



# MAGNOLIA LANE

\$2,000,000  
320 +/- ACRES

📍 RICHLAND, GA

**Magnolia Lane** is one of those rare properties in this size market that is completely ready to walk in and start enjoying. Whether you are looking to get away from the rat race hustle and bustle of city life or just looking for a place to relax and have the ability to catch your supper and hunt that trophy buck and long-bearded gobbler, this is definitely your destination. Big hardwood and pine timber with plenty of water make for the perfect wildlife habitat. This property has not been actively hunted for the last 25 years but has served as a wildlife sanctuary. The amount of game signs on this property is unparalleled. The existing hay fields could easily be converted into an equestrian dream center along with the many roads and trails throughout the property to be ridden. The home overlooking the lake and the guest house will provide all the space you would need for you, your family, and your guests.





