



Cohutta Pines Property and Business Information

Cohutta Pines is an outdoor camping and target shooting facility of nearly 100 acres of mountain property located at the entrance to the Cohutta Wilderness within the Chattahoochee National Forest.

The facility currently operates primarily as a shooting range and firearms training center. It consists of 4 shooting bays and an indoor training/classroom center. An archery area has been established as well as a handful of camping areas.

Current Facilities and Offerings

Main Entry Gate

Currently secured via a solar powered keypad.

Future plan(s): Install an improved gate with a WiFi enabled controller that can either open via a gate code that is given to a guest/service provider or read a Club Members phone App and upload a photo of the driver.

Entry Shed

This shed is used for storage and has two windows. It is used as a check-in post for access control for larger events. There is a telephone pole with a cellular, motion detection, video camera that relays to a phone app.

Future plan(s): We have a recent plan to bring power from the street on a main line and install a distribution hub at this location for future extension of outside power to campsites and the rest of the facility.

Cottage

Plans for a two bedroom cottage have been approved by the county, septic letter obtained and foundation is poured. Road has been graveled from an entry shed along a deep draw facing West (and



potential lake sight). A materials quote for the stick framing and metal roof has been provided and a local builder has modified a web based plan to include vaulted ceilings. Power company engineers have created a plan for home power. County water has been approved and is prepared to deliver a water meter at the property entrance.

Future plan(s): Power company has provided a plan and cost to run power from the street, to a distribution hub and then up the driveway to the cottage. Water needs to be run from meter to cottage. Hard wired internet service needs to be run from street to cottage.

Camping

Five camping sites have been prepped along the road to the central property parking lot. Some have been furnished with picnic tables, stand up grills and fire rings with grills. Future plan(s): Additional machine work to level grade and widen. Pour gravel and complete furnishings to include bear poles. Additional campsites. Extend power to all campsites for RVs.

Archery

There are two archery shooting platforms with target lanes.

Future plan(s): Extend the firing lanes and place targets at 10-50 yards at ten yard intervals. Move the existing cube shipping container to the archery area for target storage.

Central Parking Lot

This centrally located parking lot is currently being used as an event overflow lot. It can support approximately 35 cars.

Future plan(s): Grade out and square the lot more with the inclusion of two RV campsites on the SE and SW edges of the lot. Create campsite living spaces on terraces below the lot.



Check-in Station/Storefront

Hillside grading has been started and cleared out for a small building to be used as a check-in station and storefront for members and guests. The environmental survey has already been conducted for a septic.

Future plan(s): Build structure and handicapped parking with ramp access to wrap around the deck. Idea is a wood framed cabin chalet look with loft storage/bed, kitchenette, bathroom and living space for sales items and relaxation area.

Facilities Area/Water Well

An area has been cleared out and graded at the road split that leads to the range for a facilities and maintenance location. A 500' cased well has been recently drilled here as well.

Future plan(s): Complete well water system with a water tower and piping for range and class areas. Add additional shipping containers and small steel buildings with lean-to for maintenance supplies and tools.

Recreation Center/ Classroom

Brand new 40'x50' steel building on concrete pad. Indoor classroom is 30'x50' with an epoxy coated floor. Room amenities include: conference flip tables and padded seating for 36 students. An additional 20 chairs, wall outlets, two 2-ton AC mini splits, 6 lighted ceiling fans, stage lights and lighting for a sitting area and high top area. Projector and 12' adjustable movie screen, living room set with coffee table and 3 high top tables with stools.

Classroom also has a PC with Laser Ammo Smokeless Range 2.0 IR training system. Package includes several add-on packages and IR training firearms. Outdoor classroom is 14'x40' and has power, fans and lights as well as several picnic tables. There is also a 10'x10' storage/utility room.

The rec center is powered via dual-fuel generator through a multi amp RV outlet that feeds the panel. Also, it has a 6'x8' military storage container in the parking lot.



Future plan(s): Further insulate the walls and ceiling.

Range Area

The entire range area has been graded and sloped with multiple drainage culverts and channels with a retention pond. The range view faces to the NE at the “rocky face” of Doogan Mountain and the SE of the Cohutta Wilderness. The entrance of which is just past the entrance gate.

The range operates as a private membership club for individuals and family memberships, with weekly shooting matches, monthly in house basic firearms training and bi-monthly hosted guest instruction from some of the most renowned instructors in the nation. It is also the only privately owned Scouting range in Georgia and Tennessee. Range includes 8 scout certified .22 rifles. Monthly “swap meets” in the new Rec Center are just beginning as well as a MIL/LEO charity that supports training for our local LEOs' and supports the local veteran population.

Target Barn/Screened Breakroom

12'x24' shed with 6'x12' enclosed and the rest with screen walls and doors. This is a covered outdoor classroom or dining area. Enclosed area is shelved and stores a multitude of training and competitive paper and cardboard targets. Screened area has folding chairs and tables as well as grill equipment.

Storage Container 1

Located by Bay 1, this 20' container stores range and match supplies.

Storage Container 2

Located between Bay 3 and 4, this 20' container stores range and match supplies.

Range Office

Located behind Bay 3, this 20' shipping container is customized with 3 windows, a man door and a roll up door. It has further been updated with framing, insulation and sheetrock and an AC unit. It has 1000 watts of solar panels and a power system.



Future plan(s): Pipe a water spicket nearby. Run conduit and power to all 4 shooting bays, target shed and storage containers.

Shooting Bay 1

15 yard/50' graveled shooting bay with 8 lanes. Has steel overhead cover behind the shooting line 24'x40' making it a perfect place out of the sun and rain for a large group. This bay was specifically designed for youth Scouting/4H shooters in mind that require 50' regulation targets. Target stands, props and everything needed to stage targets.

Shooting Bay 2

15 yard, graveled 8 lane shooting bay with steel targets and plate rack.

Shooting Bay 3

25 yard, graveled 8 lane shooting bay with 12'x40' steel overhead cover behind the shooting line. Steel targets, target stands, props and everything needed to stage targets.

Shooting Bay 4

100 yard field with concrete pad 10 lane shooting bay. 14'x50' steel overhead cover behind the shooting line. Steel targets, target stands, props and everything needed to stage targets.

Planned Developments

“HELO Pad”

This area was originally cut out of the side of the mountain to facilitate an NRA spec skeet/trap combo but was abandoned for down range safety concerns.

“The Lower 20”

The NW corner of the property on the other side of the large mountain is 20 acres of westward sloping land filled with pine, kudzu and wild Scuppernong muscadine grape vines. It has a double gate and road access from GA HWY 411. The road is graded and a culvert installed to deflect a stream where it dissipates into thick young pine. This land was reviewed by a professional, nationally acclaimed



viticulturist who advises many of North Georgia's vineyards and wineries and concluded that it would be suitable for a vineyard. It is also an ideal location for a winery business and cabins or event center.

“Little Mountain and Black Bear Ridge”

The Eastern ridge line and SE portion of the property are excellent locations for multiple cabin locations. If the 4 small neighboring properties surrounded by this corner were purchased, it would be ideal for a larger campground or RV park.

“The Valley”

The large valley that begins in the center of the property and heads south to SW could theoretically be dammed and become approximately 10+ lake; adding an invaluable scenic and sporting asset to the property.

“The Mountain Top”

Multiple mountain view home sites could be added along the crest of the mountain facing either east or west. The road could be continued South and create a loop over a dam creating a loop road.

“Lodge”

A good area for a grande lodge could be the west slope of the central parking lot. Rear building staff access could be achieved along the mountain top road with a full circle loop road.