

WEDDING VENUE & LUXURY VACATION RENTAL

8475 Old Hwy 259 | Waynesville, GA 31566



30 +/- Acres | Offered for \$3,200,000



COMMERCIAL DIVISIONSM

**BERKSHIRE
HATHAWAY**
HOMESERVICES

HODNETT COOPER
REAL ESTATE

Erin Vaughn, REALTOR®

Erin@hcrega.com

912-638-5450 (office)

912-223-2201(cell)

11 Trade Street

Brunswick, GA 31525

Stephanie Webb, REALTOR®

Steph@hcrega.com

912-638-5450 (office)

912-223-0604 (cell)

11 Trade Street

Brunswick, GA 31525



For Sale

8475 Old Hwy 259
Waynesville, GA 31566

Everything Included in This Extraordinary Estate

Featuring:

- Luxury Wedding Guest Home / Vacation Rental - sleeps up to 22
- Glass House Event Venue - with full kitchen
- Pool with Hot Tub
- Private Cabin - 2 bedrooms
- House - 2 bedrooms
- Mobile Home
- Storage Building
- 32.55± Acres with Five Scenic Ponds
- Turnkey
 - furniture, fixtures, dishes, linens, etc.
 - Mowers - 54" Gravely & 72" Scag
 - Golf Cart
 - Truck - 2024 Ford F150 King Ranch



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Rental Information

8475 Old Hwy 259
Waynesville, GA 31566



Rental Highlights:

- The main Rental includes the:
 - Main House
 - Glass Venue
 - Swimming Pool
 - Groomsmen Cabin
- 3 nights for \$12,800
The 2026-2027 season
- 3 nights for \$14,800
The 2028 season



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Luxury Vacation Rental Home

8475 Old Hwy 259
Waynesville, GA 31566

Details of the
Luxury Vacation Rental Home:

Brantley County, GA
Parcel ID # B065 074 & B065 074A

- Sleeps 22
- 5 Bedrooms
- 4 Queen Beds in "Cousins' Loft"
- 6 Full Bathrooms
- 5,447 sq ft
- 20 +/- Acres

Amenities

- Venue-Wide Wi-Fi Access
- Smart Television
- Presentation Projector
- Fireplace
- Bridal Suite
- Garden Tub
- Balcony
- Screened-In Porch
- Sun Deck
- Wheelchair Accessible
- Full Kitchen
- Double Ovens
- Industrial Gas Stove
- 2 Washers and Dryers
- Dishwasher
- Coffee Bar
- 2 Full Refrigerators (Inside and Outside)
- 1 Mini Refrigerator
- Grill
- Saltwater Pool
- Hot Tub
- Outdoor Bathroom and Shower
- Outdoor Fire Pit



- 3 HVAC Units
- 2 Tankless Water Heaters
- Septic Tank
- Well

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Glass Venue

8475 Old Hwy 259
Waynesville, GA 31566

Details of the
Glass Venue

Brantley County, GA
Parcel ID # B065 074 & B065 074A

- Roll Up Glass garage doors
- Full Kitchen
- 2 Bathrooms -
each with Mini Split AC units
- Storage Closet

- 10 Round tables
- 8 square tables
- 280 approx Chairs
- Bar
- Arches: Square, Hexagon
- Cross



- Septic Tank
- Shared Well with the main house

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Cabin

8475 Old Hwy 259
Waynesville, GA 31566

8515 Old Hwy 259
Waynesville, GA 31566

Brantley County, GA
Parcel ID # B065 074B

Details of
8515 Old Hwy 259

- Sleeps 6
 - Plus a pull-out couch
- 2 Bedrooms
 - Queen Bed
 - 2 sets of bunk beds
- 1 Full Bathroom & Extra Shower in Laundry room
- Fully equipped kitchen
- Laundry Room
- Open Floor Plan
- 960 sq ft
- 9.04 Acres



- Septic Tank
- Well
- Solar Panels

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216 Deerwood Circle Waynesville, GA 31566

Brantley County, GA
Parcel ID # B066A 003A

DETAILS of 216 Deerwood Circle

- Sleeps 4
- 2 Bedrooms
- 1 Full Bathroom
- 1056 sq ft
- Built 2024
- 1 Acre

AMENITIES

- 16' Vaulted Ceiling
- Fully equipped kitchen
- Center Island
- Laundry Room
- Living Room opens to
screen porch via glass roll up door
- Screen porch features Brick Fireplace
- Tankless Water heater
- Septic Tank
- Well



Currently serving as the owner's private residence, this beautifully appointed home offers the flexibility to become an exclusive honeymoon cottage, luxury guest retreat, or income-producing vacation rental—enhancing the estate's hospitality potential.

88 Barbers Circle
Waynesville, GA 31566

Brantley County, GA
Parcel ID # B066A 003

Details

- Currently rented for \$650 per month



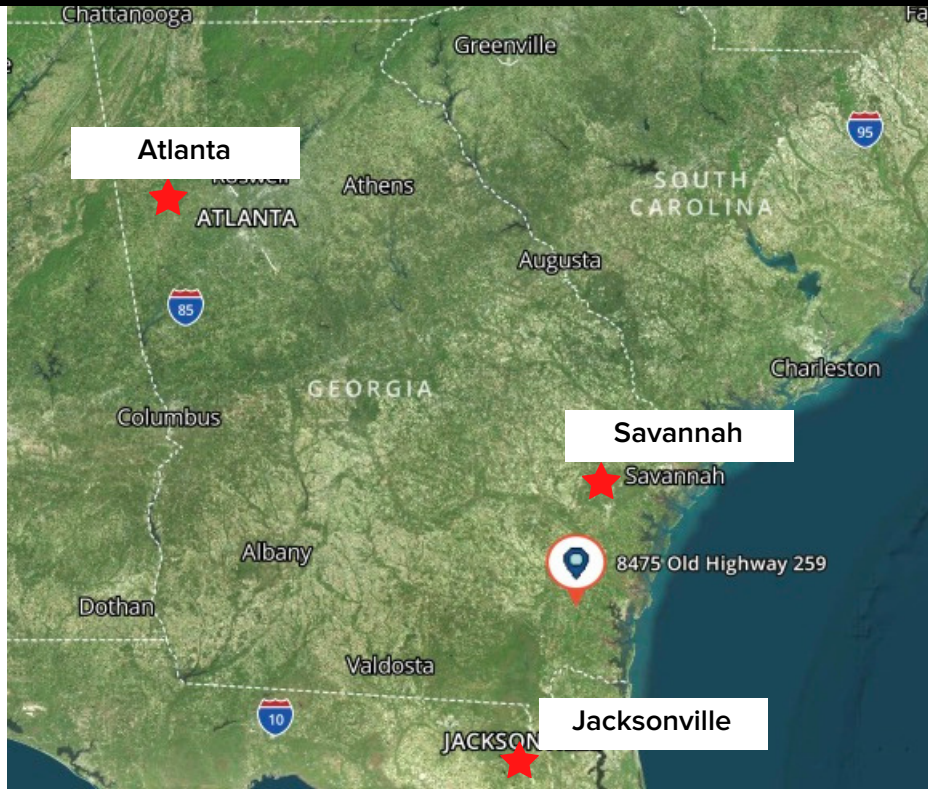
Storage Building

- Used as storage for overflow and the mowers



Property Map

8475 Old Hwy 259
Waynesville, GA 31566



Drive Times

- Atlanta Airport
 - 4 hours, 10 minutes
- Savannah Airport,
 - 1 hour, 20 minutes
- Jacksonville Airport,
 - 1 hour



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eFiled & eRecorded DATE: 7/19/2018 TIME: 12:11 PM PLAT BOOK: 00EF1 PAGE: 00163 RECORDING FEE: 8.00 PARTICIPANT ID: 8533131448 CLERK: Debbie Sirmans Brantley County, GA	200 0 200 400 600 GRAPHIC SCALE -- FEET THIS PROPERTY IS NOT LOCATED WITHIN A 100 YEAR FLOOD HAZARD ZONE ACCORDING TO F.E.M.A. MAP NUMBER 13025C0230C	EQUIPMENT USED: TOPCON 226-D TOTAL STATION TOPCON GPS - HYPER II CARLSON EXPLORER 2 DATA COL. CARLSON SOFTWARE
RESERVED FOR CLERK OF SUPERIOR COURT		
9.04 Acres with Cabin 20.09 Acres with house, glass venue & pool		
SURVEYOR'S CERTIFICATION THIS PLAT IS A RETRACEMENT OF AN EXISTING PARCEL OR PARCELS OF LAND AND DOES NOT SUBDIVIDE OR CREATE A NEW PARCEL OR MAKE ANY CHANGES TO ANY REAL PROPERTY BOUNDARIES. THE RECORDING INFORMATION OF THE DOCUMENTS, MAPS, PLATS, OR OTHER INSTRUMENTS WHICH CREATED THE PARCEL OR PARCELS ARE STATED HEREON. RECORDATION OF THIS PLAT DOES NOT IMPLY APPROVAL OF ANY LOCAL JURISDICTION, AVAILABILITY OF PERMITS, COMPLIANCE WITH LOCAL REGULATIONS OR REQUIREMENTS, OR SUITABILITY FOR ANY USE OR PURPOSE OF THE LAND. FURTHERMORE, THE UNDERSIGNED LAND SURVEYOR CERTIFIES THAT THIS PLAT COMPLIES WITH THE MINIMUM TECHNICAL STANDARDS FOR PROPERTY SURVEYS IN GEORGIA AS SET FORTH IN THE RULES AND REGULATIONS OF THE GEORGIA BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AS SET FORTH IN O.C.G.A. SECTION 15-6-67. <i>Robert L. Cheesman</i> 7-16-18 GA. REG. L.S. LIC. NO. 2514 DATE:		
HORIZONTAL DATUM IS GEORGIA STATE PLANE EAST ZONE COORDINATE SYSTEM, NORTH AMERICAN DATUM OF 1983 (NAD83). THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF AN ABSTRACT OF TITLE. THE CERTIFICATION, AS SHOWN HEREON, IS PURELY A STATEMENT OF PROFESSIONAL OPINION BASED ON KNOWLEDGE, INFORMATION AND BELIEF, AND BASED ON EXISTING FIELD EVIDENCE AND DOCUMENTARY EVIDENCE AVAILABLE. THE CERTIFICATION IS NOT AN EXPRESSED OR IMPLIED WARRANTY OR GUARANTEE. THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN 16,222 FEET, AND AN ANGULAR ERROR OF 2" PER ANGLE POINT, AND WAS ADJUSTED USING LEAST SQUARES METHOD. THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 487,047 FEET.		
KALEIGH FORESTRY & LAND MANAGEMENT SERVICES RESIDENTIAL AND COMMERCIAL 9620 NASHVILLE HWY. LAKELAND, GEORGIA 31635 CELL PHONES: (912) 286-6165 (912) 487-6451		
SURVEY FOR: JOHN M. VELIE SURVEY OF: RETRACEMENT SURVEY OF A 20.090 ACRE TRACT SCALE: 1" = 200' LAND LOT: --- LAND DIST.: --- G. M. DIST.: 1493 FIELD DATE: 7/16/18 COUNTY: BRANTLEY CITY: --- GEORGIA PLAT DATE: 7/16/18 0 5/8" IRON PIN SET (IPS) ● 5/8" IRON PIN FOUND (IPF) □ 4" CONCRETE MONUMENT SET (CMS) ■ 4" CONCRETE MONUMENT FOUND (CMF) △ NO CORNER MARKER (COMPUTED) ---X---X---FENCE REFERENCES: PLAT BKS. 24-124, 26-166 FILE: JOHNVELIE DISC: F:2018		
APPROVED BY: <i>Robert L. Cheesman</i>		

eFiled & eRecorded
DATE: 4/28/2022
TIME: 12:35 PM
PLAT BOOK: 00EF2
PAGE: 00319
RECORDING FEES: \$10.00
PARTICIPANT ID: 2374157494
CLERK: Debbie Sirmans
Brantley County, GA

9.04 Acres with Cabin

TAX PARCEL NO. B065A 003

ANTHONY & JENNIFER VELIE

D.B. 708/333

Mobile home
Storage building

TAX PARCEL NO. B065 074

JOHN M. VELIE

D.B. 675/40

20.09 Acres with
house,
glass venue & pool

TRACT 1
1.00 ACRE
Vacant
Lot

TRACT 2
1.00 ACRE
2BR
House

The following governmental bodies have approved this map, plat, or plan for filing or have affirmed that approval is not required.

County Code Enforcement

This Survey complies with both the rules of the Georgia Board Registration for Professional Engineers and Land Surveyors and the official code of Georgia Annotated (OGA) 15-6-67 as amended by HB 1004 (2016), in that where a conflict exists between those two sets of specifications, the requirements of law prevail.

THE LAND SURVEYOR WHOSE SEAL IS AFFIXED HERETO, DOES NOT GUARANTEE THAT ALL EASEMENTS WHICH MAY AFFECT THIS PROPERTY ARE SHOWN.



STRICKLAND & ASSOCIATES PROFESSIONAL SURVEYORS 7451 TRUDIE ROAD PATTERSON, GA. 31557 OFFICE (912) 473-3592 EQUIPMENT USED: TOPCON TOTAL STATION TOPCON HYPER V GPS PLAT CLOSURE: 1/7700,000" * FIELD CLOSURE:		SURVEY FOR:	
		ANTHONY M. VELIE	
LAND LOT NO.	LAND DISTRICT	DATE	G.M.D.
		4-11-2022	1493RD.
COUNTY	STATE	GA.	
BRANTLEY			
SCALE: 1"=100'	DRAWN BY: JL		
LEGEND			
* CALCULATED POINT * IRON PIN SET * IRON PIN FOUND * CONCRETE MONUMENT SET * CONCRETE MONUMENT FOUND			

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