

FOR SALE

MACON COUNTY, GA
140 ACRES | RECREATIONAL LAND

LILY PAD FARM



MACALLAN
REAL ESTATE

Information is deemed from reliable sources. No warranty is made as to its accuracy.

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OPPORTUNITY

Macallan Real Estate is pleased to present Lily Pad Farm, a unique opportunity to own a truly turn-key sportsman's paradise.

This property has been thoughtfully and meticulously maintained to offer the best in wild quail, duck, dove, turkey, and trophy deer hunting. The three-bedroom, two-bathroom craftsman style cabin comes fully furnished and situated on the property's 10-acre lake, stocked with a variety of fish species.



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PROPERTY OVERVIEW

- 3409 Jake Smith Road Ogelthorpe, GA 31068
- 140 +/- acres
- The property features one professionally built and expertly maintained 10 +/- acre lake. Not only has it been stocked with largemouth bass and a variety of bream, but the lake is also an excellent place to duck hunt and comes equipped with a duck blind on the SW corner of the lake. Just west of the main lake there is also a 5 +/- acre beaver pond that provides excellent habitat for a variety of duck species.
- Estimated Annual Taxes for 2021: \$3,540.38

Asking Price: ~~\$1,600,000~~ \$1,295,000



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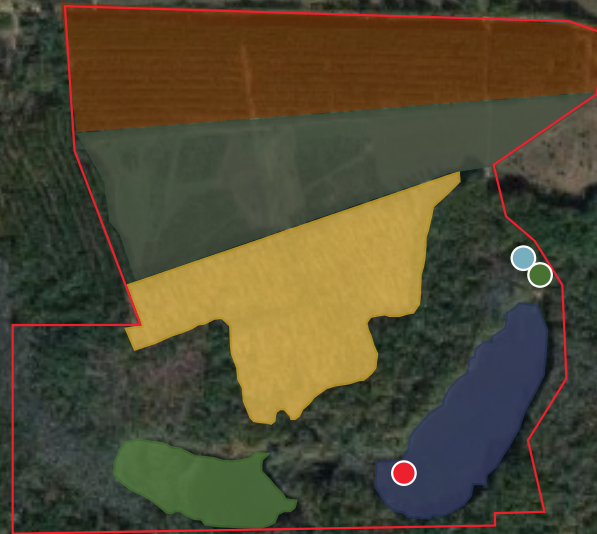
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MAP GUIDE

- Beaver Pond/ Duck Swamp
- Dove Field
- Duck Blind
- Equipment Shed
- Main House
- Main Lake
- Planted Pines
- Quail Woods



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DRIVE TIME/MILES

30 Minutes	Americus	21 Miles
60 Minutes	Macon	61 Miles
70 Minutes	Columbus	59 Miles
120 Minutes	Downtown Atlanta	123 Miles

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COLUMBUS

AMERICUS



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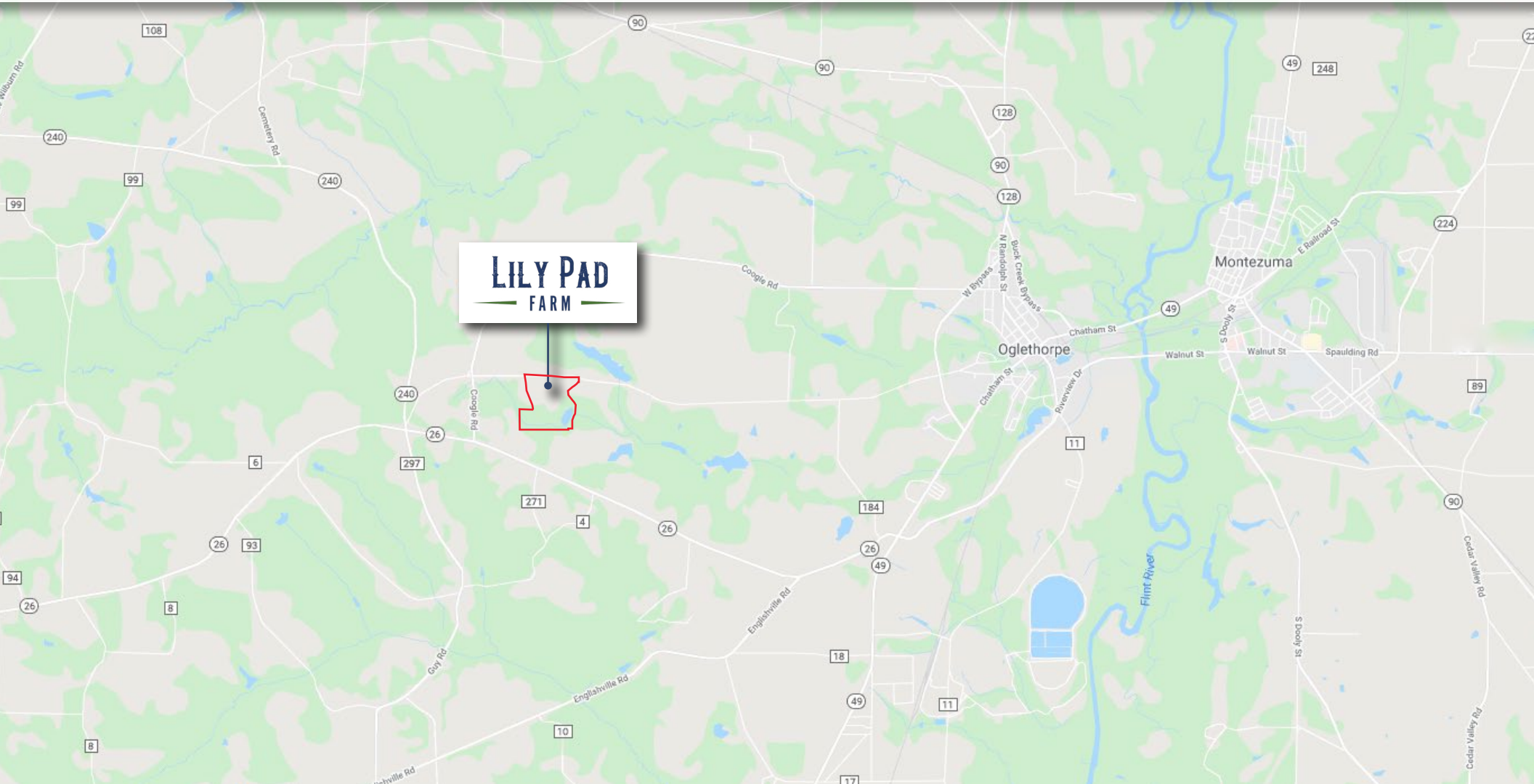
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THE CABIN

The craftsman style cabin was built in 2008 and is situated just steps away from the main lake. The back deck was recently expanded and is an excellent place to entertain friends and enjoy the sunset in the evening. The entire exterior was repainted and the roof was replaced within the last three years.

Like the rest of Lily Pad Farm, the landscaping around the house has been expertly maintained which provides a great place to fish from shore or relax by the lake.



- 3 Bedrooms
- 1 Loft
- 2 Full Bath, 1 Half Bath
- Satellite Cable



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WILDLIFE MANAGEMENT PLAN QUAIL HUNTING

Lily Pad Farm has been meticulously managed to provide perfect habitat for the wild quail population found around the property.

20 +/- acres of the thinned-out pines have been planted in natural quail grasses that allow quail to thrive. Additionally, the front 26 +/- acres of the property features a recently thinned pine stand with strips of planted wheat which provides an excellent food source and habitat for quail.



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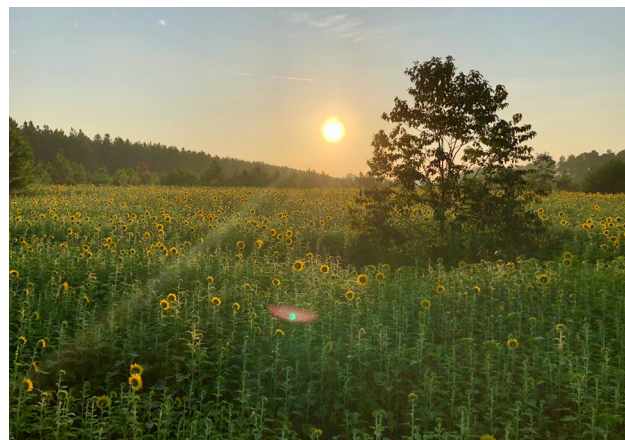
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WILDLIFE MANAGEMENT PLAN DOVE HUNTING

The middle 23 +/- acres of the property has, in recent years, produced an excellent sunflower field for dove hunting.

The combination of open pasture with scattered groups of thinned pines provides a wonderful place to host a large group of hunters.



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WILDLIFE MANAGEMENT PLAN DUCK HUNTING

While the main 10 +/- acre lake is great for fishing, it also provides great habitat for a variety of duck species.

The SW corner of the lake features a permanent duck blind and is shallow enough for ducks to land and feed. Just west of the main lake is 5 +/- acre beaver pond that is fed by Mill Creek. While it is currently a wonderful place to duck hunt, it could be possible to insert a pipe in the dam which would give you the ability to control the water level and plant the pond.



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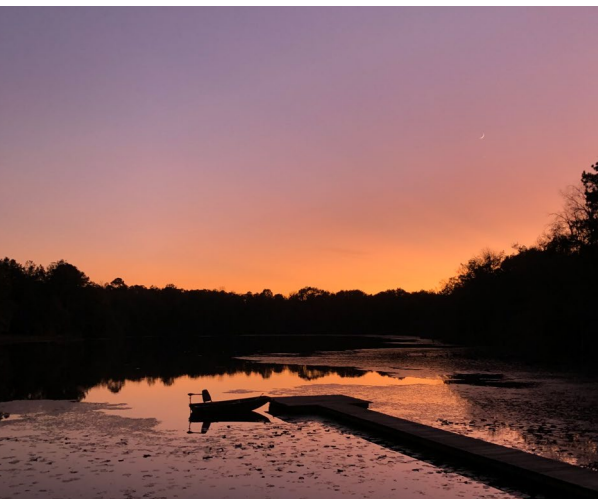
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WILDLIFE MANAGEMENT PLAN FISHING

Lily Pad Farm's 10 +/- acre lake is steps outside the back door of the cabin and provides excellent fishing. The small electric powered boat that comes with the property opens the entire lake to fishing and the perfectly manicured dam allows easy access from the shore.

With a healthy population of shad, an automated fish feeder, and various forms of structure, you could not ask for a better lake to fish in.



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WILDLIFE MANAGEMENT PLAN DEER & TURKEY HUNTING

Not only is Lily Pad Farm a great place for quail, dove, and duck hunting, but it is also an excellent deer and turkey tract.

The hardwood bottoms along Mill Creek combined with planted chufa and wheat create the perfect habitat for deer and turkey to thrive.



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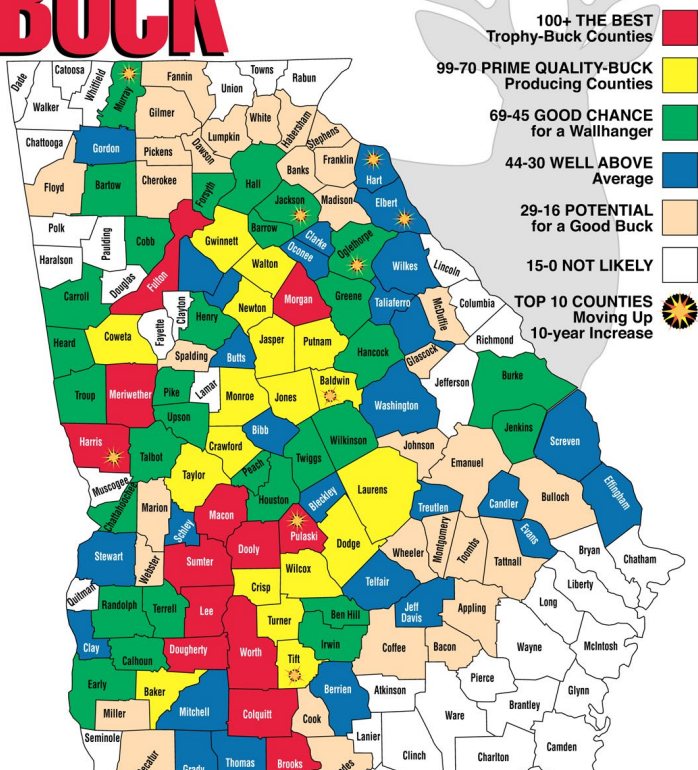
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BEST COUNTIES FOR A BIG BUCK



"Macon County is consistently named by GON a top ten county to shoot a trophy buck!" Source: Georgia Outdoor News

Big-Buck Rankings for Georgia Counties

GON uses official scores from bucks taken in the past 10 years to determine a quality-buck score for each county.

1. Worth	215	41. Early	60	Washington	35	Toombs	16
2. Lee	190	42. Oglethorpe	60	82. Wilkes	33	122. Pierce	14
3. <u>Dougherty</u>	149	43. <u>Greene</u>	58	83. <u>Berrien</u>	32	Richmond	14
4. <u>Macon</u>	140	44. Henry	56	Clay	32	124. Charlton	13
5. <u>Fulton</u>	136	Pike	56	Jeff Davis	32	Ware	13
6. Harris	130	47. <u>Twiggs</u>	56	Warren	32	126. Catoosa	12
7. Brooks	121	48. <u>Talbot</u>	55	87. Mitchell	31	Chattooga	12
8. Morgan	116	49. Burke	54	88. Candler	30	Polk	12
9. Meriwether	115	50. Irwin	53	<u>Screven</u>	30	Rabun	12
<u>Pulaski</u>	115	51. Randolph	52	90. Emanuel	29	Seminole	12
11. <u>Colquitt</u>	101	52. Barrow	51	Johnson	29	131. Paulding	11
12. <u>Dooly</u>	100	53. Carroll	51	Marion	29	Walker	11
<u>Sumter</u>	100	Hall	51	<u>Tattall</u>	29	133. Bryan	10
14. Crawford	98	54. Jenkins	50	94. Cherokee	28	Jefferson	10
Crisp	98	55. Jackson	49	Cook	28	Lanier	10
16. Jasper	97	56. <u>Calhoun</u>	48	<u>Decatur</u>	28	136. Atkinson	9
17. <u>Putnam</u>	95	Heard	48	<u>Gilmer</u>	28	<u>Dade</u>	9
18. Newton	94	<u>Troup</u>	48	<u>Lumpkin</u>	28	Haralson	9
19. Tift	93	59. Chattahoochee	46	Miller	28	Lamar	9
20. Walton	90	60. Bartow	45	100. Bacon	27	Lincoln	9
21. Laurens	89	<u>Terrell</u>	45	Spalding	27	Whitfield	9
Wilcox	89	62. Elbert	44	102. Coffee	26	142. Union	8
23. Jones	83	Evans	44	<u>Fannin</u>	26	Wayne	8
24. Turner	79	64. <u>DeKalb</u>	43	Lowndes	26	144. Clayton	7
25. Dodge	77	Thomas	43	Webster	26	Muscogee	7
26. <u>Gwinnett</u>	76	66. Butts	42	Wheeler	26	146. Douglas	6
27. Monroe	75	67. Bibb	40	White	26	147. Glynn	5
28. Baker	72	Gordon	40	108. <u>Glascok</u>	25	Long	5
Taylor	72	<u>Telfair</u>	40	Habersham	25	McIntosh	5
30. Baldwin	70	70. Stewart	38	110. Appling	24	150. Brantley	4
Coweta	70	71. <u>Bleckley</u>	37	Dawson	24	Chatham	4
32. <u>Upson</u>	69	<u>Effingham</u>	37	112. Madison	23	Columbia	4
33. Ben Hill	67	Oconee	37	Stephens	23	Fayette	4
Murray	67	Treutlen	37	114. Montgomery	22	Liberty	4
35. <u>Cobb</u>	66	75. Clarke	36	115. Banks	19	155. Camden	3
36. <u>Forsyth</u>	65	Grady	36	116. Bulloch	18	Quitman	3
37. Peach	65	Hart	36	Floyd	18	Towns	3
<u>Wilkinson</u>	65	78. Rockdale	35	<u>McDuffie</u>	18	158. Clinch	0
39. Hancock	64	Schley	35	119. Franklin	17	Echols	0
40. Houston	62	Taliaferro	35	120. Pickens	16		



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WATER FEATURES

Lily Pad Farm has a variety of water features that really make this property unique. Just outside the back door of the house is the 10+/- acre main lake.

The beautiful lake has been perfectly managed for trophy bass and bream fishing. The lily pads around lake not only inspired the name for the property, but also provide excellent habitat for large bass and bream. The excitement of fishing in lily pads is like no other!

The dock was recently replaced and solar lights were installed to allow for easy and safe night time travel. Not only is the main lake a great place to fish, but the SW corner provides a perfect spot to duck hunt and comes equipped with a duck blind.

Beyond the main lake is a 5+/- acre beaver pond that has great potential, with some work, to be a permanent duck pond.



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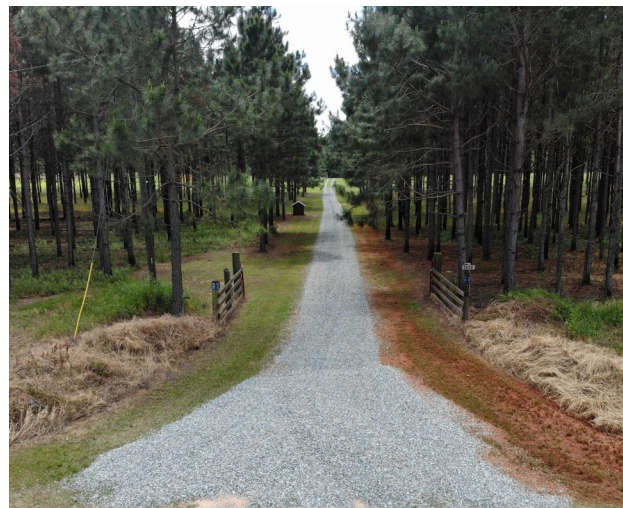
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