

LEGACY FARM

North Old River Road
Blakely, Georgia 39823

Land

- 216 +/- acre unique turn-key recreational property with rolling topography
- Great Location, 22 miles to Dothan AL, 80 miles to Tallahassee, FL. Nice county airport with instrument approach, jet fuel and 100 LL Av gas.

Resort Style Home

- 3,200 sq. ft. under A/C, 4,600 sq. ft. under roof
- 5 Bedrooms
- 4 Baths
- Great Room
- Gourmet kitchen
- Den
- 20 foot high tongue and groove wood ceilings in great room
- 20 foot high stone fireplace
- Bar area with 4 stools, granite counter top Sub-zero wine cooler
- Fully furnished with custom high end furniture
- 7 Flat screen TVs (total)
- Surround Sound
- 2 Gun Safes
- Custom coffee and end tables
- Game table

Gourmet Kitchen

- 36" Wolf SS gas range with griddle and Stainless steel Hood
- Fisher Paykel 2 drawer dishwasher
- 64" Electrolux refrigerator / freezer
- GE Advantium convection / microwave oven
- Trash Compactor
- Solid Hickory cabinets
- Exotic Granite countertops and back splash throughout
- Marble floors with wood inlay
- 13' Granite high-top bar with 7 stools
- Walk-in pantry

Outdoor Kitchen (22' x 24' – 528 sq. ft.)

- Cedar & stone construction
- All countertops custom granite
- 22' Bar with 8 antique tractor seat stools
- 10' Reclaimed barn wood table with 8 stools
- Danver stainless steel cabinets
- Danver stainless steel 4 drawer refrigerator
- Vintage 42" stainless gas grill
- Vintage commercial gas burner
- 60" Sony TV
- Denon wireless outdoor stereo with amplifier to pool and patio
- LED lighting
- All appliances have propane plumbed into a 500 gal underground tank

Whole House Generator

- 25 KW Generac propane generator with in ground tank for house and generator plumbed to 1 of 2 in ground 500 gal propane tanks
- Generac generator runs entire home, including both A/C units, comes on automatically if power outage occurs.

Custom Heated Pool

- 3 years old
- Infinity edge pool
- Pebble Tec finish
- Pebble deck with hidden sun pad
- 2 stone waterfalls with stone catch basin
- High end cast aluminum outdoor furniture
- Separate 500 gal in ground propane tank for pool heater

Fire Pit

- 18' Stone fire pit with built in stone seating

Regulation Corn hole

- Granite on gravel deck for year round fun

Metal Barn ~ 60' x 40' (2,400 total sq. ft.)

- Open area on barn is 36' x 40' for parking equipment and vehicles
- Closed in shop area is 24' x 40'

Workout Room (16' x 40') attached to Barn

- Air conditioned and heated
- Tongue and grooved pine walls and ceiling
- Porcelain wood looking tile floor
- 55" Flat screen TV
- Sole F85 Treadmill
- Sportsart elliptical
- Schwinn Airdyne bike
- 4 station body solid workout system 400lb.
- utx 400lb. dumbbell set

Hunting Features

- Six 2 person enclosed stands
- One mega 4 person "grandkids" stand, completely enclosed with windows, couch, paneling & carpet
- Four bow stands
- Trophy quality deer management for 9 years, hunted by family only
- Aggressive year round feed, mineral and protein program
- Abundant deer and turkey
- Nine food plots totaling +/- 10 acres, one field for dove shoots
- Two peach and pear orchards for game
- Over 500 Saw Tooth oaks planted all over the property for game

Water Features

- 3 ½ acre deep water spring fed lake
- Pond stocked with Largemouth Bass, Michigan Bass, Blue Gill and minnows
- Largemouth Bass caught up to 12 lbs.
- Two year round creeks on property. Factory Creek is gravel and rock bottom
- Small duck pond

Concrete Dog Kennel

- Covered pens with chain link dog run

Timber

- 25 +/- acres of 9 year old Longleaf pines
- 160 +/- acres of Loblolly Super trees between 2 and 9 years old