

\$39 Million Georgia Farm Hits the Market, Vying to Match the Record Price Jake Paul Set Earlier This Year



Nancy Ruhling

A legacy farm in southeast Georgia that has over 3,300 acres of prime agricultural and recreational land has just come on the market for the first time.

If it sells for its \$39 million asking price, it would tie the state price record for a recreational property, a benchmark set by YouTube personality and boxer Jake Paul when he purchased the storied Southlands sporting ranch in Decatur County earlier this year.

There's farmland, pastureland, an equestrian center and recreational sporting, which is quite rare. And it's all well-capitalized. There were no shortcuts," said Jon Kohler of JON KOHLER & ASSOCIATES, who listed it on Wednesday.

Big Creek Farm includes a brand-new 22,000-square-foot main house and guest house under the same roof that took more than three years to build.

The owners, husband-and-wife civil-trial lawyers Justin and Haynes Studstill, bought the initial 500-

acre parcel in 2010 in a private sale and added land as it became available.

They also own the trucking company, Big Creek Inc., which they started to transport the farm's crops.

"My husband's family originally owned the farm some 200 years ago but not continuously," said Haynes Studstill, 49. "There was a gap of 50 to 75 years, and we put as much of it together again as we could because we wanted to create a recreational property we could enjoy with our family."

The farm served as the couple's primary home, and they raised their four children there.

"We wanted to teach our children to live on God's green earth and to honor the land and live on it as my husband's ancestors did," she said. "And we built our dream house here."

She said the farm, which is about a 30-minute

drive from her office, is special because “it offers a total and complete escape from the busyness of everyday life—you can see sunsets and sunrises and stars in the sky. When I drive through the gates, I feel peace and tranquility.”

The farm is 3 miles north of Lakeland, a town outside Valdosta, the state’s 10th largest city and the home of the Studstills’ law offices. It grows corn, peanuts and tobacco, and is a prime spot for sports hunting and equestrian activities.

The property is vast, and for 3 miles, Big Creek runs through it, connecting 50 acres of Lee Pond and 20 acres of fishponds. The structures were sited to preserve the live oaks, some of which are 300 to 400 years old.

Reached via a grand 1.4-mile paved drive lined with the centuries-old trees, the main house, which is in the Classical Revival style, is a fusion of old-world craftsmanship and modern technology.

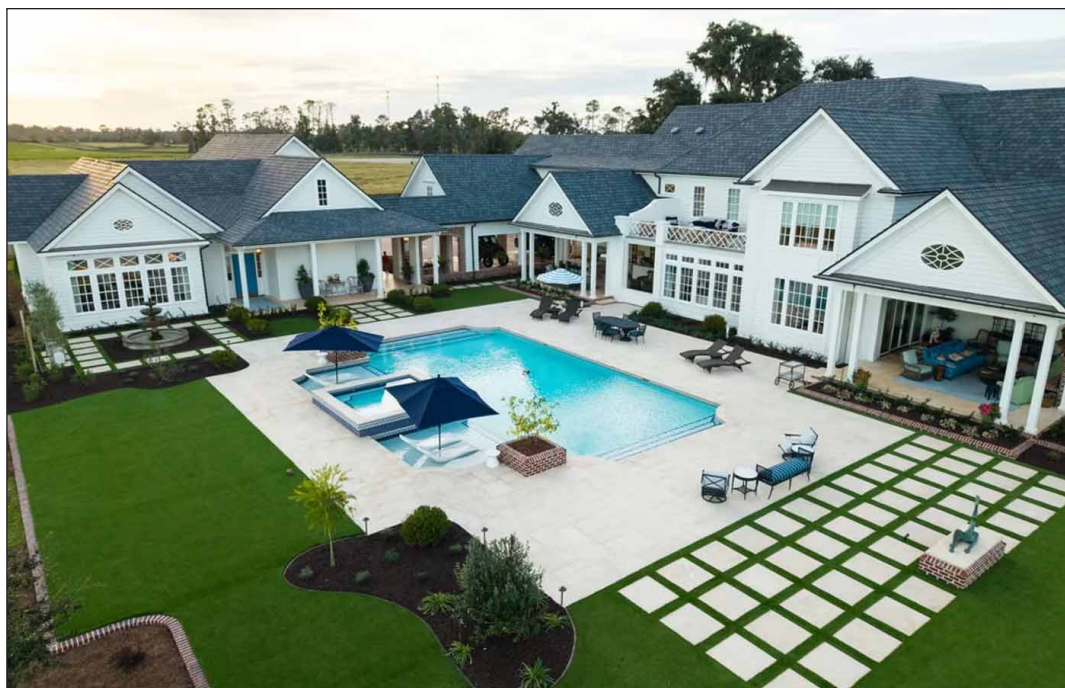
Crown moldings imported from Egypt and French-oak parquet floors sourced from Europe set the stage for windows that turn opaque at the touch of a button and a lighting system that responds to a single command.

“Everything about the house is timeless,” Kohler said, adding that it was designed so you can see horses from every room. “It was done to last in perpetuity.”

One of the main attractions, the custom gun room, paneled in pecky cypress and anchored by a massive stone fireplace, displays more than 120 firearms like museum pieces.

“It looks like something King Solomon would build if he were living in southeast Georgia,” Kohler said.

The heated and cooled garage, which was built to the same luxury standards as the main house, has 18-



foot ceilings and stained-concrete floors. There’s a guest apartment above it.

The primary bedroom, which is on the first floor of the two-story house, has heated floors, intelligent glass and an adjoining study.

Upstairs, there are four bedrooms and five bathrooms, a game room and a study. In the guest wing, there’s a one-bedroom, one-bath suite.

Kohler noted that the cost to replace the house alone would be around \$12 million.

The Studstills recently added several other improvements and amenities to the property, including a resort-style wave pool in the backyard.

For hunters, there are nine insulated box stands with windows, stairs and handrails, positioned for sightings of trophy whitetail deer, quail and turkey.

The equestrian complex has a covered and illuminated riding arena, an eight-stall barn and irrigated pastures. The stables are as elegantly appointed as the main house.

In addition to a furnished, four-bedroom hunting lodge that has an outside band stage, a bar and a walk-in cooler, there are two rental houses; one is 2,500 square feet, the other is 2,200 square feet.

Other features include a mile-long shooting range, a storage building, a boat barn that is insulated and air-conditioned, two other barns and various workshops.

In addition to the Studstills, the property is home to donkeys, longhorns, cows and dogs.

“My peace and enjoyment come from seeing the animals,” Haynes Studstill said. “That always puts a smile on my face.”

She said she’ll miss “everything” about the farm. “What’s so fabulous is that it provides opportunities for every single member of the family to do outdoor activities.”