



## Cottontale Farm

Beautiful 30± acre farm with 1930's farmhouse in a desirable location! This property features a completely restored, charming 1934 farmhouse, a guest house with carport, a workshop & 2 barns. Huge old oaks and pecans are scattered about 12± acres of mostly open cultivated acreage that had been planted in peanuts, cotton and tobacco. Another 17 acres of Timberland are in volunteer pine. A good portion of the land is fenced and gated and the remainder could easily be fenced and used for cattle and/or horses. The 1688 sqft shabby chic style house was updated five years ago with new electrical, plumbing, windows, tin roof, septic, well pump & 2 gas fireplace inserts. The massive, fully equipped gourmet kitchen includes a European 48" gas range with double ovens, a massive vintage double farmhouse apron sink, Italian Carrara marble countertops, a gorgeous 4'x10' walnut butcher block island, Dutch door and handcrafted cabinets from reclaimed lumber from the house. The stunning master ensuite and second bathroom shine with subway tile and rain showerheads. Additional features include original pine floors, large mudroom with extra storage and a screened-in side porch. The attention to detail in this home is fantastic! The 1400 sqft guest house would make a great in-law suite, business or rental income potential. It includes a full living and kitchen area, 3 office/bedrooms, a full bathroom, attached carport, upstairs attic storage and CH/A. Outside you can enjoy an enclosed workshop for storing and working on all your projects with open storage off the back, 2 original barns, walking trails, a fenced garden, a dog pen & a firepit picnic area.



**Price:** \$450,000

**Property Type:** Land

**Status:** Sold

**Street/Address:** 1965 Stillwell Clio Rd.

**City:** springfield

**State:** Georgia

**Zip code:** 31329

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**County:** effingham

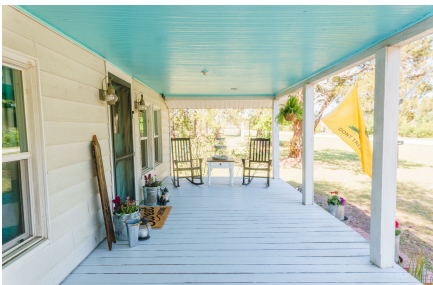
**Acres:** 30

**Per Acre Price:** \$0.00

**Phone Number:** 912.764.LAND(5263)

**Email:** [info@LandandRivers.com](mailto:info@LandandRivers.com)

**Google Maps link:** [View Larger Map](#)



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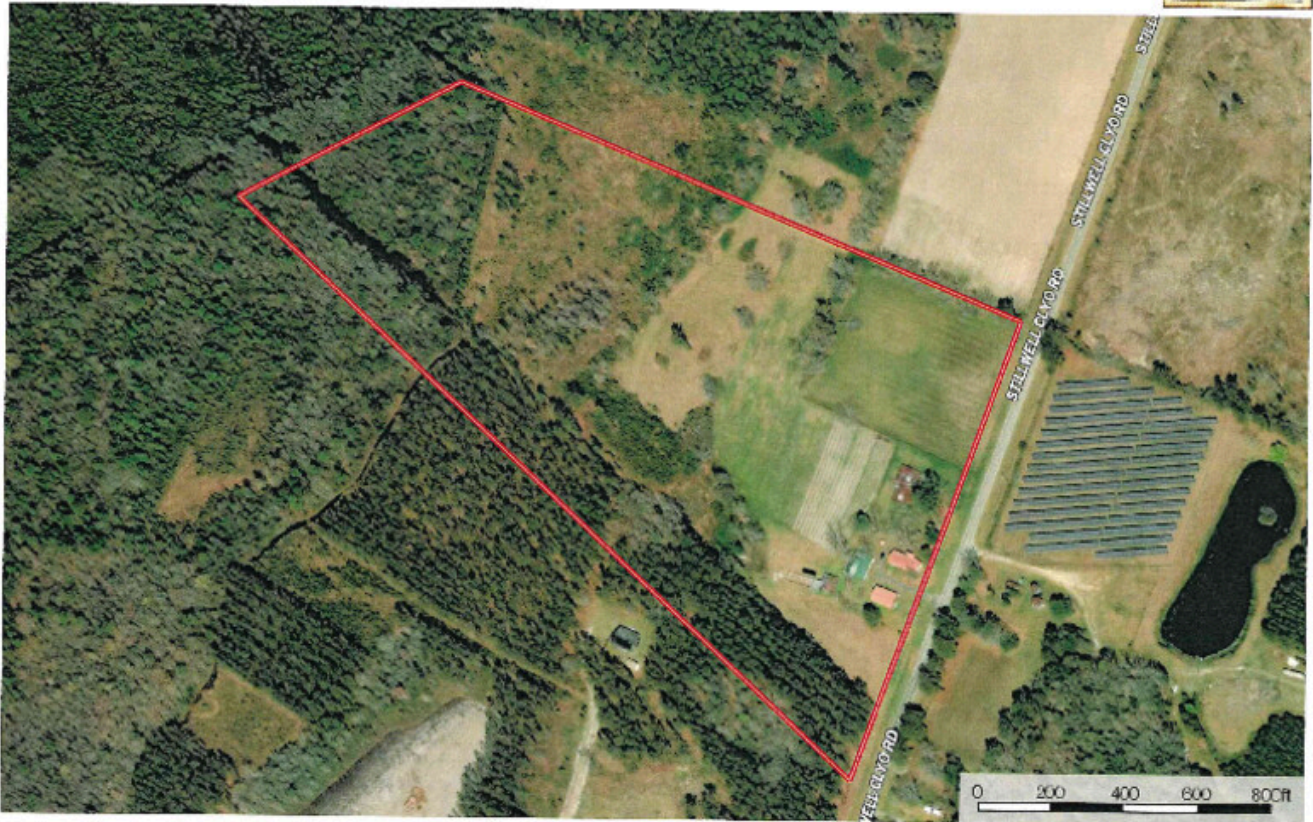
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## Aerial Map

30+/- acres - 1965 Stillwell Clyo Rd.  
Effingham County, Georgia, AC 17

PLANTATION PROPERTIES  
LAND INVESTMENTS, LLC



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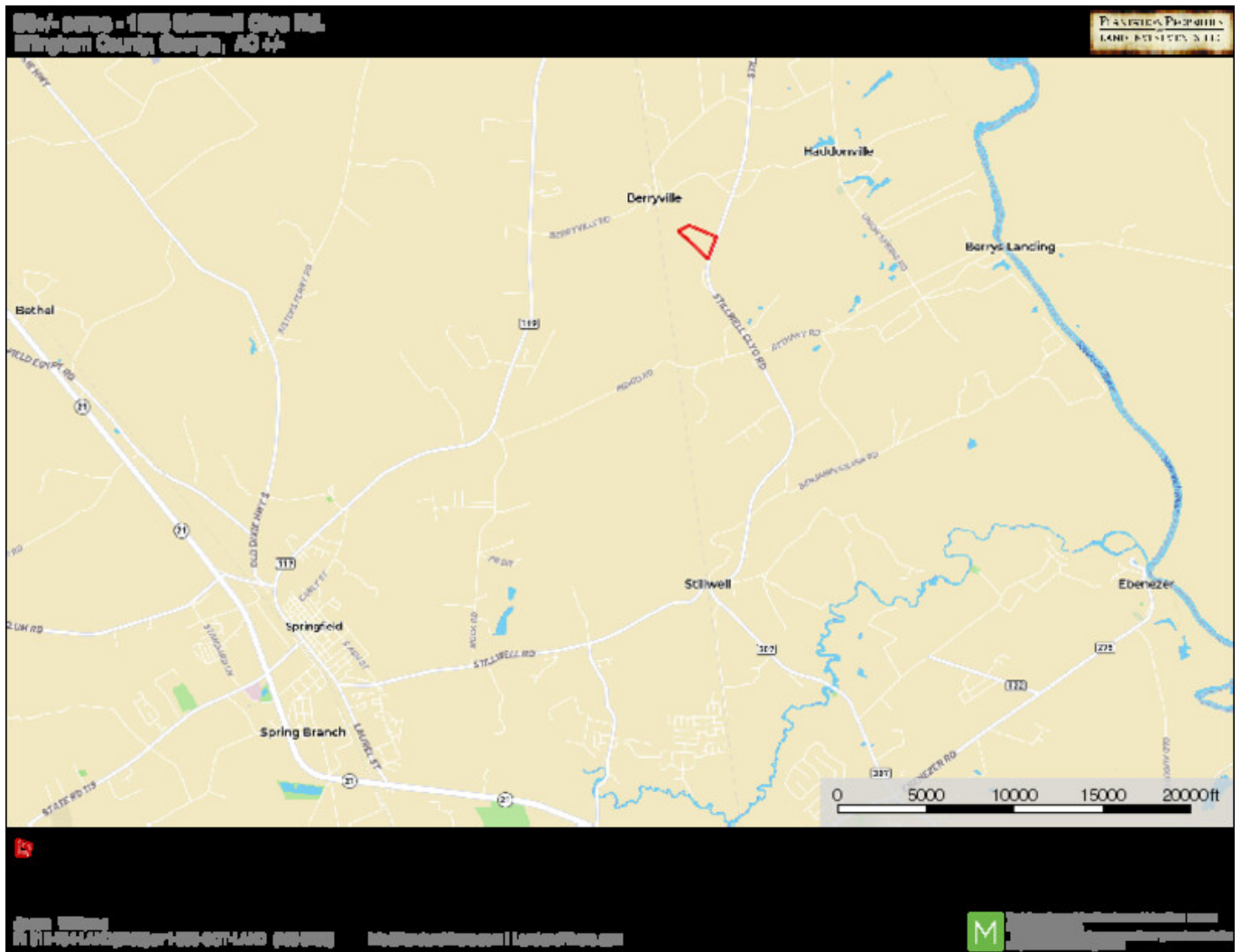
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## Location Map

# Cottontale Farm

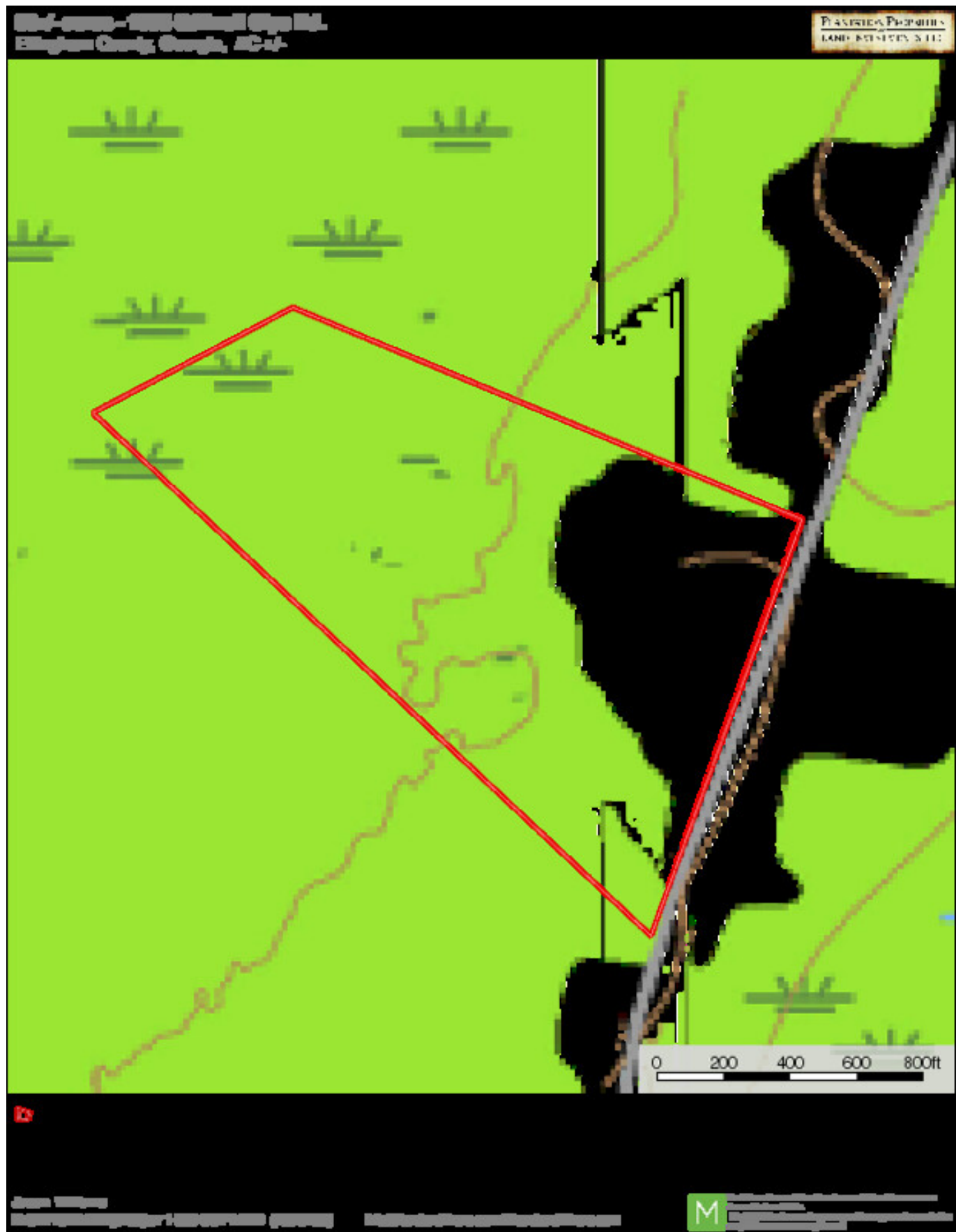
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## Topo Map

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