

# Jaw-Doc Farms

SOCIAL CIRCLE, GEORGIA

LIVE WATER  
P R O P E R T I E S



Hunting | Ranching | Fly Fishing | Conservation



## JAW-DOC FARMS

Social Circle, Georgia

270 Acres | Listing Price: \$4.7M

Jaw-Doc Farms represents a rare opportunity to own a well-known and diverse outdoor retreat within an hour of Atlanta and Athens, Georgia. The family and the farm are both widely recognized for their lifetime contributions and decades of dedication to land stewardship and wildlife conservation. With a custom main lodge, two ponds, barns, pasture, and miles of roads and trails, one can truly “get away from it all” while remaining in close proximity to one of the ten largest metropolitan areas in the United States.

The 270-acre property features a mix of forested woodlands, pasture, and hardwood bottoms along Naked Creek, providing habitat for white-tailed deer, wild turkey, dove, and other species. Water features include two picturesque ponds—one visible from the main lodge—as well as over a mile of Naked Creek frontage.

Secondary structures include barns, former stables with a caretaker’s lodge/office above, equipment storage, and various outbuildings that support a commercial Bermuda hay operation. A robust internal road network ties the farm together. The mile of scenic road frontage runs through rolling pasture and is tastefully fenced and gated.

### Contact

Jon Callaghan, Broker

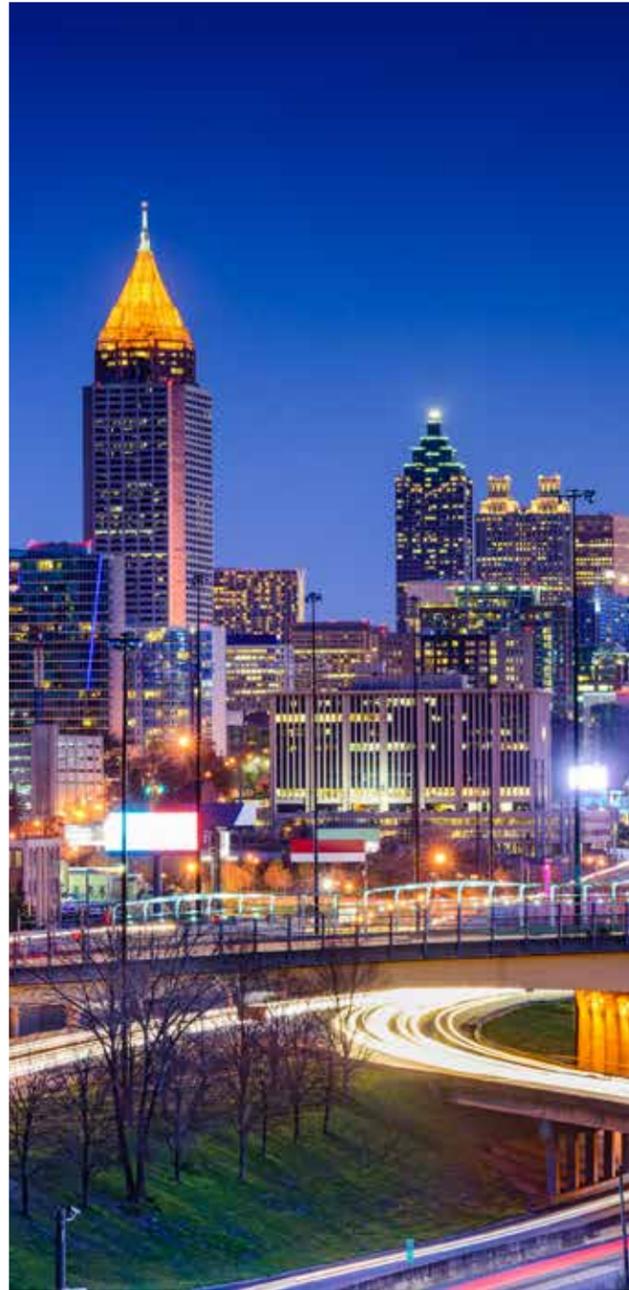
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## ACREAGE

Approximately 270 acres of woodlands and pastureland in central Georgia. About 65 acres are in pasture, producing a commercial crop of Bermuda hay. Several stands of pre-merchantable pine plantations are present, with the remaining acreage consisting of mature, mixed hardwood forests.





## Location

Jaw-Doc Farms is conveniently located less than an hour east of Atlanta and approximately 40 minutes south of Athens, Georgia. The Ritz-Carlton and the golf courses and amenities of the Lake Oconee area are just 45 minutes to the west. With over a mile of pasture and fence-lined frontage along Jersey-Social Circle Road, the property offers an ideal blend of rural privacy and easy access to modern conveniences—perfect for a true gentleman's farm.



## IMPROVEMENTS

The 5,300 sqft main lodge at Jaw-Doc Farms sits atop a hill overlooking a tranquil pond, surrounded by a majestic, mature hardwood forest. Built in 1987 with entertaining in mind, the home features a spacious main living room with soaring vaulted ceilings, exposed wood beams, and custom hardwood floors throughout. Multiple decks and porches offer scenic views of the pond, and wood-burning fireplaces add warmth and charm throughout the home.

The modern, open-concept kitchen provides ample space to host large gatherings. Just beyond it is a secondary, yet equally impressive, living area, currently used to showcase the family's game mounts from around the world. Upstairs, the primary suite includes an attached bonus room above the three-car garage. A secondary bedroom, office, and loft area offer flexible space for future use.

The basement includes two additional bedrooms, an open recreation area with two Murphy beds, a wet bar, and walk-out access to a patio overlooking the pond.

Near the front gate are the former stables and potential manager's quarters, which also offer generous storage and the option to convert into additional guest accommodations. Additional barns, hay storage, and equipment sheds are conveniently located adjacent to the main hay fields.







## FARMING OPERATION

The pasture areas at Jaw-Doc Farms are fully fenced and have a history of producing high-quality Bermuda hay. Existing hay storage facilities and an active commercial operation offer the potential for continued income, should the new owner choose to maintain the enterprise.





## HUNTING AND WILDLIFE

Jaw-Doc Farms offers diverse habitat that supports all common game species found in central Georgia. White-tailed deer, wild turkey, and dove can be hunted during their respective seasons. The property also features two ponds for fishing and over a mile of frontage along Naked Creek and its tributaries.





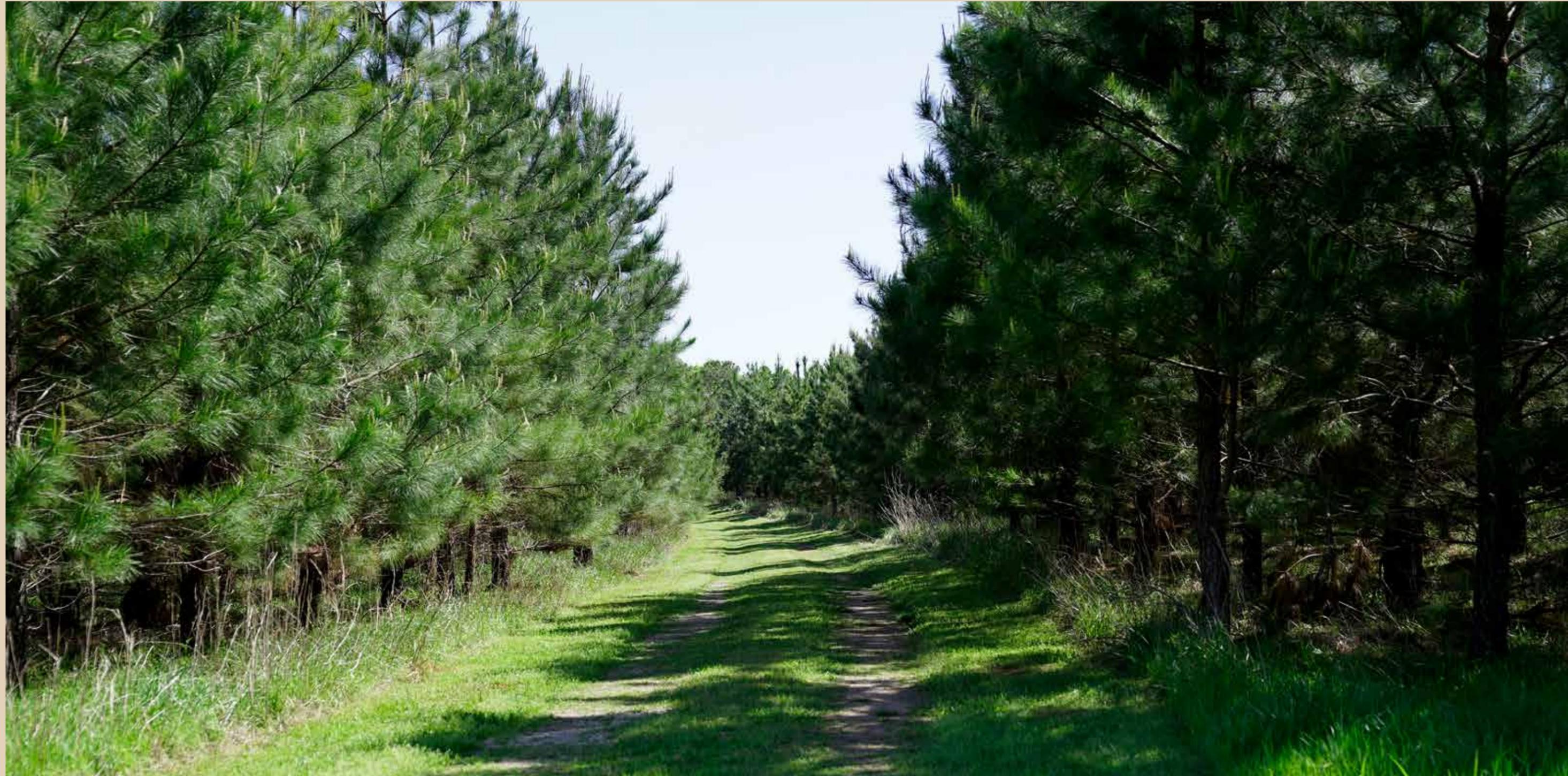
## CONSERVATION EASEMENTS

A portion of Jaw-Doc Farms is currently protected by conservation easements held by the Oconee River Land Trust, based in nearby Athens, Georgia. These easements thoughtfully safeguard the boundaries of the 146-acre main lodge site. With the steady growth of Georgia—and the Atlanta area in particular—there is clear potential for future conservation efforts, which could offer additional tax benefits in lieu of subdivision.



## FARM HISTORY

Jaw-Doc Farms was assembled by a local family beginning in 1982 with the purchase of an initial 147-acre parcel—at the time, undeveloped and lacking roads, improvements, or fencing. Four subsequent acquisitions of adjoining land expanded the property to its current size. Initially used as a weekend retreat and seasonal hunting getaway, the farm later became the family's primary residence. The main house, built around 1987, remains in excellent condition and is well-positioned for its next owner.



## SUMMARY

Jaw-Doc Farms offers a unique opportunity to acquire a turn-key sporting and lifestyle retreat. Whether used as a primary residence or a part-time getaway, the property is fully equipped for relaxation, recreation, and entertaining groups of family and friends. Privacy is ensured by the thoughtfully positioned main lodge, set well away from public roads.



# JAW-DOC FARMS

±270  
ACRES

LOCATED IN SOCIAL CIRCLE, GEORGIA

LISTED AT  
\$4.7M

A PRIVATE, TURN-KEY RETREAT WITH A MAIN LODGE, NATURE TRAIL, AND AMENITIES FOR ALL-SEASON ENJOYMENT

## IMPROVEMENTS

- 5,300 sqft main lodge with pond views and hardwood forest
- Vaulted ceilings, wood beams, custom hardwood floors, multiple decks
- Modern kitchen, secondary living area, upstairs primary suite
- Stables, manager's quarters, barns, and storage near hay fields

## LOCATION

- Less than an hour east of Atlanta and 40 minutes south of Athens
- 45 minutes west to The Ritz-Carlton and Lake Oconee golf amenities
- Over a mile of pasture and fence-lined frontage along Jersey-Social Circle Road
- Ideal mix of rural privacy and easy access to modern conveniences

LIVE WATER  
PROPERTIES




## Jaw-Doc Farms - Aerial Map

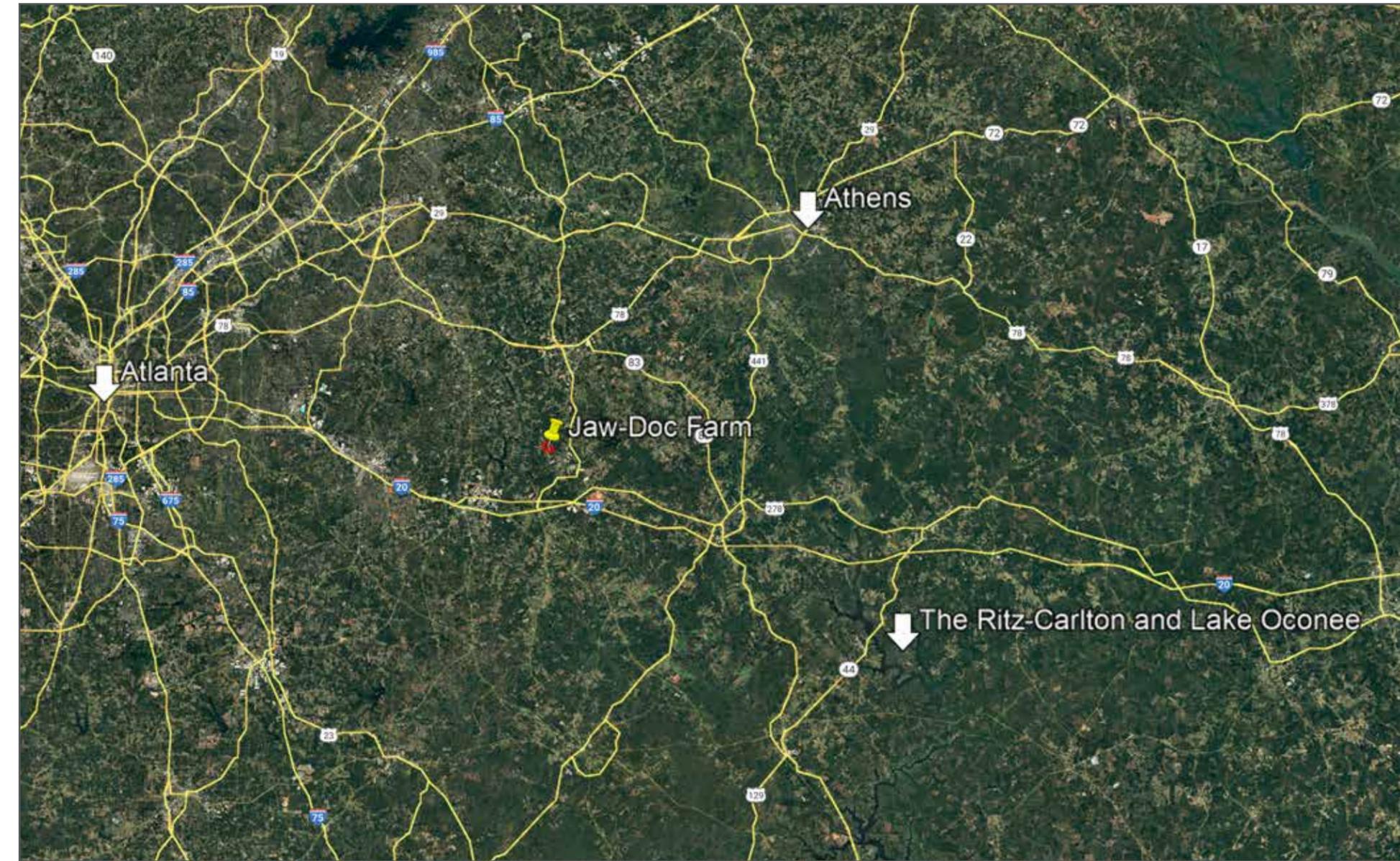
••Maps are for visual aid only, accuracy is not guaranteed.

Jaw-Doc Farms  
Georgia, 268.43 AC +/-



## Jaw-Doc Farms - Aerial Map - Details

••Maps are for visual aid only, accuracy is not guaranteed.



## Jaw-Doc Farms - Location Map

••Maps are for visual aid only, accuracy is not guaranteed.