

# HARDSCRABBLE RANCH & EVENT VENUE

1019 HARDSCRABBLE ROAD | **BLUE RIDGE, GA**

BY | **HARRY NORMAN, REALTORS®**  
**COMMERCIAL REAL ESTATE**

**Gary Mills, VP Commercial Services**

[gary.mills@harrynorman.com](mailto:gary.mills@harrynorman.com)

C: 404-229-9998 | O: 770-977-9500

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# ABOUT THE PROPERTY

Luxury Event Venue  
with Exquisite  
Architecture and Finishes

Potential for Development  
as Mountain Community

FF&E to Accommodate  
Large Events and Activities

Close to Blue Ridge, GA for  
Mountain and Lake Activities

Working Ranch with 18  
head of Highland Cattle

## LAND SIZE

119 +/- Acres

## CONSTRUCTED

2024

## EVENT FACILITY

8,144 sf timber frame structure with event space on 2 levels,  
mezzanine, 2,300 sf covered porches, commercial kitchen, living suites

## PARTY BARN

2,016 sf 2 story barn with board & batten siding, main level  
event/meeting space, top level living and sleeping quarters, hay sheds

## MAINTENANCE BUILDING

8,000 sf metal storage facility with large concrete  
pad for work vehicles and equipment

## OUTDOOR PAVILION

1,200 sf timber frame pavilion on stone deck with fireplace



# HIGHLIGHTS

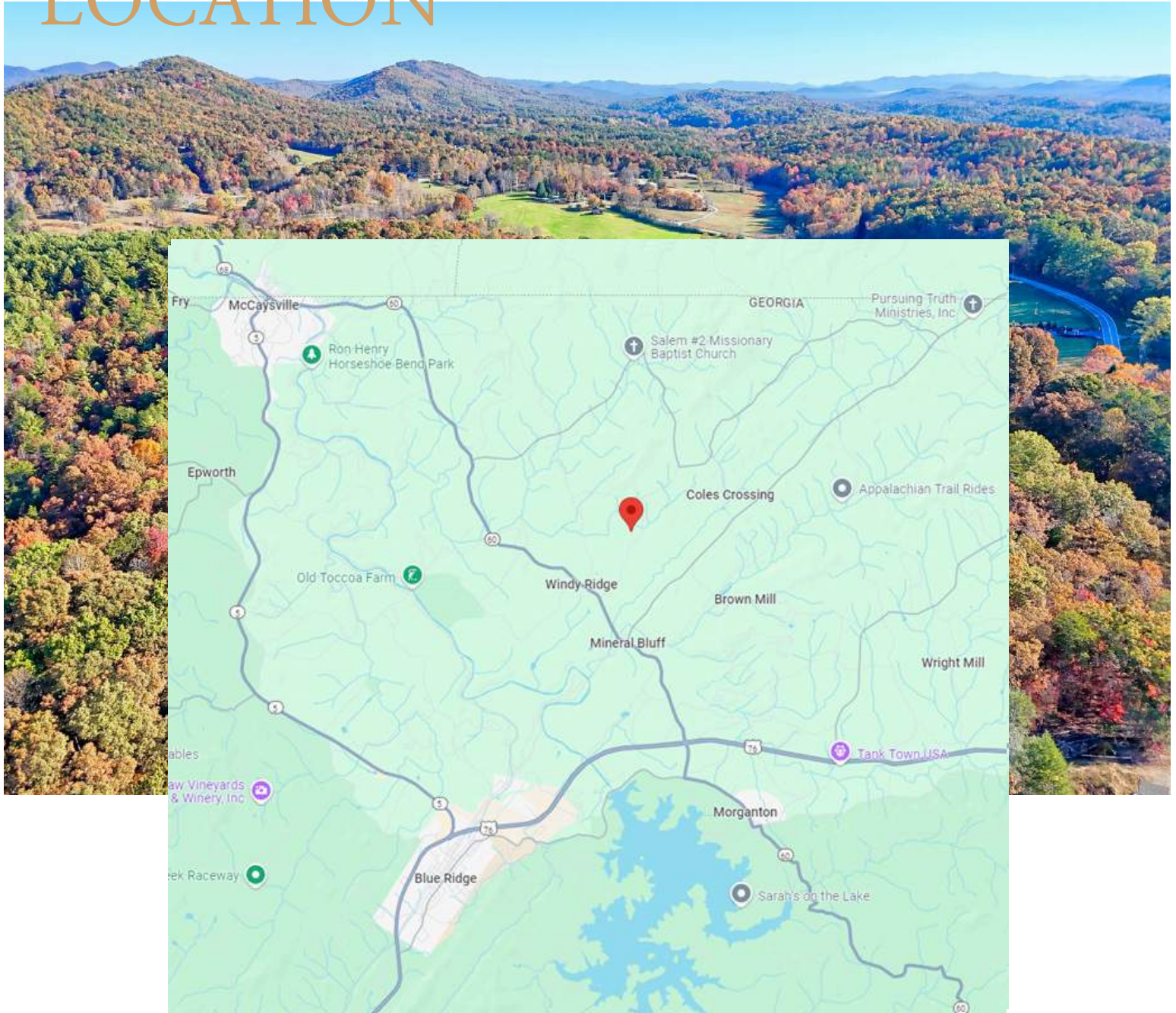
## LUXURIOUS 119-ACRE RANCH WITH PREMIUM FACILITIES

This unique property is comprised of 3 parcels totaling 119 +/- acres of rolling pasture and wooded land, surrounded on three sides by mountain creeks. The ranch facilities are built to the highest construction standards and are in superb condition. The structures are contemporary farm/ranch design using the highest quality materials, the grounds are nicely landscaped, and the facilities are thoughtfully laid out on the property.





# IDEAL BLUE RIDGE LOCATION



The Blue Ridge area has become the most popular mountain getaway destination in the North Georgia mountains. The City of Blue Ridge has undergone an impressive transformation over the past ten years, with new hotels, high end restaurants, retail shopping, and adventure activities. This has attracted upscale tourism, transplants and retirees from throughout the US, and wealthy luxury-second-home buyers from the Southeast US. A growing abundance of short-term rentals supports this growth.



# PHOTO GALLERY









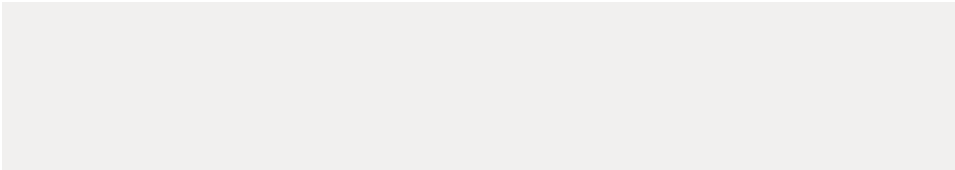


Source: Appalachian Wedding Photography



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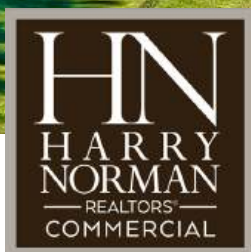












# WHAT SETS HNR APART



**GARY MILLS**

**VP Commercial Services**

gary.mills@harrynorman.com

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O: 770-977-9500

## WHY WORK WITH HN COMMERCIAL?

When making a decision about your business location the best decisions are informed ones. Using a commercial agent who specializes in your market niche is important but a superpower is the agent who has access to tools and market research across the commercial industry and residential industry.

Working from home is a baseline standard for companies large and small. Your advantage is to work with a commercial specialist who can provide you with insights in the commercial world and the residential world. After all, the quality and availability of your work force ultimately drives the success of your business.

## HOW ARE WE UNIQUE?

Most boutique service commercial firms have a cap on resources in some capacity. We have a unique combination of strong financial backing (which provides us with robust tools and resources) plus we have connections that provide us with great scalability should your needs or scope expand beyond our geography, while also delivering highly attentive and highly customized service, and we bring unique value to our clients through synergies in the commercial and residential real estate sphere.

## OUR SPECIALTIES

HN Commercial provides a full range of commercial real estate marketing and brokerage services to owners, landlords and developers in the greater Atlanta Metro and nearby communities. Our specialty areas include landlord and tenant representation for hospitality, office and retail and buyer and seller representation for industrial manufacturing/warehousing/distribution.