

Hunting Dogs Are Included in the Sale of This \$12.25 Million Georgia Estate



By Sarah Paynter

An estate spanning roughly 1,650 acres in southwest Georgia is listing for \$12.25 million—hunting dogs included.

In Brooks County, about 60 miles northeast of Tallahassee, Fla., the property has lakes for fishing and trails for hunting and horseback riding, said listing agent Jon Kohler of Jon Kohler & Associates. In addition to the dogs, the estate is being sold with horses, boats, tractors, ATVs and trucks included.

The owners are multifamily housing developer Ryan Holmes and his wife, Amanda Holmes. Mr. Holmes said starting in the mid-2000s, they purchased the land in multiple transactions totaling about \$7.6 million. They spent about \$1.6 million clearing the land and about \$5 million building a main house, guesthouse, and recreational facilities, he said.

The Holmes family built the roughly 8,000-square-foot, five-bedroom main house in 2018. It has two-story porches and two kitchens: a large chef's kitchen and a caterer's kitchen, said Mr. Kohler. Behind the house is a

pool, pool house and manicured gardens. The property also has a roughly 5,400-square-foot sporting lodge, an eight-stall horse barn, a 20-run dog kennel and a lakefront dock for roasting oysters. The two-bedroom guest cottage is surrounded by fruit and olive trees, said Mr. Kohler.

Mr. Holmes is the chief executive of RISE, a Florida real-estate development company, he said. The Holmeses raised their three daughters at the estate, and liked to entertain there, he said, hosting employees' weddings and an annual "Thanksgiving Bash" for about 150 people with a band and fireworks show. Their daughters are now grown, he said, so they are moving to Jacksonville, Fla., where Mr. Holmes's office is located.

Since the pandemic, buyers from around the country have been seeking developed properties in the area with recreational opportunities, Mr. Kohler said; in the past, raw land for quail and deer hunting drove local demand. Properties that used to sell in 12 to 18 months now sell "in a few phone calls off a good Rolodex," he said.