

LAND FOR SALE

LAKEFRONT RECREATIONAL ESTATE

536 PAUL MURPHY RD

Moultrie, GA 31768

PRESENTED BY:

BRYANT PEACE, ALC

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SALE PRICE

\$999,999

OFFERING SUMMARY

ACREAGE:	49 Acres
PRICE / ACRE:	\$20,408
CITY:	Moultrie
COUNTY:	Colquitt
PROPERTY TYPE:	Equestrian, Recreational

PROPERTY OVERVIEW

This stunning South Georgia estate offers the best of country living, only 10 minutes from downtown Moultrie, Georgia, and 25 minutes from downtown Thomasville, GA. It features a well-appointed 3,676 SF lodge, with a large family room, 6 bedrooms, 6 1/2 baths, and a huge entertaining kitchen. The home also features a coffee nook, spacious laundry room, and a gazebo off one of the master suites. There is also a large outdoor entertaining area with an exterior fireplace. The estate is being sold to include all of its beautiful furnishings. For more entertaining space, there is a 2500 square-foot “Man Cave” Barn. The Man Cave features a full kitchen, full bath, pool table, ping-pong table, movie screen, projector, and a hot tub.

The land component of this South Georgia estate features well-balanced recreational attributes. There are 6 acres of pasture for equestrian or livestock functionality. There is also a 5-acre fishing pond full of bass and bream for the family to enjoy. The wooded acreage features upland pine and natural hardwood bottoms for well-balanced deer and turkey hunting right outside of the backdoor. The property also borders Ashburn Hill Plantation which serves as an excellent neighboring wildlife corridor. The road frontage is fenced, and the entrance is defined with stone columns and a beautiful custom metal gate. All of these features are accented with a 1,500 SF barn that can serve to store equipment or tack and feed. All of these components combined with a new construction lodge make this property the ideal turn-key outdoor haven.



SPECIFICATIONS & FEATURES

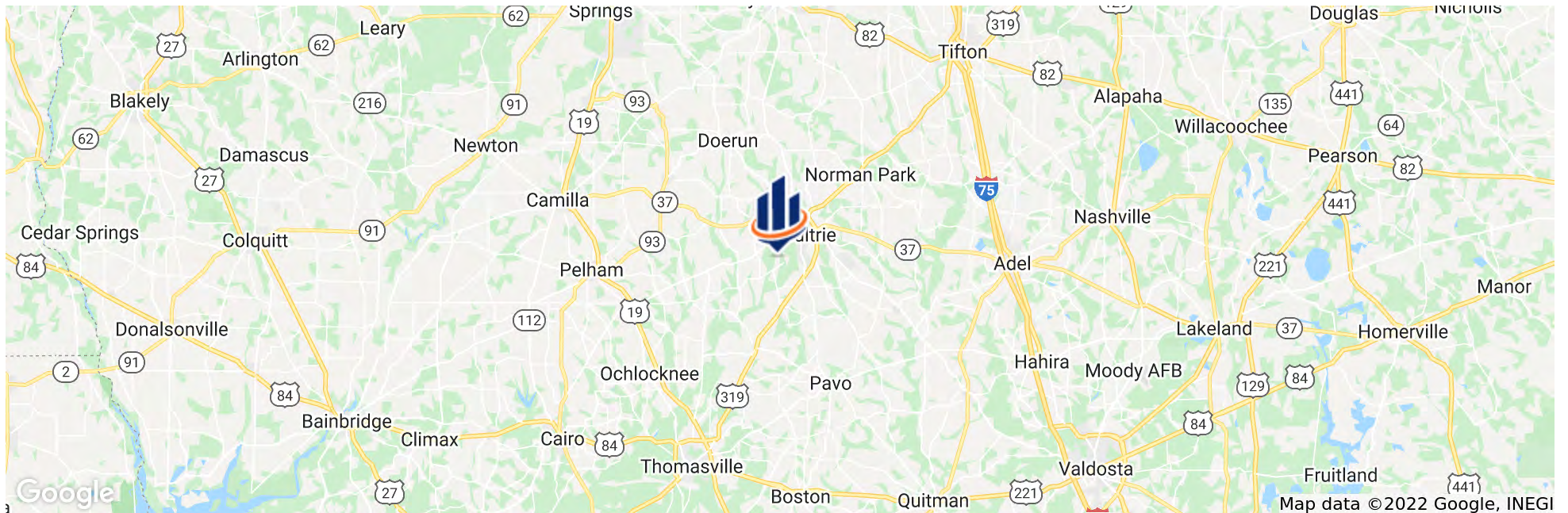
LAND TYPES:	Hunting & Recreation Properties
ZONING / FLU:	Ag
LAKE FRONTAGE / WATER FEATURES:	5 acre bass pond
ROAD FRONTAGE:	1,340 feet of paved frontage on Paul Murphy Rd
NEAREST POINT OF INTEREST:	4.5 miles from Moultrie, GA 25 miles from Thomasville, GA 46 miles from Valdosta, GA 61 miles from Tallahassee, FL
FENCING:	Fenced and gated along road frontage
STRUCTURES & YEAR BUILT:	3676 SF Main House [2011] 2500 SF Man Cave [2015] 1500 SF Barn

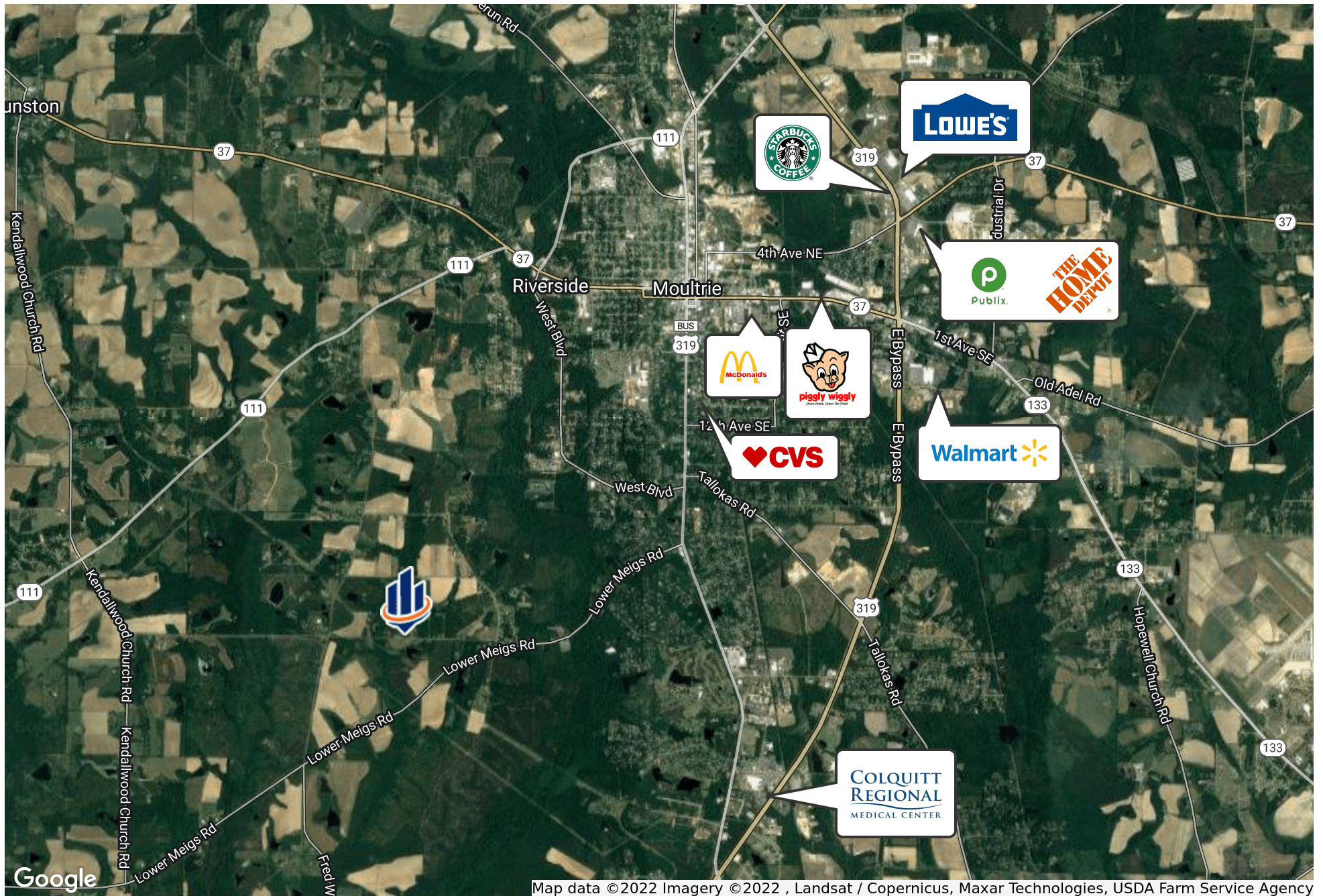




LOCATION & DRIVING DIRECTIONS

PARCEL:	C031 016K
GPS:	31.1413774, -83.8245835
DRIVING DIRECTIONS:	<ul style="list-style-type: none"> • From Valdosta take HWY 133 North • Turn right onto Paul Murphy Rd
SHOWING INSTRUCTIONS:	By appointment only - contact Bryant Peace.



















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