



LAKESIDE RETREAT

Jeffersonville Rd, Macon, GA 31217

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PROPERTY OVERVIEW



Sale Price

\$957,000

PROPERTY OVERVIEW

Here's a property that checks all the boxes—stunning natural beauty, excellent recreational opportunities, and a rich history. Lakeside Retreat is 152 acres of prime land just minutes from downtown Macon, Georgia. At its heart is a 35-acre stocked lake, perfect for fishing, kayaking, or simply enjoying the peaceful views. A duck pond adds to the charm, making it a dream spot for waterfowl hunting.

This land carries a unique legacy, having been owned by Capricorn Records, the iconic label that shaped Southern rock. Imagine owning a property with ties to music history while enjoying abundant wildlife and outdoor activities.

Food plots are in place, attracting trophy deer and turkeys, making this a hunter's paradise. The property's versatile layout is also perfect for hosting clients, corporate retreats, or special events. Need more space? An additional 300 acres across the road is available for purchase.

Opportunities like this don't last long. Call today to schedule your private tour—you won't be disappointed.

OFFERING SUMMARY

Acreage: **152± Acres**

Price / Acre: \$6,296

City: Macon

County: Bibb

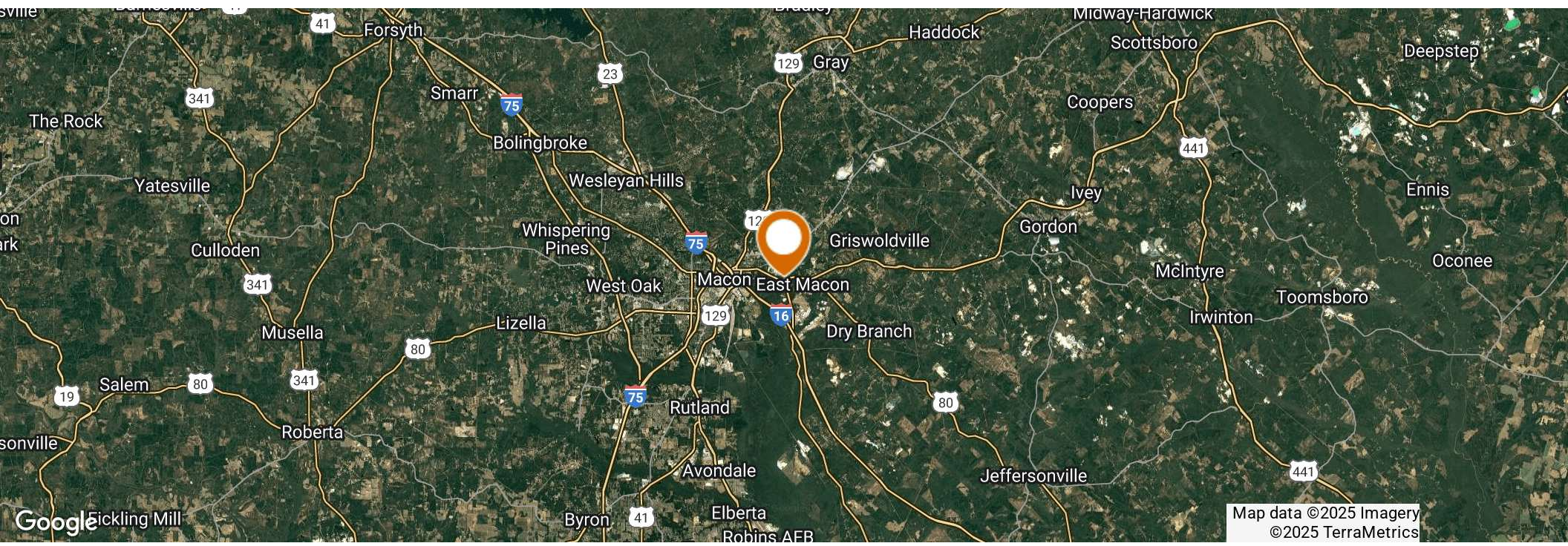
Property Type: Conservation Easement, Land Investment, Timberland, Waterfront

Video: [View Here](#)



LOCATION & DRIVING DIRECTIONS

Parcel:	U0710129; -0127 & V07 0001
GPS:	32.8432561, -83.5773579
Driving Directions:	Contact listing Agent
Showing Instructions:	Contact Listing Agent Tom Tuggle 478-297-5471



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SPECIFICATIONS & FEATURES

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Land Types:	<ul style="list-style-type: none"> • Conservation Easement • Hunting & Recreation Properties • Land Investment • Timberland • Waterfront 	Land Cover:	This 152-acre tract is anchored by a stunning 35-acre lake, offering multiple future sites for a cabin or event venue overlooking the water. The land features mature timber, established food plots, and an internal road system for easy access. Whether for recreational use, hosting clients, or building your dream retreat, this property provides endless possibilities.
Uplands / Wetlands:	70%/30%		
Soil Types:	Loamy Sand		
Taxes & Tax Year:	Estimated Taxes (2024): \$1500		
Zoning / FLU:	AG	Game Population Information:	Trophy Whitetail Deer, Turkeys, Ducks, and Largemouth Bass and Bream
Lake Frontage / Water Features:	35 Acre Lake, Small Duck Pond		
Water Source & Utilities:	Water, Power, Sewer	Current Management Information:	Trophy Buck Managed
Road Frontage:	2856 Feet		
Nearest Point of Interest:	Historic Downtown Macon (4 Miles) Warner Robins, Georgia (25 Miles) Atlanta (87 Miles)		
Current Use:	Recreation/Hunting Property		



RECREATION RD

RECREATION RD

PERRY DR

IRVING DR

ASHLIN AVE

MCCALL RD

JEFFERSONVILLE RD

JEFFERSONVILLE RD

MASSEYVILLE RD

MASSEYVILLE RD

BETTY PL

BETTY PL

FINNEYDALE DR

Boggy Branch

Red Carpet Inn

Sunoco

80

80

80

80

80

80



ADDITIONAL PHOTOS





For more information visit www.saundersrealestate.com

HEADQUARTERS

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Lakeland, FL 33801
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ORLANDO

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Orlando, FL 32801
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NORTH FLORIDA

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352.364.0070

GEORGIA

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Thomasville, GA 31792
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ARKANSAS

112 W Center St, Suite 501
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