

MUCKALEE PLANTATION

*A Premier Southern Estate for Agriculture,
Recreation and Development*

Nestled in the heart of Lee County, Muckalee Plantation spans over 2,800 acres of pristine land, blending productive agriculture with world-class recreation. Just outside of Albany, GA the plantation offers unmatched natural beauty, abundant wildlife, and a rich agricultural foundation.



THE OFFERING

MUCKALEE PLANTATION

Muckalee Plantation - \$26,000,000

2,818± Acres - Lee County, Georgia

Offered as a whole or by select tracts, Muckalee Plantation is one of Southwest Georgia's most versatile properties—now available as a complete turn-key sale with all equipment included.

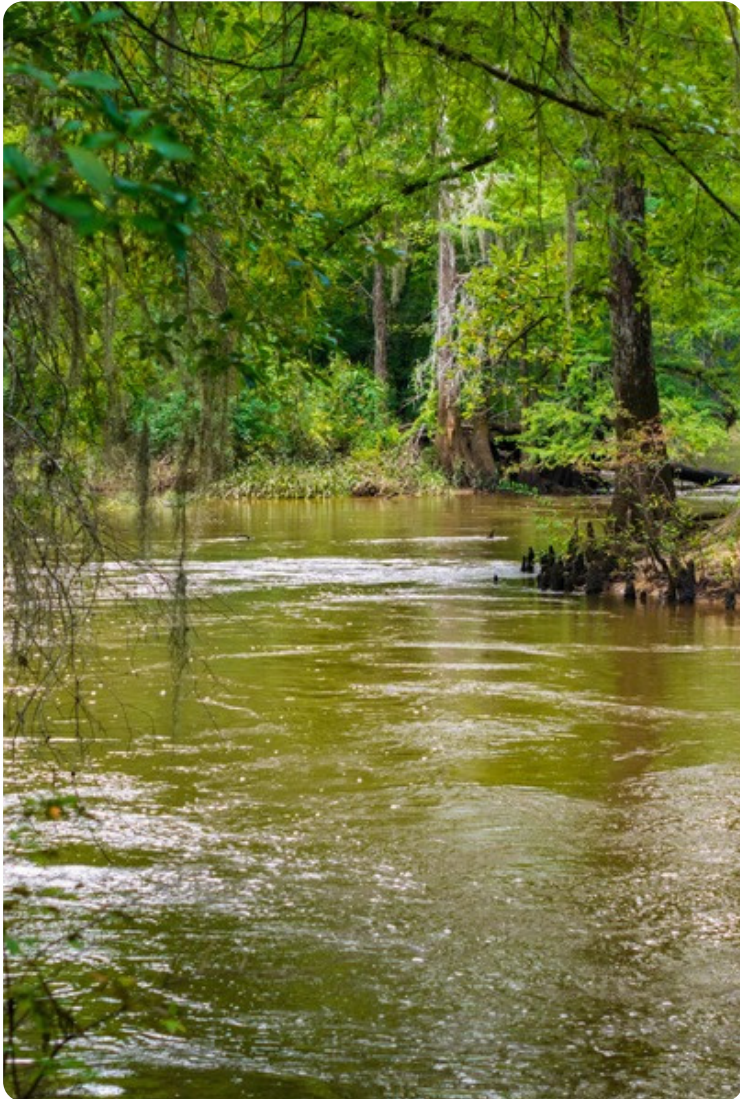
This legacy holding combines trophy hunting habitat, income-producing agriculture, and prime development potential. Features include 600± irrigated pecan acres, 4+ miles of Muckalee Creek frontage, and significant paved road access with strong utilities. Improvements include an 8BR main lodge, horse stable, dog kennels, shop, equipment sheds, employee housing, and an extensive road system. Lee County is known for record-class deer, turkey and wild quail populations.

Unencumbered by conservation easements, Muckalee offers rare flexibility for recreational, agricultural, or high-end development potential positioned in one of Georgia's most desirable growth corridors.



THE HISTORY

MUCKALEE PLANTATION



Muckalee Plantation, located in Lee County, Georgia, traces its roots to land once inhabited by the Creek Nation before their forced removal in the early 19th century. Following the establishment of Lee County in 1826, the region's fertile soils gave rise to expansive agricultural plantations, many of which later transitioned into recreational estates associated with Southwest Georgia's famed quail-hunting tradition. Muckalee Plantation reflects this evolution, developing into a premier property that blends agricultural productivity—most notably through its pecan orchards—with managed hunting grounds for quail, deer, turkey, and dove. Its modern plantation-style residence and land use embody the region's broader transformation from Native American homeland to antebellum agriculture and, ultimately, to the quail plantation culture that defines much of South Georgia today.

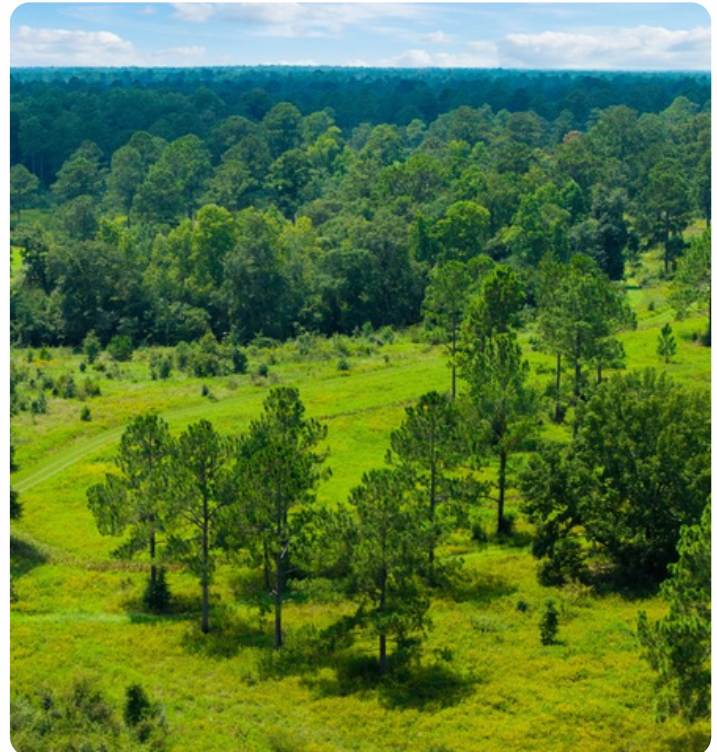
THE LAND

MUCKALEE PLANTATION

Muckalee Plantation encompasses 2,818± contiguous acres in the heart of Lee County, Georgia—offered as a whole or by tract.

The property is a rare blend of fertile farmland, thriving pecan orchard, and diverse recreational habitat. Over 600 acres of irrigated pecans provide strong income and future development potential, while expansive upland pines, hardwood creek bottoms, and 4+ miles of Muckalee Creek create ideal conditions for trophy deer, turkey, and wild quail.

With significant paved road frontage, strong utilities, and no conservation easements, Muckalee offers both immediate enjoyment and long-term investment flexibility.



THE LODGE

MUCKALEE PLANTATION



Set at the end of a private two-mile drive, the main lodge is the centerpiece of Muckalee Plantation. This eight-bedroom, eight-bath residence blends classic plantation style with modern functionality. Features include heart pine floors, detailed woodwork, multiple fireplaces, and spacious gathering areas—highlighted by a den that opens to a large entertaining patio. With a formal dining room, library, game room with bar and gun storage, and inviting common spaces, the lodge is designed for hosting family, friends, and guests in true Southern tradition.

TURN-KEY

MUCKALEE PLANTATION



Muckalee Plantation comes fully equipped with the supporting infrastructure needed to operate seamlessly as a turn-key property. Beyond the main lodge, the plantation includes a horse stable, dog kennels, multiple equipment sheds, a shop, and employee housing. An extensive internal road system provides excellent access across the property, while fenced pastures and additional structural improvements add functionality for both agricultural and recreational use. With all equipment included in the sale, every element is in place for immediate use and long-term success.



A topographic map of the study area in the northern part of the study area. The map shows a red outline of the study area, which is a large, irregularly shaped area. The map includes contour lines, a grid, and various geographical features like roads and water bodies. The red outline is a thick, solid line.

