

# South Georgia Sporting Ranch Hits the Market for \$42.5 Million



Janelle Ward

**A**sporting ranch near the Georgia-Florida border is listed for sale publicly for the first time in almost a century. The recreational estate Southlands in Decatur County is available for \$42.5 million. The property is listed by Jon Kohler of Jon Kohler & Associates.

Brian Philpot, CEO and principal owner of the Florida-based agricultural financing company AgAmerica Lending, is the seller. The ranch is situated about 10 miles south of the center of Bainbridge and about 40 miles northeast of Tallahassee, Florida. Southlands also borders roughly 4.5 miles of Lake Seminole, offering ample opportunities to boat, fish and hunt waterfowl.

With roots tracing back to the early 20th century, the listing comes with its own rich history. Southlands has entertained a host of businessmen and political figures over the years, including the late U.S. Supreme Court Justice Antonin Scalia.

The original 26,000 acres was assembled by 20th-century conservationist Herbert Stoddard, the co-founder of the land stewardship nonprofit Tall Timbers. Houghton Metcalf, a U.S. senator and industrialist from Rhode Island, bought the property from Stoddard in 1937.

Memphis-based manufacturing giant International Paper

Co. bought the property in the 1950s and used the vast landscape as an experimental forest for decades.

The property offers more than 5,700 acres of fields, forests, ponds, lakes and wetlands, home to a diverse variety of game for avid hunters.

Southlands' main lodge features eight bedrooms and five bathrooms across two stories. The residence totals nearly 5,000 square feet and offers views of Lake Seminole and the Flint River.

The main level features an open-concept floor plan, equipped with a family room, dining area and a kitchen with updated stainless-steel appliances. It also has a walk-in pantry, an attached garage and a spacious primary bedroom and ensuite bathroom.

Natural hardwood floors and planked wood ceilings are located throughout the home.

The property also features two manager's houses, an updated guest house and a four-stall, state-of-the-art horse barn.

Other amenities include a shop, pavilion, high-capacity generator, vintage equipment barn, cooler building for storage and two dog kennels with a combined 15 runs.