

An Alabama Country Hunting Lodge

This 433-acres property near Union Springs has stables and an outdoor-living room. It is listed for \$3.49 million —Sarah Tiltonn

Location: Union Springs, AL

Price: \$3,490,000



Tom Lanier was looking for a hunting property when he heard about Shenandoah Plantation, a roughly 433-acre property near Union Springs, Ala. The next day, 'I took my wife and my daughter and took a tour, and then we made an offer and we bought it,' he says. TIM JAMES, JR.



Mr. Lanier paid \$2.3 million for the property in 2000. He then spent about \$1.6 million on improvements like building a four-bedroom, four-bath guesthouse, a skeet range, two workshops, a storage building, grain bins, an outdoor living room and a manager's house. TIM JAMES, JR.



Though the Laniers bought Shenandoah Plantation primarily for hunting, they found themselves spending more time there. They are based about 70 miles away in Auburn, where Mr. Lanier had an insurance business. 'We lived there about six months out of the year up until about three years ago,' says Mr. Lanier. TIM JAMES, JR.



The home became a gathering place for family and friends. They entertained mostly in the 3,443-square-foot main lodge, which looks out over a lake of about 35 acres. There is also an 8-acre lake. Both are stocked with fish like the 12-pound largemouth bass the Laniers once caught. TIM JAMES, JR.



The Laniers are selling because they no longer use the property as much and are getting older. Mr. Lanier is 63. His wife, Sue Ellen Lanier, is 67 and also worked in the insurance business. Mr. Lanier says they will miss the tranquility. 'My main goal is to find someone who will keep it going. We've been caretakers and we want to find someone who will continue to do that,' he says. TIM JAMES, JR.



The main lodge has two bedrooms and two baths. The lakefront guesthouse has four bedrooms and four baths while another guesthouse has two bedrooms and two baths. TIM JAMES, JR.



Mr. Lanier's favorite room is the outdoor-living room built into the hillside that they added. TIM JAMES, JR.



The outdoor-living room has a fireplace and lake views. Mr. Lanier says the curtains keep it warm in the winter, when they use it the most. TIM JAMES, JR.



The horse barn has six stables and a tack room. There is a 16-run dog kennel. The property is being sold turnkey with the bird dogs, equipment and furnishings. TIM JAMES, JR.



Mr. Lanier likes to hunt on horseback but they also have custom jeeps that come with the house. TIM JAMES, JR.



The property has been managed as a habitat for quail, ducks, deer, wild turkey and wild hogs. There is a deer stand, pictured, which the Laniers use mostly for wildlife viewing. 'We have a diverse amount of game,' says Mr. Lanier. The property includes a pear orchard and a crabapple orchard. There are also about 200 mature sawtooth-oak trees, says Mr. Lanier. TIM JAMES, JR.



'We have a pair of bald eagles that come and fish on the lake almost every day. They have a nest on the property and they have been there the whole 18 years that I've been there,' says Mr. Lanier. Jon Kohler and Tim James, of Jon Kohler and Assoc., have the listing. Shenandoah Plantation has an asking price of \$3.49 million. TIM JAMES, JR.