



\$4,795,000



STONEY CREEK RANCH

<https://wscottwilsonproperties.com>

- Land
- 7000 sq ft

For Sale: 363-Acre Working Ranch in North Monroe County, Georgia Out here in North Monroe County, where the rolling hills meet the Georgia sky, lies 363 acres of something rare. Wide-open pastures, spring-fed creeks, and sunsets that paint the horizon in fire. This is more than land - it's a way of life. The Land 363 total acres, with over 220 acres of improved pasture (Bermuda and endophyte-free fescue). Fully cross-fenced with high-tensile New Zealand-style electric fencing, designed for efficient herd rotation and easy management. Each pasture features catch pens and large, virtually indestructible 12-foot industrial tire water troughs. Four active wells supply abundant fresh water across the property. Elevations range from 550' to 700', offering rolling hills and sweeping views - you can see all the way to Jackson from the back porch. Two year-round, spring-fed creeks, plus a northern boundary creek flowing toward the Ocmulgee River, only six miles away. Rich habitat for whitetail deer, turkey, dove, and abundant native wildlife. Equestrian & Livestock Facilities This ranch was built with purpose - designed for both horsemen and cattlemen: 90' x 80' hay and utility barn with enclosed 20' x 12' shop. Covered 60' oilfield-pipe round corral, 150' pipe round corral, and a 200' x 120' arena (130' x 120' covered). Six covered stalls, with additional outside stalls and paddocks. 20' x 20' tack room and 12' x 16' storage building. Caretaker's apartment with kitchen and full bath. Heavy-duty working cattle pens with hydraulic chute and telephone pole/pipe fencing. Every detail supports smooth operations - from rotational grazing to sorting, doctoring, and working livestock. The Home At the heart of the ranch sits a 7,000+ sq. ft. barndominium, rugged on the outside and refined within: Upstairs (approx. 3,500 sq. ft.): Spacious main living quarters with 3 porches, including a covered back porch overlooking the hills. 6 bedrooms, 3 full baths upstairs, including a private master suite with study, walk-in closet, and ensuite bath. Open-concept kitchen and living room, centered by a wood-burning stove - the heart of the home. Custom touches throughout: white pine ceilings, Douglas fir wainscoting, heart pine cabinets. Commercial-grade gas oven and range, nickel farmhouse sink, Bosch dishwasher, stainless appliances, and a walk-in pantry. Additional features: subzero wine cooler, refrigerated drawers, dual dishwashers, and a utility/laundry room with storage. Downstairs (approx. 3,500 sq. ft.) offers versatility: Second kitchen, full bath, laundry, freezer/storage room. Workout room, two studio/recording spaces (14' x 28' each), bunk room for guests, and more. Location & Lifestyle 60 minutes from Atlanta, 40 minutes from Macon, and just 50 miles from Hartsfield-Jackson International Airport. Minutes from Indian Springs State Park and Juliette, Georgia - home of the Whistle Stop Cafe, made famous by Fried Green Tomatoes. Surrounded by recreation: hunting, fishing, horseback riding, and ATV trails. Within reach of Piedmont & Oconee National Forests, Lake Oconee, and Lake Sinclair. Close to historic towns: Forsyth, Monticello, Jackson, Barnesville. Why This Ranch Whether you're looking for a performance horse facility, a cattle operation, a private retreat, or an investment with agricultural income potential, this ranch delivers. With fiberoptic internet, abundant water, and a private mile-long drive, it offers both seclusion and convenience. This is more than a ranch. It's a western dream, rooted deep in Georgia soil. Schedule your private showing today.

Description



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