

THE LAKE COUNTRY'S PREMIER REAL ESTATE GUIDE

Homefinder

LAKE OCONEE • LAKE SINCLAIR

VOL. 25 • NO. 9

SEPTEMBER 2026 • FREE



REYNOLDS

LAKE OCONEE PROPERTIES

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GREENSBORO • EATONTON • MADISON • MILLEDGEVILLE • ATHENS & SURROUNDING AREAS

Supplement to The Eatonton Messenger • Lake Oconee News

Homefinder

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TimGreenDesigns.com 762.445.1155



1080 PROSPERITY POINTE | Offered at \$8,250,000



1381 SWIFT CREEK
Offered at \$4,895,000



1031 MONTGOMERY DRIVE
Offered at \$2,295,000

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RIEZL BAKER | 706-347-2625 | rbaker@luxurylakeoconee.com



SCAN TO VIEW FEATURED PROPERTIES



Riezl's RAVE

THE REAL STATE OF REAL ESTATE

By Riezl Baker, Luxury Lake Oconee Real Estate Group

If you've been reading the headlines, you might think it's a terrible time to sell. Price reductions, higher mortgage rates, and buyers waiting on the sidelines have created a very different market from the frenzy of 2021 and 2022.

Here's the reality: The market hasn't stopped. It has changed.

Inventory around Lake Oconee has grown, giving buyers more choices. Homes are still selling, but buyers are selective and willing to wait for the right property at the right price. Well prepared homes continue to perform, while overpriced homes often sit.

After more than 25 years selling Lake Oconee, I've learned one thing: This isn't just a marketing market. It's a strategy market.

Questions Sellers are Asking Today. You Ask, I Answer.

Q: How do I sell my home in today's market?

R: Start with a strategy, not MLS. Pricing, presentation, professional photography, staging, targeted digital marketing, and ongoing adjustments all matter. Today's buyers compare properties online before they ever schedule a showing, so your home needs to stand out from the start.

Q: Why are some homes selling while others sit?

R: It usually comes down to five things: pricing, presentation, positioning, exposure and negotiation. Buyers notice everything today. Every detail matters.

Q: Should I wait for the market to improve?

R: Maybe. But maybe not. Every seller's situation is different. If you're also buying, today's softer market may give you more negotiating power on your next property. Trying to "time the market" rarely works. Making a strategic decision based on your goals usually does.

Q: What's the biggest mistake sellers make?

R: Thinking this is still 2021 and it is not. Pricing aggressively because "*someone might pay it*" can lead to months on the market and multiple price reductions. Strategy always outperforms hope. Every home deserves its own strategy. That's why I don't believe in one-size-fits-all marketing. I believe in positioning each home so the right buyer doesn't just see it, they connect with it. Because in today's market, the homes that win aren't always the most expensive or the newest.

They're the ones with the best strategy behind them. Give me a call at (706) 347-2625 to discuss the market and strategy for your property.

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LAKE OCONEE
PROPERTIES

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Charles G



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Mary A



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Sharon L

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\$889,000

4 beds | 4.5 baths | 3,658 sqft
Greensboro
2171 Osprey Pointe



\$1,295,000

4 beds | 4 baths | 3,696 sqft
Greensboro
1101 Club Cove Dr



\$675,000

3 beds | 3 baths | 2,676 sqft
Greensboro
1020 Lake Terrace Bend



\$345,000

3 beds | 2 baths | 1,152 sqft
Eatonton
103 Fawn Ct



\$989,900

7 beds | 8 baths | 6,194 sqft
Greensboro
1361 West Broad St



\$959,000

4 beds | 4 baths | 3,881 sqft
Eatonton
177B N Steel Bridge Rd



\$625,000

3 beds | 3 baths | 2,656 sqft
Greensboro
1190 Little Shoals Rd



\$195,000

3 beds | 2 baths | 1.03 Acres
Sparta
2944 Jones Chapel Rd



\$299,999

3 beds | 2 baths | 1,248 sqft
Eatonton
112 Welch Rd



\$299,000

3 beds | 2 baths | 1,440 sqft
Eatonton
163 Edgewater Dr



Sandy Dillard

706.816.0852

sandydillard@kw.com

Terri Burner

706.473.1505

terriburner@kw.com



\$565,000

3 beds | 2 baths | 2,493 sqft
Greensboro
1081 Southwood Way



\$599,000

4 beds | 3 baths | 2,168 sqft
Buckhead
5300 Bethany Rd

kw LAKE
OCONEE
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Ste 100
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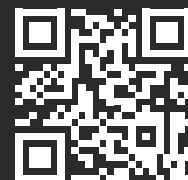


Traci Nelson, REALTOR®

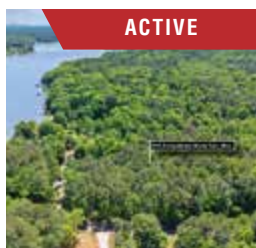
LAKE SALVY
by TRACI NELSON

ANSLEY
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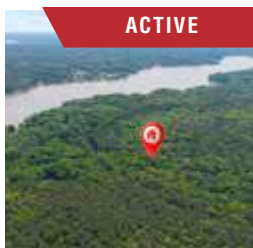


LAND



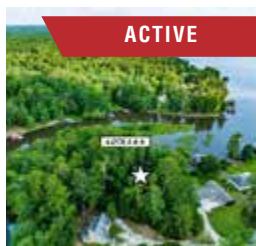
ACTIVE

Lot 19 Apalachee Woods Trl
Eatonton
\$99,000
0.98 Acres



ACTIVE

Lot 43 Apalachee Woods Trl
Eatonton
\$79,000
1.24 Acres



ACTIVE

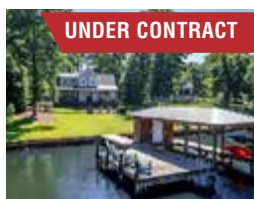
LOTS 5 & 6 Quail Knoll Road
Eatonton
\$185,000
1.4 Acres



UNDER CONTRACT

LOT 160 Amaryllis Drive
Sparta
\$5,000
0.5 Acres

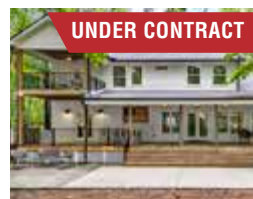
LAKE OCONEE & LAKE SINCLAIR



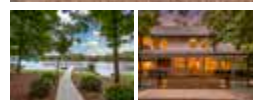
UNDER CONTRACT



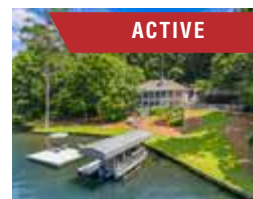
110 Harbour Point NW
Milledgeville
\$799,000
3 Beds 3 Baths 1,470 sqft



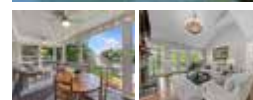
UNDER CONTRACT



234 Winding River Rd
Eatonton
\$1,250,000
5 Beds 4 Baths 2,424 sqft



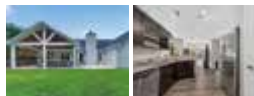
ACTIVE



1241 Mercer Trail
Greensboro
\$3,649,000
5 Beds 7 Baths 5,570 sqft



ACTIVE



134 Misty Grove Ln
Eatonton
\$285,000
3 Beds 2 Baths 1,500 sqft



ACTIVE



1091 Clubhouse Drive
Madison
\$499,000
5 Beds 3 Baths 3,034 sqft



ACTIVE



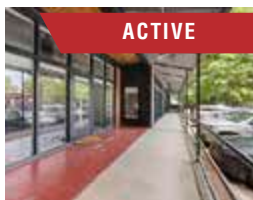
63 Tomahawk Dr
Sparta
\$800,000
6 Beds 4 Baths 2,826 sqft

COMMERCIAL OPPORTUNITIES



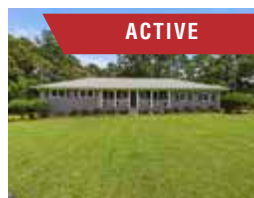
ACTIVE

4800 Lamb Avenue, Union
Point
\$300,000 | 1,820 sqft

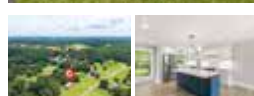


ACTIVE

226 & 228 W Washington St.
Madison
\$550,000 | 2,295 sqft



ACTIVE



1090 Kenway Drive
Watkinsville
\$599,000
4 Beds 3 Baths 2,059 sqft



ACTIVE



503 Old Phoenix Road #104
Eatonton
\$415,000
3 Beds 2.5 Baths



ACTIVE



45 Court Square
Warrenton
\$485,000
4 Beds 3 Baths 3,521 sqft

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\$1,550,000
2560 Swords Road Greensboro



5 BEDS | 3 BATHS | 3,500 SQFT | 1.98 AC LOT

\$4,225,000
136 Barrington Hall Eatonton
Reynolds at Great Waters



5 BEDS | 7 BATHS | 6,270 SQFT | 0.89 AC LOT

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106 TWISTING HILL LANE
ON LAKE SINCLAIR WATERFRONT HOUSE
\$779,000

Lake Sinclair home with over 450 ft. of water frontage on 2.72 acres! Enjoy the lake year round in this craftsman cottage boasting 3 Bd, 2 Ba, Big Main Lake Views and an Abundance of outdoor space. With its own boat ramp, this home is perfect for Full time, part time really anytime for those seeking to entertain and play on the lake. Several storage buildings make storing your toys and gear a breeze. This home is well-maintained, updated, and move-in ready. Get a head start on the crowd and secure your lake house now!



930 LAKE OCONEE PARKWAY UNIT 214
\$82,500
LAKE OCONEE

This Unit Comes Completely Furnished and has a Mini Fridge + Microwave. The Lodge is a Full Service Condo/Hotel on the shores of Lake Oconee with amenities including 8 Day. Use Docks for Owners/Guests, Outdoor Pool, Gym, Sauna, Meeting Rooms, Business Center, and a Large Parking Lot to accommodate RV's, Boats & Trailers. The Lodge Allows Owners the Option to place their unit into the Rental Program to generate extra cash flow...

Master's Week, Summer, 4th of July and Fall are all really busy times at Lake Oconee. No worries All Rental Responsibilities including reservations, housekeeping, and Maintenance are taken care of by the Management Company.

139 OVERLOOK DRIVE
\$99,500
EATONTON, GA





Melony
Greene



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LAKE COUNTRY

Featured Property

4271 Veazey Rd, Greensboro
\$799,000



2 beds | 2 baths | 1,396 sqft

1380 Howard Lewis Rd, White Plains
\$450,000



3 beds | 2 baths | 1,900 sqft

0 Penfield Rd Lot 0, Union Pt
\$59,999 | 7 acres



4460 Highway 15 S, Greensboro
\$275,000



3 beds | 2 baths | 2,107 sqft

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THE WATERFRONT



Docks



Seawalls



Boathouses



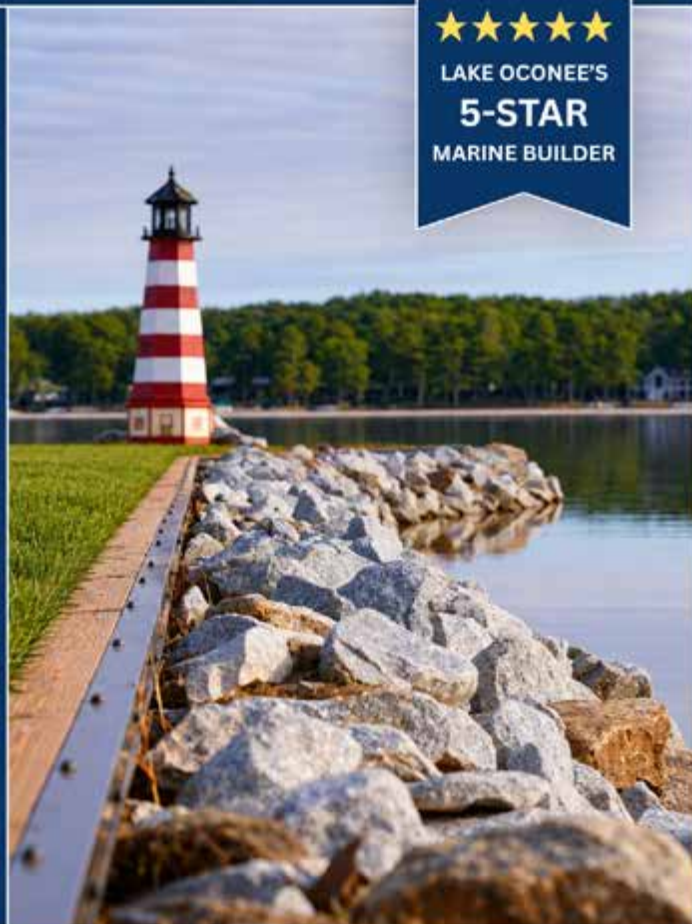
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Reynolds Lake Oconee
7+ Acre Lakefront Estate



1060 RIDGE GROVE COURT
Offered for \$4,895,000
Reynolds Lake Oconee
Lakefront Home



1161 SUGAR RUN
Offered for \$3,995,000
Golf Course Home
Reynolds Lake Oconee



1140 LUMBERING CREEK
Offered for \$3,695,000
Golf Course Home
Reynolds Lake Oconee



1040 PARROTTS COVE
Offered for \$3,195,000
New Construction / Lake Access
Reynolds Lake Oconee



1901 SUGAR CREEK TRAIL
Offered for \$1,895,000
Like New Lakefront Home
on Lake Oconee



805 S WEST STREET
Offered for \$299,900
Downtown Greensboro, GA
with Pool



146 MISTY LANE
Offered for \$1,225,000
Lakefront Home / Great Location
Lake Oconee



1000 SHADY DALE WAY
Offered for \$539,000
Del Webb at Lake Oconee
Like-New Home



1010 LAKE DRIVE
Offered for \$689,000
Harbor Club at Lake Oconee
Golf Course Home



Jennifer Vaughan
ASSOCIATE BROKER

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1221 BROADPOINT DRIVE | \$10,995,000

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MAX DOCK W/ 2 BOAT & 2 JET SKI LIFTS



REYNOLDS LAKE OCONEE

1011 TURKEY TROT | \$4,100,000

5BR • 7BA • 6,600SF • BOB MILLER • 904.525.0023

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SUNSET BLUFF

1110 SUNSET BLUFF | \$1,795,000

5BR • 7BA • 5,427SF • SUSAN SATTERFIELD • 706.347.0831

REYNOLDS LANDING



1811 SNUG HARBOR DRIVE
\$1,195,000

4BR • 4.5BA • 3,610SF
RACHAEL DIMON • 706.817.3209

REYNOLDS



1060 CENTENNIAL POST
\$1,749,000

4BR • 4.5BA • 3,508SF
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REYNOLDS



1550 DOGWOOD DRIVE
\$1,750,000

1.08 ACRES
RICH JOHNS • 404.432.3661

POOL & WHARF DOCK



121 E RIVER BEND DRIVE
\$449,900

4BR • 3BA • 1,686SF
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REYNOLDS LAKE OCONEE

1031 CAVALIER COVE | \$3,099,000

4BR • 4.5BA • 5,329SF • RICH JOHNS • 404.432.3661

WHERE LAKEFRONT LIVING BECOMES LEGACY



REYNOLDS LAKE OCONEE

1103 PAINTED BUNTING DRIVE | \$2,295,000

.56AC • CHRIS HEWATT • 843.540.5623

WHERE GOLF MEETS GRACEFUL LIVING



REYNOLDS LAKE OCONEE

1021 SWIFT CREEK | \$1,475,000

4BR • 3.5BA • 5,240SF • BOB MILLER • 904.525.0023

HARBOR CLUB



1231 GLEN EAGLE DRIVE
\$844,900

4BR • 3.5BA • 3,704SF
SUSAN SATTERFIELD • 706.347.0831

NEW CONSTRUCTION



509 CARLTON AVENUE
\$269,900

3BR • 2BA • 1,196SF
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LAKE SINCLAIR



109 SHELTON LANE
\$650,000

3BR • 3BA • 2,258SF
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MOVE IN READY



93 CARLTON AVENUE
\$259,900

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1090 JONES BLUFF CT, GREENSBORO

\$4,895,000

5 BEDS / 7 BATHS / 7,430 SQ FT



Come see this extraordinary Calvert & White custom home built on a beautiful private setting with Lake Views luxury finishes and high-end materials throughout the entire home. Enjoy the completely renovated kitchen with a huge marble island, top of the line appliances, custom cabinetry, lighting and vaulted wood ceilings. Enjoy the 7 fireplaces, expansive walls of casement windows, elevator, 4 bedroom suites, and a master suite with 4 walk-in closets, enclosed tub room with lake views and dressing/makeup area.



\$1,295,000

3 BEDS / 4 BATHS / 2,663 SQ FT

204 COLLIS MARINA ROAD • Eatonton

Beautiful Townhome with high end finishes, all baths updated, many upgrades, plus big views of Lake Oconee with deeded boat slip, and a perfect location. When you enter, you will know this unit is special.



\$1,649,000

4 BEDS / 5 BATHS / 4,916 SQ FT

1061 KIMBROUGH HILL DRIVE • Greensboro

This home is in mint condition and offers many many upgrades. High ceilings, lots of windows, plantation shutters and a main floor large master suite with sitting area and access to the screened porch.



\$535,000

0.75 ACRE

1191 LAKE VIEW COURT # 4 • Greensboro

Wonderful large building lot with views of 2 greens, tees, 3 golf holes and a distant view of the Lake. Perfect building site for any type of home. Golf membership opportunity available.



\$475,000

3 BEDS / 4 BATHS / 2,266 SQ FT

129 SEBASTIAN DR • Eatonton

Over 1.4 acres of privacy with a great backyard for a growing family. This floor plan offers many options and convenience to all rooms. Master suite is private with a large office nearby.



Jim Linney

2024 LCBR REALTOR® OF THE YEAR

OFFICE PHONE: (706) 467-3181

MOBILE PHONE: (706) 817-0608

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**COLDWELL
BANKER**

LAKE OCONEE REALTY/
LAKE COUNTRY



SCAN QR CODE FOR
MORE DETAILS!



LAKEFRONT PROPERTY

\$1,199,999

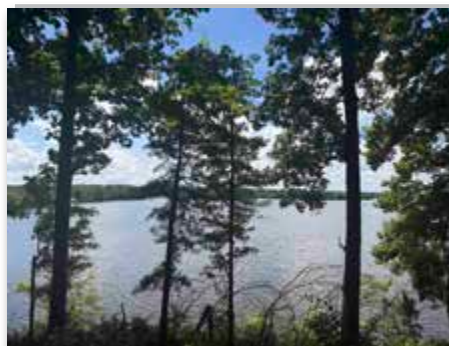
1010 HOLMES DRIVE • White Plains
4 Bedroom / 2 Full and 1 Half Bath / 2,594 sq ft
Richland Creek Side Lakefront Retreat, Big Water
Views and Exceptional Outdoor Entertaining Space



INVESTMENT OPPORTUNITY

\$599,999

105 WEST HARRIS STREET • Eatonton
4 Bedroom / 3 Full 1 Half Bath / 2,768 sq ft
Fully Furnished In-Town Property with Two
Updated Residences & Warehouse- Income Potential



LAKE OCONEE LOTS

\$524,900

LOTS 1 & 2 PULLMAN LANE • Greensboro
3.14 Acres for Lake Oconee Homesite
Beautiful Lake Views, Prime Location, and
Exceptional Building Potential



COMMERCIAL PROPERTY

\$799,999

103 NEW PHOENIX ROAD • Eatonton
Excellent Opportunity in Prime Location! Recently
Built Metal Building is 3,000+ sq ft with Finished
Office Area and Unfinished Warehouse Space



LAKE OCONEE AREA

\$589,000

6.04 ac LINCHBURG RD • Eatonton
One-of-a-Kind Riverfront Parcel with 900+ Feet
of Frontage on the Little River. Scenic Setting,
Minutes from Lake Oconee and Lake Sinclair.



COMMERCIAL PROPERTY

\$199,000

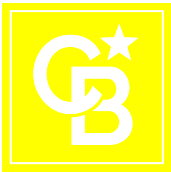
3.5+/- Acres NEW PHOENIX RD • Eatonton
Vacant Commercial Lot with over 275 Feet of
Road Frontage Directly Behind a Dollar
General. Located between Lake Oconee and
Lake Sinclair - Ideal for a Variety of Businesses!



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LAKE COUNTRY



SCAN QR CODE FOR
MORE DETAILS!



REYNOLDS LAKE OCONEE
\$7,495,000

1224 Rutledge Mill • Greensboro
6 Bedroom / 7 Full 1 Half Bath
NEW Construction, Waterfront,
Truly One-Of-A-Kind Estate



REYNOLDS LAKE OCONEE
\$2,895,000

1221 Lake Club Drive • Greensboro
4 Bedroom / 4 Full 1 Half Bath
Lake Oconee Home, Golf & Lake
Views, Resort-Style Pool, Lake Access



WATERS EDGE
\$2,395,000

222 Waters Edge Drive • Eatonton
Once in a Lifetime Opportunity on
Lake Oconee! 2 Parcels - Nearly 12
Acres in Lake and Equestrian Property



REYNOLDS LANDING
\$1,950,000

1031 Old Still Road • Greensboro
4 Bedroom / 3 Full 1 Half Bath
Lake Oconee Waterfront Retreat with
1.5+ Acres, Stunning Architecture



REYNOLDS LAKE OCONEE
\$1,695,000

1071 Eaglewood Way • Greensboro
4 Bedroom / 3.5 Full Bath / 4,031 sq ft
0.91 Acre 24 Hour Lake Access
Property with Amazing Privacy



REYNOLDS GREAT WATERS
\$1,749,000

129 Barrington Hall Dr • Eatonton
4 Bedroom / 3 Full 1 Half Bath
Mid-Cove Lot. Enjoy Wonderful Lake
Views without Heavy Boat Traffic



REYNOLDS LAKE OCONEE
\$1,695,000

1051 Cawthorne Lane • Greensboro
4 Bedroom / 4 Full 2 Half Bath
On Golf Course Nearly 5,500 sq ft of
Timeless Architecture



REYNOLDS GREAT WATERS
\$1,295,000

118 Millpond Trace • Greensboro
5 Bedroom / 4 Full Bath / 4,091 sq ft
Ranch Home on Large Lot. Nearly 5
Acre Common Area in Backyard



REYNOLDS LAKE OCONEE
\$929,000

1039 Planters Trail • Greensboro
3 Bedroom / 2 Full 1 Half Bath
2,998 sq ft Townhouse on Golf
Course, Short Walk to Amenities



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LARGE ACREAGE

\$1,078,000

0 PEAR ORCHARD ROAD • Greensboro
Exceptional 154 Acre Recreational Tract with
Mature Hardwoods, Existing Food Plots, and
ATV Trails. Turnkey Hunting Potential



GREENE COUNTY

\$799,000

4271 VEAZEY ROAD • Greensboro
6.26 Acres / 2 Bedroom / 2 Bath / 1,396 sq ft
Escape to the Peaceful Countryside for the Perfect
Combination of Charm, Privacy, and Natural Beauty



SILOAM CITY LIMITS

\$250,000

4460 S HIGHWAY 15 • Greensboro
3 Bedroom / 2 Bath / 2107 sq ft
Historic 1800s home on 1.8 acres, Rich with
Timeless Character and Architectural Charm



HARBOR CLUB

\$985,000

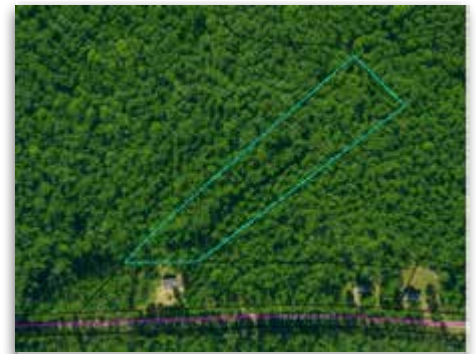
1001 SHOAL CREEK COURT • Greensboro
4 Bedroom / 5 Bath / 5,582 sq ft Golf Course Home
Situating along the 5th Tee Box of the
Championship Course in a Quiet Cul-De-Sac



GREENE COUNTY

\$450,000

1380 HOWARD LEWIS ROAD • White Plains
8 Acres / 3 Bedroom / 2 Bath / 1900 sq ft
Private 8-acre country retreat with charming home
and endless possibilities for outdoor living



GREENE COUNTY LAND

\$59,999

0 PENFIELD ROAD • Penfield
7-Acre Tract near to 5560 Penfield.
Peaceful, Secluded Setting Minutes from
Greensboro and Lake Oconee

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COTTAGE GROVE AT LAKE OCONEE

NEW COTTAGE-STYLE RANCH HOMES IN EATONTON, GA



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Hartwell Plan
107 Cottage Grove, Lot 38
1,314 Sq. Ft.
\$304,531



Livingston Plan
111 Cottage Grove, Lot 36
1,014 Sq. Ft.
\$282,996



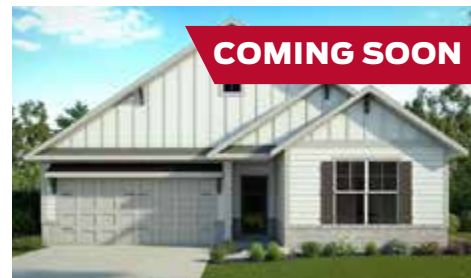
Hartwell Plan
119 Cottage Grove, Lot 32
1,314 Sq. Ft.
\$306,529



Oconee Plan
121 Cottage Grove, Lot 31
1,502 Sq. Ft.
\$323,820



Madison Plan
131 Cottage Grove, Lot 28
1,839 Sq. Ft.
\$355,040



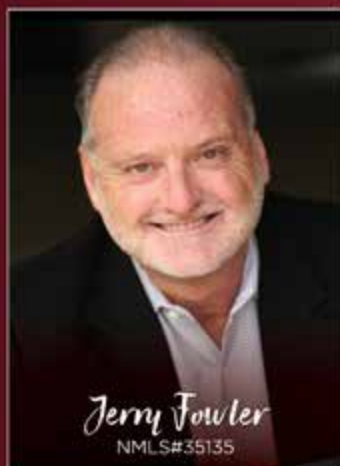
Sinclair Plan
125 Cottage Grove, Lot 29
1,700 Sq. Ft.
\$341,182



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Eatonton, Ga. 31024



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Mortgage Amount	4%	4.50%	5%	5.50%	6%	6.50%	7%
\$50,000	\$238.00	\$253.00	\$268.00	\$284.00	\$300.00	\$316.00	\$333.00
\$60,000	\$286.00	\$304.00	\$322.00	\$341.00	\$360.00	\$380.00	\$399.00
\$70,000	\$333.00	\$354.00	\$376.00	\$397.00	\$420.00	\$442.00	\$466.00
\$80,000	\$381.00	\$405.00	\$429.00	\$454.00	\$480.00	\$506.00	\$533.00
\$90,000	\$429.00	\$456.00	\$483.00	\$511.00	\$540.00	\$569.00	\$599.00
\$100,000	\$477.00	\$507.00	\$537.00	\$568.00	\$600.00	\$632.00	\$666.00
\$110,000	\$524.00	\$557.00	\$591.00	\$625.00	\$660.00	\$695.00	\$732.00
\$120,000	\$572.00	\$608.00	\$644.00	\$681.00	\$720.00	\$758.00	\$799.00
\$130,000	\$620.00	\$659.00	\$698.00	\$738.00	\$780.00	\$822.00	\$866.00
\$140,000	\$667.00	\$709.00	\$752.00	\$795.00	\$840.00	\$885.00	\$932.00
\$150,000	\$715.00	\$760.00	\$805.00	\$852.00	\$900.00	\$948.00	\$999.00
\$160,000	\$763.00	\$811.00	\$859.00	\$908.00	\$960.00	\$1,011.00	\$1,066.00
\$170,000	\$810.00	\$861.00	\$913.00	\$965.00	\$1,020.00	\$1,074.00	\$1,132.00
\$180,000	\$858.00	\$912.00	\$966.00	\$1,022.00	\$1,080.00	\$1,138.00	\$1,199.00
\$190,000	\$906.00	\$963.00	\$1,020.00	\$1,079.00	\$1,140.00	\$1,201.00	\$1,265.00
\$200,000	\$954.00	\$1,013.00	\$1,074.00	\$1,136.00	\$1,200.00	\$1,264.00	\$1,332.00
\$210,000	\$1,001.00	\$1,064.00	\$1,127.00	\$1,192.00	\$1,260.00	\$1,327.00	\$1,399.00
\$220,000	\$1,049.00	\$1,115.00	\$1,181.00	\$1,249.00	\$1,320.00	\$1,390.00	\$1,465.00
\$230,000	\$1,097.00	\$1,165.00	\$1,235.00	\$1,306.00	\$1,380.00	\$1,454.00	\$1,532.00
\$240,000	\$1,144.00	\$1,216.00	\$1,288.00	\$1,363.00	\$1,440.00	\$1,517.00	\$1,598.00
\$250,000	\$1,192.00	\$1,266.00	\$1,342.00	\$1,419.00	\$1,500.00	\$1,580.00	\$1,665.00

A borrower's actual monthly payment may vary slightly from lender to lender depending on mathematical factors used in the calculation.



Local expertise. Global reach.

Kathleen specializes in residential, luxury, and equestrian real estate, and strives to bring a warm, personalized, and professional approach to every client. She enjoys every facet of this business - from helping growing families upsize or buy their first home, to working with retirees ready to simplify or explore a hobby farm, to partnering with developers to market entire communities - she's done it all. With her certification in equestrian property, she is also deeply experienced in the sale of farms, land, and rural estates.

Kathleen and her family have called Madison and the surrounding areas of Athens and Lake Oconee home for more than three decades. Over the years, she has been fortunate to form lasting friendships through real estate, and she feels honored each time she's invited to share in someone's next life chapter.

Supported by Ansley's industry-leading marketing and the global reach of Christie's International Real Estate, Kathleen offers a seamless, integrity-driven experience with strong negotiation skills at the core.

Whether you're buying, selling, or just planning ahead, she is here to help you reach your goals with confidence and clarity.

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\$4,200,000.00



Sweetgrass is a rare 96-acre Southern sporting estate where understated elegance meets the timeless traditions of country living. Featuring three residences, exceptional equestrian facilities, a sporting barn, shooting range, vineyard, pecan grove, fishing pond, and beautifully maintained grounds, Sweetgrass embodies The Art of Southern Country Living just minutes from historic Madison, Georgia.

Kathleen Miller

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\$482,000

140 Honeysuckle Rd NW, Milledgeville
2676 sq ft | 4 bed/3.5 bath
Lake access neighborhood.

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NEW



\$599,000

Lake Sinclair – 56 Sunglow Ct, Sparta
2673 sq ft | 3 bed/2.5 bath
Two kitchens, two laundry rooms, and a double boat slip.

Rhonda McHan • 478-457-5163



REDUCED

Lake Sinclair – **\$875,000**

81 Mariners Dr, Milledgeville
3-car garage, double boat house,
and 3.65 acres.

Rhonda McHan • 478-457-5163



\$875,000

Lake Sinclair – 139 Couch Rd, Milledgeville
2228 sq ft | 3 bed/2.5 bath
5 min Kroger. Big views. 2-car detached garage and double boat house.

Rhonda McHan • 478-457-5163



REDUCED



REDUCED

Lake Sinclair – **\$675,000**

142 Tanglewood Ct, Eatonton
2112 sq ft | 3 bed/2 bath
Site built area only

Rhonda McHan • 478-457-5163



Lake Sinclair – **\$424,0900**

116 Buckeye Lane NW, Milledgeville
2112sq ft | 2 bed/2 bath
Remodeled.

Scarlett Goddard • 478-696-3711



NEW

\$339,900

1441 Highway 36 E, Jackson
1500sq ft | 2 bed/1 bath
Craftsmanship.

Candace Bevil • 770-776-9023



REDUCED

Lake Sinclair – **\$135,000**

1370B Log Cabin Rd, Milledgeville
1.84 acres | 2 bed/2 bath
There's a tiny house.

Susan Hall • 478-454-6200



\$370,000

158 Pine Knoll Lane, Milledgeville
2014 sq ft | 3 bed/2 bath | 2.39 acres
Lake access neighborhood.

Rhonda McHan • 478-457-5163



REDUCED

\$299,900

3027 Heritage Rd NE, Milledgeville
1.24 acres | 3651 sq ft. Renovated.

Rhonda McHan • 478-457-5163
Scarlett Goddard • 478-696-3711



ACREAGE

\$185,250

908 E McCarty St, Sandersville
18.52 acres
Investment opportunity.

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\$9,500

100 Lakecrest Dr, Sparta
Holiday Shores Community lot
with lake access.

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REDUCED

\$29,000

438 Lake Laurel Rd, Milledgeville
1.45 acres, 4 miles to Downtown
Milledgeville.

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#1 RESIDENTIAL GOLF COURSE IN GEORGIA - GOLF WEEK 2026



178 PARKSIDE LANE - \$920,000

Lake Access home in Parkside at Cuscowilla. This pristine 4 BR / 3.5 BA home is located on a private lot across the street from a beautiful pond.



309 SOJOURN - \$989,999

Nestled in the heart of Cuscowilla, this stunning, rare 3 BR / 3 BA penthouse condo is one of only two corner unit on the top floor



101 SAPELO POINT - \$535,000

Lake access homesite with assigned boat slip in Eagle's Rest—one of the final remaining building opportunities in this sought-after community



151 WILDWOOD DRIVE - \$449,000

Build your dream home on this large (1.22 ac) Lake Access lot. A Golf or Social Membership is available.



133 INDIAN SUMMER PATH - \$2,295,000

Enjoy breathtaking Lake and Golf course views from this Lakefront Villa with a private Max Dock and a \$40,000 Golf membership Credit.



LOT 8 COVEY DRIVE - \$2,500,000

This unique (3.17 ac) estate lot offers privacy plus a generous building envelope to build your custom dream home. Approved for a max dock and a full \$80,000 Cuscowilla Golf Membership is included in the price.



#1 RESIDENTIAL GOLF COURSE IN GEORGIA - GOLF WEEK 2026



127 HAWKS RIDGE - \$1,495,000

Perfectly situated on a POA-maintained park overlooking Lake Oconee, with boat docks just steps away, this home offers the ideal setting for gathering with family and friends.



143 WILDWOOD DRIVE - \$2,295,000

Beautiful custom home in The Coves at Cuscowilla. This impeccably maintained and professionally landscaped 6BR/6.5BA residence sits on a desirable lake-view lot.



100 INDIAN TRAIL - \$849,900

Nestled among the pines in the heart of Cuscowilla, this beautifully updated lake-access home offers the perfect blend of privacy and lake lifestyle. Close to the clubhouse and boat docks.



139 WILDWOOD DRIVE - \$1,349,000

Beautifully updated custom home in The Coves at Cuscowilla offering lake views, lake access, and exceptional indoor-outdoor living.



104 INDIAN SUMMER PATH - \$899,000

Nestled in the heart of Cuscowilla and close to everything, this charming 3 BR / 3 BA Lake Villa offers an assigned boat slip and easy access to all the amenities.



139 CAPE VIEW LANE - \$2,489,000

Enjoy huge main Lake Views from the covered porch of this beautiful Lakefront home with an assigned boat slip.



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on the Shores of Lake Oconee

Set among 1,100 lush wooded acres, and bordered by nine miles of Lake Oconee shoreline, Harbor Club is an award-winning golf and lake community located an hour east of Atlanta in prime Georgia lake country. Whether you are looking to build the home of your dreams or revel in the comfort of a move-in-ready residence, Harbor Club offers an array of real estate opportunities for you to craft your greatest lake lifestyle.

Sales Center Open Wednesday - Sunday

Homes from the \$400s to \$2M+



Information believed to be accurate but not warranted. Equal Housing Opportunity.

1111 Polo Circle, Greensboro, Georgia 30642 | 706.453.7855 | harborclub.com



LAKE OCONEE, GEORGIA

Featured Homes at Harbor Club



1030 SPOON DRIVE

\$625,000

Immaculate ranch with upstairs bonus suite in the Club Cottages. 4 BR / 3 BA. Patriot Builders' Osprey plan — open great room with gas fireplace



1020 COLONIAL COURT

\$1,900,000

Rare main-lake home on the Richland Creek side with open-water views and a private dock. 5 BR / 4.5 BA. Stacked-stone fireplace and finished lower level



1080 GLEN EAGLE DRIVE

\$1,195,000

2023-built lake-access home in Sanctuary Cove with an assigned boat slip. 5 BR / 3 BA. Lake views throughout, covered porches, and a firepit



1159 WINGED FOOT DRIVE

\$799,999

New-construction golf-front estate overlooking the #1 and #9 holes. 4 BR / 4 BA. Stone accents, screened porch with outdoor kitchen



1080 BRASSIE LANE

\$621,700

All-new Addison A plan in the Club Cottages by My Home Communities. 4 BR / 3 BA. Easy one-level living, golf-cart garage



1111 SILVERTON DRIVE

\$468,400

Orchard B plan in Phase III of The Enclave at Heron Ridge. 4 BR / 3 BA. Deep, private wooded homesite, screened porch, and upgraded finishes

NEW CONSTRUCTION

Estate Homes from the \$900s

The Enclave at Heron Ridge homes from the \$500s

Club Cottage Homes from the \$600s

COMING SOON

*The Manors at Lake Drive**An exclusive collection of homes from \$1.5M***Kathy Phillips**

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1111 POLO CIRCLE
GREENSBORO GA 30642

FALL TREE PLANTING



Expert Guidance for Optimal Growth

FEATURE IMPACT

Fall is the perfect season to celebrate trees as they transform the world into vibrant shades of red, orange, green and gold. You can do more than just admire existing trees – because in many areas, fall is also an ideal time to plant new ones.

While spring is often seen as peak planting season, experts say cooler weather and autumn rains provide ideal conditions for seedlings to retain moisture and establish their root systems gradually before winter dormancy, improving their future ability to adjust to summer heat and drier conditions.

According to the Arbor Day Foundation, planting trees offers many benefits for the planet, wildlife and humans alike. From an environmental perspective, they help filter air and water, remove pollutants

from the soil, slow storm surge and nurture biodiversity. Plus, access to nature can reduce stress and increase opportunities for outdoor recreation, improving overall health and well-being in your community.

This autumn, use these expert tips from Eric North, program manager of urban forestry and ISA-certified arborist at the Arbor Day Foundation, to plan your fall tree planting and add a few new hues to your local landscapes.

Choose the Right Tree

Setting your trees up for success starts with choosing the right species. Before ordering seedlings, take time to identify species that are well-suited to your local climate, soil conditions and planting site. Also consider the tree's mature height and how far the canopy will spread – it won't stay small forever, so make sure you can give it space to grow.

Think About Timing

Although you can technically plant trees until the soil is too frozen to dig a hole, it's best to schedule your fall tree planting at least six weeks before the ground freezes so the seedlings have time to adapt before winter. If you're unable to plant your trees immediately after getting them, you can store them in a cool, dry place, making sure the roots stay damp, for up to five days before putting them in the ground.

Don't Dig Too Deep

A tree planted too deep may develop root and trunk problems that can affect its long-term health. Instead of digging deep, go wide to encourage roots to spread outward. Dig a hole roughly 3-4 times wider than the root system but no deeper than the root itself. When you put the tree in the hole, the root flare (where the trunk meets the roots) should sit level with the soil or slightly above it.

Mulch with Care

Adding 2-3 inches of mulch in a layer around the base of the tree can help insulate the soil and roots, retain moisture and suppress weeds. However, be careful to keep the mulch a few inches away from the trunk itself so you don't create a "mulch volcano" that traps moisture against the bark.

Water Frequently

Cozy autumn rainstorms might share some of the workload here, but when the forecast looks clear, it's up to you to water your newly planted seedlings. Keeping the soil consistently moist allows a young tree's roots to stay hydrated and continue growing. Precise care instructions will depend on the type of tree and your location but expect to thoroughly water your trees about once a week until the ground freezes.

Protect Against Wildlife

Small trees are vulnerable to damage from local wildlife like deer and rabbits, who may chew on bark or snap fragile branches. Installing a protective fence or breathable tree guard can help safeguard trees until they're older and more capable of withstanding scavenging from hungry critters.



Join the Cause with Trees

Research from the Arbor Day Foundation's Canopy Report shows most Americans want to live in neighborhoods with more trees, but only a minority report having planted a tree in the past year. However, if you're feeling inspired to plant trees in your yard this fall, the organization is ready to help.



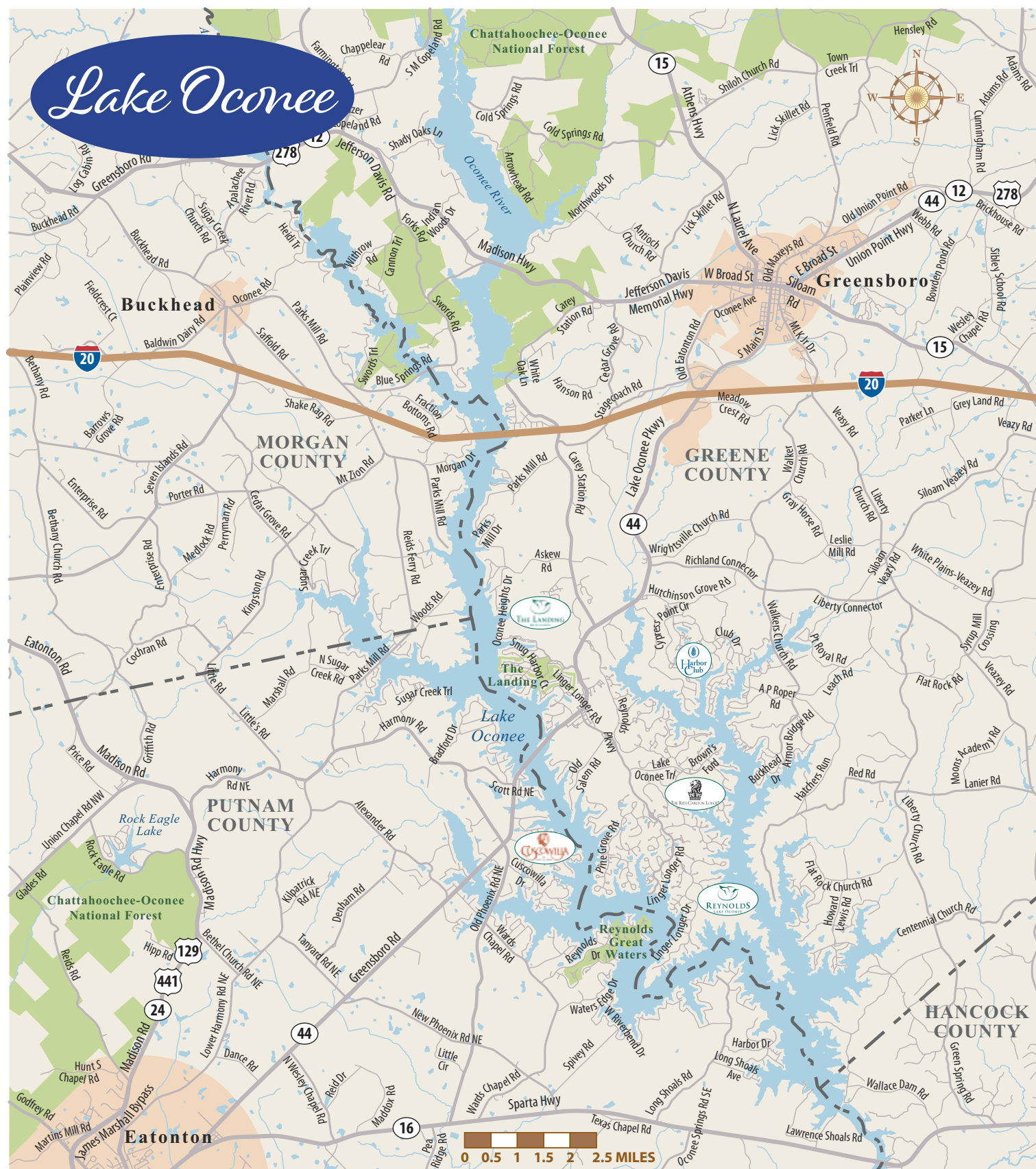
New members who join during the nonprofit organization's fall membership drive will receive 10 free trees suitable for their region, along with clear instructions on how to plant and care for them. Whether you're a first-time planter or a

seasoned friend of the forest, you'll receive ongoing support to ensure success in your efforts to grow a greener world.

"People understand how important trees are for their communities, their health and the environment," said Dan Lambe, chief executive of the Arbor Day Foundation. "Many just need a simple way to get started. Our fall membership drive puts trees directly into people's hands and gives them the confidence to plant trees successfully."

The foundation has engaged tree planters in more than 90% of all American neighborhoods, thanks in large part to the organization's membership drives each planting season. This fall, more than 2 million new trees are expected to be distributed.

To sign up and choose your 10 free trees, visit Arborday.org/GetTrees, where you can also find additional advice on tree planting, care and more.



The Eatonton Messenger

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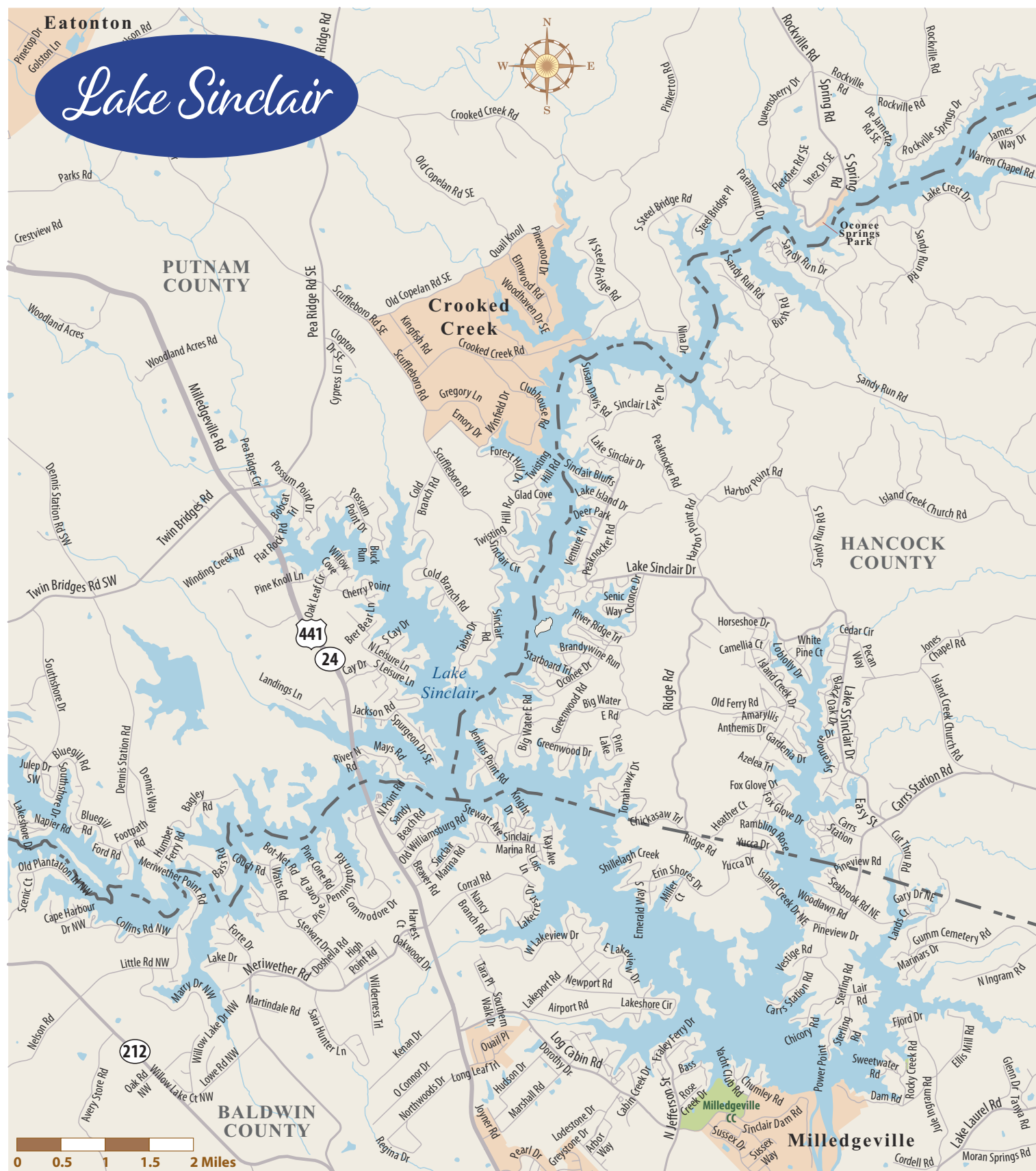
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IMPORTANT NUMBERS

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305 N. Madison Ave.
Eatonton, Ga. 31024
(706) 485-7701
www.eatonton.com

Greene County Chamber of Commerce

111 N. Main St.
Greensboro, Ga. 30642
(706) 453-7592
www.greeneccoc.org

Madison-Morgan County Chamber of Commerce

115 E. Jefferson St.
Madison, Ga. 30650
(706) 342-4454
www.madisonga.org

Milledgeville-Baldwin County Chamber of Commerce

130 S. Jefferson St.
Milledgeville, Ga. 31061
(478) 453-9311
www.milledgevillega.com

Monticello-Jasper County Chamber of Commerce

119 W. Washington St.
Monticello, Ga. 31064
(706) 468-8994

For additional information about these communities, contact your local Chamber of Commerce.

City and County Government

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(478) 445-4791
City of Milledgeville
(478) 414-4010

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(706) 453-7716
City of Greensboro
(706) 453-7967
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City of Union Point
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(706) 467-2986
City of Woodville
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Madison City Hall
(706) 342-1251
City of Bostwick
(706) 343-0065
City of Buckhead
(706) 342-3339
City of Rutledge
(706) 557-2233

PUTNAM COUNTY

Board of Commissioners
(706) 485-5826
City of Eatonton
(706) 485-3311

JASPER COUNTY

Commissioners Office
(706) 468-4900

• Utilities •

• BALDWIN COUNTY •

Georgia Power Co.
(478) 452-4551
Tri-County EMC
(478) 968-8100
Atlanta Gas Light
(800) 427-5463
Windstream
(800) 501-1754
Bellsouth
(888) 757-6500
Charter Comm.
(800) 955-7766
Milledgeville Water Dept.
(478) 414-4404
Baldwin Co. Water Dept.
(478) 445-4237
Sinclair Disposal
(800) 998-4543

• HANCOCK COUNTY •

Hancock Co. Water Dept.
(706) 444-5746
Road Department
(706) 444-5746

• JASPER COUNTY •

Monticello City Clerk
(706) 468-6062
Central GA EMC
(770) 775-7857
Snapping Shoals EMC
(770) 786-3484
Tri-County EMC
(478) 986-8100
Georgia Power Co.
(888) 660-5890
Attaway Disposal Services
(800) 955-7766
Comcast Cable
(800) 724-8580
Klip Interactive
(800) 388-6577

• PUTNAM COUNTY •

Georgia Power Co.
(888) 660-5890
Tri-County EMC
(706) 485-6122
City of Eatonton
(706) 485-3311
Sinclair Disposal
(800) 485-3311
Moore Gas
(706) 485-8779

• GREENE COUNTY •

Georgia Power Co.
(706) 453-7375
Rayle EMC
(706) 453-2268
Bellsouth
(888) 757-6500
Oconee Propane
(706) 453-2533
Tri-County Gas
(706) 486-4102
AmeriGas
(706) 486-4158
Attaway Waste
(706) 453-4435

• MORGAN COUNTY •

Georgia Power Co.
(888) 660-5890
Madison Waste Services
(706) 342-1251
Centrla G A EMC
(888) 222-4877
Madison Water Dept.
(706) 342-1251
Rayle EMC
(706) 342-9851
Walton EMC
(800) 342-6582

• Hospitals •

• BALDWIN COUNTY •

Oconee Regional Medical Center
821 N. Cobb St.
Milledgeville, GA
(478) 776-4000

• GREENE COUNTY •

St. Mary's Good Samaritan Hospital
5401 Lake Oconee Pkwy
Greensboro, GA 30642
(706) 453-7331

• PUTNAM COUNTY •

Putnam General Hospital
101 Lake Oconee Parkway
Eatonton, GA 31024
(706) 485-2711

• MORGAN COUNTY •

Morgan Medical Center
1740 Lions Club Rd.
Madison, GA 30650
(706) 342-1667

• JASPER COUNTY •

Jasper Memorial Hospital
898 College Street
Monticello, GA
(706) 468-6411

IMPORTANT NUMBERS

• Emergency Numbers •

Please note: For all medical, police and fire emergencies, dial 911

BALDWIN COUNTY

Milledgeville Police Department
(478) 414-4000
Baldwin County Sheriff's Department
(478) 445-4891
Milledgeville Fire Department
(478) 414-4029
Baldwin County Fire Department
(478) 445-4221

HANCOCK COUNTY

Hancock County Sheriff's Department
706-444-6471
Hancock County Fire Station #1
706-444-5388
Eastlake Sinclair Fire Department
706-444-0150
Holiday Shores Fire Department
706-444-9999 or 706-444-9969

PUTNAM COUNTY

Putnam County Sheriff's Department
(706) 485-8557
Eatonton Police Department
(706) 485-3551
Putnam County Fire Department
(706) 485-0469
City of Eatonton Fire Department
(706) 485-2531

GREENE COUNTY

Greene County Sheriff's Department
(706) 453-0449
Greensboro Police Department
(706) 453-7967
Greene County Fire Department
(706) 453-4717

MORGAN COUNTY

Morgan County Sheriff's Department
(706) 342-1507
Madison Police Department
(706) 342-1275
Morgan County Fire Department
(706) 342-1200

JASPER COUNTY

Jasper County Sheriff's Department
(706) 468-4911
Monticello Police Department
(706) 468-6911
Jasper County EMS
(706) 468-4949

• Schools •

BALDWIN COUNTY

Baldwin High School
155 Hwy. 49 W.,
Milledgeville
(478) 453-6429

Blandy Hills
Elementary
375 Blandy Rd.,
Milledgeville
(478) 457-2495

Creekside Elementary
372 Blandy Rd.,
Milledgeville
(478) 457-3301

Eagle Ridge
Elementary
220 ABC Dr.,
Milledgeville
(478) 457-2967

Midway Elementary
101 Carl Vinson Rd.,
Milledgeville
(478) 457-2440

Oak Hill
Middle School
356 Blandy Rd.,
Milledgeville
(478) 457-3370

Early Learning Center
100 N. ABC St.,
Milledgeville
(478) 457-2461

Georgia Military
College Prep School
201 E. Greene St.,
Milledgeville
(478) 445-2700

John Milledge
Academy
197 Log Cabin Rd.,
Milledgeville
(478) 452-5570

Sinclair Christian
Academy
102 Airport Road
Milledgeville
(478) 452-2424

GREENE COUNTY

Greene County
High School
1002 S. Main St.,
Greensboro
(706) 453-2271

Anita White Carson
Middle School
1010 S. Main St.,
Greensboro
(706) 453-3308

Greene County
Elementary School
1444 Town Center
Parkway
(706) 453-7823

Lake Oconee
Academy
1021 Titan Circle
Greensboro
(706) 454-1562

HANCOCK COUNTY

Hancock County
Board of Education
706-444-5775
M E Lewis Sr
Elementary School
11145 Hwy 15
(706) 444-7028

Hancock Central
Middle/High School
1311 Highway 15 N
(706) 444-7009

John Hancock
Academy
1100 Linton Rd.
(706) 444-6470

MORGAN COUNTY

Morgan County
Primary Charter
School
993 East Ave.,

Madison
(706) 342-3475

Morgan County
Elementary School
1640 Buckhead Rd.,
Madison
(706) 342-5039

Morgan County
Middle School
920 Pearl St.,
Madison

(706) 342-0556

Morgan County
High School
1231 College Dr.,
Madison
(706) 342-2336

PUTNAM COUNTY

Putnam County
High School
300 War Eagle Dr.,
Eatonton
(706) 485-9971
Putnam County
Middle School
140 Sparta Hwy.,
Eatonton
(706) 485-8547

Putnam County
Elementary School
314 S. Washington
Ave.,
Eatonton
(706) 485-5312

Putnam County
Primary
162 Old Glenwood
Springs Rd.,
Eatonton
(706) 485-5141

Putnam County
Head Start
162 Old Glenwood
Springs Rd.,
Eatonton
(706) 485-8081

Gatewood Schools
139 Phillips Dr.,
Eatonton

(706) 485-8231

Redeemer Episcopal
Academy
680 Old Phoenix Rd.,
(706) 484-1238

JASPER COUNTY

Jasper County
High School
14477 HWY 11 N.,
Monticello
(706) 468-5017

Jasper County
Primary School
495 Hwy 212 W.,
Monticello
(706) 468-4968

Jasper County
Middle School
1289 College St.,
Monticello
(706) 468-2227

Piedmont Academy
126 Ga Hwy. 212 W.,
Monticello
(706) 468-8818



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