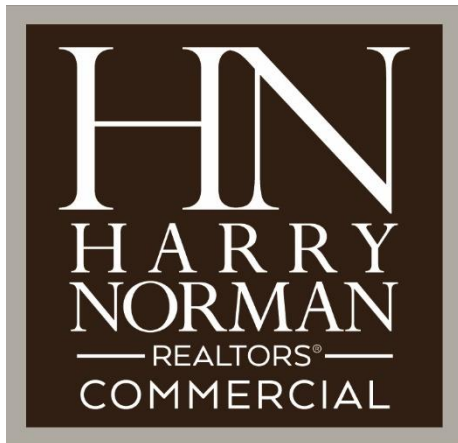

Hardscrabble Ranch & Event Venue

**1019 Hardscrabble Road
Blue Ridge, GA**



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**Harry Norman Realtors, Inc.
Commercial Real Estate Services**



Hardscrabble Ranch & Event Venue



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

Land Size: 119 +/- Acres

Constructed: 2024

- ***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***

Property Highlights

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.



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.

