

Coney Lake Plantation

Lee County, Georgia



Coney Lake Plantation is a beautiful 924± acre hunting property with first quality quail, deer, turkey, dove, and duck hunting habitat. The property has been providing excellent hunting for over 60 years. A 3,600 sq. ft. lodge capable of sleeping 10 guests overlooks Coney Lake. The property has a 2,088 sq. ft. manager's home, equipment shop/shed, farm office, horse barn, and dog kennel. In addition to the woodland habitat, wildlife is supported by a local farmer producing corn, wheat, and peanuts on 340 acres of cropland on the property. Excellent fishing can be found in Coney Lake and Cypress Pond. Duck Roost Pond provides excellent duck hunting during the winter months.

The plantation is located 12 miles north of Albany, and 4.5 miles east of Leesburg on GA Hwy 32. On a percentage basis, for the past 15 years Lee County has been one of the fastest growing counties in the state of Georgia. Located in the south end of the county, the property has excellent long term development possibilities.

Listing Price \$3,000 / Acre or \$2,772,000

Southern Plantations Group

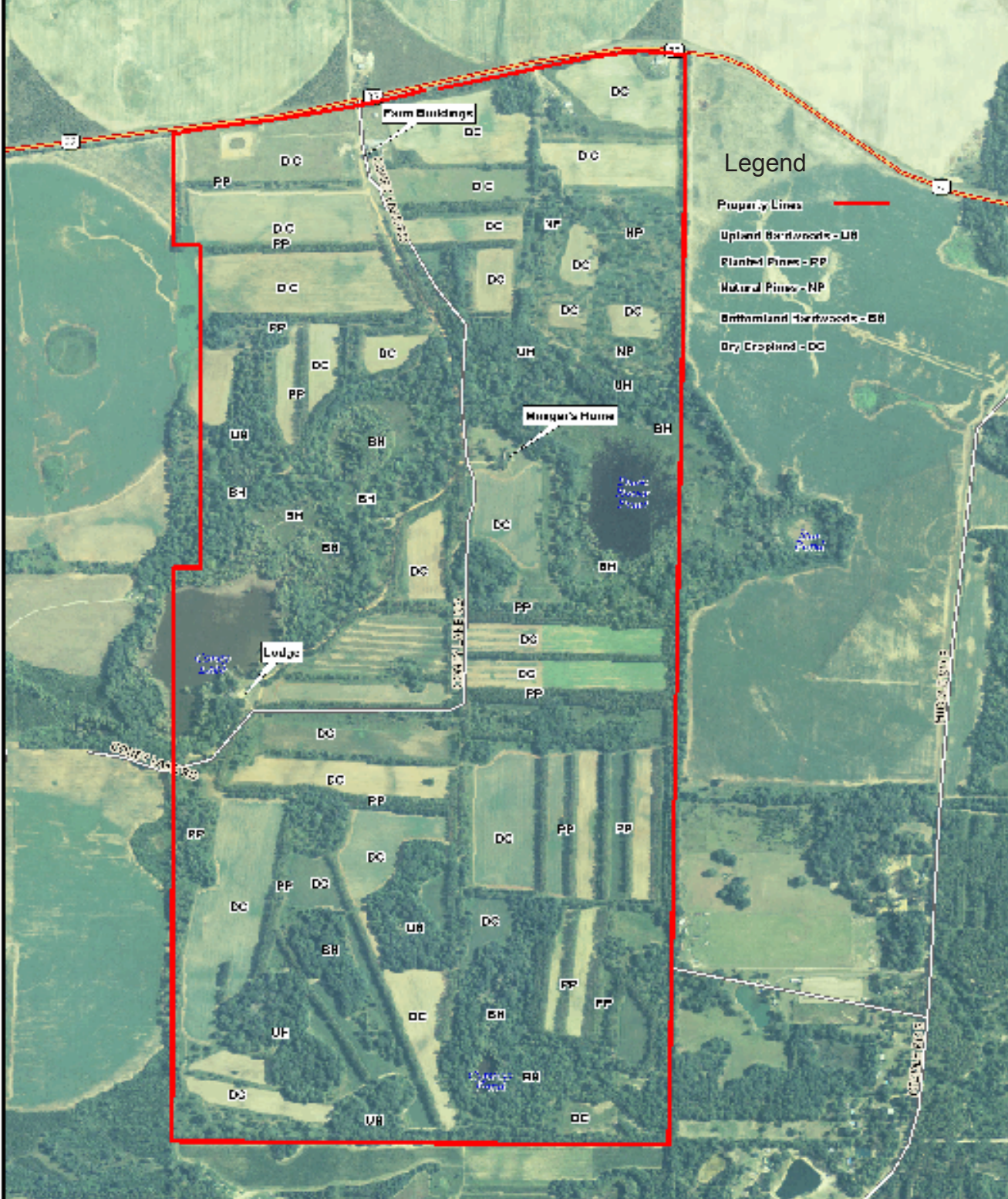
Joe Marshall or Jeff Peterson 229-439-0012

jmarshall@splantations.com jpeterson@splantations.com

www.splantations.com

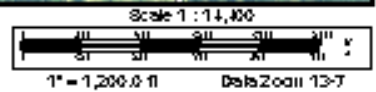
Aerial Photo

Coney Lake Plantation



Legend

- Property Lines
- Upland Hardwoods - UB
- Planted Pines - PP
- Natural Pines - NP
- Bottomland Hardwoods - BH
- Dry Cropland - DC





Cookhouse Overlooking Coney Lake



Upland Quail Hunting Land



Upland Hunting Land



Winter Wheat and Upland Hunting Land



Cypress Pond



Duck Roost Pond



The spacious lodge overlooks Coney Lake and consists of a large great room with fireplace, dining room with fireplace, commercial equipped kitchen, 4 bedrooms, and 5 1/2 bathrooms.



The manager's home is approximately 2,088 sq. ft. consisting of a large living room, dining room, kitchen, 4 bedrooms, and 3 baths.