



INVESTMENT OPPORTUNITY • 2026

Camp Misty Mountain

490 Lake Marvin Road NE • Armuchee • Floyd County, GA

877AC

90AC

32

STRUCTURES

CONFIDENTIAL • OFFERED FOR SALE

A RARE INSTITUTIONAL STEWARDSHIP OFFERING

An 877-acre legacy outdoor campus & private lake.

Offered for the first time in over fifty years, Camp Misty Mountain is a contiguous ±877-acre outdoor recreation and retreat property surrounding the 90-acre Lake Marvin in Northwest Georgia. A turnkey institutional campus with substantial built infrastructure presented by Interrüt on behalf of Girl Scouts of Greater Atlanta.

- ◆ **90-acre private lake** anchoring waterfront recreation & programming
- △ **\$6.8M+ insured** improvement value across the campus
- ◎ **Rolling wooded acreage** with internal roads & equestrian pasture
- 🏠 **32 structures** — cabins, dining hall, equestrian, ropes, staff housing
- ◇ **Owned free & clear** since 1972 — no debt encumbrances
- 📍 **Within ~1 hr of Chattanooga**, under 2 hrs to metro Atlanta

IDEAL BUYER PROFILE

Retreat operators • Ministries • Conservation Organizations • Educational Institutions • Mission-aligned owner-users & Stewardship-oriented buyers.

NEXT STEP

Full Offering Memorandum available under CA/NDA and approval of buyer questionnaire.

Contact the listing team to execute a confidentiality agreement.

Shana Davis-Little

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