

# FOR SALE

## -PINE GROVE FARM-

A rare opportunity to own one of the most prestigious farms in Northeast Georgia. Pine Grove Farm is located within 45 minutes east of Atlanta, this 420+- acre farm features a three bedroom caretakers home, remodeled 1800's cabin overlooking eight acre pond, four barns, interior graveled road system, well-maintained perimeter fencing, and two gated entrances. 70+- acres of professionally managed and fenced pastures have made home to generations of champion cutting horses. The property consists of flat to rolling terrain with a majority of the forest containing loblolly and various hardwoods. This farm is within minutes of Charlie Elliot WMA, Interstate 20 and Newton County Medical. Athens and Macon are within one hour.



Pine Grove Farm is dotted by pasture, plantation cut loblolly pine, white oak and red oak hardwood bottoms and creeks. This makes for excellent hunting habitat. Turkeys, upland birds, waterfowl and whitetail abound. Several deer in the 150"+ range are currently and consistently roaming the farm. This part of Georgia is known for its good whitetail genetics, as the state record typical scoring whitetail came off a tract within 10 minutes of this property. A 158" deer was taken off this farm in 2011. This property has been trophy managed for over the past 15 years, with regular feed stations and both perennial and annual food plots. A 24 acre field on the property is annually planted in millet which serves for a traditionally fast paced dove shoot. If managed properly, a small swamp on the eastern side of the farm would fill with wood ducks in the fall/winter.



A pea gravel drive leads to the early 1800's cabin, which was once built as a sharecropper home in Gwinnett County, GA. The cabin was dedicated to Stone Mountain Historical Society and ultimately gifted to the former owner of Pine Grove Farm. It has been meticulously remodeled over the past 20 years to its current condition, truly a remarkable piece of history. A modern his and hers outhouse sits across the driveway from the cabin. The back porch overlooks an eight acre pond, which is spring-fed from the tributaries forming the Little River. A covered dock is located within steps of the cabin. The pond is stocked with bluegill and largemouth bass. Properly managed, this pond could reliably produce 1+ pound bluegill and 10+ pound largemouth. During the winter months, the pond fills with mallards and wood ducks. This area makes for a stunning four season setting to relax or entertain and serves as an ideal location for weddings or church retreats.





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