

LAND FOR SALE

# SOUTH GEORGIA EQUESTRIAN ESTATE

886 PAUL MURPHY RD

Moultrie, GA 31768

LISTED BY:

**BRYANT PEACE**

Senior Advisor

O: 863.648.1528 | C: 229.792.8559

[bryant.peace@svn.com](mailto:bryant.peace@svn.com)







## SALE PRICE

**\$895,000**

## OFFERING SUMMARY

ACREAGE:	21 Acres
PRICE / ACRE:	\$42,619
CITY:	Moultrie
COUNTY:	Colquitt
PROPERTY TYPE:	Equestrian Estate

## PROPERTY OVERVIEW

This South Georgia Equestrian Estate is located minutes from downtown Moultrie, GA, and features immaculate facilities. The main home is a restored, historic farmhouse with 12-foot ceilings, 3 bedrooms, and 2 full bathrooms. The home includes a living room, updated kitchen, laundry room, original wood floors, and custom cabinetry. The porches overlook 21 acres of beautiful pine woods completely fenced with gated entrances. There is also a 1-acre pond stocked with game fish for the family to enjoy.

The equestrian facilities include a 2,400 SF barn that has been built on slab and completely insulated. The barn includes a workshop area, 2 horse stalls, washing area, feed & tack rooms, and plenty of storage for animals and toys alike. The barn was designed for easy expansion with additional stalls. The barn also includes 900 SF of living space upstairs complete with a bedroom, living room, and bathroom. The paddocks are fenced and planted in Bahia pasture and there is also a riding ring with clay infill for working horses.



## SPECIFICATIONS & FEATURES

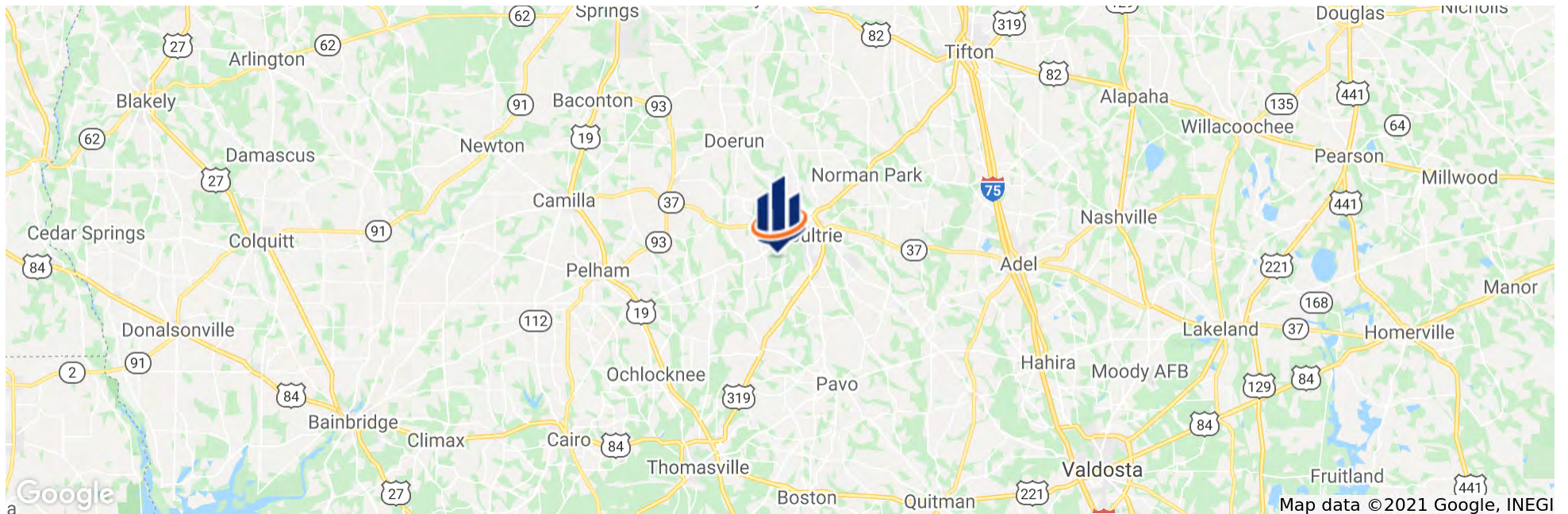
<b>LAND TYPES:</b>	Equestrian
<b>LAKE FRONTAGE / WATER FEATURES:</b>	1 ± acre stocked pond
<b>WATER SOURCE &amp; UTILITIES:</b>	Residential Well
<b>ROAD FRONTAGE:</b>	1300 ± feet along Paul Murphy Rd, 990 ± feet along Tree Farm Rd
<b>NEAREST POINT OF INTEREST:</b>	5 miles from Moultrie, GA 24 miles from Thomasville, GA 46 miles from Valdosta, GA 61 miles from Tallahassee, FL
<b>FENCING:</b>	Perimeter fenced with gated entrances. Fenced paddocks.
<b>GRASS TYPES:</b>	Bahia pastures
<b>STRUCTURES &amp; YEAR BUILT:</b>	1600 SF Main House (1904) 2400 SF Barn w/ living (2011)





## LOCATION & DRIVING DIRECTIONS

<b>PARCEL:</b>	C030 118A
<b>GPS:</b>	31.1432355, -83.8362144
<b>DRIVING DIRECTIONS:</b>	<ul style="list-style-type: none"> <li>• From Moultrie head west on Lower Meigs Rd</li> <li>• Turn right on Paul Murphy Rd</li> <li>• Destination is 1.5 miles down Paul Murphy Rd</li> </ul>
<b>SHOWING INSTRUCTIONS:</b>	By appointment only. Contact Bryant Peace.



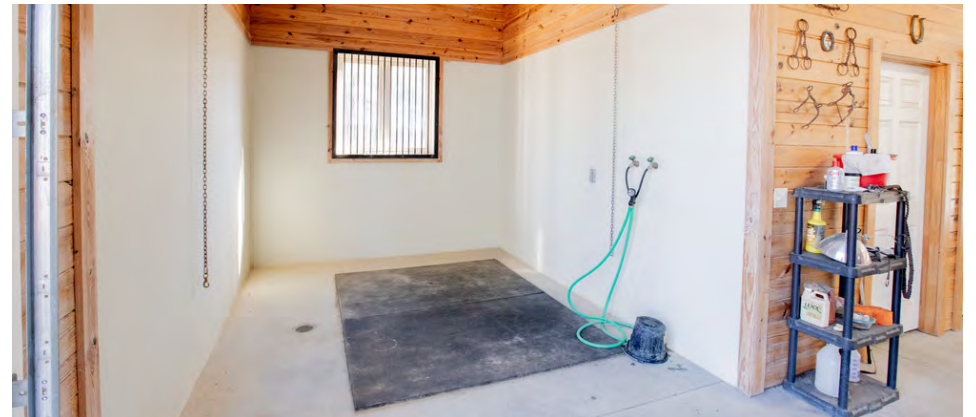
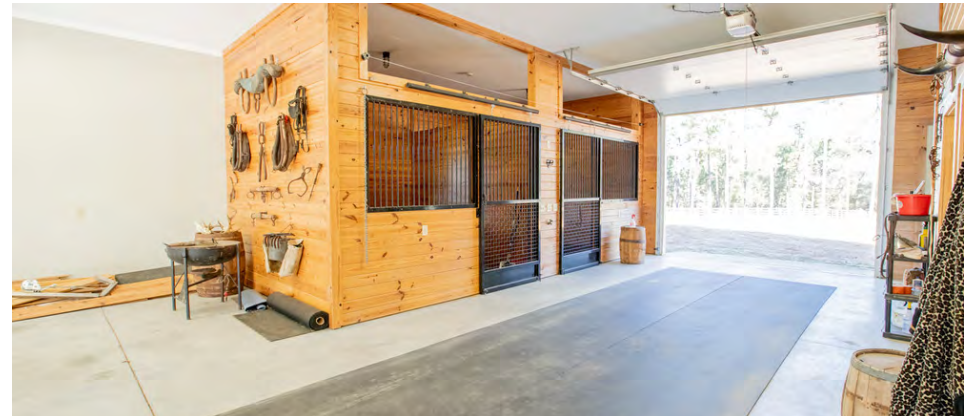




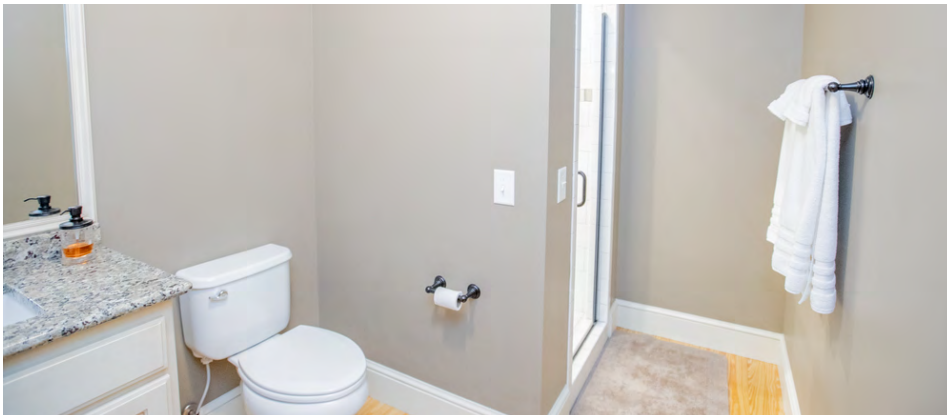
















1723 Bartow Rd  
Lakeland, Florida 33801  
863.648.1528

125 N Broad Street, Suite 210  
Thomasville, Georgia 31792  
229.299.8600

356 NW Lake City Ave  
Lake City, Florida 32055  
386.438.5896

[www.SVNsaunders.com](http://www.SVNsaunders.com)

All SVN® Offices Independently Owned & Operated | 2022 All Right Reserved

©2021 SVN | Saunders Ralston Dantzler Real Estate. All SVN® Offices Independently Owned and Operated SVN | Saunders Ralston Dantzler Real Estate is a full-service land and commercial real estate brokerage with over \$3 billion in transactions representing buyers, sellers, investors, institutions, and landowners since 1996. We are recognized nationally as an authority on all types of land, including agriculture, ranch, recreation, residential development, and international properties. Our commercial real estate services include marketing, property management, leasing and tenant representation, valuation, business brokerage, and advisory and counseling services for office, retail, industrial, and multi-family properties. Our firm also features an auction company, forestry division, international partnerships, hunting lease management, and extensive expertise in conservation easements. Located at the center of Florida's I-4 corridor, we provide proven leadership and collaborative expertise backed by the strength of the SVN® global platform. To learn more, visit [SVNsaunders.com](http://SVNsaunders.com).

