



FOR SALE

# THE BOMA LODGE

2741 NC-704, MADISON, NC 27025

JOHNNY WEHMANN  
919.287.3218 | johnny.wehmann@svn.com



## PROPERTY SUMMARY



### OFFERING SUMMARY

<b>LOT SIZE:</b>	±26.04 Acres
<b>MAIN BLDG SIZE:</b>	±5,200 SF
<b>FULLY RENOVATED:</b>	2011
<b>ZONING:</b>	AG-R (w/ Special Use Permit)
<b>PARCEL ID:</b>	124931
<b>SALE PRICE:</b>	\$1,150,000
<b>VIDEO TOUR:</b>	<a href="#">View Here</a>

### PROPERTY OVERVIEW

SVN | Real Estate Associates is pleased to present for sale this confidential offering of **The Boma Lodge** in Madison, NC. **This log dwelling, also used as a wedding and event center, is nestled on over 26 acres, surrounded by trees and rolling hills, featuring multiple outdoor gathering spaces overlooking a large pond.**

**With its rustic charm and custom designed amenities,** this property presents a unique opportunity in the events industry. For discerning investors seeking a picturesque retreat, this confidential sale provides a **rare chance to own a special property tailored for timeless celebrations** in a scenic area.

### PROPERTY HIGHLIGHTS

- **Large deck for ceremonies of up to 200 guests** sits on the hillside overlooking pond
- Expansive **covered patios throughout the ground level** of the main building
- Detached three-car garage features **walk-up storage + two finished bedrooms** with adjoining full bath

**JOHNNY WEHMANN**

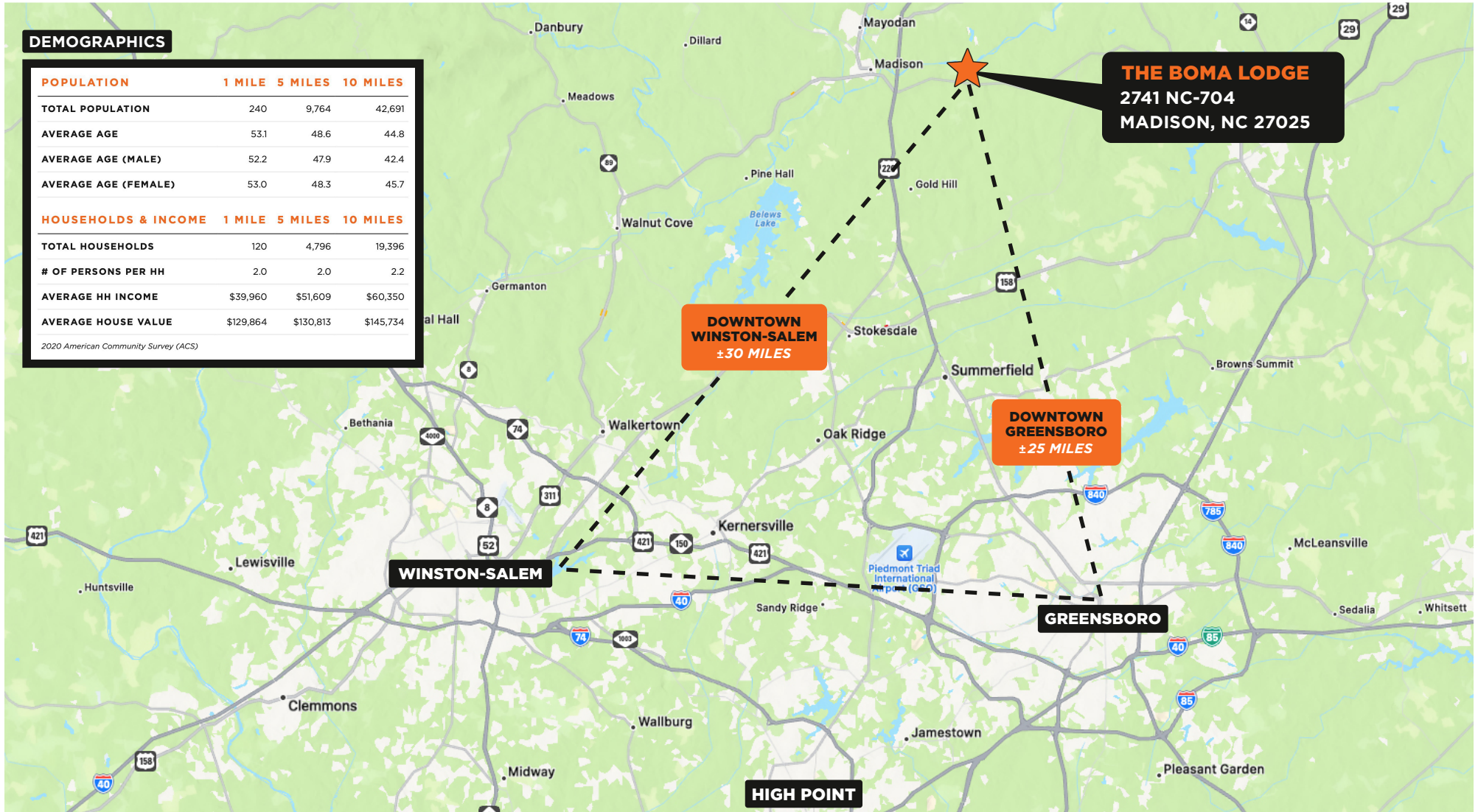
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# LOCATION MAP



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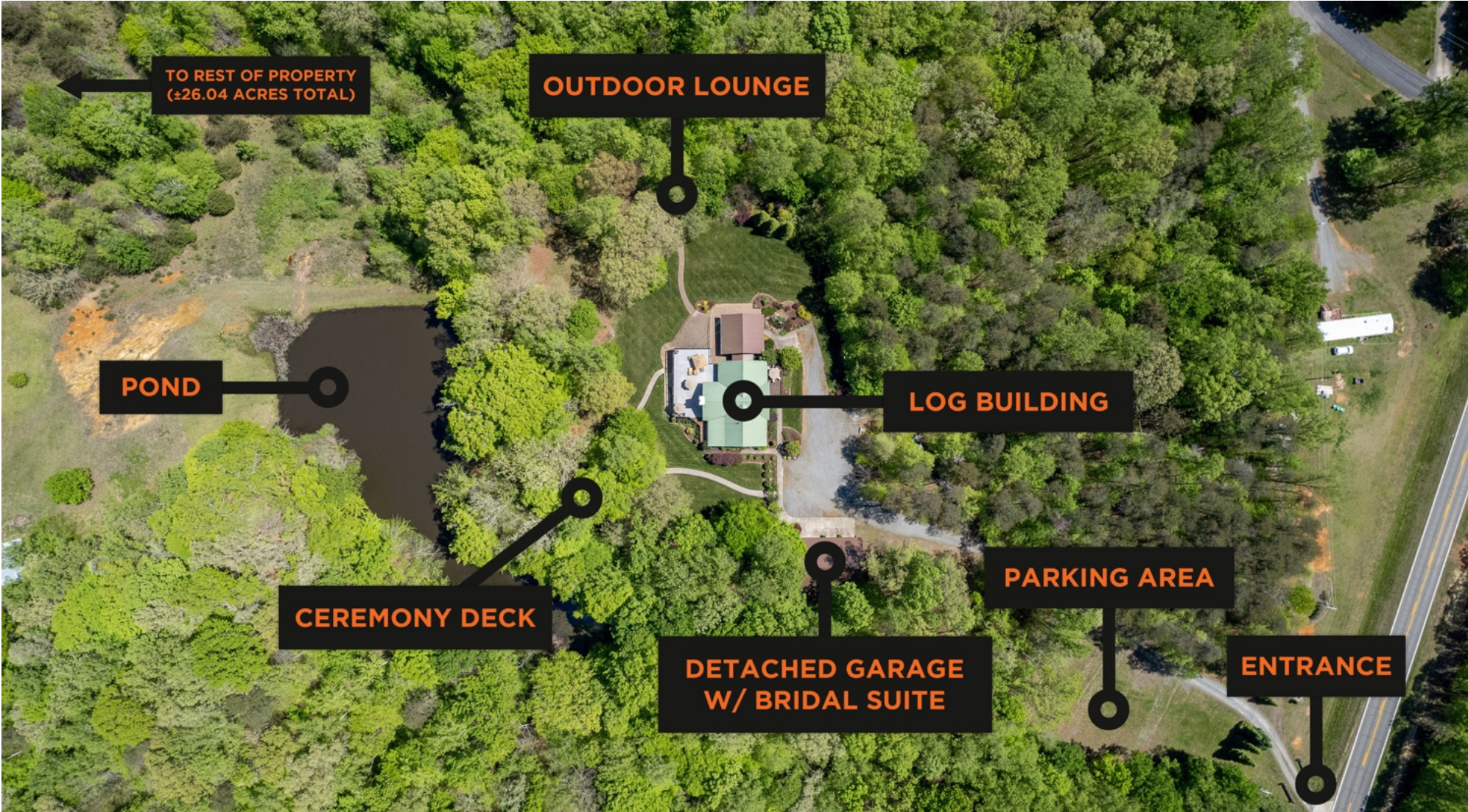
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**PROPERTY OVERVIEW**



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**INTERIOR PHOTOS (FIRST FLOOR)**



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**INTERIOR PHOTOS (BOTTOM FLOOR)**



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**COVERED PATIO PHOTOS**



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CEREMONY DECK/OUTDOOR LOUNGE PHOTOS



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## DETACHED GARAGE W/ BRIDAL SUITE PHOTOS



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# FIRST FLOOR INTERIOR PLAN



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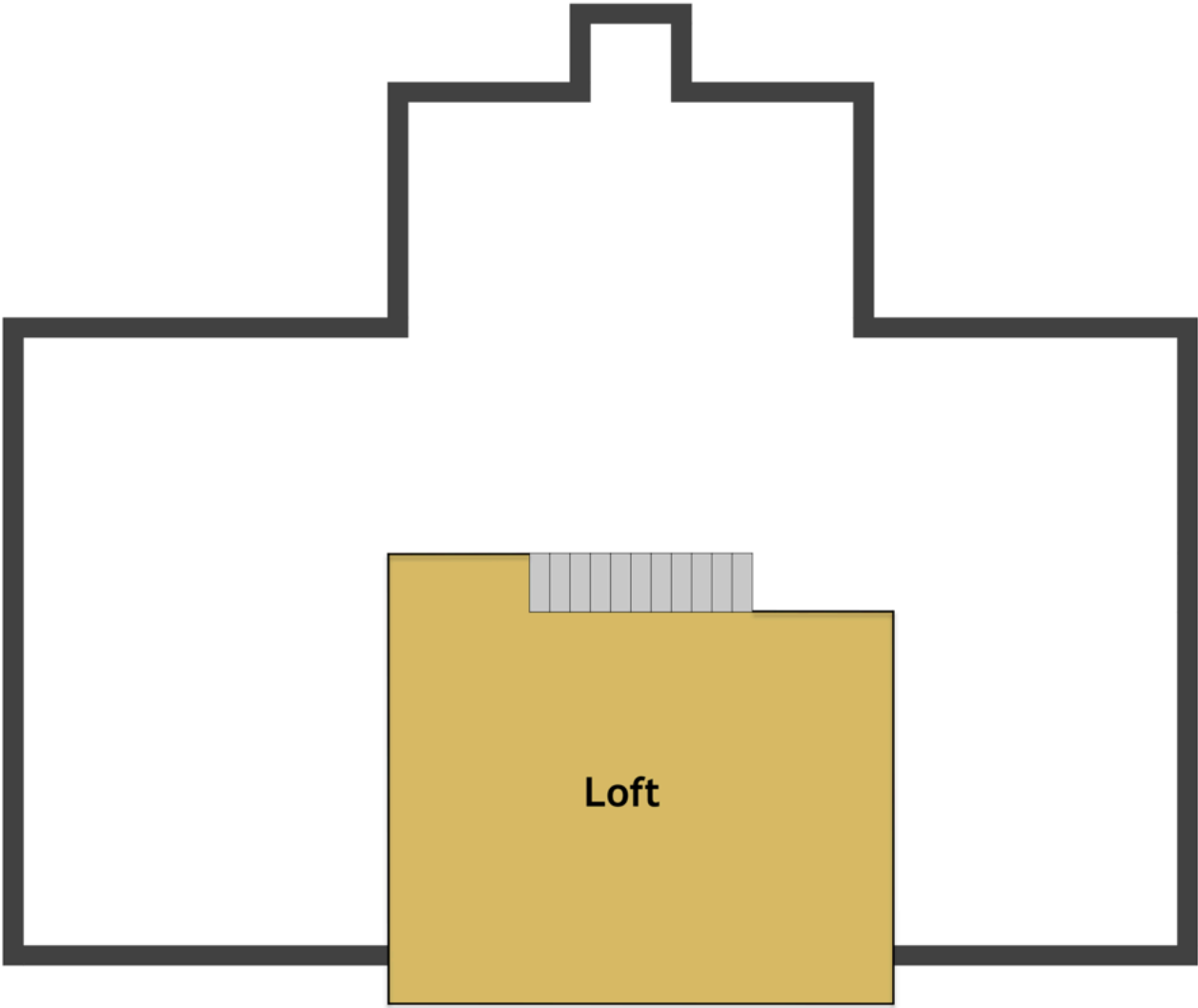
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**LOFT OVERLOOKING FIRST FLOOR PLAN**



**JOHNNY WEHMANN**

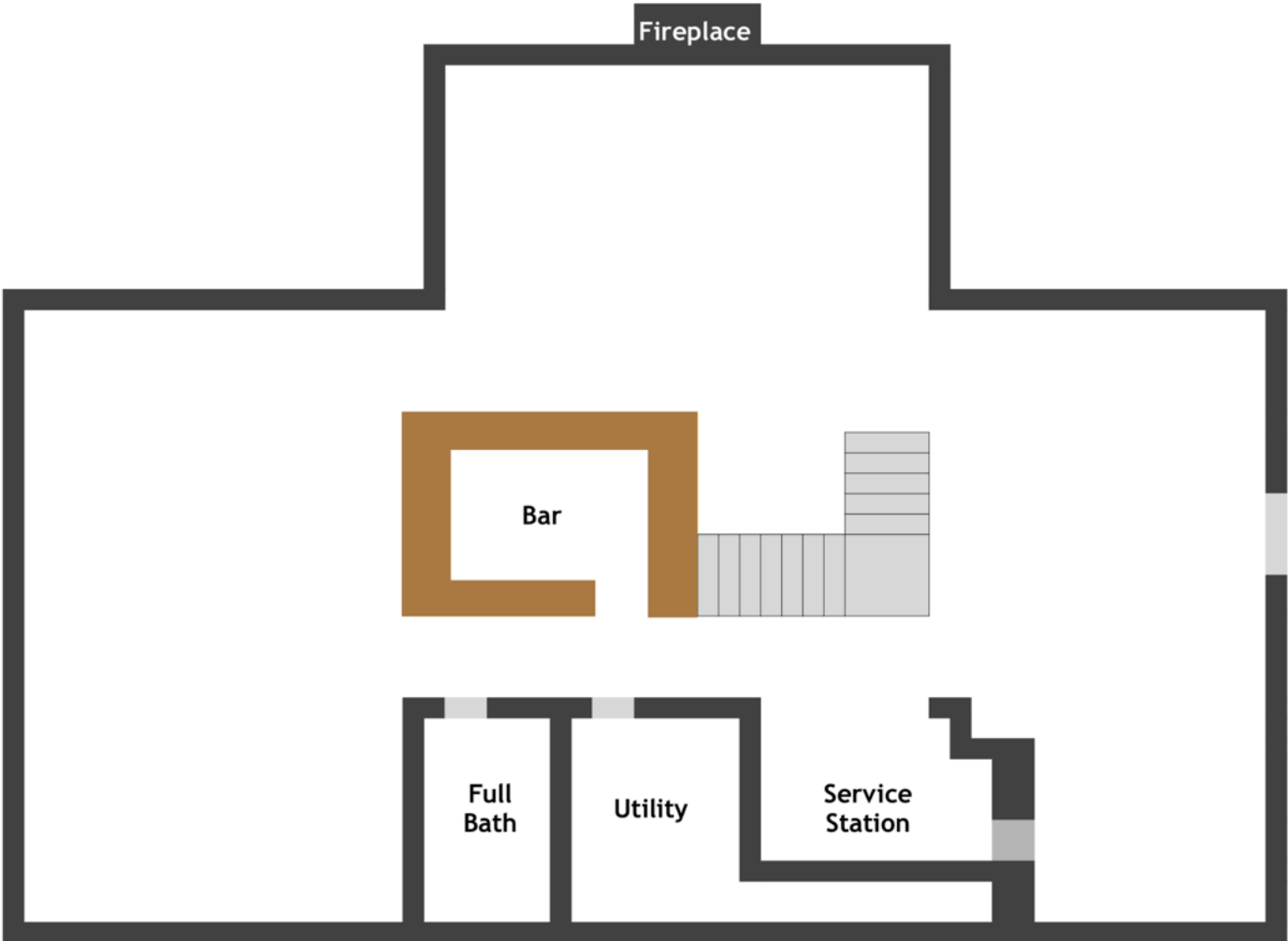
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# BOTTOM FLOOR INTERIOR PLAN



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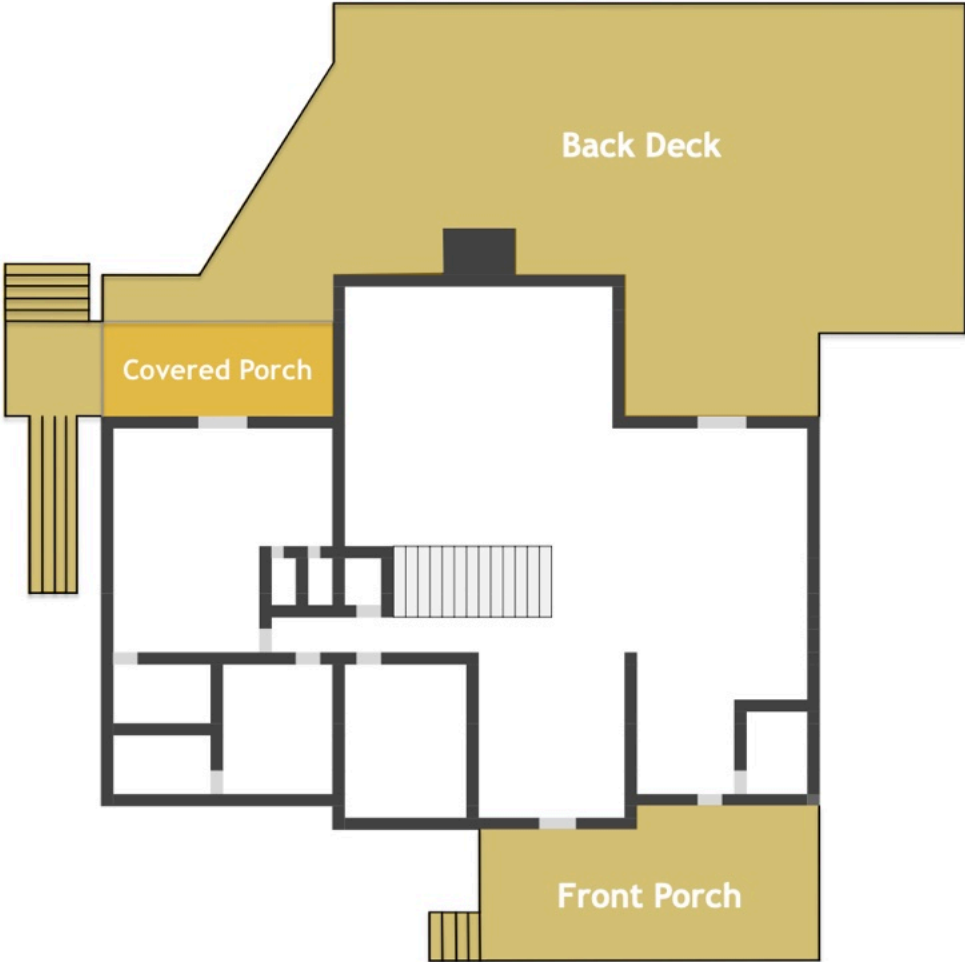
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# FIRST FLOOR EXTERIOR PLAN



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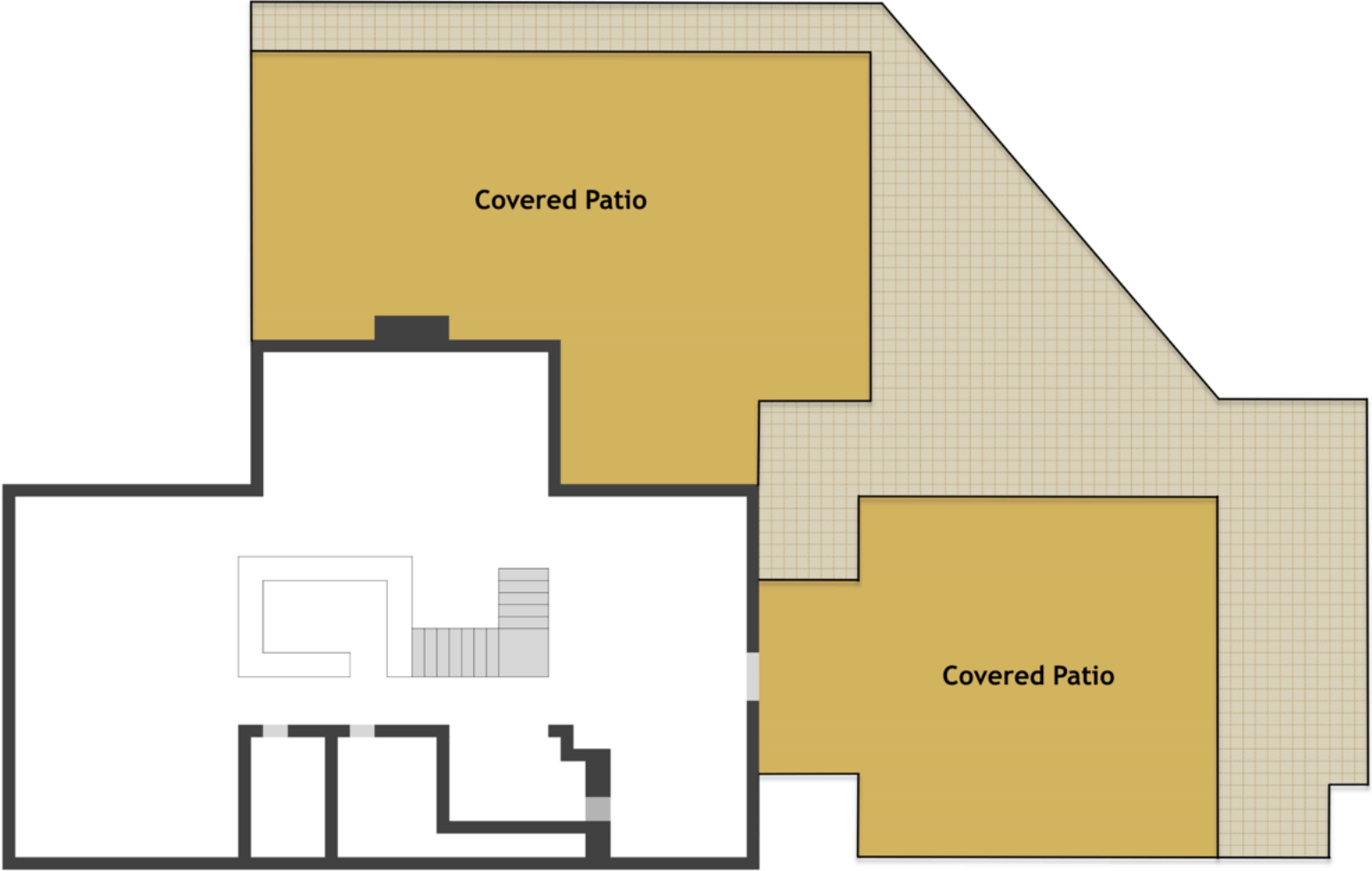
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**BOTTOM FLOOR EXTERIOR PLAN**



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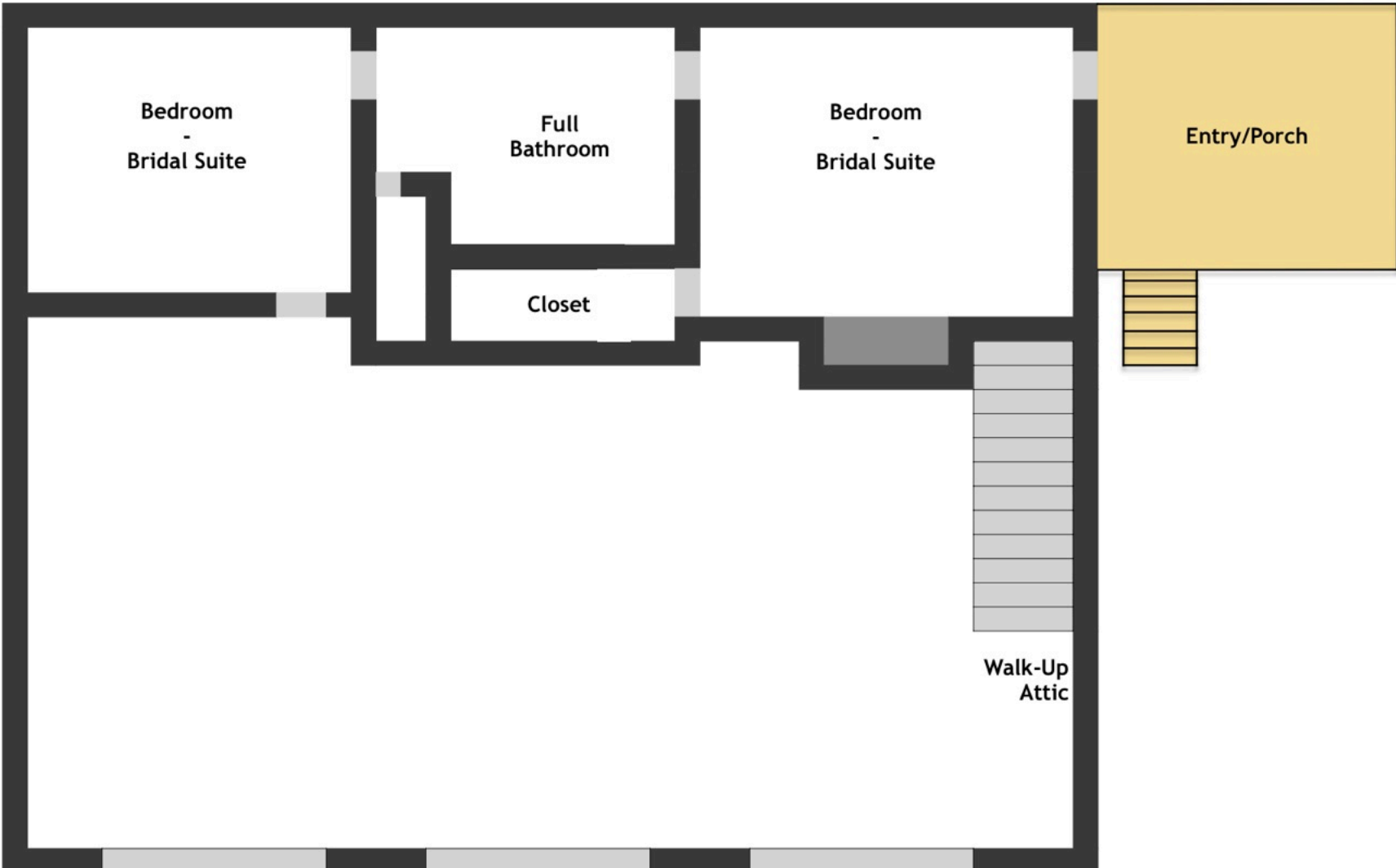
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# DETACHED GARAGE + BRIDAL SUITES PLAN



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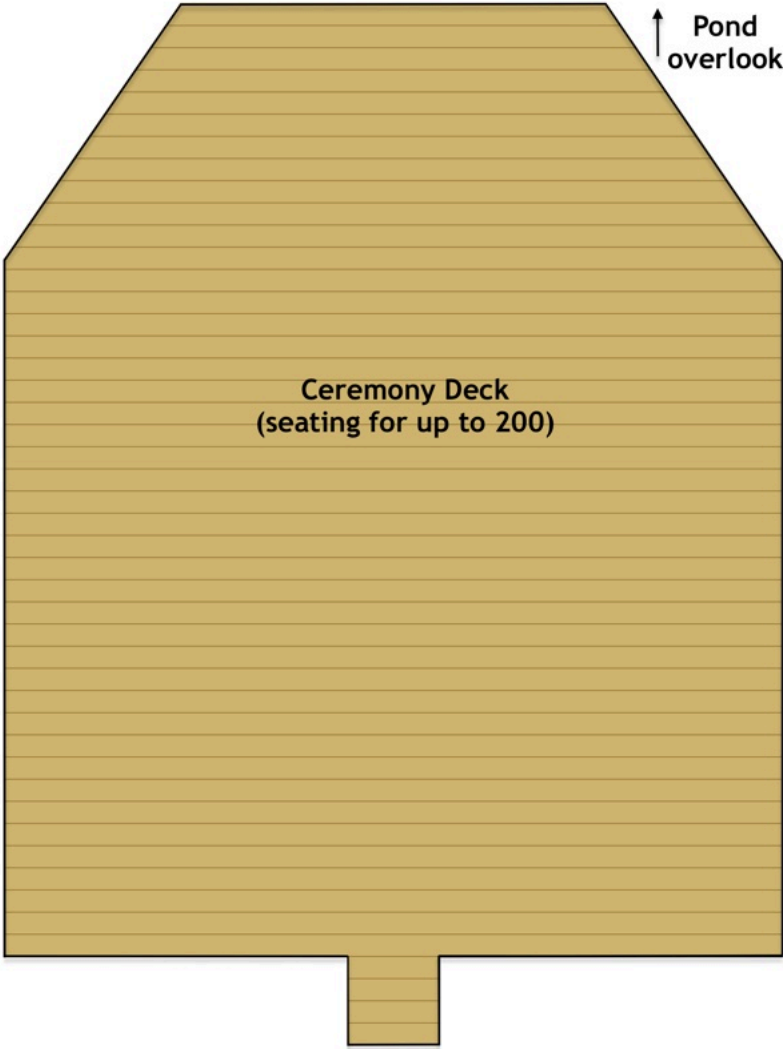
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**CEREMONY DECK**

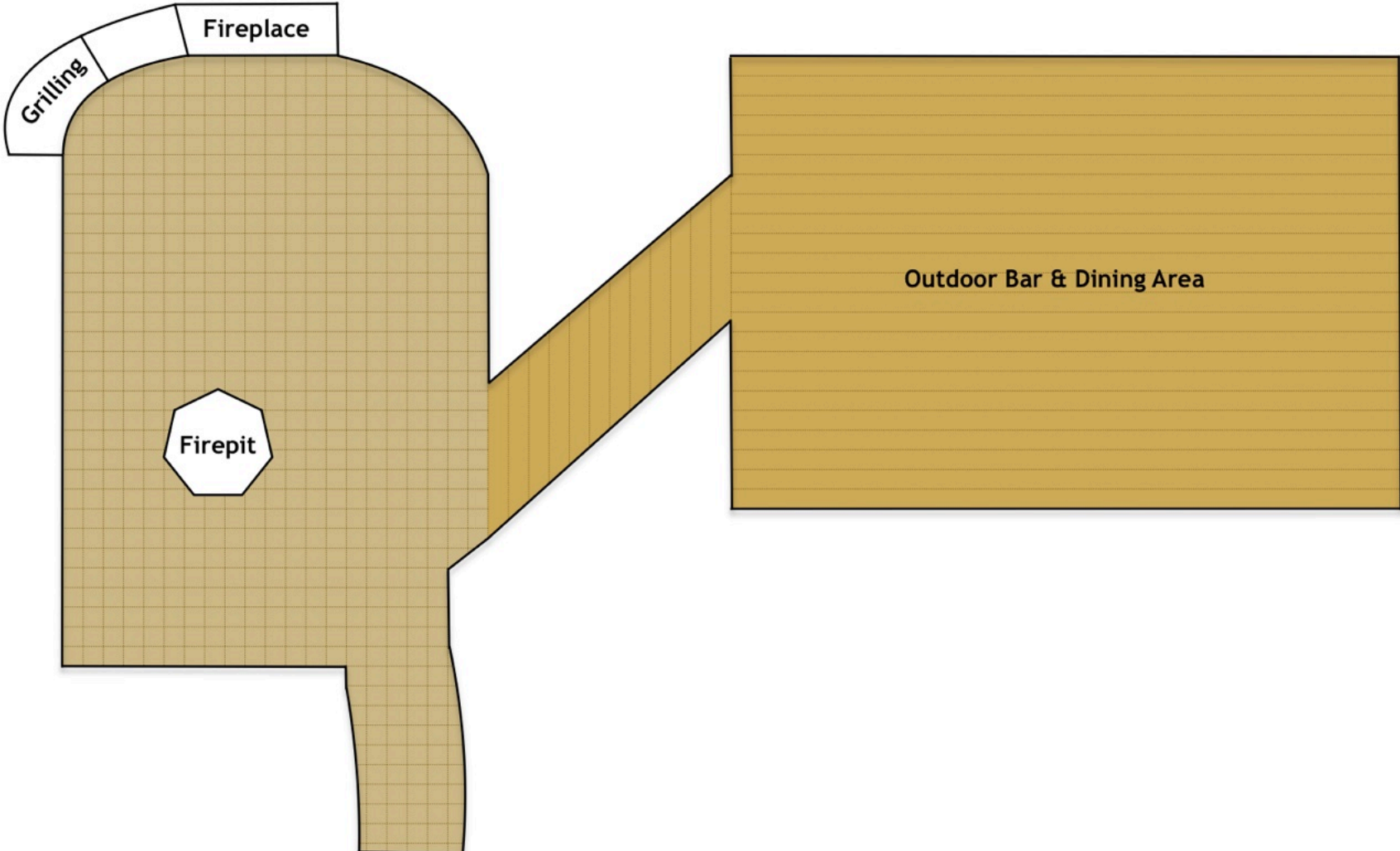


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**FIRESIDE LOUNGE**



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## OFFERING DESCRIPTION

### PROPERTY

The entry level of the Boma Lodge currently serves as the primary residence for the owner/operator. The ground floor is used primarily for the event function of the property. The property was fully renovated in 2011, with meticulous upkeep over the years. HVAC is 2017 and regularly serviced by Gentry Air. A Special Use Permit allowing the operation of the property as an event space is on file with Rockingham County. The property is on septic with a system designed for the high volume of events. Local utilities provide for water and trash disposal (roadside bins). An above ground gas tank is used for the fireplaces and gas range in the kitchen. Most FF&E is negotiable, but some art and other decor items are not included.

### LOCATION

The City of Madison rests in Rockingham County. This Piedmont area of NC is part of the Triad, including the rapidly growing cities of Greensboro, High Point and Winston-Salem. The Boma Lodge is a quick 7-min walk to public access to the Dan River where you can tube, kayak, and enjoy.

While there is close proximity to major cities, those looking to stay close to the venue have options. One nearby hotel offers group rates and provides a shuttle service to and from the event. A short drive away and you'll find additional entertainment at the new Caesar's casino in Virginia (35 mi) or popular NASCAR stop, Martinsville Speedway (30 mins).

### VENUE

The property provides hosting capacity for a variety of events, from small family style birthdays to grand weddings and corporate events. The current owner has operated The Boma Lodge as a mostly seasonal venue from March through November. with an average event size of 100-155, with 200+ capacity. Prior to Covid in 2020 they were hosting 22-25 large events annually. The events take place throughout the property, with the indoor space being the 2,200+ SF ground floor with open entertainment areas, fireplace, full bathroom, a fully functional bar with sinks, and catering prep area. Outside there is expansive covered patio space for dining and entertainment, most often removing the need for additional tent rentals. A nearby fireside lounge provides additional areas for dining, bar service, grilling, or lounging by the firepit.

The current owner/operator handles many of the event services, including providing chairs (has 215 total), tables and linens. Packages include the setup and breakdown of these furnishings, janitorial services following the event, necessary supplies, and other as-needed services. There are no employees, only 3rd party vendors are used.

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## OFFERING DESCRIPTION

### DETACHED GARAGE

The oversized 3-car garage is great for additional storage needs, and includes a walk-up attic with an extra 500+ SF of storage. On the backside of the garage space is a two-bedroom living space with private side porch entry. This space is mostly utilized as a bridal suite, with one bedroom used as a lounge with a murphy bed tucked back into the wall. A spacious full bathroom allows for brides to prepare for the big day.

### GLAMPING

The current owner pursued plans to build geodesic domes on the other side of the pond that could be used as rentals. Plans and other documentation from that exploration process can be found on the property website.

### ADDING VALUE

- The current owner/operator has relied on word-of-mouth and has done very little promotion of the venue.
- Great AirBnB opportunity. Detached garage suite frequently rented for \$160/night. There is a higher volume of opportunity and upside on rents for these stays, including the full residence if it will not be occupied by the new owner.
- The venue pricing is competitive (low)! Upside on rental pricing, including additional services that are either not offered or included at no cost.
- There is currently no up-charge for the All Inclusive Package offered which utilizes familiar 3rd party vendors.
- Construction of additional residences on the property (see below).

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## The Silver Package

*Specialized for Weddings*

Segment	Includes	Time
<b>Consultation</b>	Advise	Normal Operating Hours
<b>Rehersal</b>	Use of facility for 2 hours	Non-event time/date
<b>Parking</b>	Attendants	11am to Midnight
<b>Pre-Wedding</b>	Use of bridal/groom suites Clothing racks + hangers Restrooms (w/ showers)	Before Wedding
<b>Day of Coordinating</b>		
<b>Ceremony</b>	Chairs for allotted guests Arch Gift/Sign-in table	During ceremony & photography
<b>Wedding Dinner</b>	Round tables (up to 100 guests) Tables for buffett Chairs for allotted guests White linen cloths	Scheduled dinner prior to reception
<b>Reception</b>	Lights Bar Firepit & wood provided	Post-dinner
<b>Break-down</b>	Chairs, tables, linens	Post-wedding
<b>Total Price</b>		<b>\$4,900</b>

*All estimates are based upon 100 guests*

*In the case of over 100 guests, an additional \$20 per person charge will apply*

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## 2024 WEDDING PRICE GUIDE (DIAMOND PACKAGE)

### The Diamond Package

*Includes all components of the Silver Package, in addition to below*

Segment	Includes	Time
<b>Engagement Photos</b>	Use of facility 2 hour block Weekday	Date & time of choosing
<b>Rehersal &amp; Dinner</b>	Use of facility (food not included) 2 hour rehersal Tables & chairs (linens not included) Firepit & wood provided	Day before or date of choosing
<b>Pre-Wedding</b>	Mimosas of choice Beer of choice Lunch buffett	Before wedding
<b>Wedding Dinner</b>	Round tables Color choice of linen & cloth serviettes Dinnerware	Scheduled dinner prior to reception
<b>Overnight Stay</b>	Use of bridal suite overnight Private full bathroom Bridal lounge Bridal patio 10am next day check out	Post-wedding overnight
<b>Total Price</b>		<b>\$5,900</b>

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# 2024 WEDDING PRICE GUIDE (ALL-INCLUSIVE PACKAGE)

## All-Inclusive Packages

*Pricing includes use of preferred vendors*

Segment	Includes	
<b>Photography</b>	2 photographers	Sharable online gallery
	8 hours of coverage	Professional editing services
	Unlimited High-res images	
<b>Flowers</b>	Arbor	Groom boutonniere
	Bridal bouquet	Groomsment boutonniers
	Bridesmaid bouquets	Floral centerpieces
<b>Music</b>	DJ	
<b>Cake</b>	6" couples cake + 100 cupcake	6" cake to cut & service
	Choice of cake flavor and basic design	1 flavor per dozen on cupcakes
<b>Alcohol</b>	Liability Insurance	Bartender
	Domestic beer	House wine selection
	Premium beer, wine and champagne available, pricing varies	
<b>Catering Packages</b>	Assorted Cheese platter during cocktail hour	
	#1 BBQ with choice of sides	
	#2 Herb Roasted Chick with choice of sides	
	#3 Braised Beef Short Ribs with choice of sides	
<b>Total Price</b>		<b>Silver \$13,600</b>
		<b>Diamond \$14,600</b>

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## ADVISOR BIO



### JOHNNY WEHMANN

Senior Advisor

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Direct: **919.287.3218** | Cell: **919.259.3618**

## PROFESSIONAL BACKGROUND

Johnny brings a 17-year background of diverse real estate experience to SVN | REA. While he practices commercial brokerage throughout the Triangle, Johnny has found a niche working in Chatham, Durham, and Orange Counties. Before joining SVN | REA, Johnny was working as a commercial real estate broker with Sperry Van Ness. Prior to that he was at Meridian Realty in Winston-Salem where he worked in commercial property management, with a focus on retail and office properties. Johnny also spent several years as a Property Manager/Broker-in-Charge, focusing on multi-family housing with Ticon Properties. Outside of work, Johnny can regularly be found at local music venues and sporting events. He especially loves outdoor adventures with his wife Catherine, daughters Laney and Cora, and their two dogs, Dash and Emmie.

## EDUCATION

- Bachelors of Science Degree in Economics, East Carolina University
- Graduate, NC Realtors® Leadership Academy

## MEMBERSHIPS

- Licensed Real Estate Broker, North Carolina
- Rising Star Award, Orange-Chatham Association of Realtors®
- Member, Triangle Commercial Association of Realtors®
- Member, Orange-Chatham Association of Realtors®
- Member, Chapel Hill-Carrboro Chamber of Commerce
- Member, Chapel Hill Young Professionals
- Member, Bull City Business Leaders
- Volunteer, Mental Health Association of the Triangle

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## DISCLAIMER

The material contained in this Offering Memorandum is furnished solely for the purpose of considering the purchase of the property within and is not to be used for any other purpose. This information should not, under any circumstances, be photocopied or disclosed to any third party without the written consent of the SVN® Advisor or Property Owner, or used for any purpose whatsoever other than to evaluate the possible purchase of the Property.

The only party authorized to represent the Owner in connection with the sale of the Property is the SVN Advisor listed in this proposal, and no other person is authorized by the Owner to provide any information or to make any representations other than contained in this Offering Memorandum. If the person receiving these materials does not choose to pursue a purchase of the Property, this Offering Memorandum must be returned to the SVN Advisor.

Neither the SVN Advisor nor the Owner make any representation or warranty, express or implied, as to the accuracy or completeness of the information contained herein, and nothing contained herein is or shall be relied upon as a promise or representation as to the future representation of the Property. This Offering Memorandum may include certain statements and estimates with respect to the Property. These Assumptions may or may not be proven to be correct, and there can be no assurance that such estimates will be achieved. Further, the SVN Advisor and the Owner disclaim any and all liability for representations or warranties, expressed or implied, contained in or omitted from this Offering Memorandum, or any other written or oral communication transmitted or made available to the recipient. The recipient shall be entitled to rely solely on those representations and warranties that may be made to it in any final, fully executed and delivered Real Estate Purchase Agreement between it and Owner.

The information contained herein is subject to change without notice and the recipient of these materials shall not look to Owner or the SVN Advisor nor any of their officers, employees, representatives, independent contractors or affiliates, for the accuracy or completeness thereof. Recipients of this Offering Brochure are advised and encouraged to conduct their own comprehensive review and analysis of the Property.

This Offering Memorandum is a solicitation of interest only and is not an offer to sell the Property. The Owner expressly reserves the right, at its sole discretion, to reject any or all expressions of interest to purchase the Property and expressly reserves the right, at its sole discretion, to terminate negotiations with any entity, for any reason, at any time with or without notice. The Owner shall have no legal commitment or obligation to any entity reviewing the Offering Memorandum or making an offer to purchase the Property unless and until the Owner executes and delivers a signed Real Estate Purchase Agreement on terms acceptable to Owner, in Owner's sole discretion. By submitting an offer, a prospective purchaser will be deemed to have acknowledged the foregoing and agreed to release the Owner and the SVN Advisor from any liability with respect thereto.

To the extent Owner or any agent of Owner corresponds with any prospective purchaser, any prospective purchaser should not rely on any such correspondence or statements as binding Owner. Only a fully executed Real Estate Purchase Agreement shall bind the property and each prospective purchaser proceeds at its own risk.

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**PRESENTED BY:**  
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