KINGSTON RANCH

Lake Oconee Frontage. Land That Stands Apart.

OFFERED AT $19,500,000



A rare land offering by any measure.

Kingston Ranch combines substantial Lake Oconee frontage and the privacy of a premier recreational retreat with an approved residential master plan. D.R. Horton is already purchasing Phase 1 lots, adding an active development program to land that can be enjoyed today.

THE OPPORTUNITY

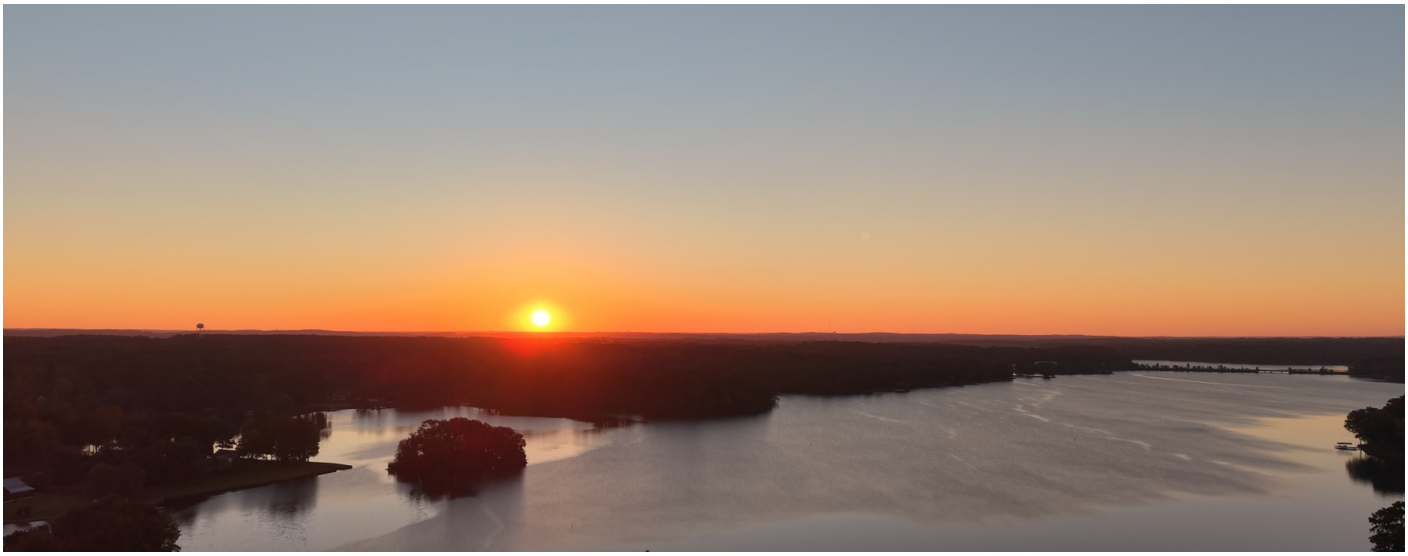
PRIVATE RECREATION
Land and lakefront to enjoy now.

APPROVED MASTER PLAN
A framework for future phases.

ACTIVE LOT PURCHASES
D.R. Horton Phase 1 contract.

Brandon Vann | (229) 591-0902 • Billy Black | (229) 938-1870

One of Georgia's Premier Lake Destinations



Lake Oconee from Kingston Ranch

A reputation far beyond the water.

Lake Oconee has become one of Georgia's most desirable places to live and spend time on the water. Seven golf courses and a sporting ground at Reynolds Lake Oconee, along with The Ritz-Carlton, have made the area a destination for much more than boating and fishing.

Kingston Ranch offers substantial lake frontage within that established market, plus an approved plan for future development. Its scale gives a buyer the privacy of a large landholding within a destination known for lake living, golf and recreation.



19,050
ACRES OF LAKE

374
MILES OF SHORELINE

7
REYNOLDS GOLF COURSES

Regional growth adds to the setting: 2020–2025 Census estimates show population gains of about 10% in Morgan County, 8% in Putnam County and 13% in Greene County.

A Place to Own and Enjoy Now









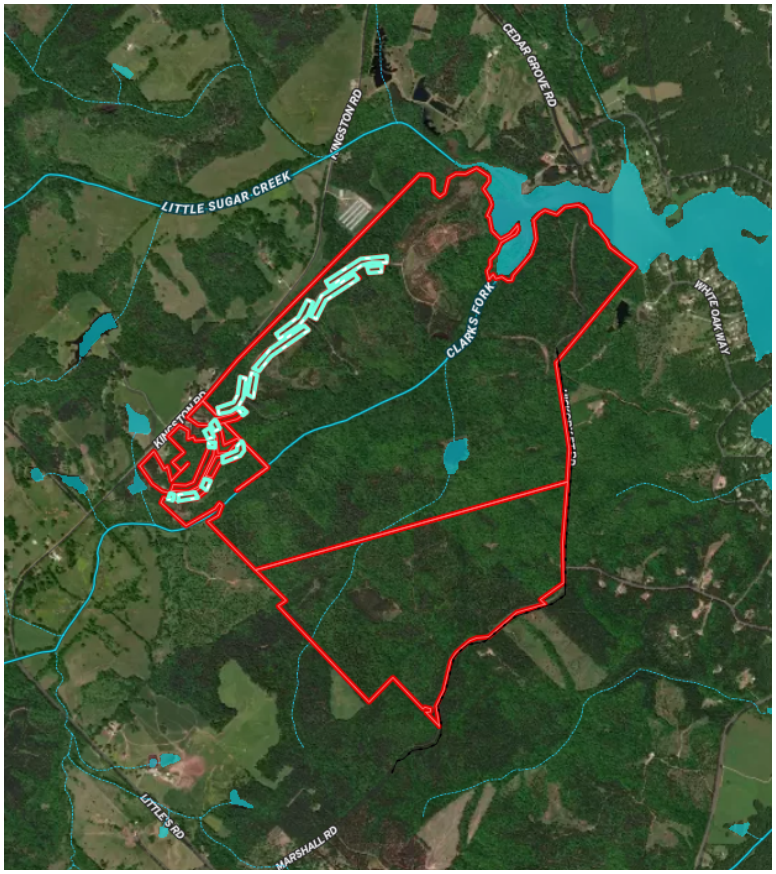
Recreation With Long-Term Upside

Spend a day at Kingston Ranch and the appeal is immediate: Lake Oconee frontage, quiet woods, open ground, creeks and water features across approximately 1,100 acres. There is room to hunt, fish, ride and gather with family and friends, with the privacy and scale to make the property your own.

In an uncertain economy, land you can use and control has an appeal of its own. Kingston also sits in a growing lake market with an approved master plan across the original tract and a D.R. Horton lot program already underway. An owner can enjoy the property now, hold it for the long term or evaluate future residential phases as the market evolves.

A Development Program Already Underway

D.R. Horton's agreement covers 286 Phase 1 lots across nine scheduled closings. The first three closings, totaling 125 lots, have been paid. The builder reports that it has been the largest U.S. homebuilder by volume since 2002.



Blue-highlighted lots are currently owned by D.R. Horton.

PHASE 1 LOT PROGRAM

286
LOTS UNDER THE AGREEMENT

125
LOTS IN THE FIRST THREE PAID CLOSINGS

161
LOTS IN THE REMAINING SCHEDULE



The Approved Framework

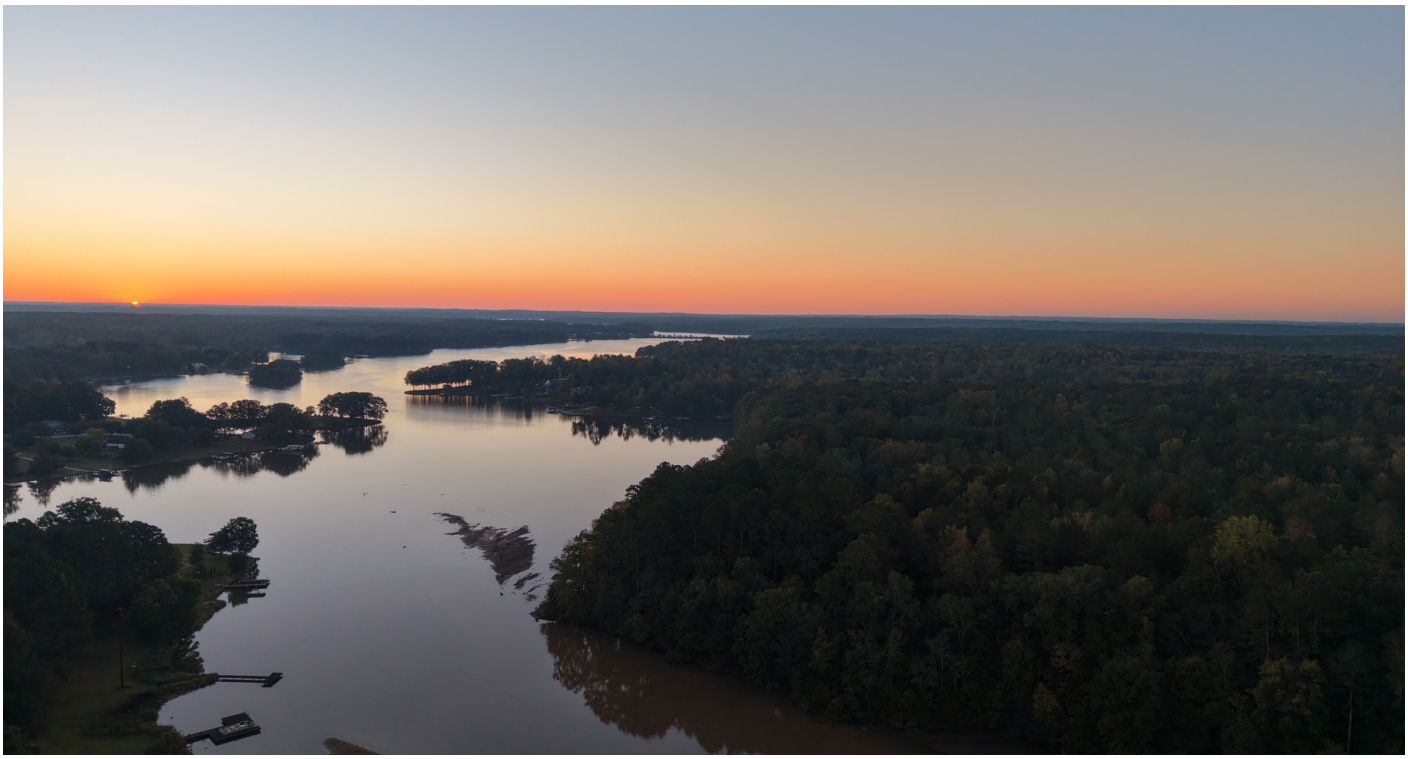
The residential master plan was approved across the original tract. Kingston offers the opportunity to evaluate future phases alongside a substantial private recreational holding.

The Remaining Schedule

Six scheduled closings through May 2031, with $16.03 million in scheduled gross lot prices before credits and contractual obligations. Early purchases may count toward later minimums.

Experience Kingston Ranch

Lake Oconee Frontage. Land That Stands Apart.



The land, the lakefront and the opportunity are best understood in person.

Explore the recreational character of the ranch, see the lake frontage and review the approved plan and D.R. Horton contract. We welcome the opportunity to walk the property with you and discuss how Kingston fits your plans.

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