



# WHITewater FARMS

850 ACRES | \$5,500,000 | LAGRANGE, GEORGIA









## BROKER COMMENT

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*“Whitewater is one of the finest recreational properties available in Georgia today. The Farm holds an incredible array of features including varying topography, diverse wildlife habitat, multiple large creeks that traverse the property and abundant timber inventory, including both mature planted pine and old-growth hardwood forests. The farm was carefully pieced together over 20 years by the Seller, who then built his dream home on the farm to bring the finishing touches to a farm that has virtually every key feature that our clients typically ask for”*

~ HUNTER BRANT, BROKER  
OAKWOOD REALTY GROUP







## TOP 5 PROPERTY QUALITIES

BY OUR MOST KNOWLEDGEABLE & DISCERNING CLIENTS

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WATER



TIMBER CASHFLOW



WILDLIFE



GREAT NEIGHBORS



PRIVACY & SECLUSION



# PROPERTY OVERVIEW

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Whitewater has all of these features and many more custom and unique features that are too many to list. The 7,400SF custom home was the dream and vision of the current Owner and is a remarkable craftsman style Georgia home that is the centerpiece of an amazing property. The Owner selected this location for its convenience to both Birmingham and Atlanta but pieced the farm together in such a way that its privacy and seclusion allows you to enjoy the farm without any interruption from civilization. Its convenience and privacy is a big part of what makes it's such a unique property. When you combine this with its abundance of incredible natural features you have one of the finest recreational properties available in Georgia today. Its is priced to sell well below its appraised value.



The farm contains 850 acres of varying and rolling topography along Whitewater Creek that has been developed over the last 2 decades into a highly-managed hunting property. It includes a furnished 7,400 SF main home that was built by the current owner that is supported by a guest lodge and a large equipment shop and pole barn. The farm has excellent timber resources comprised largely of old-growth hardwood bottoms and mature loblolly pine plantations. Whitewater Creek is a major creek that runs through the entire length of the property and feeds directly into the Chattahoochee River at West Point Lake. Numerous other creeks and drainages feed into Whitewater Creek and provide excellent topography and natural features that make the farm unique and beautiful. Prescribed burning, an extensive internal road system, strategically placed food plots and professional timber management have produced excellent wildlife habitat throughout the farm and enhance the farms' ideal natural features.





## LOCATION

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Whitewater Farms is located near the town of LaGrange, Georgia in Troup County. Between Whitewater and LaGrange lies beautiful West Point Lake which was formed by the Army Corps of Engineers via a dam on the Chattahoochee River. Troup County is nestled between Harris and Meriwether Counties along the border of Alabama and Georgia in the piedmont region of Georgia. Callaway Gardens is located just 20 miles to the south in Harris County and attracts 750,000 visitors annually. It is most widely known for its natural beauty, gardens, golf and resort but is also known for its trophy whitetail deer. Collectively, this area is home to numerous well-managed hunting properties and represents the most prominent hunting and recreational area within an hour of Atlanta. These 3 counties share similar characteristics of abundant water resources, rolling topography and outstanding whitetail genetics and fertile soils and consistently produce trophy whitetails along with excellent turkey hunting.

The closest major city is Atlanta, just over an hour to the northeast. While Atlanta is perhaps best known for its trophy traffic, Hartsfield-Jackson Airport is just 60 miles to the north allowing easy access to the Farm via a less congested route to the south of the airport via I-85. Whitewater Farms convenient location provides easy access not only to residents of Atlanta via car but also the entire US via Atlanta's airport or private aircraft via LaGrange's Callaway airport.

The town of LaGrange is a prosperous and charming town with a population of 31,500 with a quality regional medical facility, LaGrange Callaway Airport with an FBO and 6,500' airstrip plus LaGrange College. The college was founded in 1831 and is the oldest private college in Georgia. Numerous upscale restaurants, stores, parks and services provide all the necessary conveniences to support the Farm along with its owners and guests for short and long stays.





## USE, WILDLIFE & CONSERVATION

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Whitewater has been placed under a conservation easement with the Georgia Alabama Land Trust ensuring this great place will remain the same for future generations. The easement has been thoughtfully drafted with 35 acres surrounding the main home excluded from the easement. Under the easement, the property can be split up to 4 times and 3 more houses can be built. The Owner retains full silvicultural and agricultural rights along with all rights to construct and maintain roads and develop and maintain wildlife habitat. An easement of this type is a major asset to the farm and its legacy. The farm also enjoys excellent neighbors which contribute to the neighborhood.

The Chattahoochee River corridor south of Atlanta has long been recognized as a prized wildlife corridor and a retreat and haven for residents of Atlanta looking to experience quality hunting, fishing and outdoor recreation with close proximity to home. The wildlife at Whitewater have thrived due to this prominent location and the active management of its Owners. The farm has a diverse habitat structure with a good balance of hardwood bottoms, large creeks and well managed uplands that is ideal for a variety of wildlife. This diversity makes wildlife management rewarding and yields above average returns. Whitewater has primarily been managed for trophy whitetails and turkey in the past but many more opportunities could be expanded upon here.





## PROPERTY SUMMARY

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PROPERTY SIZE: 850 ACRES

PRICE: \$5,500,000

### IMPROVEMENTS

- 7,400 SF Main Home
- 3,200 SF Guest Lodge
- Equipment Shop & Pole Barn
- Extensive Internal Graveled Road System
- Covered Bridge over Whitewater Creek
- Grounds at Main Home are Fully Landscaped with Outdoor Lighting, Irrigation and Man-made Flowing Creek
- Private, electric Gated Entry (2)

### FEATURES

- Extensive Frontage on Whitewater Creek & Cedar Creek
- Multiple Other Smaller Creeks
- Rolling Topography
- Significant Mature Timber Resources – Hardwood & Pine
- 15 Food Plots
- 11 Shooting Houses
- 9 Ladder Stands





## IMPROVEMENTS

# MAIN HOME

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The 7,400SF 6 bedroom / 7 bath main home was constructed in 2008 by master builder Ben Parham. Custom woodwork, hand-hewn Tennessee stone and orchard stone, composite shake shingle siding, copper accents, outdoor fireplaces, redwood trim and many other custom features deliver a custom, understated elegance that make the home a centerpiece of the farm. The entire home is built for minimal maintenance both inside and out, using materials that were designed to endure with minimum painting or maintenance making the home both high-quality and easy to maintain. The home is being offered fully furnished.

### INTERIOR FEATURES

- White Oak floors throughout
- 10' ceilings with crown molding
- Cyprus internal doors and beams
- Three stone fireplaces
- Theatre Room
- Granite Countertops and custom cabinets throughout
- Custom dining table, book case and bar made of cedar from the farm
- 2 custom antler chandeliers
- Hot water recirculating system
- Multiple outdoor porches and decks for eating, entertaining, and observing wildlife
- Gun safe room with concrete walls and safe door
- 2 car garage

### EXTERIOR FEATURES:

- Hand-hewn Tennessee stone accents and chimneys
- Maintenance free PVC material for cornice, fascia, soffit and ceiling of porches and decks
- Maintenance free, composite shaker shingle on exterior walls
- Redwood splash board and front porch trim
- Copper accents on chimney covers, flashing, garage and porch roofs
- All decks and porches are floored with Orchard Stone
- Two large outdoor fireplaces
- Shingle roof

### LANDSCAPING:

- Designed and installed by Meridian Landscaping of Thomasville, GA
- Large boulders from Tennessee
- Orchard Stone walkways
- Tennessee stone rockwalls
- Recirculating creek system through landscaping
- Full irrigation and outdoor lighting systems
- Life-size bronze Mule deer buck and doe by famed Oregon bronze Artist Devin Rowe
- Manicured Plantation Pine entry drive with crushed gravel entry drive
- Electronic gated entry
- Gazebo and detached additional 2 car garage / equipment garage



MAIN HOME





MAIN HOME





# GUEST LODGE

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This home preceded the current owner and is used as a guest lodge for hunting weekends and holidays. A large wrap-around outdoor deck was added overlooking one of the larger bottomland fields along Whitewater Creek, making this house a favorite of guests who enjoy peace and quiet, while watching plentiful wildlife from the comforts of the Lodge.

- 3,200 SF built in 1996
- 4 bedrooms / 3 baths
- Hardwood floors
- Metal roof
- Maintenance free siding







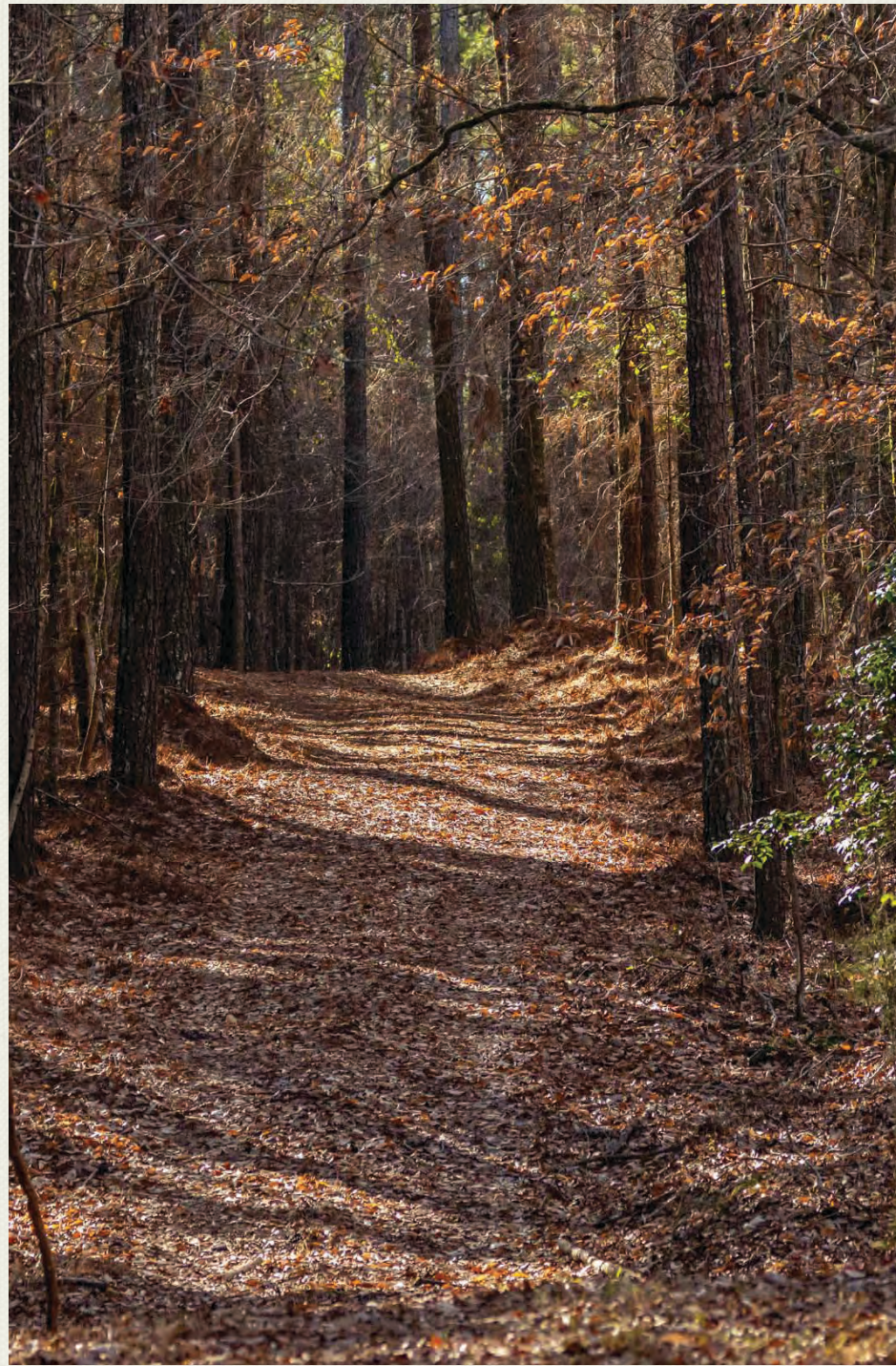
## SUPPORT BUILDINGS

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- 4,500 SF metal shop building
- New LED lights
- Pressure washing station
- High capacity air pressure system
- Heaters and air ventilation fans
- 3,000 SF pole barn
- Multiple additional equipment sheds













## BROKER COMMENT

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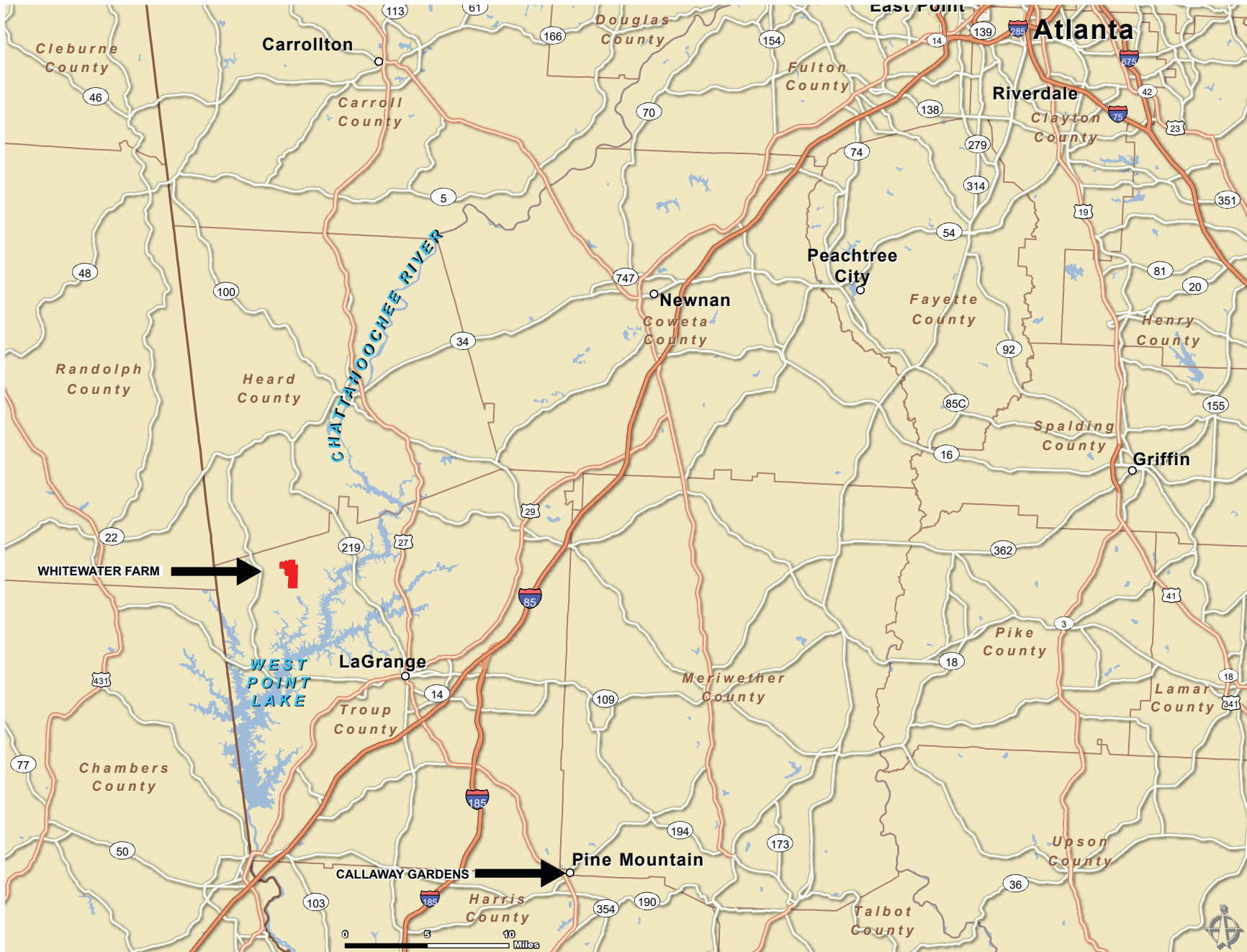
*“Whitewater is a place to enjoy the peace, beauty and solitude of nature and get away from the busyness of life. The improvements, natural features and habitat that exist here take decades to establish and they contribute greatly to the value of Whitewater. It is secluded and private yet close enough to Atlanta and LaGrange to stay connected when desired. It is an exceptional recreational property!”*

~ HUNTER BRANT, BROKER  
OAKWOOD REALTY GROUP



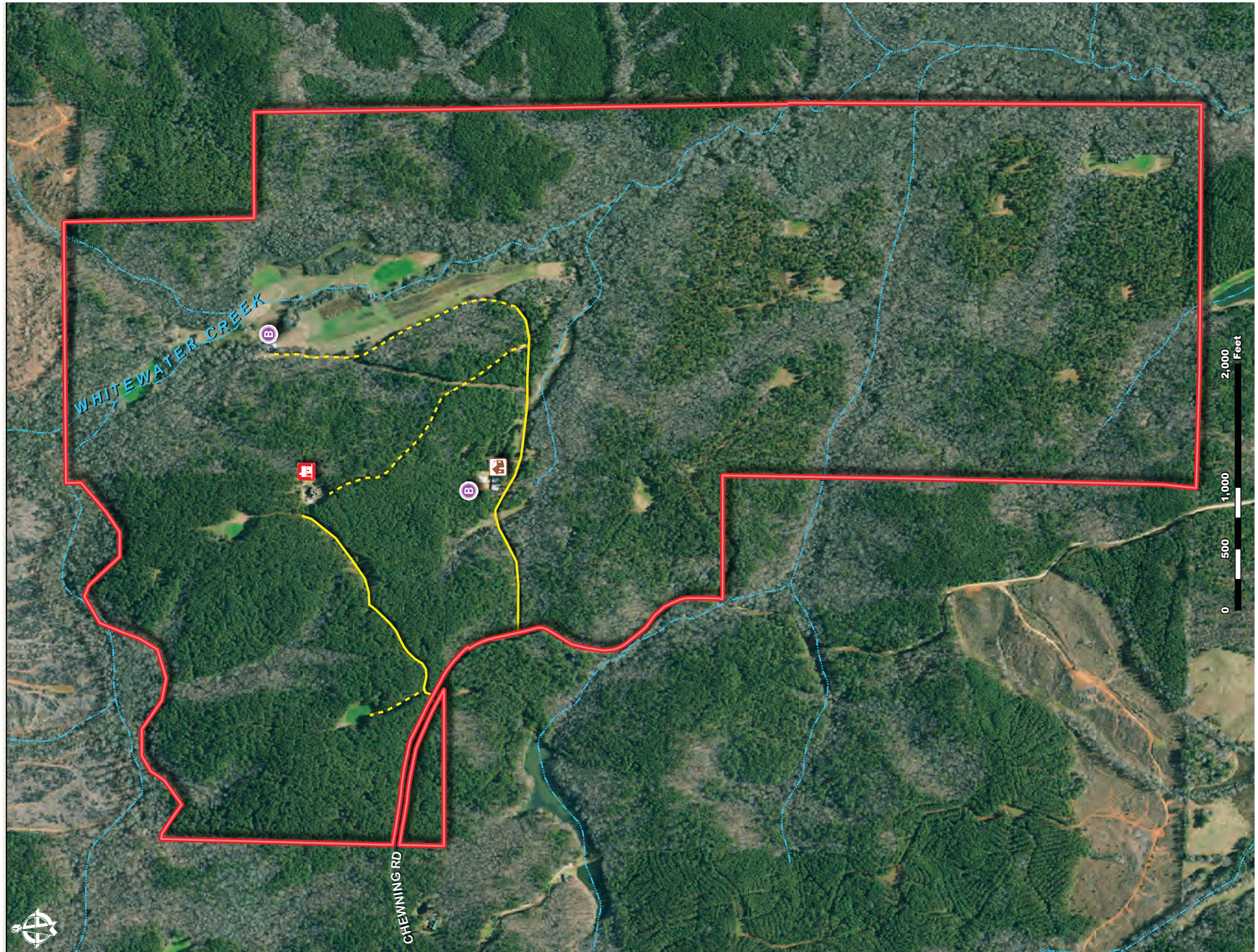


# LOCATION MAP





# AERIAL MAP











LISTING BROKER

HUNTER BRANT

904-813-4508

[HUNTER@THEOAKWOODCOMPANIES.COM](mailto:HUNTER@THEOAKWOODCOMPANIES.COM)

[OAKWOODREALTYGROUP.COM](http://OAKWOODREALTYGROUP.COM)

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