



Lake Melody

SITE

Ore Mine Road

Black Horse Trading Company

Macedonia Baptist Church

Oak Grove United Methodist Church

OFFERING MEMORANDUM

Private Lake Property
Ore Mine Rd. | 62.49 Acres



H&H Realty, LLC
GLOBAL REAL ESTATE

Exclusively listed by H&H Realty, Inc.



H&H Realty, LLC
GLOBAL REAL ESTATE



Lake Melody



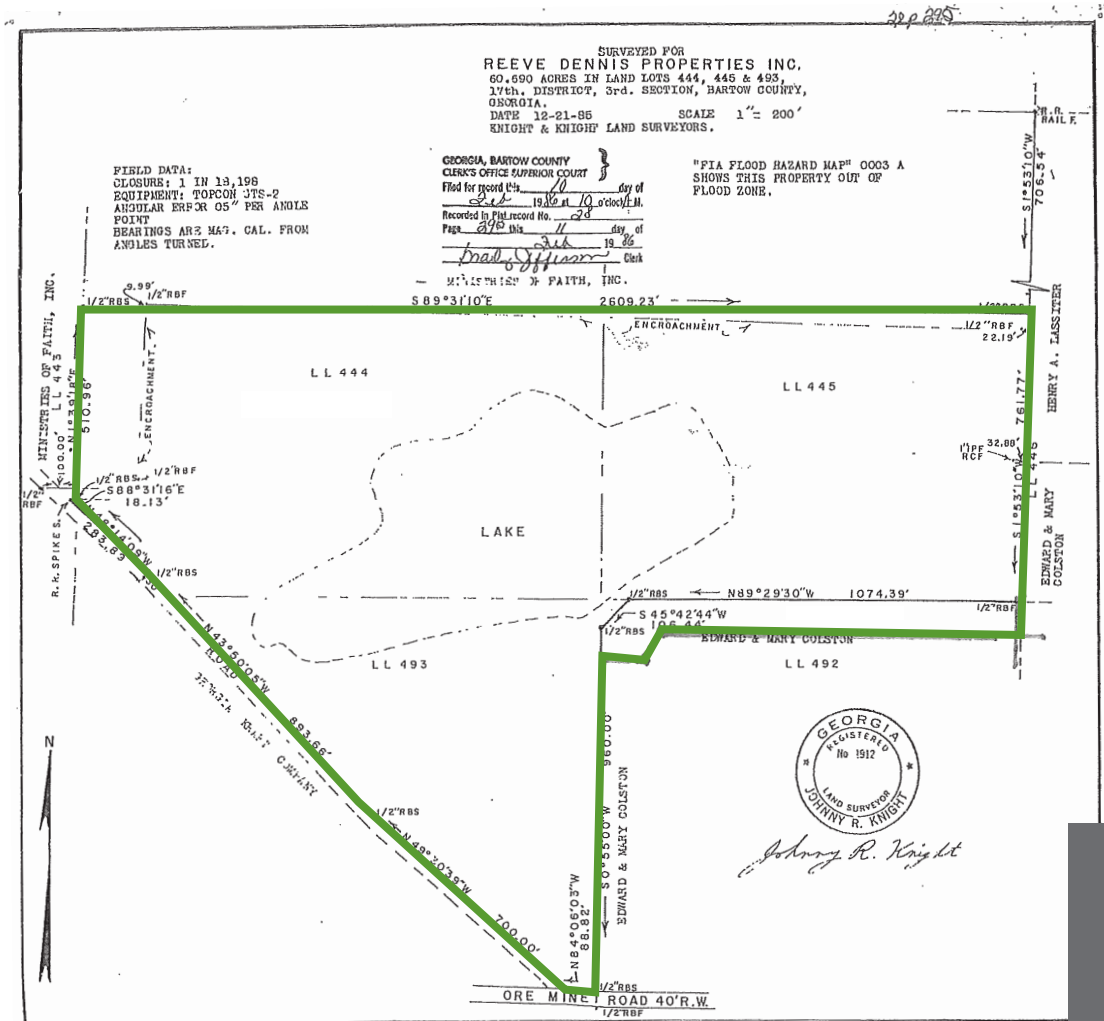
H&H Realty, LLC
700 Douthit Ferry Road, Suite 770
Cartersville, GA 30120
770.386.1400
handhrealty.net

Mark Harris
Broker
770.314.3145

Leah Harper
Associate Broker
770.608.8321

TABLE OF CONTENTS

DISCLAIMER & LIMITING CONDITIONS	3
EXECUTIVE SUMMARY	4
PROPERTY HISTORY	5
LAKE MELODY	6
PROPERTY OVERVIEW	7



DISCLAIMER & LIMITING CONDITIONS

Private Lake Property | 62.49 Acres

H&H Realty, LLC has been retained as the exclusive listing broker to arrange the sale of the subject property. Development contingent on appropriate zoning and/or rezoning for intended use. Utilities within close proximity.

This Offering Memorandum contains selected information pertaining to the property but does not purport to be all-inclusive or to contain all of the information that a prospective purchaser may require.

This Offering Memorandum is subject to prior placement, errors, omissions, changes or withdrawal without notice and does not constitute a recommendation, endorsement, suitability or advice as to the value of the property by H&H Realty, LLC or the current owner/seller. Each prospective purchaser is to rely upon its own investigation, evaluation and judgment as to the advisability of purchasing the property described herein.

Owner/seller expressly reserve the right to reject any or all expressions of interest or offers and/or to terminate discussions with any party at any time with or without notice. Owner/seller shall have no legal commitment or obligation to any purchaser reviewing this Offering Memorandum or making an offer on the property unless a written agreement for the purchase of the property has been fully executed, delivered and approved by the owner/seller and any conditions to the purchaser's obligations therein have been satisfied or waived. The owner/seller reserves the right to move forward with an acceptable offer prior to the call for offers deadline.

The lake's dam has recently (2023) been improved and modified to meet the requirements of Georgia Department of Environmental Protection Division's "Safe Dam Program" and is classified as a class II dam.

This Offering Memorandum may be used only by parties approved by the Broker. The property is privately offered, and by accepting this Offering Memorandum, the party in possession hereof agrees (i) to return it if requested and (ii) that this Offering Memorandum and its contents are of a confidential nature and will be held and treated in the strictest confidence. No portion of this Offering Memorandum may be copied or otherwise reproduced or disclosed to anyone without prior written authorization of H&H Realty, LLC. The terms and conditions set forth above apply to this Offering Memorandum in its entirety and all documents, disks and other information provided in connection therewith.

EXECUTIVE SUMMARY

Private Lake Property | 62.49 Acres



PROPERTY DETAILS

- Shown by appointment only
- Zoned A-1 (Agricultural) Bartow County
- County water
- Georgia Power
- 62.49 total acres
- +/- 12 acres Spring fed lake
- +/- 50.49 acres heavily wooded
- 744' MSL
- 88.12 FF on Ore Mine Road
- 36 miles northwest of Atlanta
- 10 miles southeast of Rome
- 15 miles southwest of Adairsville
- 20 miles south of Calhoun
- 9 miles west of Cartersville
- 6 miles north of Taylorsville
- 4 miles northwest of Euharlee
- CUVA expires 2023



H&H Realty, LLC
GLOBAL REAL ESTATE

LIST PRICE | \$1,500,000
PRICE | \$24,000/Acre

PROPERTY HISTORY

Private Lake Property | 62.49 Acres



“CHIEF CHULIO HUNTING PRESERVE”

Rare opportunity to own a piece of Bartow County’s history. In 1964 two local businessmen from Cartersville acquired some 900 acres along Chulio Road (fka Euharlee Road) that included this rare gem of a lake and hunting lodge and started an exclusive hunting preserve for quail.

This property was at the heart of the hunting preserve where they boasted a quail hunting experience just an hour away from the big city (Atlanta) to hunt with a “brace of Pointers and Setters over area that will offer you shot after shot at fast flying, elusive Bobwhite Quail.”

It advertised the “availability of a furnished cabin with two bedrooms, large living room with open fireplace, large screen porch, kitchen and bath.” You could take advantage of half-day guided hunts for \$25 or a full day of hunting for up to 20 quail for \$50. Additional quail could be shot at \$2.00 per bird. The ruins of the cabin remain on the shores of what is today known as, Lake Melody, named after the present owner’s wife. The lake’s name was changed in 1986 from Hodge Lake to Lake Melody where up until that time it was named after the gentleman that mined the surrounding acreage for iron ore.

This is your opportunity to own the crown jewel of “Chief Chulio Hunting Preserve” that is located in a private setting on Ore Mine Road just north of Taylorsville, GA.



LIST PRICE | \$1,500,000
PRICE | \$24,000/Acre

LAKE MELODY

Private Lake Property | 62.49 Acres



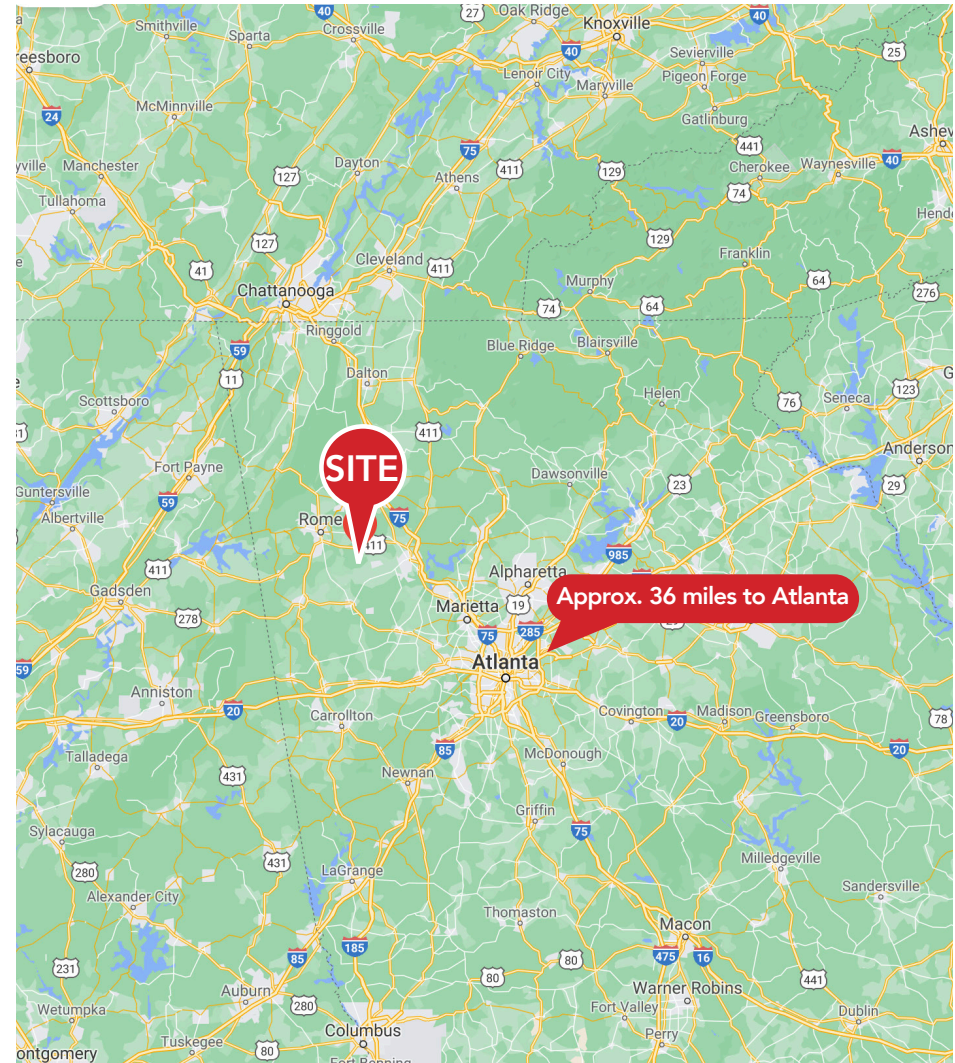
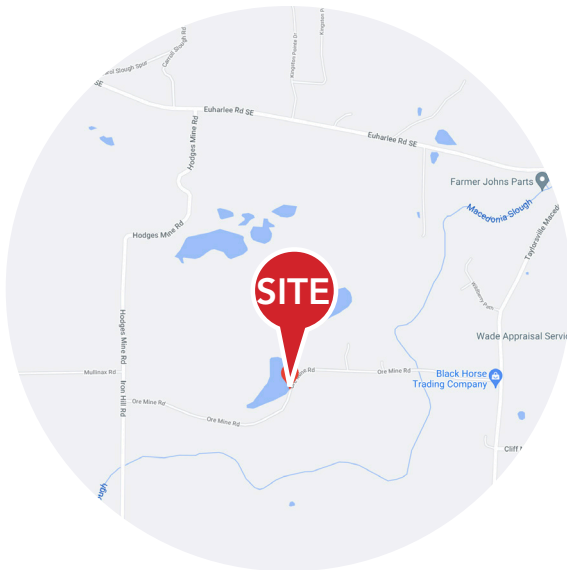
H&H Realty, LLC
GLOBAL REAL ESTATE

LIST PRICE | \$1,500,000
PRICE | \$24,000/Acre

PROPERTY OVERVIEW

Private Lake Property | 62.49 Acres

Address:	00 Ore Mine Road, Taylorsville, GA 30178
County:	Bartow
Site Size:	62.49 acres
Parcel IDs:	0013-0444-001
Utilities:	County water/Georgia Power
Proposed Use:	residential, recreational
Sale Price:	\$1,500,000



H&H Realty, LLC
GLOBAL REAL ESTATE