



886 MOUND RD | CUTHBERT, GA 39840

# HARDSCRABBLE FARM

± 515.03 ACRES | 4 BD | 3 BA | \$3,275,000

Welcome to Hardscrabble Farm, a sprawling ±515.03-acre retreat nestled in Randolph County, Georgia. Just fifty-five minutes from Albany and Columbus, and two-and-a-quarter hours from Atlanta, this rustic haven offers all the comforts of home and an escape into the heart of nature. The centerpiece is a beautifully updated turnkey lodge overlooking an ±11-acre spring-fed lake, with ample space for family gatherings, hunting adventures, and fishing. Whether you're seeking a private natural getaway, a hunting paradise, acreage with wide revenue potential, or a safe haven that's close enough to the conveniences of city life but still far enough away, Hardscrabble Farm has it all. Experience the remote tranquility that defines this unique Southern American retreat.



VIDEO TOUR



HUGHEY & NEUMAN

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RESIDENTIAL COMMERCIAL LAND & TIMBER INVESTMENT





## THE LODGE

4 BD | 3 BA | SLEEPS 16+

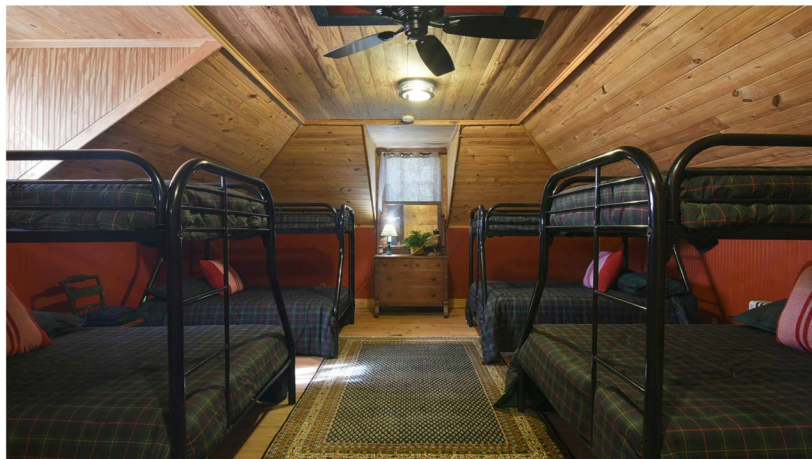
- Traditional, fully-furnished farmhouse with reclaimed heart pine floors throughout evokes a rich tradition of outdoor living,
- Located on a bluff overlooking ± 11-acre spring-fed lake
- 4 bedrooms & 3 full baths can sleep 16+ people
- Primary suite showcases exquisite North Georgia wide board old cedar paneling
- Rinnai tankless hot water system
- Brand new, energy-efficient HVAC system installed within the last year
- Backup propane radiant wall heat units throughout
- Soaring 12-foot ceilings enhance the spacious, rustic charm
- Commercial gas stove and range, perfect for down-home culinary creations
- DISH satellite TV service and good cell service, with rural broadband expected soon via Windstream
- Outdoor firepit under construction, perfect for gathering under the stars
- Septic system
- Abundant freshwater well, ensuring a reliable water source
- Historic 60-foot windmill







THE LODGE  
HARDSCRABBLE FARM







## THE LAND

±515.03 ACRES

- Extensive internal road system & established firebreaks
- Located on the highest point in the area, halfway between Cuthbert and Lumpkin, a mile east of US Hwy 27
- Access to the farm from three separate county roads; the property is completely gated
- Native American relics discovered on the farm
- Prehistoric ocean fossils on the property; this was the northern edge of the Gulf of Mexico when it covered all of South Georgia
- Numerous year-round springs on the property
- ±11-acre spring-fed lake; the lake is the headwater of Pumpkin Creek, stocked with brim and bass
- Fish on perpetual multi-site auto-timed feeding
- Three docks on the lake
- Beautiful water, great for swimming
- 300-yard shooting range
- Migratory birds, including swans, geese, ducks, and eagles
- Irrigated pecan grove on two sides of the lake
- Very low light pollution, with brilliant stargazing opportunities

- Black walnut trees
- Mature hardwood ridge runs throughout the property
- All reforestation has been in Longleaf pine; adjoining landowners have also replanted Longleaf, which is outstanding for quail, turkey, and other species
- Conservation easement held by the Georgia-Alabama Land Trust, with multiple reserved building envelope sites on the property. More information available upon request.
- Active supporter of the Longleaf Alliance
- Timber actively managed by registered forester Marc Causey







## HUNTING

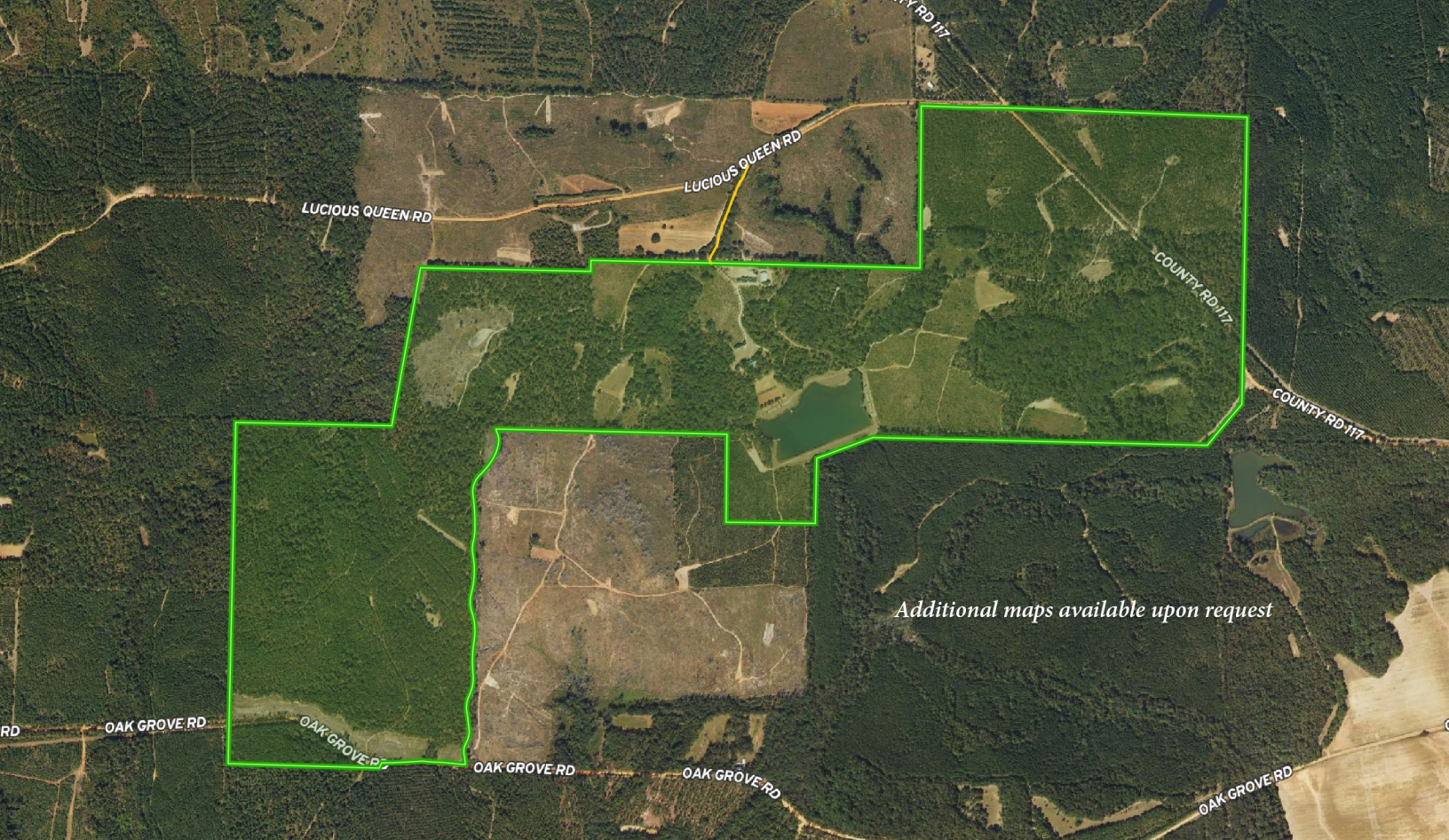
- Property has been QDMA managed for over 20 years
- Annual food plots and active game feeders run year-round
- Wildlife habitat management with attention to creating forest openings
- Wild quail hunted for the first time in 2024
- Extensively managed for turkey hunting
- Quality deer management
- Deer processor located less than 1 mile from the farm
- Excellent dove population
- Year-round wild hog hunting available
- Migratory wildfowl (swans, ducks, geese) frequently visit the lake
- Seller currently leases  $\pm$ 500 Adjoining acreage (3 separate tract)

## EXISTING REVENUE SOURCES

- Commercial pine straw lease
- Year-to-year hunting lease
- USDA EQUIP dollars for burning and other practices
- Future timber thinning (recent timber cruise valuation over \$650k)

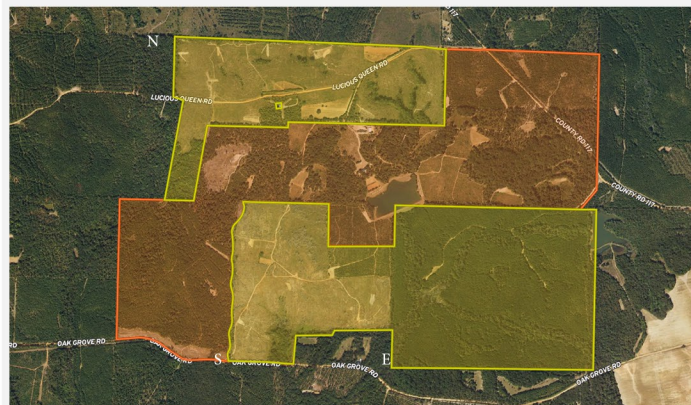
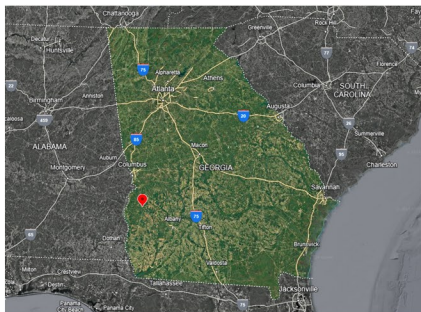






## DISTANCE TO

- Cuthbert - 15 minutes
- Lumpkin - 15 minutes
- Richland - 30 minutes
- Fort Gaines - 45 minutes
- Lake Eufala - 45 minutes
- Albany - 55 minutes
- Columbus - 55 minutes
- Leesburg - 55 minutes
- Americus - 55 minutes
- Dothan - 1 hour 20 minutes
- Macon - 2 hours 10 minutes
- Montgomery - 2 hours 15 minutes
- Atlanta - 2 hours 20 minutes



## 1,000 ACRES OF INTENTIONAL GAME MANAGEMENT

■ Deeded Acres    
 ■ Additional Leased Acres Available

*Seller's disclosure upon request. Subject to negotiation*



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