

Former Coca-Cola Executive Selling Vast Georgia Property



Nancy A. Ruhling

Set on Lake Seminole, this rural home doubles as a wildlife habitat and timber-production compound that played a key role in the history of America's conservation movement.

The property, now known as Serenity Plantation, was part of the 26,000-acre swath assembled in 1935 by pioneering forest ecologist Herbert Stoddard, who co-founded Tall Timbers, the first research station in the U.S. that focused on the study of fire ecology.

After Stoddard's stewardship, the property was sold to International Paper, which used it as a research center for cutting-edge planting and cultivation techniques. In 2009, the vacant land was purchased by former Coca-Cola executive

Tim Pirrung, a Tall Timbers board member, and founder and principal of the California-based executive search consultants Burgess Leighton & Associates.

He built the house in 2010. "It has a generous feel to it," Pirrung said. "In the entry, there's a vaulted cupola with windows, so it's light and open. The rest of the ceilings are 12 feet high, and because the house is built around a large central room, it's good for entertaining."

Jon Kohler of Jon Kohler & Associates, who co-listed the property in May with colleague Walter Hatchett, said the diversity and abundance of the wildlife and topography set the estate apart.

"Its three owners have been a who's who of

conservation leaders,” he said. “It has outstanding hunting, incredible wildlife and a unique high-quality timber program that produces utility poles.”

Pirrung, who is 70, decided to sell the plantation because he’s “the youngest person involved in its day-to-day operations.”

STATS

Set on 1,137 acres, the property has a mile of direct frontage on Lake Seminole and borders the 5,700-acre Southlands Plantation. It has a 2,700-square-foot lodge with three bedrooms.

AMENITIES

The home has a 12-foot-by-40-foot heated pool, a large garage, a screened breezeway and a lakeview gazebo.

Other features include a 32-foot-by-36-foot barn with its own electricity, a 32-foot-by-60-foot equipment barn, a six-run partially covered dog run, and irrigated orchards with 31 pecan trees and 38 fruit trees in 11 varieties. There are two fish ponds, and two large duck ponds that each have over eight blinds for hunting.



The property, whose price includes all the equipment, is across the shore from the 9,200-acre Silver Lake Wildlife Management Area, preserved land that cannot be developed.

The guest house barndominium has a shop/office, a primary bedroom, a living room/dining room/kitchen, two bathrooms and a

dorm room that sleeps four. The lodge has a columned colonnade that merges indoor-outdoor spaces. There is a heated swimming pool and an abundance of wildlife, including quail, wild turkeys and whitetail deer.

NEIGHBORHOOD NOTES

Bainbridge, whose population is around 14,000, has a vibrant downtown lined with mom-and-pop shops and restaurants.

“There’s a common park in the center and a clock tower, and you see people walking,” Kohler said, adding that Tallahassee, Florida is a 40-minute drive away. “It’s a rare anomaly because unlike other small towns in America, it’s growing and prosperous.”