

FOR SALE

181+ ACRE COUNTRY ESTATE

8435 Cartledge Road Box Springs, GA 31801



SALE PRICE \$1,900,000

LOT SIZE 181 Acres

Carson Cummings
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PROPERTY DESCRIPTION

Spanning over 181 acres, this country estate is perfect for horse enthusiasts and hunters alike. Enter through the private drive, winding through fields, to the main house — a 5,146 sq. ft. home crafted from brick and stone. Inside, you'll find beautiful hardwood floors, a Sub-Zero refrigerator, granite countertops with a stone farmhouse sink, solid custom doors, and a butler's kitchen. The house also features a screened porch and an additional open, covered back porch overlooking serene fountains. Other features include a 2-car attached garage, a master suite on the main level, and four spacious bedrooms upstairs, plus a large playroom. Two sets of stairs lead to the upper level, and the home is equipped with double-pane custom windows throughout. The family room, open to the kitchen, features a large fireplace, and the chef's kitchen includes a 6-eye Wolf gas range, double ovens, and a warming drawer. Exposed Pecky Cypress beams add to the home's charm.

Outside, you'll find a 6-stall horse barn with a tack room and half bath, along with a 2+ acre private lake, a mix of pasture and woods, and a 60 x 30 equipment shed with a concrete pad. There's also an unfinished guest house with 1 bedroom, plumbing for a full bath, and a large open den with spray foam insulation throughout. Additionally, an older farmhouse (built in the 1800s) with water damage could be renovated as a guest house or caretaker's residence.

Located just 10 minutes from Pratt & Whitney, this property is in Talbot County, just over the Muscogee County line, offering the benefit of lower property taxes. This beautiful estate, while needing a little TLC, is ready to be restored to its full glory.

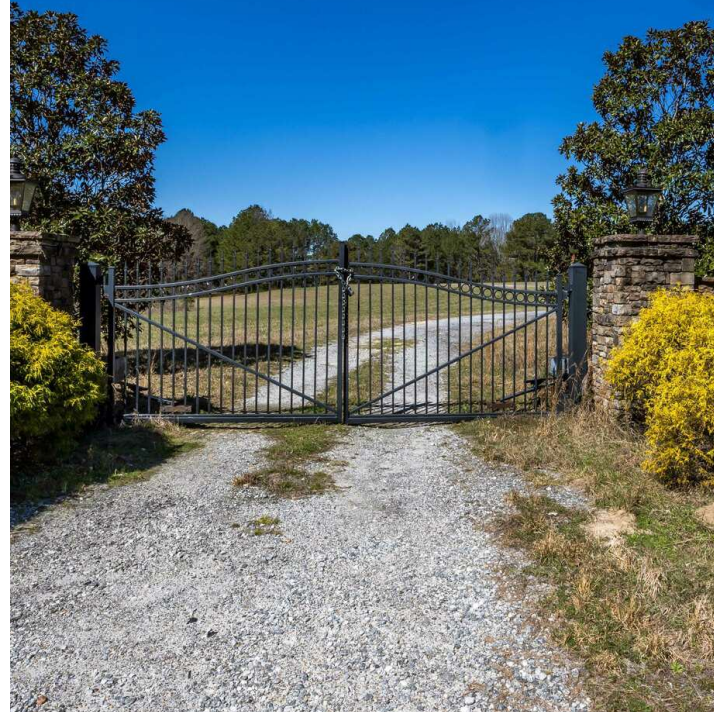
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PROPERTY HIGHLIGHTS

- 181+ acres, just over the Muscogee County line in Talbot County
- Less than 10 minutes from Pratt & Whitney
- Main house: 5,146 sq. ft. (brick and stone construction)
- 6-stall horse barn with tack room and half bath
- 2+ acre private lake
- Mix of fenced pasture and wooded areas with hardwoods
- 60 x 30 equipment shed with concrete pad
- Gated entrance and private drive, main house set back from the road
- Older guest house (needs renovation) and additional partially completed guest house
- Ideal for turkey/deer hunting and fishing on the private lake
- Location in Talbot County offers lower property tax

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MAIN HOUSE FEATURES

- Hardwood floors throughout
- Sub-Zero fridge, granite countertops, stone farmhouse sink
- Custom solid doors, butler's kitchen
- Screened porch and open back porch with fountain views
- 2-car attached garage
- Master suite on main level, 4 large bedrooms upstairs, plus playroom
- Two sets of stairs to upper level
- Double-pane custom windows
- Large fireplace in family room
- Gourmet kitchen: 6-eye Wolf gas range, double ovens, warming drawer
- Exposed Pecky Cypress beams



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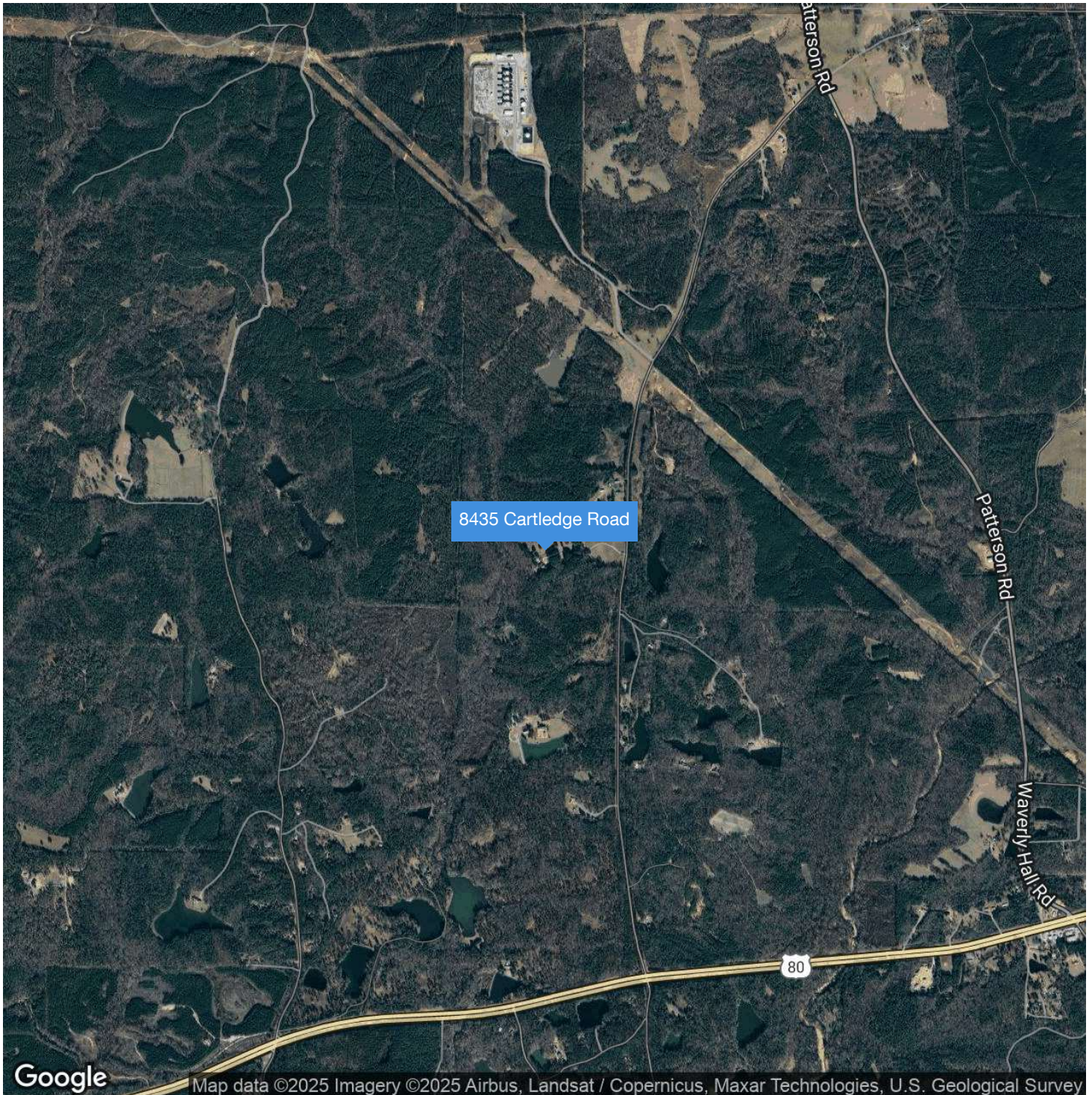
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