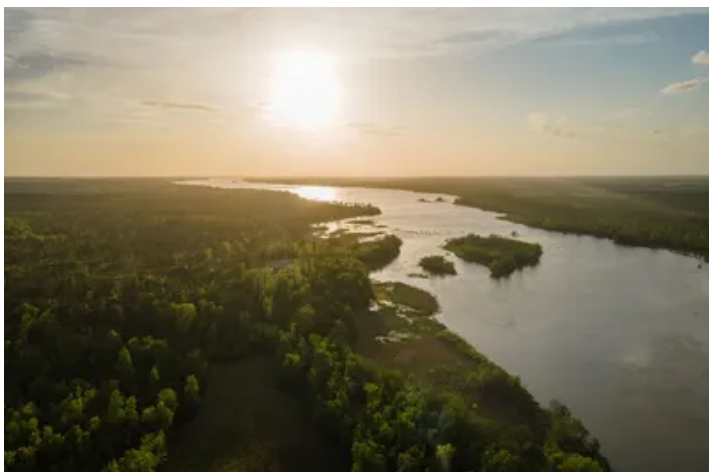


Serenity Plantation
533 Faceville Landing Rd
Bainbridge, GA 39819

\$9,325,000
1,137± Acres
Decatur County



Serenity Plantation
Bainbridge, GA / Decatur County

SUMMARY

Address

533 Faceville Landing Rd

City, State Zip

Bainbridge, GA 39819

County

Decatur County

Type

Hunting Land, Recreational Land, Lakefront, Timberland

Latitude / Longitude

30.783035 / -84.665586

Dwelling Square Feet

2700

Bedrooms / Bathrooms

3 / --

Acreage

1,137

Price

\$9,325,000

Property Website

<https://www.landleader.com/property/serenity-plantation-decatur-georgia/56276>



MORE INFO ONLINE:

jonkohler.com

PROPERTY DESCRIPTION

Historic Hunting Plantation on 37,500 acre Lake Seminole

Strategic lakefront portion of the original 26,000 acre Southlands that Herbert Stoddard himself assembled in 1935!

Chosen by Stoddard for its wildlife, timber and diversity, this area along Curry Hill and the Flint River is unique to the world

Serenity Plantation boasts 1,137 +/- acres on Lake Seminole in Decatur County, Georgia. This is an exceptional shooting plantation with a history and story told "internationally." It was put together by none other than the South's most influential legendary conservationist and co-founder of Tall Timber's Research Station - Herbert Stoddard himself - in 1935 as part of the 26,000-acre Southlands Plantation tract. It later found even more acclaim as the "Southlands Experiment Forest" owned by International Paper, who utilized advanced genetics as well as state-of-the-art planting and silvicultural techniques for superior stand quality and growth. Most recently the property has enjoyed the combination of these two aspects of its heritage under the ownership of a Tall Timbers board member who expertly managed the land for both wildlife and timber simultaneously. Today the plantation offers not only outstanding hunting but also features a unique high-quality timber program. This is one exceptional forest and game-rich property.

Bordering Lake Seminole Recreation Area for almost three and a half miles makes this a year-round recreational property and a place for family and friends to gravitate to regardless of the season. Of the 376 miles of shoreline, 30+ miles here are shared with just two other private landowners. Faceville Landing Park borders the property for convenient boat access, or even better, a place to meet seasoned guides with family and friends.

While the current owner has had the privilege to serve on the Board of Tall Timbers (and still serves on three committees), he has had access to the best, most up-to-date knowledge ever assembled due to the culmination of 66 years-worth of intensive research. Today, according to the landowner, there are at least 45 - 50 wild coveys on the property and six quail courses with feed trails connecting almost 40 protected forage thickets which are fed weekly. Adjacent properties are sizeable and owned by like-minded neighbors who also manage intensively for wildlife, thereby producing a vast habitat landscape with superior genetics and reduced predation.

Seeing mature bucks in the 140/150 B&C range is not uncommon. While at Serenity the current landowner doesn't personally hunt deer, he and his land manager have experience managing herds for the optimal 1:1 buck to doe ratio and so arrange for does to be harvested each year and young bucks to be allowed to mature.

There are two proven "plant and flood" duck ponds, encompassing 4 acres and 6 acres respectively and featuring at least eight blinds each, including convenient retriever ramps in the water blinds. Lake Seminole itself is one of the premier waterfowl destinations in the South. In fact, with regards to Canvasback hunting, it may be the best in the nation. Wild turkeys abound. It is not uncommon to see or hear as many as eight gobblers on a morning hunt and to harvest at least one tom in the 20-22 lb. range each season.

The genetics here are amazing. In fact, this property specializes in growing the highest value and caliber of timber: utility poles. Several past sales have earned \$80 a ton for 70-foot trees; the poles were so long that a chase vehicle with flashing light had to follow the log truck, and the weight per tree was so heavy that the trucks were less than half full. Producing this caliber of timber is no easy feat and takes several decades to manage such a rotation. A number of stands on Serenity contain such poles in current inventory.

The plantation also features not one, but two fish ponds (one stocked) spanning 1.2 acres and 1 acre respectively. The incredible views at Serenity Plantation will never change, since the opposite shoreline is forever protected within Silver Lake WMA.

The large 2,700 square-foot main dwelling with outdoor gazebo is meticulously designed to blend seamlessly with its surroundings and be impervious to weather. A 12' x 40' heated pool overlooking Lake Seminole completes the scene. This home offers the perfect retreat for relaxation and entertainment.

As one would expect, a well-equipped shop/barndominium supports the property. The spacious shop and office complex barndominium comes complete with a master bedroom, living room/dining room/kitchen, two full bathrooms, utility room, and a dorm room which sleeps four or more. Outside, a concreted drive-through and six-run, partially-covered dog kennel with separate septic tank provide convenience and functionality for days afield.

MORE INFO ONLINE:



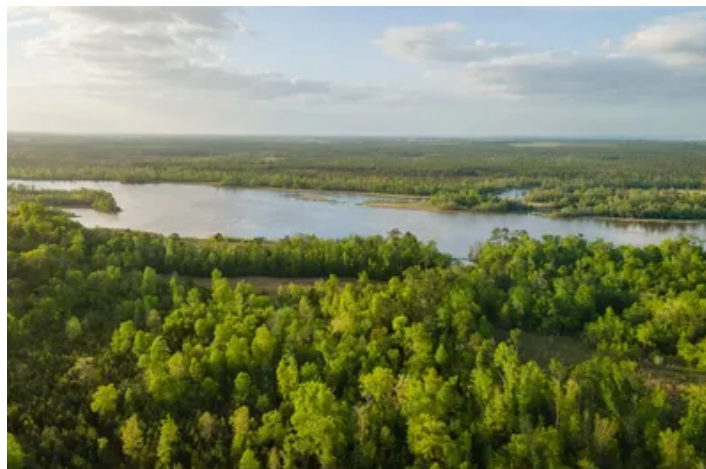
The property boasts a 32' x 60' barn and two smaller barns at the shop, along with a 32' x 36' barn with its own 4"well and electricity on the western end of the property almost three miles away. There is ample space for equipment storage.

All of this is conveniently located outside Bainbridge, Georgia. If one hasn't been to Bainbridge lately, he or she will be pleasantly surprised to see one of the most dynamic, recapitalized downtowns in the South.

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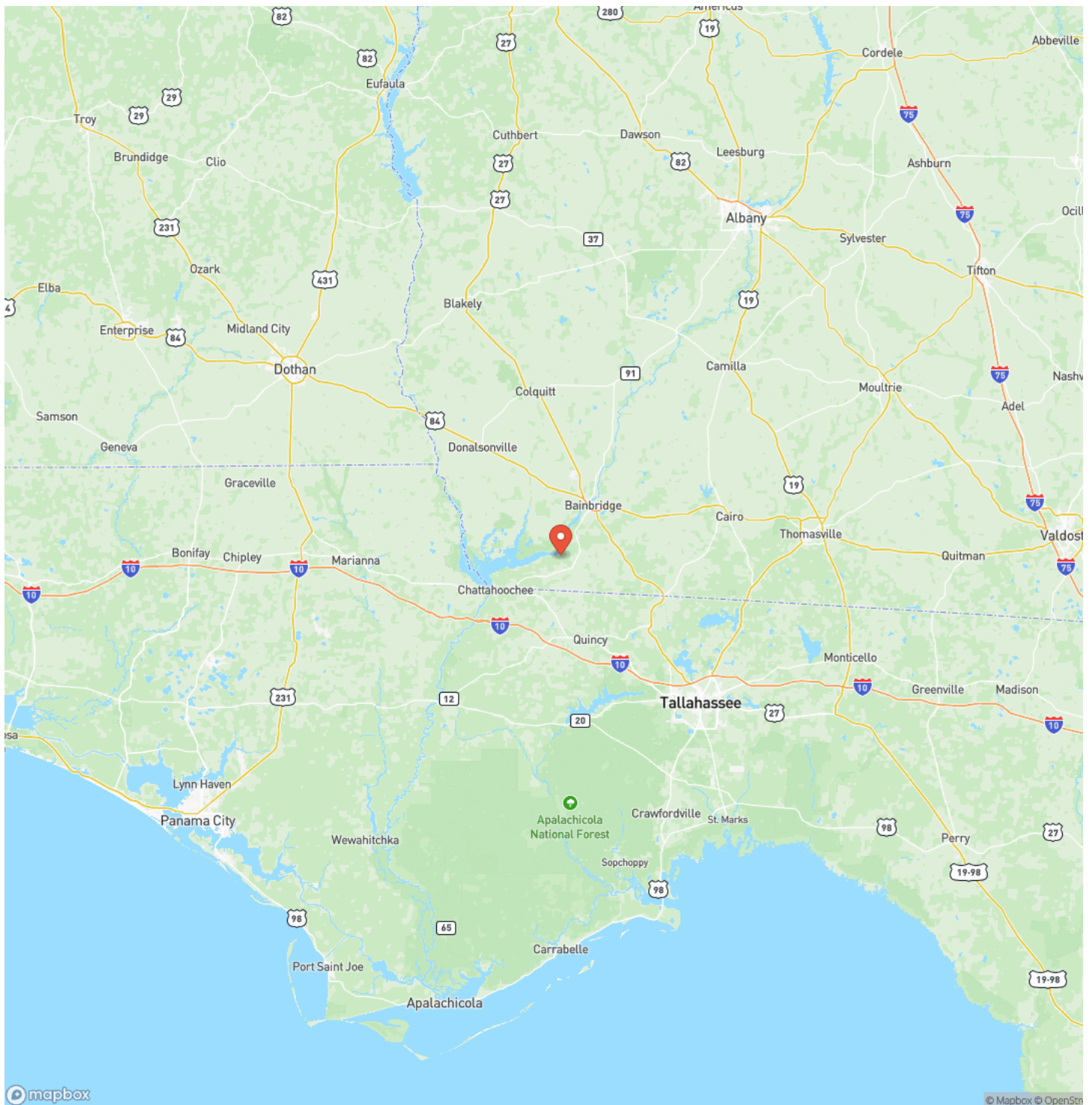
Serenity Plantation
Bainbridge, GA / Decatur County



Locator Map



Locator Map



Satellite Map



LISTING REPRESENTATIVE

For more information contact:



Representative

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(850) 508-4564

Email

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City / State / Zip

Lamont, FL 32336

NOTES

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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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