

FOR SALE

Weddings & Event Venues and Five Guest Houses

2425 Georgia Highway 83, Monroe, GA 30655



www.gOaksFarm.com

WHITE HOUSE

www.gOaksFarm.com/WhiteHouse

2425 WAREHOUSE

AT 9 OAKS FARM

www.2425Warehouse.com



\$6,500,000

This 48.17-acre property includes three event venues, five guest houses and a warehouse/storage building. The property has approximately 2,000 feet of frontage along State Highway 83 that allows individual access to each venue so they can be rented separately and at the same time. The back of the property is elevated and heavily wooded to offer seclusion from neighbors. The sale price includes the fee simple real estate with improvements, the wedding and event venue business with FF&E and the guest cottages. Event and rental deposits in hand on the day of the sale will be credited to buyer at closing.

EXCLUSIVELY LISTED BY
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ADDITIONAL CONTACT
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PROPERTY HIGHLIGHTS

- 48.17 acres.
- With good topography and heavy woods along property lines.
- Located in an unincorporated area of Walton County, GA.
- Zoned A-1, Rural Estate District by Walton County.
- 9 septic systems.
- 2 water wells.
- Walton County tax parcel ID: C1800023B00 with 48.17 acres.
- Over 2,000 feet of road frontage on Hwy 83
- Public water also available
- Fully landscaped and meticulously maintained
- Multiple outdoor and indoor ceremony locations

WEDDING & EVENT BANQUET HALLS

- The 9 Oaks Barn with 7,401 SF. Can seat 250 guests.
- The White House is 4BR 4BA with 3,510 SF on the first floor, 416 SF on the second and three covered porches. Sleeps up to 10 and can be rented for small dinners up to 50 people.
- The 2425 Warehouse with 5,616 SF on first floor, 1,296 SF on second floor, a 1,496 SF covered pavilion and a 702 SF covered front porch. Accommodates up to 250 guests.

GUEST HOUSES

- The Red House is 4BR 3BA with 1,457 SF on first floor, 1,102 SF on second and an 842 SF covered porch.
- The Bridal Suite is 2BR 1BA with 1,392 SF on the first floor, 1,108 SF on the second, a 580 SF covered front porch and a 192 SF covered side porch.
- The Tin House is a 2BR 2BA 1,020 SF on the first floor, 680 SF on the second with a large 1,092 SF covered porch.
- The Cottage is 1BR 1BA with 400 SF and two 120 SF covered porches.
- The Cabin is 1BR 1 BA with 560 SF and two covered porches of 200 SF.

BLUE WAREHOUSE

- 10,560 SF metal warehouse with a finished 1BR 1BA apartment with 600 SF.

OTHER MINOR IMPROVEMENT

- Tractor barn.
- Pump station.
- 16' x 24' storage building.
- 12' x 30' storage building.

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VENUES



9 OAKS BARN EXTERIOR



9 OAKS BARN ARBOR



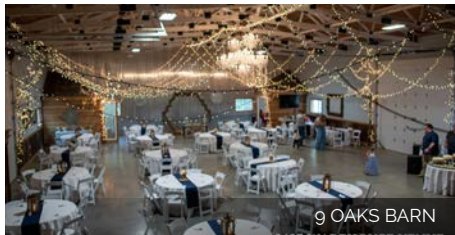
9 OAKS BARN



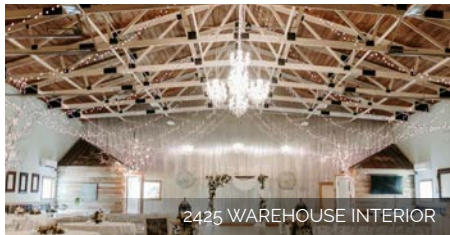
9 OAKS BARN EXTERIOR NIGHT



9 OAK BARN INTERIOR DINING



9 OAKS BARN



2425 WAREHOUSE INTERIOR



9 OAKS BARN COVERED BRIDGE



9 OAKS BARN INTERIOR



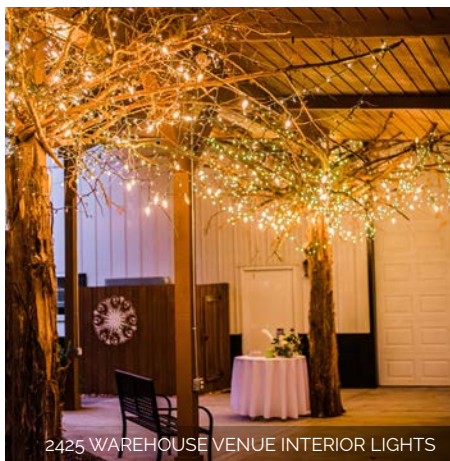
9 OAKS BARN EXTERIOR



2425 WAREHOUSE VENUE



2425 WAREHOUSE VENUE AERIAL



2425 WAREHOUSE VENUE INTERIOR LIGHTS



WHITE HOUSE VENUE

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GUEST HOUSES



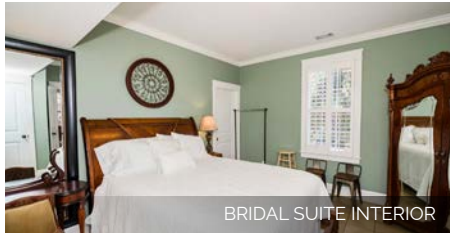
BRIDAL SUITE



BRIDAL SUITE INTERIOR BATHROOM



BRIDAL SUITE INTERIOR LR



BRIDAL SUITE INTERIOR



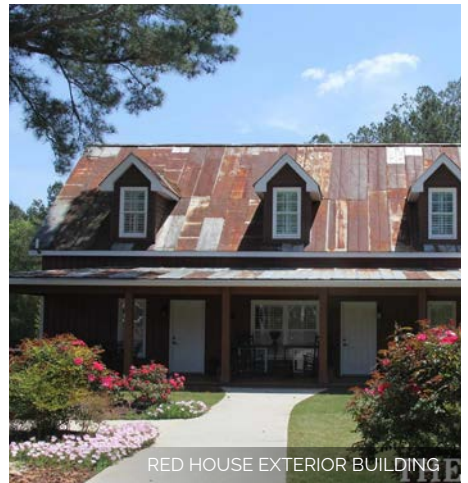
RED HOUSE INTERIOR KITCHEN



THE CABIN EXTERIOR



RED HOUSE PORCH



RED HOUSE EXTERIOR BUILDING



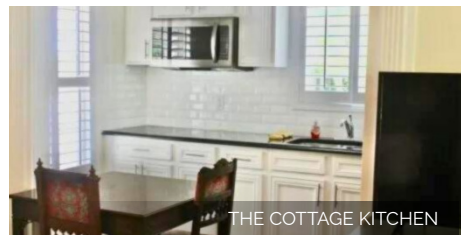
THE COTTAGE BUILDING EXTERIOR



THE CABIN



THE TIN HOUSE



THE COTTAGE KITCHEN



THE COTTAGE LIVING ROOM



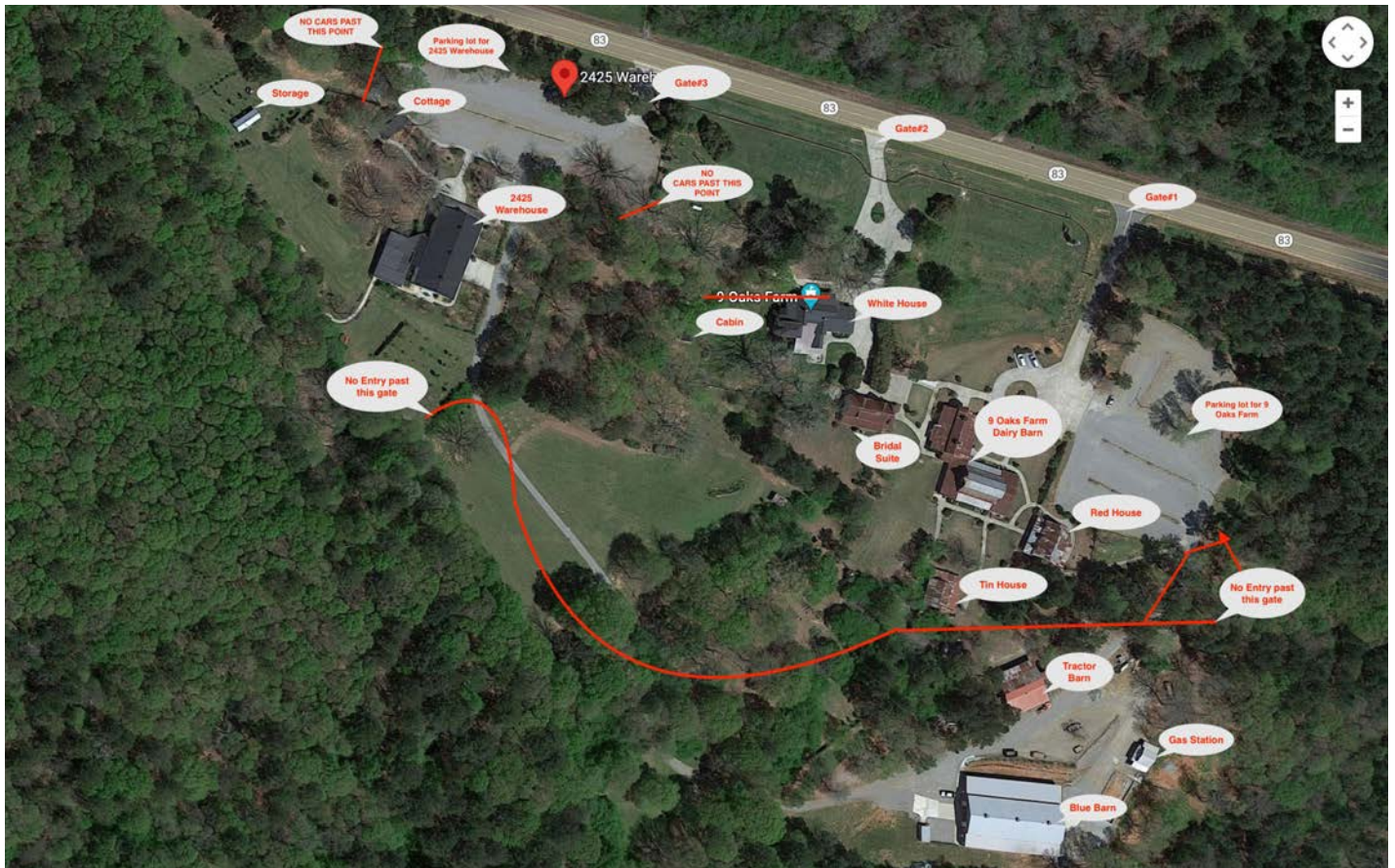
THE COTTAGE REAR BUILDING

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AERIAL MAP OF PROPERTY'S MAJOR IMPROVEMENT



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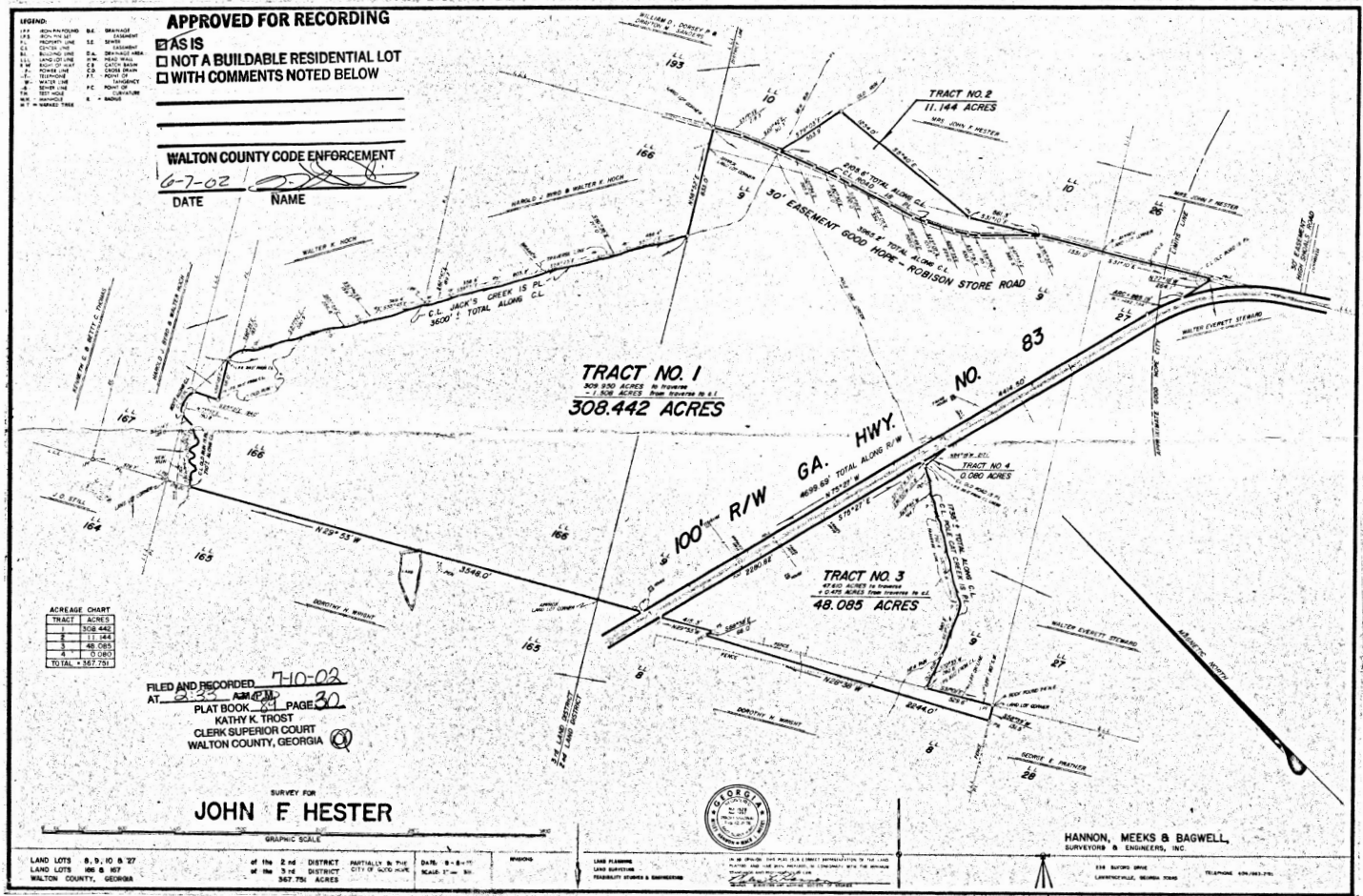


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PROPERTY SURVEY

TRACT NO 3 AND TRACT NO 4

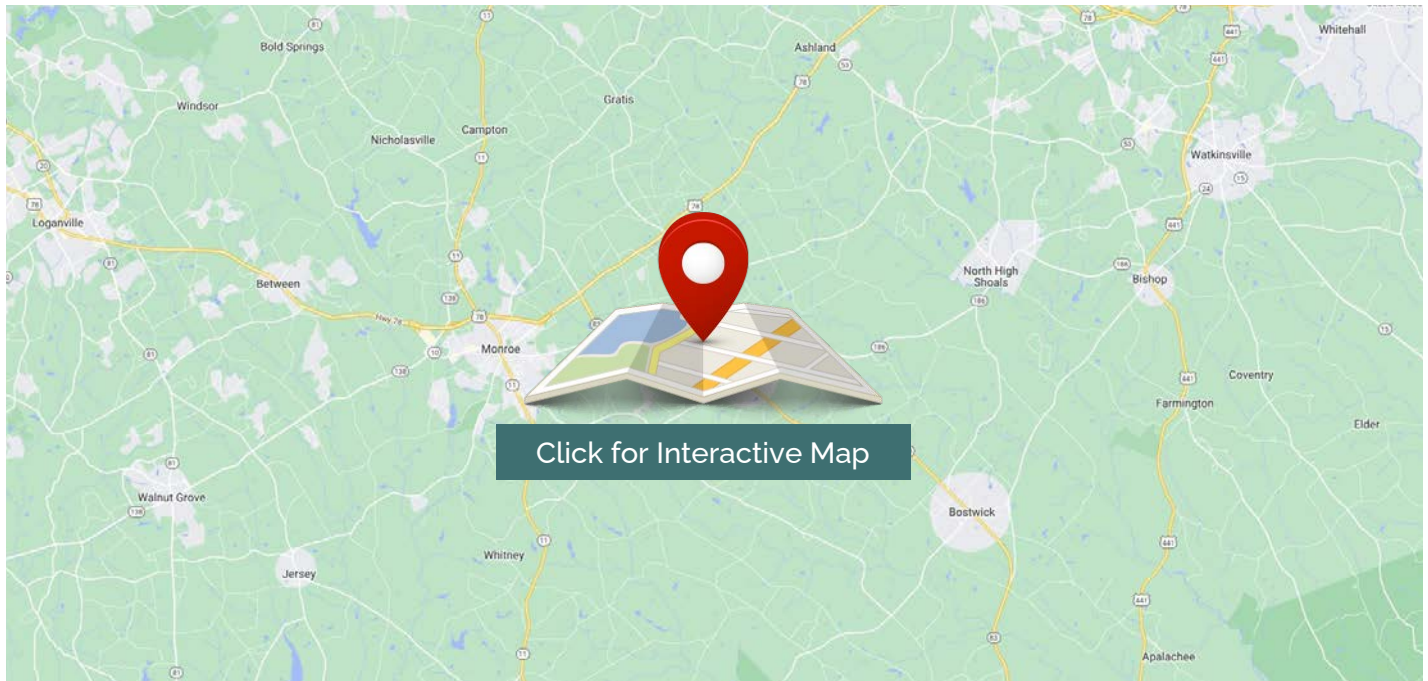


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INTERACTIVE GOOGLE MAP

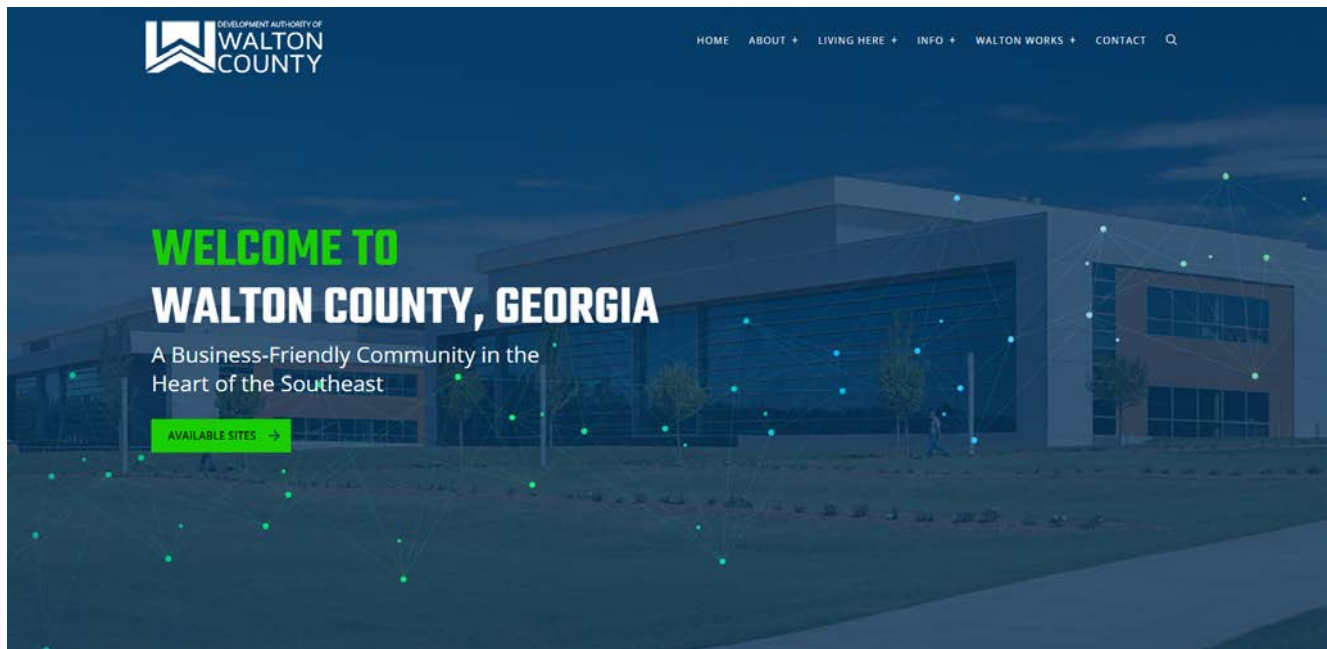


- 5 miles east of Monroe, GA.
- 24 miles southwest of Athens, GA and the University of Georgia.
- 58 miles east of Atlanta, GA,
- 66 miles east of Hartsfield-Jackson Atlanta International Airport (ATL).

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www.choosewalton.com

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30,000 SF Specialty Building Offered at \$6,500,000 in Monroe, GA 30655

Specialty Properties / Georgia / Monroe / 2425 Highway 83, Monroe, GA 30655

INVESTMENT HIGHLIGHTS

- 48.17 acres with good topography and heavy woods along property lines.
- 3 WEDDING & EVENT BANQUET HALLS; 9 Oaks Barn, 2425 Warehouse and The White House
- 5 Guest Management, Bridal Suite, The Tin House, The Red
- 10,560 SF metal warehouse with the finished basement

Charlene Mariani

www.loopnet.com/Listing/2425-Highway-83-Monroe-GA/31207037

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