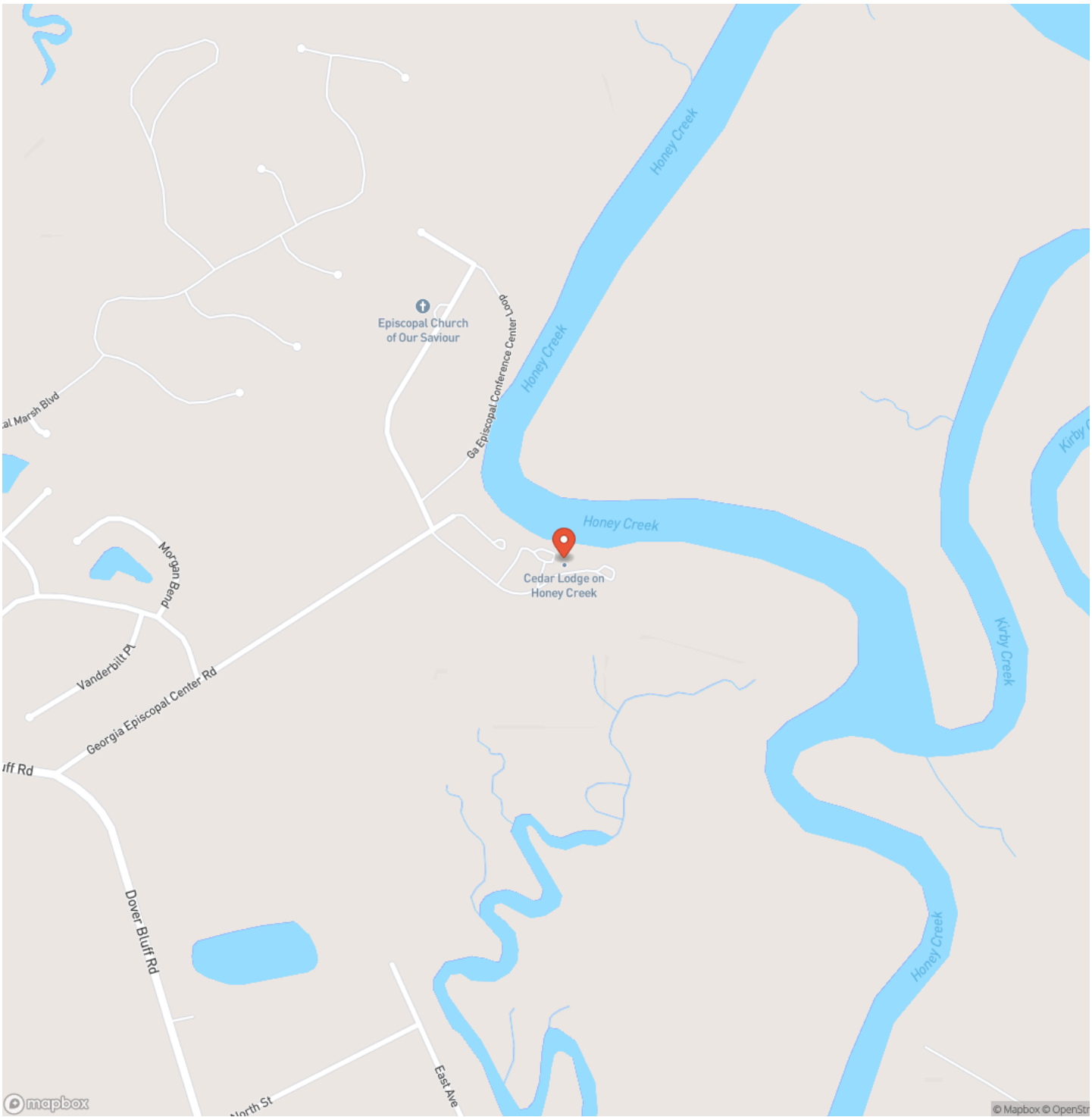
All furniture, fixtures, and equipment (FF&E) of the business convey, providing a turnkey operation for new owners.

Cedar Lodge offers a rare chance to own a thriving event venue with established amenities, a stellar reputation, room for expansion and additional monetization by maximizing the cabins. This "one-of-a-kind" property promises a lucrative and fulfilling investment while being surrounded by the benefits of Coastal Georgia's southern charm.

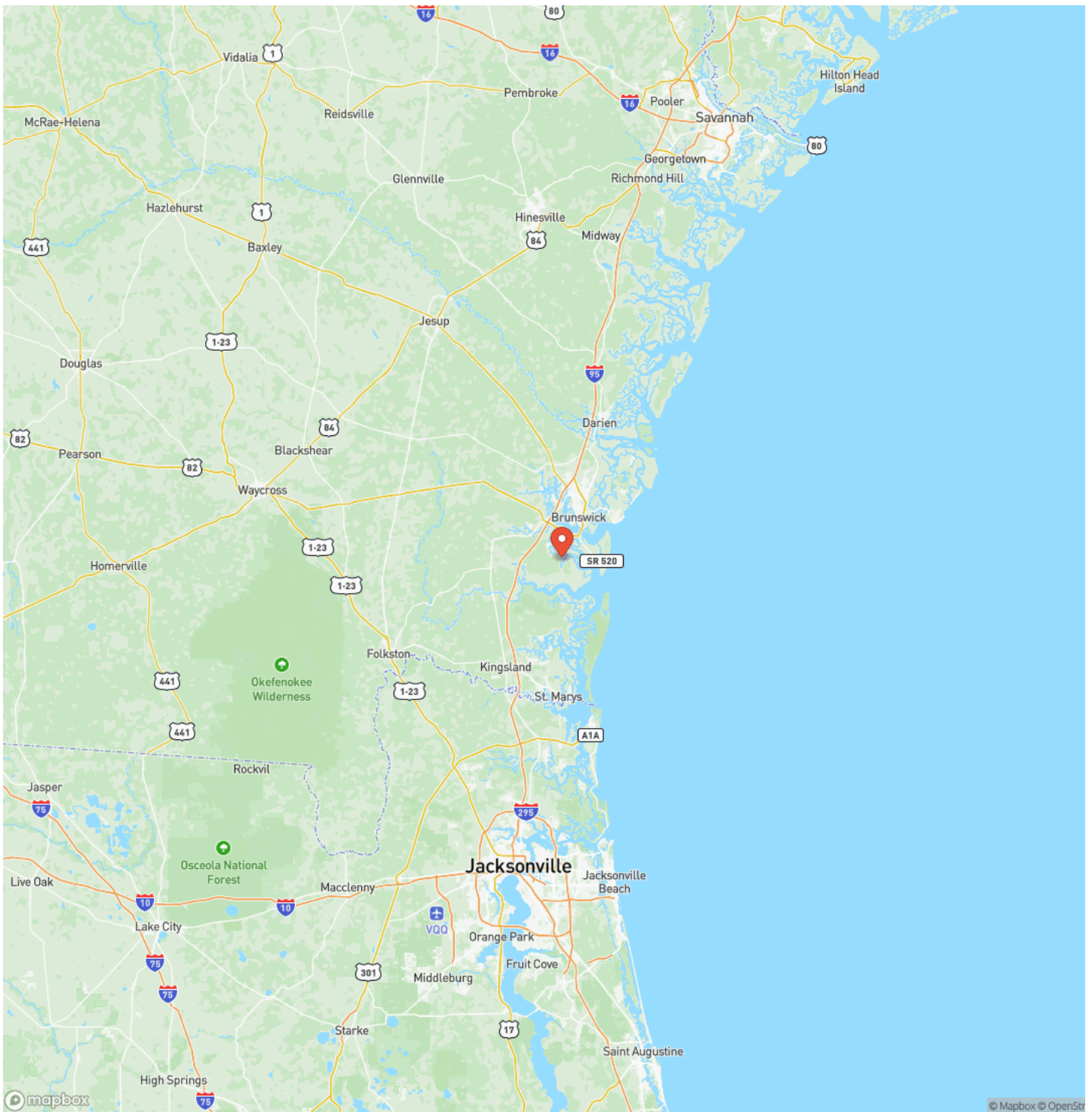
Cedar Lodge Resort
Waverly, GA / Camden County



Locator Map



Locator Map



Satellite Map



LISTING REPRESENTATIVE

For more information contact:



Representative

Jon Kohler

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City / State / Zip

Lamont, FL 32336

NOTES

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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.

DISCLAIMERS

Information in this brochure is provided solely for information purposes and does not constitute an offer to sell or advertise real estate outside the states in which broker or agent licensed. The information presented has been obtained from sources deemed to be reliable, but is not guaranteed or warranted by the agent, broker, or the sellers of these properties. This offering is subject to errors, omissions, prior sale, price change, correction or withdrawal from the market without notice. All references to age, square footage, income, expenses, acreage, carrying capacity, and land classification, etc. are approximate. Prospective buyers are chargeable with and expected to conduct their own independent investigation of the information and the property and to rely only on those results. Sellers reserve the right to accept or reject any and all offers without liability to any buyer or cooperating broker.

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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