

# 195+/- acres in Talladega County, Alabama

Welcome to the Molliston Estate in Talladega County! 180+ acres of unmatched recreational beauty. Nearly two miles of the Talladega Creek borders the estate providing amazing fishing and kayaking experiences. The highly sought after Redeye Bass is plentiful along the creek here, as well as spotted bass. From the peaks of the switchback you view the beautiful horseshoe curve of the creek. The estate is bordered by the Talladega National Forest for over a mile and a half, ensuring adjoining land conservation and preservation years to come. The Pinhoti Trail, a 335 mile Southern Appalachian Mountain Trail, routes right near the Estate/National Forest border.

The 6400+ sq ft colonial home is stately and timeless, perfectly situated on Lake Socapatoy. Built in the 1970s, the home was custom built with entertaining in mind. Elegant spaces and flow are well thought out. Multiple rooms let out to the expansive back patio that features multiple fountains, a pool, built in grills and unparalleled view of Lake Socapatoy. The attention to detail is evident through the home. Custom woodwork is featured in every room of the house, but the Library and Music Room highlights this best. With wood paneling and floor to ceiling library shelves this room feels rich with history and purpose. A C. Bechstien grand piano from Glasgow, Scotland is included with the sale of the Estate and is showcased in the Library and Music Room. French inspired esthetics in the marble floors, antique lighting and French provincial furnishing bring elegance and femininity to the home, elevating the spaces. The home boasts two master suites, one on the main level and another on the second floor. A large basement offers a spa and sauna room, a second kitchen and a den making a fantastic secondary entertaining and guest space. The outdoor patio and terrace are one of the highlights of the home. With over 3000 sq ft this outdoor space provides multiple focus areas, quiet niches for solitude as well as expansive space for parties and pool enjoyment. The pool is terraced to overlook Lake Socapatoy.

A short walk from the terrace brings you to multiple overlooks on the lake. A private boat ramp and covered boat storage makes boating and fishing the lake easy. Lake Socapatoy is extremely deep providing an avid fisherman ample opportunity to catch quality largemouth bass. With just under a mile of shore frontage on



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Lake Socapatoy your access and enjoyment are unlimited.

The Molliston's were true stewards of the land. The cultivation of floral and horticulture on the expansive groomed grounds is breathtaking. Dozens of varieties of azaleas, roses, lilies, ferns and unique species flourish among the cultivated walking trails, sitting areas, and gardens. Locally hosting garden parties featuring the family's famous mint tea, the Molliston's enjoyed sharing their love for horticultural with the community, creating a Callaway Gardens experience for those in the area.

The historic story of the Molliston Estate goes as far back as circa 1840. The Maria Iron Forge which was one of the largest antebellum iron making operations in Alabama is located on the property. The ruins are situated towards the back of the estate along the Talladega Creek. In the 1940's the Molliston's moved a log cabin, estimated to be nearly 100 years old at that time, to the property. This beautifully worn historic log structure with its original heart pine beams, siding and trusses is still standing the test of time today. Just across the creek site the historic Gold Log gold mine, where people today still pan for gold. The tales this land could tell and will continue to with its new land steward are immense and diverse.

This property's versatility makes it unique and unmatched. The outdoor sporting opportunities, horticulture experiences, historical sites, and elegant home and entertaining opportunities create a well-rounded estate sure to please all owners and guests.

\*Co-listed and joint marketed with Alabama Real Estate agent Sandra Lackey of Keller Williams.

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