

Southlands Property Goes on the Market for \$42.5 Million



TaMaryn Waters

Southlands — a real estate gem among sporting ranches that's considered one of the top in the south — is on the market for \$42.5 million.

Located just south of Bainbridge, Georgia, and on the eastern shore of Lake Seminole, the 5,653-acre property is described as a sport huntsman's paradise with an abundance of bobwhite wild quail, turkey and whitetail deer. It also includes a 20-acre fishing pond and a 30-acre duck pond.

"It's one of the top recreational properties in America," said John Kohler, owner of Kohler & Associates and a plantation property broker. "It's really been owned by a who's who of top conservationists. It's one of those properties that just has the pedigree and the horsepower to make a difference."

The tract of land went on the market Sept. 28, and it's the first time in 87 years ago that it's been available. It was originally part of 26,000 acres

assembled by legendary conservationist Herbert Stoddard, co-founder of Tall Timbers in Tallahassee.

The property listing said Houghton Metcalf, a wealthy industrialist and a U.S. Senator from Rhode Island, purchased the rights from Stoddard in 1937. He had built an eight-bedroom, five-bathroom lodge on the 200-foot bluff over what is now Lake Seminole.

Over time, updates and upgrades were built, including an 1,800 square-foot four-stall horse barn.

Kohler said the Southlands listing reminds him of a property he represented roughly 20 years ago, the Cross Ranch in Wyoming.

"It was sold to a billionaire, Bruce White. It's now regarded as the No. 1 recreational ranch in the world," Kohler said. "Southlands is that caliber property ... it's hard to imagine it exists. Over 5,000 acres in one spot on an 87,500 acre lake. That's quite a big deal."