

LEGACY FARM

**NORTH OLD RIVER ROAD
BLAKELY, GEORGIA**

**Unique 216 +/- Acre Turn-key Recreational Property
with Custom 5 Bedroom 4 Bath Home**
You will have to look long and hard to even come close to
what Legacy Farm has to offer as a model
"Gentleman's Farm".



Exclusively offered by

Georgia Inland Realty, Inc.

Mark Crews , ALC Lic. RE Broker #312896

863-634-3257 or Mark@GeorgialInlandRealty.com



In Conjunction with DeMott Auction

Mary Beth Brown: 229-891-8505

John DeMott: 229-891-7523

LEGACY FARM

216 ACRE ONE OF A KIND RECREATIONAL PROPERTY



land4u2.com



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LEGACY FARM

CUSTOM LODGE STYLE HOME

YES, That is a deer Jumping out of the Loft
into the Great Room

YES again, That is an Old Lighter'd Tree
In the Great Room Going Floor to Ceiling



3,200 sf Under A/C 4,600 sf Under Roof

5 Bedrooms 4 Baths

Floor to Ceiling 20' Stacked Stone Fireplace

Home Comes Fully furnished with High-end Furniture

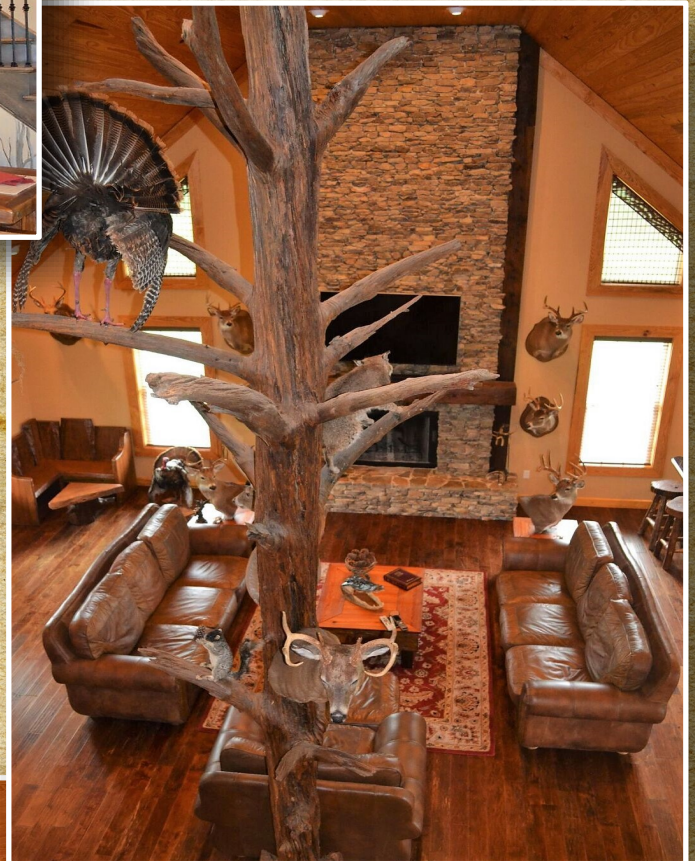
7 Flat Screen TVs, 2 Gun Safes

Bar seats 4 with Granite Tops, Sub-zero Wine Cooler

Tongue and Groove Ceiling and Hardwood Floors

Game Table, Surround Sound

25 kw Generac LP Backup Generator runs entire House



LEGACY FARM

GOURMET KITCHEN WITH NATURAL STONE ACCENTS

36" Wolf Stainless Steel Gas Range

Stainless Steel Range Hood

GE Advantium Convection

Microwave Oven

Trash Compacter

Fisher Paykel 2 Drawer Dishwasher

64" Electrolux Refrigerator / Freezer



Walk-in Pantry

Solid Hickory Cabinets

Marble Floors with Wood Inlay

13' Granite and Stone High-top Bar with 7 Stools

Exotic Granite Countertops & Back Splash throughout



LEGACY FARM

DEN

5 BEDROOMS AND 4 BATHS

Master Bed & Bath

Loft Bed & Bath

**Three Additional Bedrooms
and 2 more Bathrooms**



Master Bedroom



Master Bath with Stone Accent



Den off of Great Room



Loft



Guest Bedroom



Loft Bedroom & Private Bath

LEGACY FARM

22' x 24' CUSTOM OUTDOOR KITCHEN AND FIRE PIT

Cedar and Natural Stone Construction

22' Bar with 8 Antique Tractor Seats

All Custom Granite Countertops

Wireless Denon Outdoor Stereo with Amplifier to
Patio and Pool



Danver Stainless Steel Cabinets

Vintage Commercial Gas Burner & Vintage 42" SS Grill



Danver Stainless 4 Drawer Refrigerator



Reclaimed Barn wood Table



18' Natural Stone Fire Pit



LEGACY FARM

Custom Heated Infinity Edge Pool

3 Years Old

Pebble Tec Finish

Pebble Deck with Hidden Sun Pad

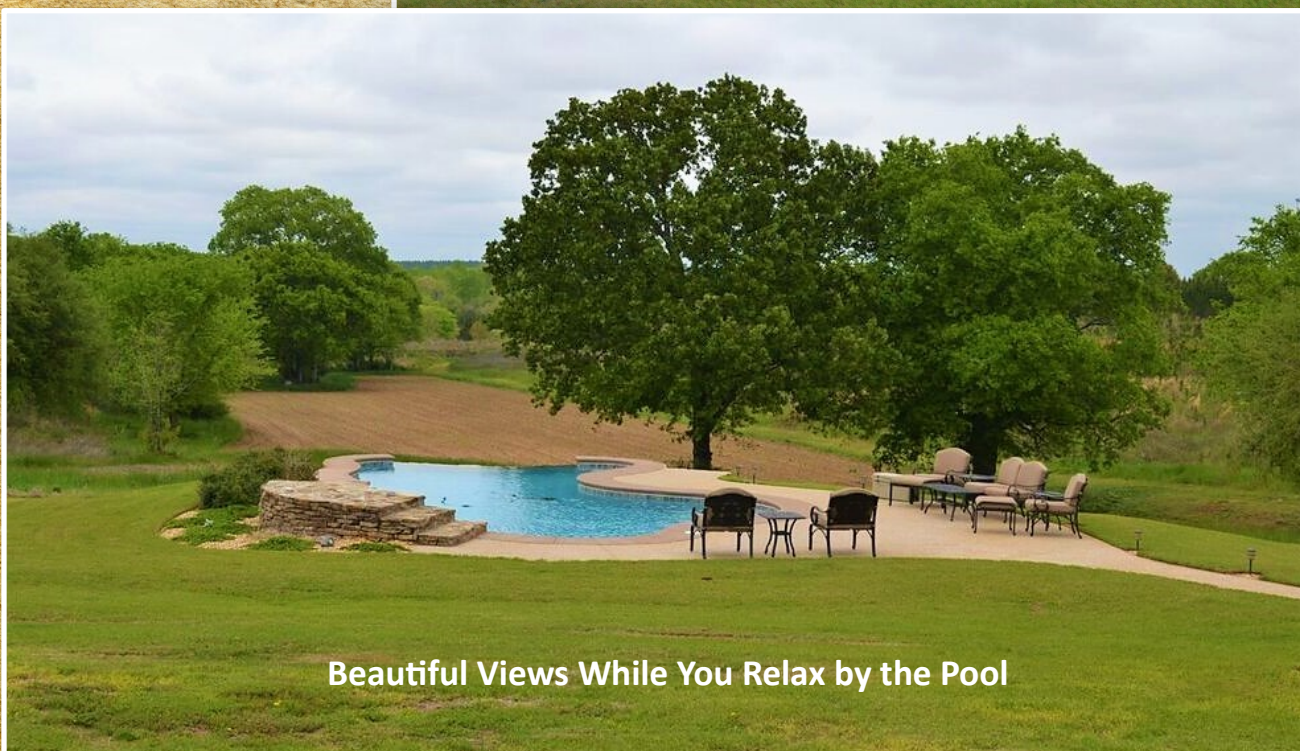
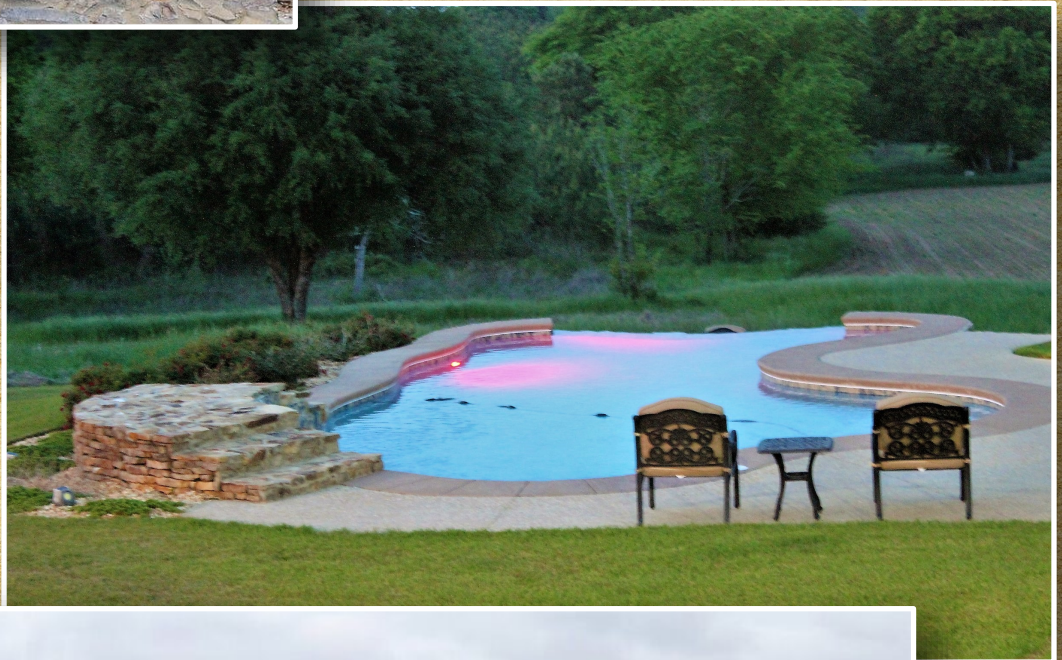
High-end Cast Aluminum Furniture

Separate 500 gal In Ground Tank for

Pool Heater



Two Stone Waterfalls



Beautiful Views While You Relax by the Pool

LEGACY FARM

60' x 40' Barn (2,400 sf.)

- Open area 36' x 40'

Closed Area w/ concrete floor 24' x 40'

16' x 40' Exercise Room

Sole F85 Treadmill

4 Station Body Solid workout System 400 lb

Sportsart Elliptical

Schwinn Airdyne Bike

utx 400 lb. dumbbell set



Exercise Room 16' x 40'



Open area 36' x 40'

Exercise Room has A/C & Heated
55" Flat Screen TV
Tongue & Grooved Pine Walls and Ceiling
Porcelain Tile Floor

Whole House 25 kw LP Generac Generator
Generator Runs Entire Home, including both A/C
units, comes on automatically if power outage
occurs. Hooked up to one of two 500 gal in-
ground tanks.



Closed In Area 24' x 40'



60' x 40' Barn (2,400 sf.)



Workout Room

LEGACY FARM

GREAT RECREATION PROPERTY

WITH ALL THE AMENITIES

HUNTED BY FAMILY ONLY



Look what 9 years of quality trophy management can do for you when you use an aggressive year round feed, mineral and protein program. Abundant Deer and Turkey.

Six 2 Person Enclosed Stands

Four Bow Stands

Mega "Grandkids Stand" by Lake with Couch, Carpet, Paneling and Windows

Annual Dove Shoots

Small part of property set up for Quail Course.

Pen Released Birds

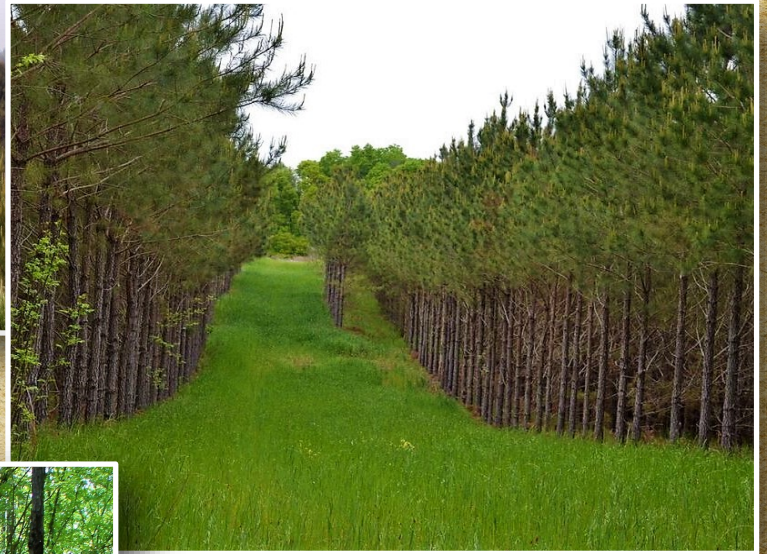


LEGACY FARM

WITH HARDWOODS, PLANTED PINES & SAW TOOTH OAKS



Good Roads Throughout Property



25 Acres of 8 year old Longleaf Pines

**160 Acres of Loblolly Super trees
between 2 and 9 years old**



**Rolling Hills with
Amazing Views**

**Recreational Property
with Very
Diversified Woods**

**Beautiful Hardwoods
Scattered Throughout
the Property**



LEGACY FARM

IN SOUTHWEST GEORGIA

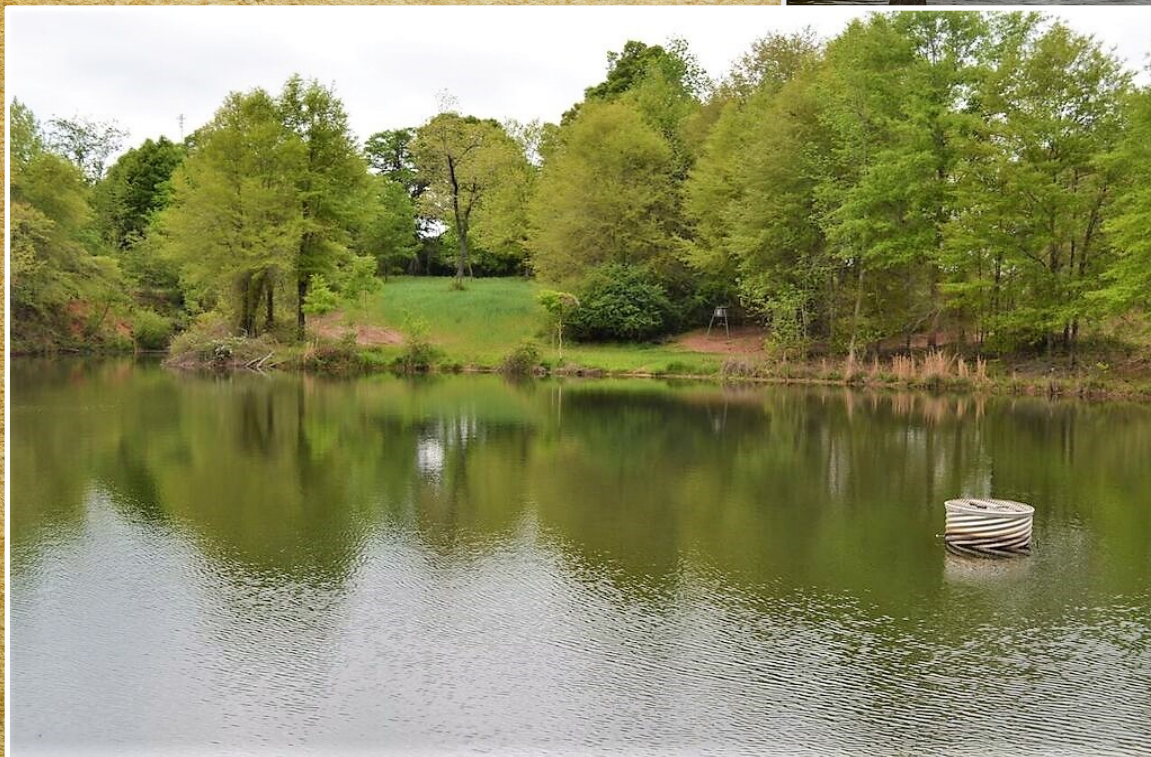
WATER FEATURES



Two Year Round Creeks on Property
Small Duck Pond

3.5 Acre Beautiful Deep Spring Fed Lake
Bass up to 12 lbs. caught here

Stocked with Largemouth Bass, Michigan Bass,
Blue Gill and Minnows



LEGACY FARM

IN SOUTHWEST GEORGIA

Nine Food Plots Totaling 10 Acres

**Over 500 Saw Tooth Oaks Planted
Throughout the Property for Game**



**Two Peach and Pear
Orchards Planted for
the Game**

**Dove Field
Planted Annually for
Dove Season**



LEGACY FARM IN BLAKELY, GEORGIA

Only 2 miles to the east of the Chatahoochee River. Located 90 miles North of Tallahassee FL, 20 miles east of Dothan AL, and 60 miles west of Albany GA.



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LEGACY FARM

IN BEAUTIFUL SOUTHWEST GEORGIA

PRICED AT \$1,295,000.



Great place to appreciate nature while you entertain and enjoy your friends and family, who will look forward to coming to this exceptional property. They can enjoy plentiful trophy deer and turkey hunting, fishing in the stocked pond, dove and quail shoots. If they are into fitness, work out in the gym or take in the beautiful views as they relax by the pool, or on cool nights swapping stories by the fire pit. There is something year round for everyone to do and enjoy on this amazing recreational property.

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