

COMMERCIAL LISTING FOR SALE



Tucked deep in the woods on the banks of Georgia's storied Flint River, this one-of-a-kind cabin estate invites you to do just that—gather, connect, and slow down in a place where time seems to stand still.

1638
Old Minor Road
Culloden, GA 31016



BERKSHIRE
HATHAWAY
HOMESERVICES

GEORGIA
PROPERTIES

PROPERTY INFORMATION



Shall We Gather at the River? Equally suited as your own private escape or a premium short-term rental destination, this property offers the rare opportunity to enjoy it as a personal retreat while generating income as an Airbnb when you're away.

A thoughtfully curated getaway built with intention and care, this custom home is rich with handcrafted details and legacy materials, including black walnut from a family tree that once stood tall on the owner's ancestral land. Its spirit lives on now in the window sills, mantels, trim, and custom shelves that grace this home with warmth and soul.

Step inside to a soaring great room with massive vaulted ceilings, exposed antique pine beams, and a gable peak accented by vintage tin reclaimed from the family's blacksmith shop. Wood walls, chink board siding, and tongue-and-groove finishes set the tone for an all-wood interior that feels both rustic and refined. A dramatic double-sided fireplace features gas logs on the great room side and an open hearth on the massive back deck—perfect for gathering around in any season.

The kitchen blends charm and function with off-white soft-close cabinetry, marble countertops, an eye-catching backsplash, and a custom buffet bar that opens to the great room. High-end Bosch appliances include a gas cooktop (fueled by a buried propane tank), convection oven, and dishwasher. A large picture window above the sink looks out over the front yard and forest beyond—mirrored by a matching bank of windows in the spacious laundry room. The laundry space also features built-in cabinetry, room for furniture or heirloom pieces, and a convenient outside entrance.

Designed with generations in mind, the home includes a whimsical bunk room with four built-in "cubbies," each with its own reading light and charging station. For the grown-ups, the primary suite is a serene riverfront sanctuary featuring a wall of windows and glass doors opening to a private screened-in porch—perfect for morning coffee or evening wine. The suite also includes a custom tray ceiling inset with rare Pecky Cypress, a spa-style bath with heated tile floors, a walk-in shower, and a live-edge double vanity topped with stone vessel sinks. The oversized walk-in closet adds function without sacrificing style.

A nearby guest room offers a similar breathtaking view of the Flint River and easy access to the back deck—ideal for guests who want their own slice of morning sun or evening breezes. Adjacent is a secondary bath that continues the upscale rustic theme with a beautifully tiled shower accented by a turtle tile ribbon, a ceramic tile floor, and custom black walnut shelving.

Fiber optic internet keeps you connected for streaming or remote work, while behind the scenes, thoughtful infrastructure includes spray foam insulation, an Energy Recovery Ventilation (ERV) system, and two electrical meters—including an additional panel at the pole barn. A 30-amp RV hookup adds even more flexibility. A concrete-reinforced safe room beneath the screened porch offers peace of mind and houses additional storage systems.

The massive back deck is a signature feature—partially covered, with wire railing, cedar log posts, and a wood-burning stone fireplace. Grandkids played cornhole here for hours while adults gathered around the fire or soaked in the hot tub under the stars. A lighted path leads to the private dock, while outbuildings offer room for kayaks, tools, and gear. A fenced garden area includes blueberry bushes, raised beds for vegetables, and wildflowers—with fig bushes and scuppernongs growing just outside the fence—along with an outdoor shower for rinsing off after a day on the river or in the garden.

Set on a double lot totaling nearly 12 acres of peaceful serenity, this is more than a home—it's a life-changing collection of elements, a handmade legacy steeped in memory, intention, and joy. Whether you keep it all to yourself or share it with guests from around the world, this rare Flint River property offers a turnkey pathway into the thriving vacation rental market while giving you your own private sanctuary. Sellers will consider conveying the property with furnishings (with the exception of family heirlooms) for a truly turn-key solution. A sanctuary. A place to gather at the river and write your own story.

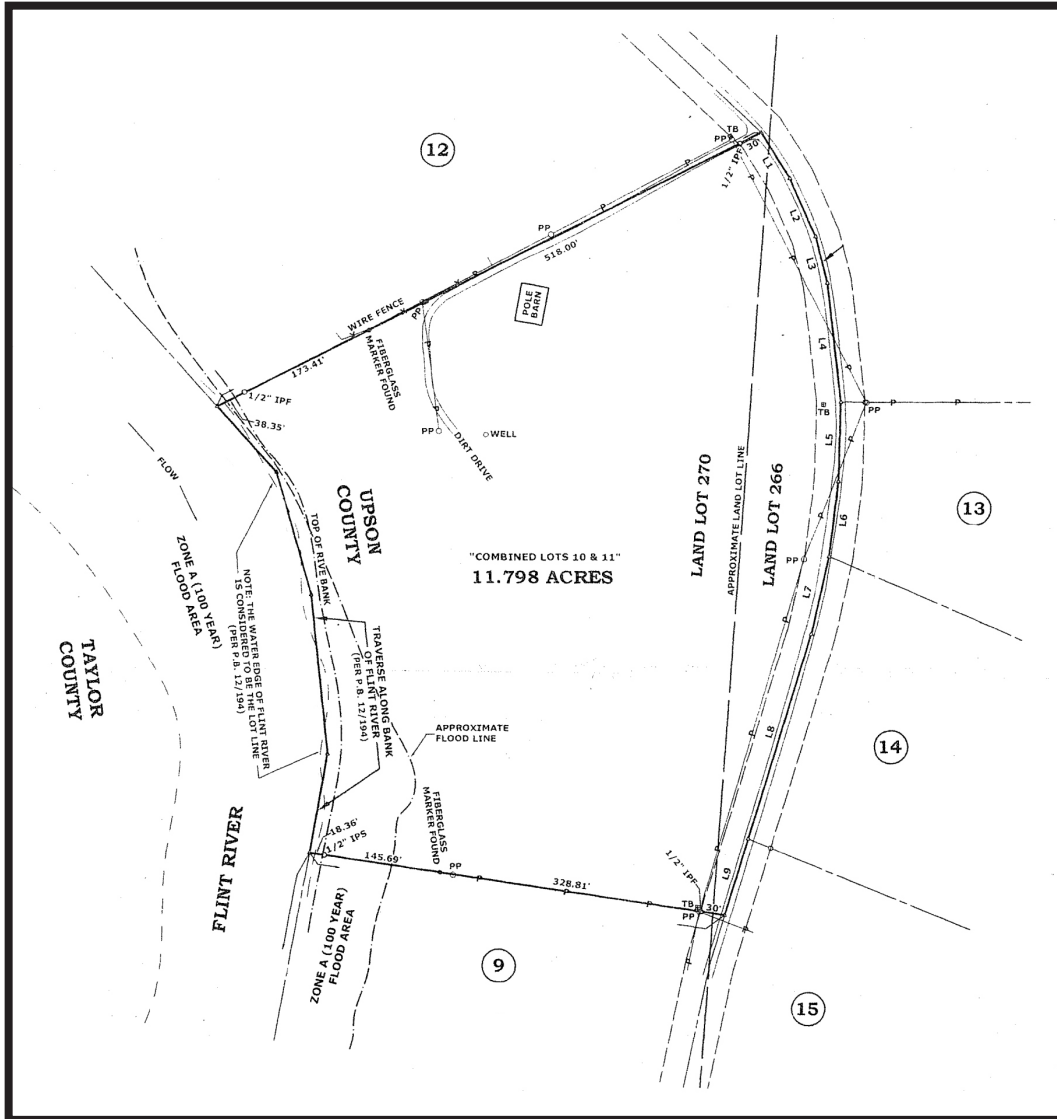
PROPERTY IMAGES

1638 Old Minor Road
Culloden, GA 31016



SHOWINGS BY APPOINTMENT ONLY. Preferably after 5pm when businesses are not operating. Call Valerie @ 770-318-8165 for a showing.

GREAT LOCATION



INVESTMENT OPPORTUNITY



Flint River Luxury Cabin Retreat – Premium Short-Term Rental Opportunity

This 3-bedroom, 2-bath riverfront cabin—with sleeping space for up to 8 guests—offers exceptional opportunity as a premium short-term rental. Based on comparable high-amenity rural properties in Georgia, conservative revenue projections indicate potential annual gross income in the range of \$55,000 to \$88,000, depending on occupancy and nightly rates.

At a modest 50% occupancy and \$300/night average daily rate (ADR), estimated gross revenue is approximately \$54,750. At 60% occupancy and \$400/night ADR, projected gross revenue reaches \$87,600.

Sleeping accommodations include 2 in the master suite, 2 in the guest bedroom, and 4 in the custom-built bunk room for kids. An additional pull-out sofa in the great room could increase guest capacity and revenue potential.

With its handcrafted finishes, large bunk room for families, private dock, hot tub, outdoor entertaining areas, and nearly 12 acres of peaceful seclusion, this property is ideally positioned to command premium rates in the thriving vacation rental market. Sellers will consider conveying the home furnished (excluding heirlooms) for a true turnkey launch.

BERKSHIRE HATHAWAY | GEORGIA PROPERTIES
HOMESERVICES

©2025 BHH Affiliates, LLC. An independently operated subsidiary of HomeServices of America, Inc., a Berkshire Hathaway affiliate, and a franchisee of BHH Affiliates, LLC. Berkshire Hathaway HomeServices and the Berkshire Hathaway HomeServices symbol are registered service marks of Columbia Insurance Company, a Berkshire Hathaway affiliate. Information presented is deemed reliable, but is not warranted. If your property is currently listed, please disregard. It is not our intention to solicit properties that are already represented by another broker. Berkshire Hathaway HomeServices does not endorse any of the products or vendors, referenced on this material. Any mention of vendors, products, or services is for information purposes only. Equal Housing Opportunity.



Valerie Howard
REALTOR

Mobile: (770) 318-8165

Valerie.Howard@BHHSGeorgia.com

www.ValerieHoward.Realtor

Office Phone: (770) 487-8300