

Magnolia Lane
99 Magnolia Lane
Richland, GA 31825-6939

\$1,775,000
385± Acres
Stewart County



MORE INFO ONLINE:

jonkohler.com

Magnolia Lane
Richland, GA / Stewart County

SUMMARY

Address

99 Magnolia Lane

City, State Zip

Richland, GA 31825-6939

County

Stewart County

Type

Recreational Land, Hunting Land, Farms, Lakefront, Timberland, Horse Property

Latitude / Longitude

32.087934 / -84.66742

Dwelling Square Feet

4000

Bedrooms / Bathrooms

4 / 4

Acreage

385

Price

\$1,775,000

Property Website

<https://www.landleader.com/property/magnolia-lane-stewart-georgia/45919>



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[jonkohler.com](https://www.jonkohler.com)

PROPERTY DESCRIPTION

Magnolia Lane is a 385-acre high-quality recreational and Social Storm™ property located midway between Columbus and Albany outside of Weston, Georgia. A peaceful and idyllic refuge for its current landowners, for 25 years they developed and groomed the property as their private get-away. This is the northern portion of their 2,000+ acre recreational plantation.

The property is unique in that it sits on the breaks between ever so slightly rolling farmland and increasingly steep timberland. The flat plateau sits at 570 feet with 160 feet of elevation change on the north boundary. The contrast is stunning. The bottoms of the ravines hold clear spring fed creeks and enormous terrain protected hardwoods.

Tucked down its namesake Magnolia-lined Lane, past 45+/- acres of rolling pastureland / hayfields, a quaint 2,500 square foot two bedroom, three bath home overlooks a 4-acre spring-fed pond. Warm and inviting, the home blends eclectic elements with just the right touch of rustic detail, accented by one-of-a-kind antiques, and a unique floor plan. Across Magnolia Lane from the main house is a smaller 1,500 square foot two bedroom, one-bath guest house with full kitchen, a seating room and great front porch.

"Magnolia Lane is located in one of the most game rich areas of Georgia. Although, the current owners haven't allowed hunting here or on the adjoining 2,000+/- acres in 25 years, this property will make an exceptional recreational property with all the bells and whistles one would expect." – Jon Kohler

The pond is well stocked for endless hours of fun fishing, and a wedding chapel/ quint gazebo is accessible by canoe. There is an additional 1-acre spring-fed pond between the paved road and pond house, as well as 2 spring-fed duck ponds tucked further in the woods. The majority of the timber is natural mixed pine and hardwood. Nearly 48+/- acres of mature planted timber are found on the western end of the property, that have been thinned once.

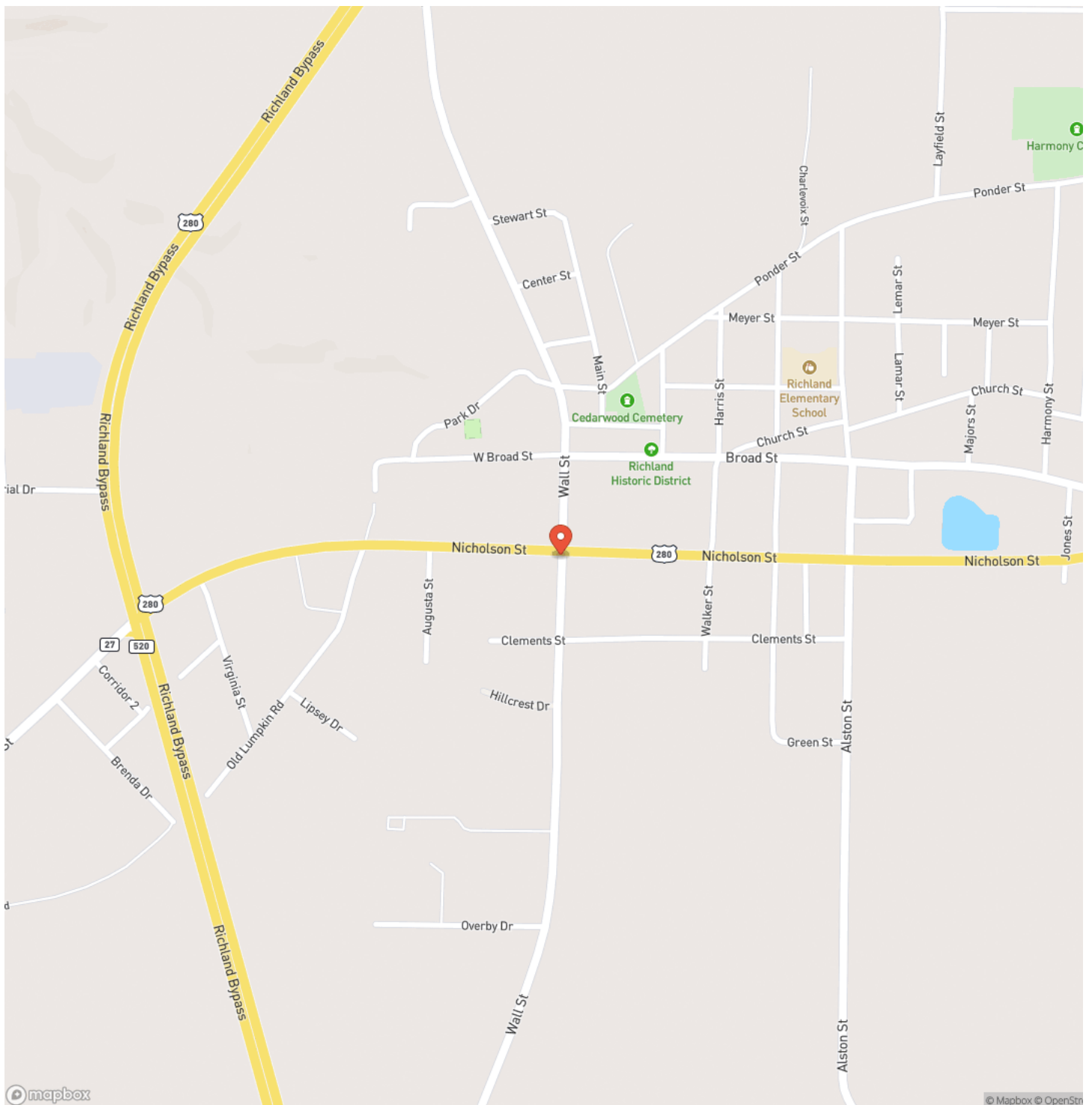
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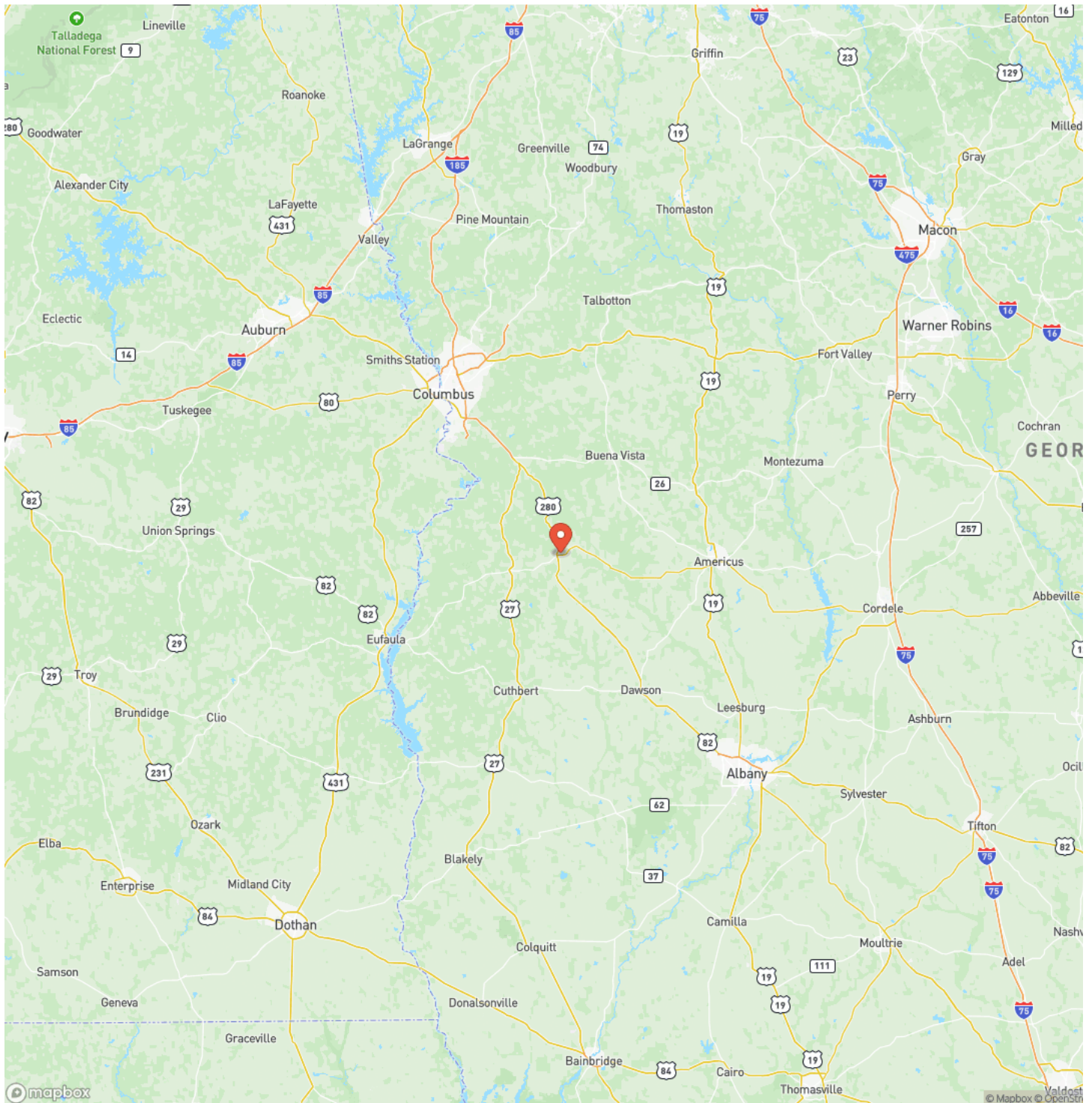
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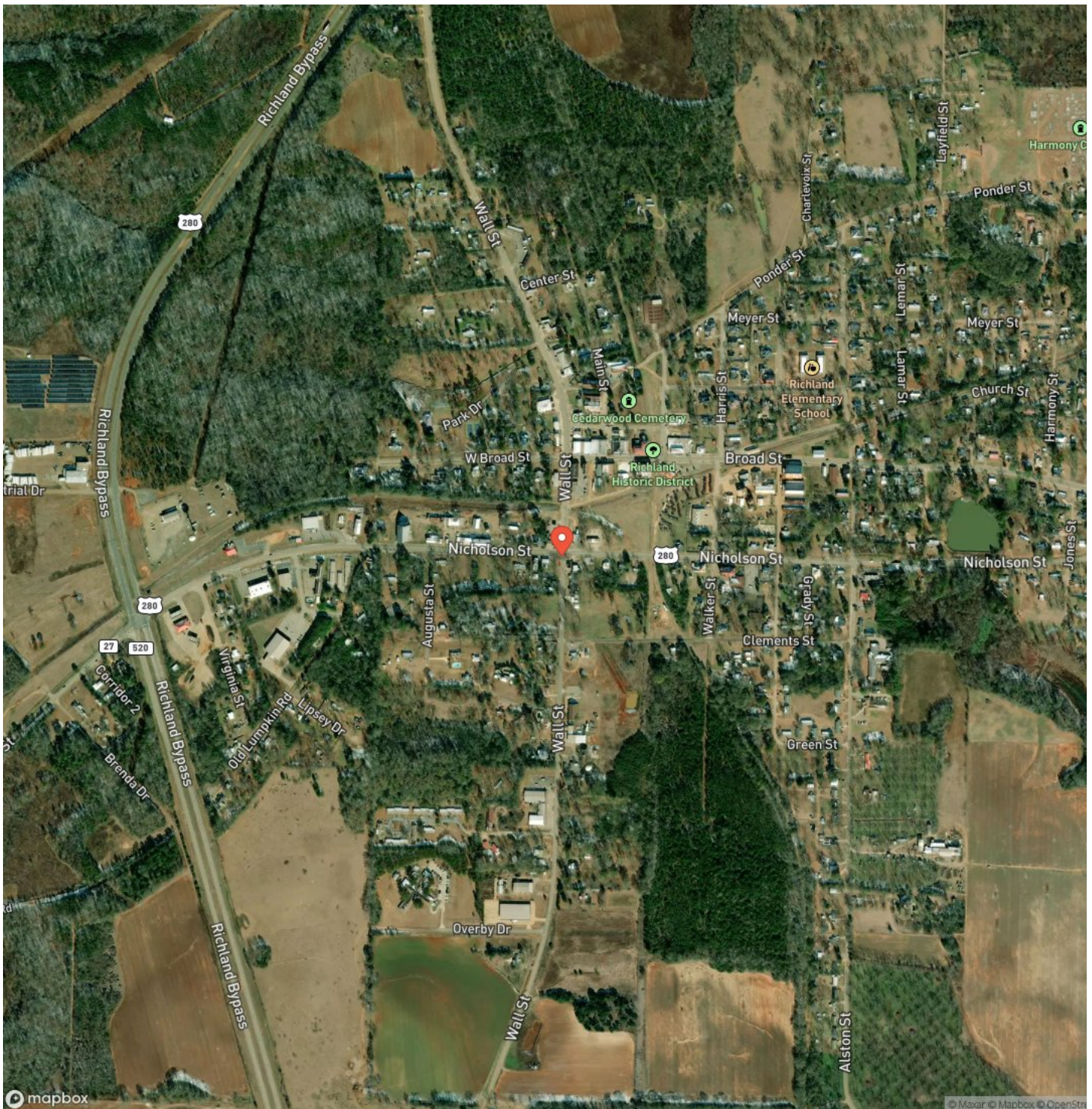
Locator Map



Locator Map



Satellite Map



Magnolia Lane
Richland, GA / Stewart County

LISTING REPRESENTATIVE

For more information contact:



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NOTES

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jonkohler.com

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