

Still Mac Farms

97.00 Acres

Harris County, GA

\$3,650,000



HAYDEN  OUTDOORS.



Activities & Amenities

Cattle/Ranch
Development Potential
Dock/Pier
Equestrian/Horse Property
Fishing
House/Cabin
Hunting - Big Game
Hunting - Predator/Varmint
Hunting - Small Game
Hunting - Turkey
Hunting - Waterfowl
Outbuilding/Barn/Shed/Shop
Pond/Lake
Water Access
Water View

Land Details

Address: 2465 Licksillet Road ,
Hamilton, Georgia 31811, USA

Total Acres: 97.00



About This Property

Still Mac Farm is a custom barndominium estate on 97 +/- acres, with an 11 acre lake. The home offers 7,568 heated square feet and 17,674 square feet under roof. It includes 3 bedrooms and 4 full baths, high-end finishes, a luxury kitchen, smart-home features, and multiple fireplaces are found throughout. The property also includes a heated workshop, barn space, gated access, and an insulated storage shed.





Land

Situated just minutes from Lake Harding, Still Mac Farms includes an 11-acre lake, a half-acre pumpkin patch and garden with full irrigation, and extensive land improvements such as planted, replanted, limed, and fertilized acreage. The property has gravel roads, drainage and infrastructure piping.

Improvements

The home features a large custom kitchen with an oversized island, Taj Mahal quartzite countertops, double workstation sinks, and a full suite of Viking appliances, including a 36-inch refrigerator, 26-inch freezer, 9-burner stove with griddle, double oven, and double ice makers. Additional interior highlights include double glass roll-up entertainment doors, a front porch outdoor kitchen, automatic blinds, tongue-and-groove stained pine ceilings, built-in whole-home audio and surround sound, custom lighting and fixtures, a full smart-home system with Lutron lighting, multiple fireplaces, a steam shower sauna, double laundry rooms, and stained polished concrete floors.

The barn and workshop spaces are built to an exceptional standard, with a heated and cooled barn area, a built-in workshop featuring an 8×8 roof-up door, a workshop sink, and 600-amp service. The main shop includes four triple-insulated 15×15 roll-up doors that are powder-coated inside and out with smart technology. The contiguous 88×80 exterior barn offers three 50-amp services, one 30-amp service, exterior plug-ins, and hot and cold water access, making it fully equipped for agricultural, commercial, or personal use.





The property totals 17,674 square feet under roof, with 7,568 heated square feet and 10,106 unheated square feet. The main home provides 5,280 heated square feet on the bottom floor and 1,760 heated square feet upstairs, complemented by two unheated attics, a front porch, and wraparound porches. The property is further enhanced by a separate insulated storage shed, custom gates, reinforced concrete slabs, upgraded gutters, and extensive utility and infrastructure improvements throughout.

Recreation

Enjoy the entire property due to the well maintained road system throughout! Great fishing opportunities await you along the shores of the 11+/- acre lake that sits below the barndominium! You can enjoy some great nature walks, riding side by sides or ATVs, horses and many other outdoors activities such as deer and turkey hunting!

Region & Climate

Hamilton, Georgia has a humid subtropical climate with warm, humid summers, mild winters, and fairly wet springs and summers. It typically gets about 50 to 52 inches of rain each year, with spring usually being the wettest season and winter the driest.

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Hayden Outdoors

Buyer Process

BUYER QUALIFICATION: Each potential purchaser will be evaluated with respect to very specific submission requirements. Confidentiality will be held in the highest regard. Sellers will be made aware of each potential purchaser's ability to perform, should that become their goal.

PROPERTY SHOWINGS: With regards to scheduling showings on your property, Hayden Outdoors understands and respects your livelihood and personal items. The property will be presented to potential purchasers by a Hayden Outdoors representative by appointment only, unless arranged otherwise.

REPRESENTATION OF OFFERS: Hayden Outdoors will advise and support sellers in the presentation and representation of offers. Hayden Outdoors will supply active and current marketing materials when dealing with each potential offer. Offers must be presented in a timely manner, and Hayden Outdoors brokers will travel to present the offers, and in special cases, Hayden Outdoors may execute a webinar for presentation.

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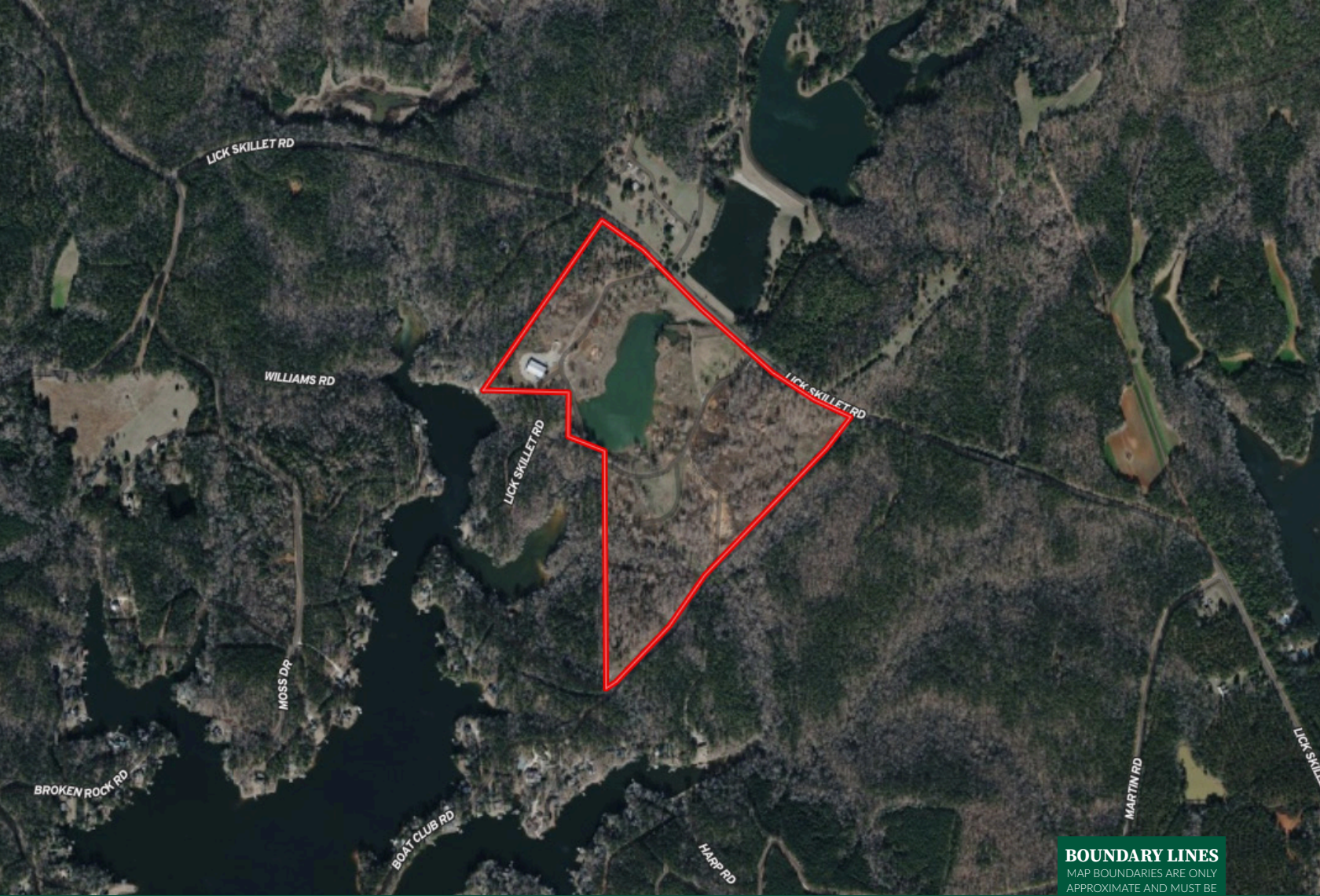


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- RICK STEINER, SELLER/BUYER

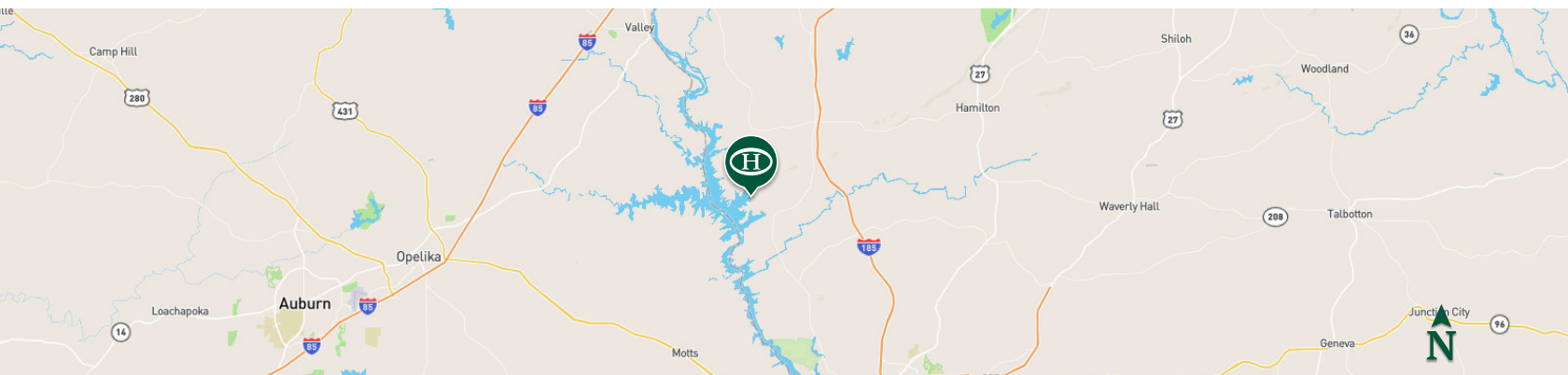
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APPROXIMATE AND MUST BE
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 Boundary



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FARM, RANCH & RECREATIONAL REAL ESTATE



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