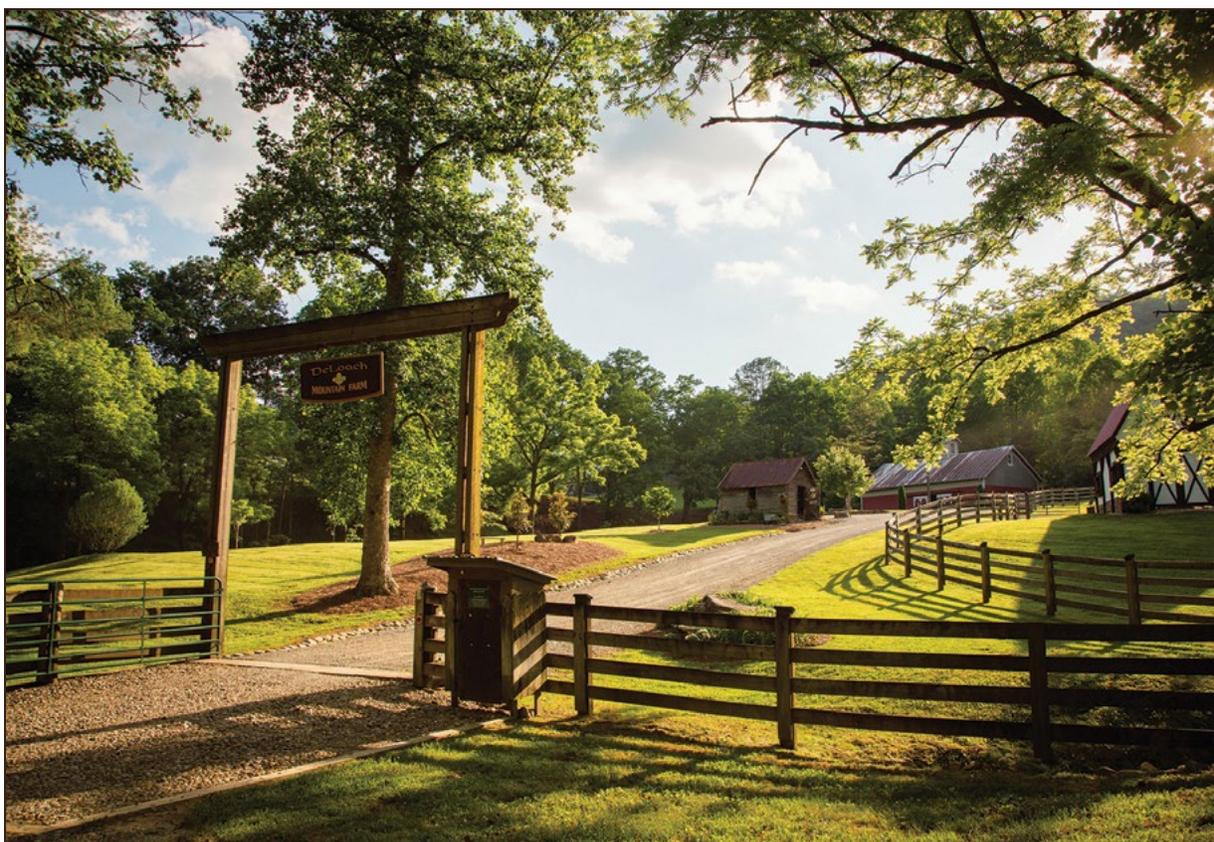




PERSIMMON VALLEY FARM
CLAYTON, GEORGIA





PERSIMMON VALLEY FARM
CLAYTON, GEORGIA

\$7,500,000 | 81± ACRES



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for **GENERATIONS**

Land... that's where it all begins. Whether it is ranch land or family retreats, working cattle ranches, plantations, farms, estancias, timber or recreational ranches for sale, it all starts with the land.

Since 1946, Hall and Hall has specialized in serving the owners and prospective owners of quality rural real estate by providing mortgage loans, appraisals, land management, auction and brokerage services within a unique, integrated partnership structure.

Our business began by cultivating long-term relationships built upon personal service and expert counsel. We have continued to grow today by being client-focused and results-oriented—because while it all starts with the land, we know it ends with you.

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| HUTCHINSON, KANSAS | LUBBOCK, TEXAS |
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| BILLINGS, MONTANA | SOUTHEASTERN US |

SALES | AUCTIONS | FINANCE | APPRAISALS | MANAGEMENT



EXECUTIVE SUMMARY

At an elevation of 2,100 feet, Persimmon Valley Farm is an exceptionally well-maintained and beautiful farm located in a highly sought-after area of the northeast Georgia mountains, offering a very favorable climate. Persimmon Valley Farm is 81± acres located in Rabun County, only six miles to Lake Burton and eight miles from downtown Clayton, Georgia – a picturesque Blue Ridge Mountain community considered one of the most pleasant areas to visit in Georgia.

The current owner of the property is an artist who envisioned bringing to life a living piece of art, and in pursuing this inspiration, he has created a unique mountain retreat. Golden maple trees line the driveway to the Old-World style luxury home on top of an east-facing knoll with a stunning view of the Blue Ridge Divide. Every aspect of the farm has been meticulously and artistically designed with sophistication and Southern Mountain living prevailing throughout.

Persimmon Valley Farm includes a 6,200± square foot main house, a private apartment/mother-in-law suite above the two-car garage, and two iconic one-bedroom guest log cabins. The equestrian barn houses three indoor/outdoor stalls, a tack room, equipment area, and hay storage loft. Outside the equestrian barn is a modest round pen adjacent to one of the fenced pastures. A second larger barn nicknamed the “Yankee Barn” may be used to store equipment or for hosting large gatherings. Two fenced-in pastures are located on the property in addition to a tractor barn, two ponds, two streams, a vineyard/apple orchard, run-in horse shelter, lookout tower, and a small potting barn next to a former garden field.

Persimmon Valley Farm is only a short 40-minute drive to renowned Highlands, North Carolina, and an hour and forty-five minutes to Atlanta. Heaven’s Landing Airpark, a private airpark, is only ten minutes from the farm and boasts a 5,069-foot paved concrete runway with pilot-controlled lighting and a GPS approach. The runway is designed to accommodate most private planes and has refueling capabilities.

LOCALE



Persimmon Valley Farm is located on the Eastern Continental Divide at the gateway to Black Rock Mountain State Park, the highest state park in Georgia, which is home to the Blue Ridge Mountain range, which is part of the larger Appalachian Mountains.

Contributing to this landscape in the immediate area is the Chattahoochee National Forest, which is a staggering 750,000 acres covering most of northeast Georgia. This national forest provides some of the best outdoor recreation that Georgia has to offer, with thousands of miles of clear-running streams, recreational trails, and plenty of places to explore the great outdoors.

Downtown Clayton, only 15 minutes from Persimmon Valley Farm, is considered the “Farm-to-Table Capital” of Georgia, with several award-winning chefs scattered about town. There is truly something for the whole family here, from shopping at the upscale boutiques to enjoying a trip to one of the local vineyards or rafting down the infamous Chattanooga River.

Lake Burton, a 2,775-acre recreational lake, is located less than ten minutes southwest of the property. There are several marinas located on the lake, and facilities are suitable for boating, camping, picnicking, swimming, and fishing. Lake Burton is a popular vacation destination for folks out of Atlanta and surrounding areas.



Nestled in the mountains overlooking Lake Burton and only ten minutes from Persimmon Valley Farm is the spectacular Waterfall County Club. Waterfall County Club offers an elite inclusive membership that allows year-round access to a spa, indoor pool and tennis courts, workout facility, a lodge with delicious dining options, and a staggering golf experience featuring bentgrass greens and fairways – one of only two golf courses in Georgia with that distinction.



Another popular vacation destination, Highlands, North Carolina, is only 24 miles from Persimmon Valley Farm. At an elevation of 4,118 feet, Highlands is the perfect blend of natural landscape, chic hotels and spas, exclusive shopping and dining, and annual festivals. Highlands also offers several five-star golfing choices, including the High Hampton Resort, Highlands County Club, and Highlands Falls Country Club.



Also located in Rabun County is Rabun Gap-Nacoochee Private School, Heaven's Landing Airpark, and a hospital.

Persimmon Valley Farm is a short 40-minute drive to renowned Highlands, North Carolina, only an hour and forty-five minutes to either Atlanta or Asheville.

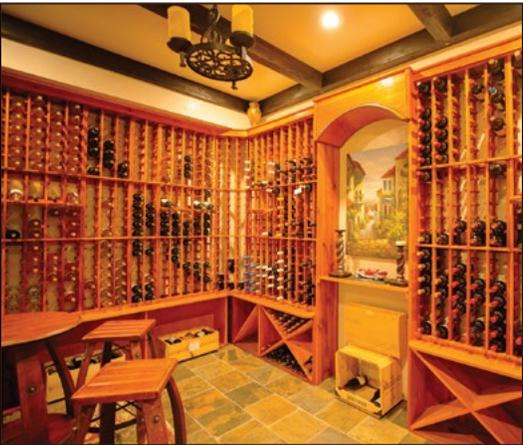
IMPROVEMENTS



MAIN HOUSE (6,200± SQUARE FEET):

Built in 2008, the main house is just over 6,200 square feet and a mix of English and French influences, creating a hospitable Old-World style luxury home with five bedrooms and six bathrooms. Family and friends may enter through the front door into the grand room that boasts a 12-foot-tall, coffered ceiling and beautiful hardwood floors to accent. A grand wood burning fireplace keeps the space warm and inviting in the winter months. Four sets of gorgeously tall French doors line the back wall showcasing a pristine mountain view, making the most of outdoor and indoor spaces. Outside the French doors is a perfectly positioned and covered back porch with an oversized stone fireplace. From the grand room, guests may easily spill into the kitchen, dining room, and extra sitting area with vaulted ceilings and wooden trusses. The French country-style kitchen is a perfect blend of homey and elegant with custom cabinetry, a concealed refrigerator, varying stone countertops, gas stove with built-in hood, double electric wall ovens, in-cabinet microwave, and a spacious farmhouse style sink. Additionally, there is a guest bathroom and oversized laundry room on the main floor conveniently located at the breezeway to the carriage house.

The master on main also hosts vaulted ceilings with French doors to the back porch and windows revealing the neighboring mountain range. The oversized master bathroom offers a “His Retreat” and “Her Retreat”, both with custom cabinets, large French-style vanities, tile floors, hefty walk-in closets, and private toilets. A walk-in shower is shared and “Her Retreat” also contains a sitting area adjacent to the French-inspired super tub. Downstairs there are two guest rooms, a shared bathroom, wine cellar that holds 800+ bottles, utility room, and a storage room that can easily be converted into a kitchen or kitchenette. Upstairs is currently used as a large playroom/bedroom with bathroom for the grandchildren but is suitable for an office or additional guest room. Above the two-car garage is another bedroom/office/nanny suite with bathroom.



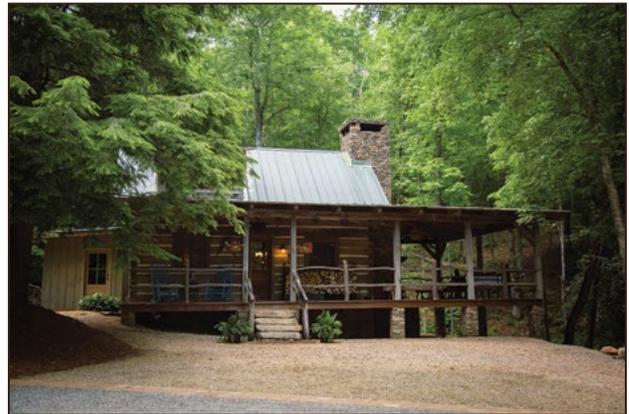
CHEROKEE CABIN:

The smaller of the cabins, referred to as “The Cherokee Cabin,” is a former schoolhouse that was originally built sometime around 1750 and is rich with history. “The Cherokee Cabin” offers a quaint Southern front porch and one-bedroom loft-style interior living space. Outside on the porch, guests may enjoy the view overlooking the lower pond and “Yankee Barn” to the left, the vineyard/apple orchard to the right, and large meadows across Blue Ridge Gap Road.



THE HEMLOCK CABIN:

The larger cabin, referred to as “The Hemlock Cabin,” was built in 2004 by a highly acclaimed local builder, Anthony McCracken. “The Hemlock Cabin” offers a spacious wrap-around porch, two working wood burning fireplaces, several living spaces for entertaining, a kitchen with an iconic antique stove, bathroom on the main floor, and an upstairs loft-style bedroom. Sustainable-minded folks will be enthusiastic to learn that “The Hemlock Cabin” has the capacity to run off solar power, which was installed in 2021, and utilizes its own well pump. Outside, guests may enjoy the beautiful view of the upper pond and large Hemlock tree, hence the cabin’s nickname, while sitting next to an outdoor wood burning fireplace on the wrap-around porch, all while listening to the adjacent babbling stream. Your guests may never want to leave their respective cabin.





YANKEE BARN:

The largest barn on the property, nicknamed the “Yankee Barn,” is currently used as a workshop but is also perfect for storing equipment or hosting large gatherings. The “Yankee Barn” was originally constructed in 1891, then deconstructed and moved piece by piece from New York to Persimmon Valley Farm around 2002. The barn was repainted in the last couple of years and the original gable remains fully intact. The quintessential red “Yankee Barn” is impossible to miss while driving down rural Blue Ridge Gap Road. In this barn is a working full bathroom and loft.



TRACTOR BARN AND SHEDS:

This area supports the operations and maintenance of the farm. The tractor barn serves as another workshop and secure place to store large farm equipment out of the elements. The sheds are used to house additional equipment, trailers, and/or hay. Additionally, there are two above-ground fuel tanks - one tank holds 500 gallons of diesel and the second holds 1,000 gallons of gasoline.



EQUESTRIAN BARN & ROUND PEN:

The equestrian barn houses three indoor/outdoor stalls along with a tack room, equipment room, and hay storage loft. Outside the equestrian barn is a modest round pen adjacent to one of the fenced pastures.

POTTING SHED:

A small barn/shed is perfectly placed on the backend of the property next to a former gardening field. This quaint southern potting barn is the only remaining structure of the farm's original homesite and was fully restored by the current owners for use as a potting shed. Today it is perfect for housing gardening supplies and has a well pump outside for watering the plants.



RUN-IN SHELTER:

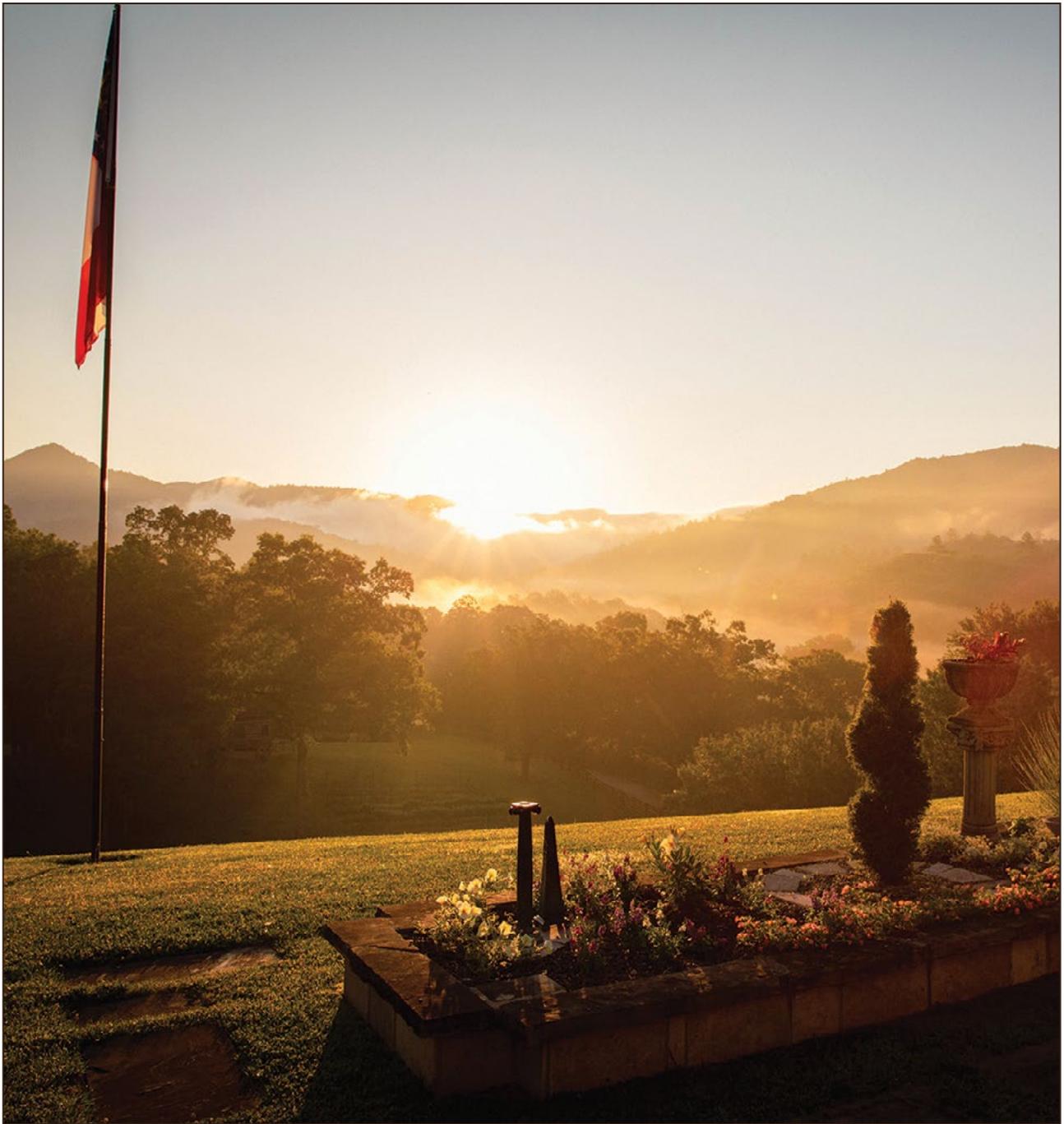
Across from the potting shed in the adjacent fenced pasture sits a timber-framed white stucco/stone barn that was built in 2016. Historically, this barn served as a run-in shelter for horses and is also perfect for storing hay or other farm supplies.



LOOKOUT TOWER:

Nestled at the top of the mountain is a lookout tower that the current owners built in 2018. The trail up to the lookout tower is an old road and wide enough to ATV, horseback ride, or simply hike up. The lookout tower boasts gorgeous views of Glassy Mountain to the southeast and North Carolina Mountains to the north. The lookout tower is the perfect place for a private picnic or camping adventure on the farm.



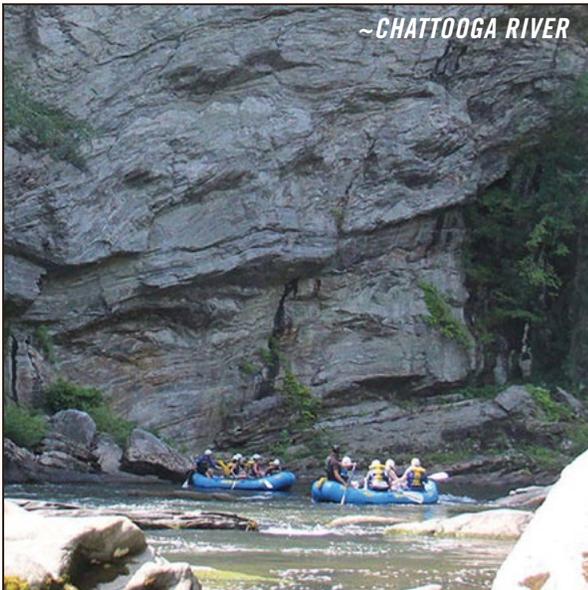


CLIMATE

The weather in Georgia's Blue Ridge Mountains is almost as great as the scenery, and boasts four distinct seasons. This area of the Chattahoochee National Forest has summers with warm to mild days and often comfortably cool nights. On average, July is the warmest month of the year, with the average high temperature being only 85 degrees and a low of 63 degrees. The summer months tend to receive more precipitation than other times of the year, and the area has an average annual rainfall of 67 inches. Spring and fall are incredibly pleasant, with mild days and cooler nights. During the winter, snow occurs sporadically with an average annual accumulation of approximately four inches.

RECREATIONAL CONSIDERATIONS

The recreational opportunities are abundant both on and off the farm. The land itself is beautiful and rolling in elevation, with a little more than half of the property forested. On the farm, folks may choose between a variety of activities, including equestrian, ATV trails, hiking, gardening, or simply enjoying the view from the lookout tower at the uppermost part of the property. Fishing ponds are stocked with bass and trout. Off the farm, Rabun County offers fun for the whole family on the reputable Lake Burton, dining and shopping downtown in the heart of charming Clayton, or hiking, camping, fishing, swimming, rafting, and kayaking within the surrounding Chattahoochee National Forest.

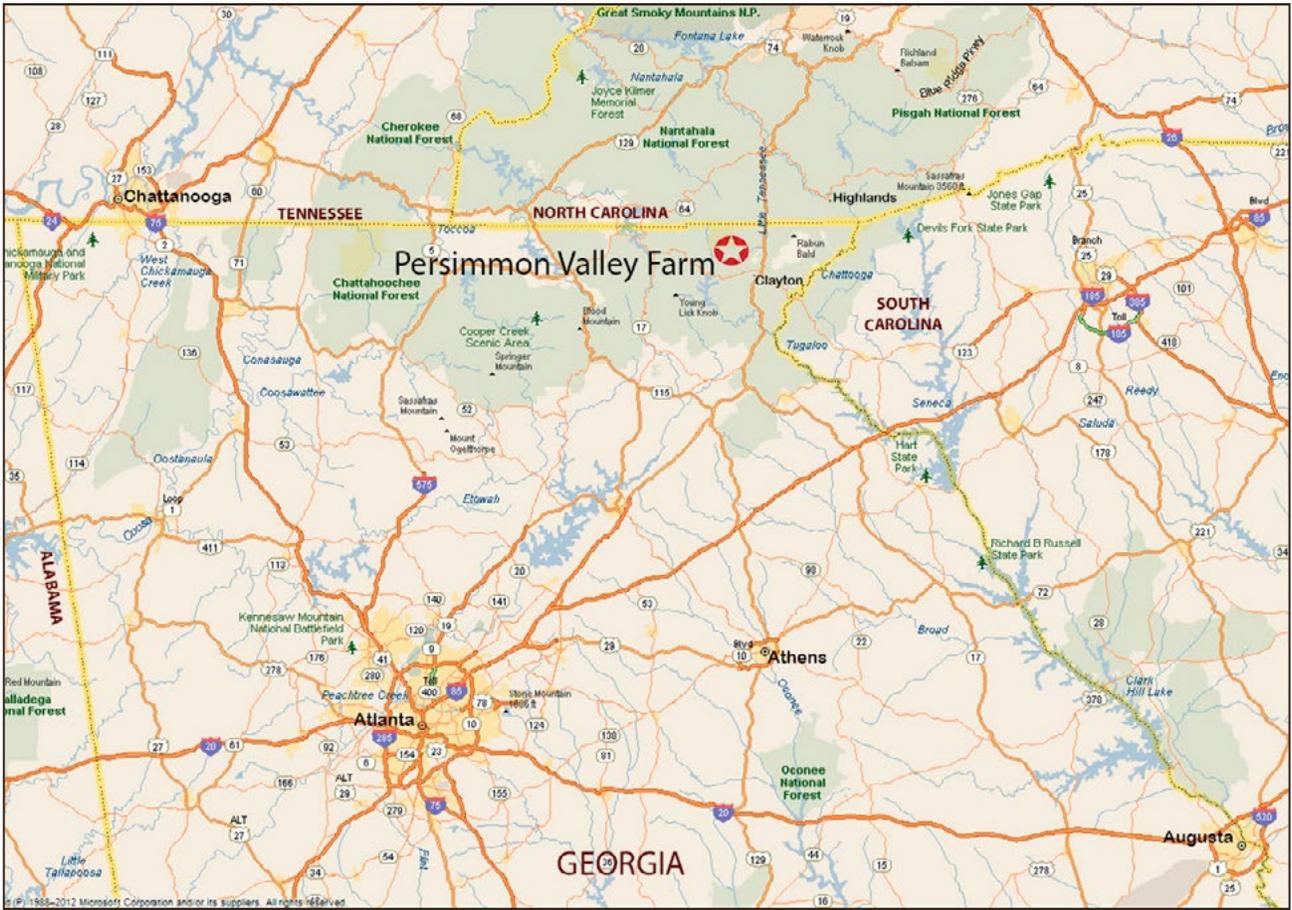




BROKER COMMENTS

Persimmon Valley Farm has been brilliantly created and built by the current owners over the last couple of decades. The farm offers charm and stunning scenery and caters perfectly to gathering with family and friends. Meticulously designed and maintained, this gorgeous farm sits in the heart of the Blue Ridge Mountains with convenient access to a host of appealing amenities and outdoor recreational activities such as Lake Burton, the town of Clayton, the Chattahoochee National Forest, and Highlands, North Carolina. It's an exceptional mountain retreat!

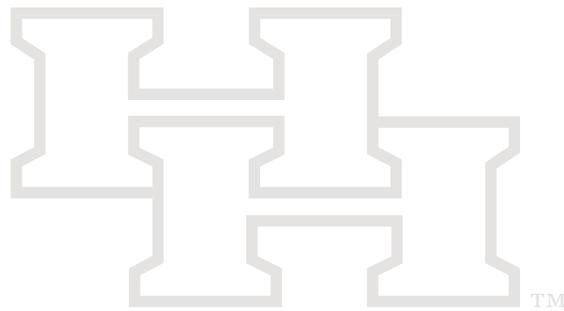




Click on map above for link to MapRight map of property.

PRICE

\$7,500,000



NOTICE: Offering is subject to errors, omissions, prior sale, change or withdrawal without notice, and approval of purchase by owner. Information regarding land classifications, acreages, building measurements, carrying capacities, potential profits, etc., are intended only as general guidelines and have been provided by sources deemed reliable, but whose accuracy we cannot guarantee. Prospective buyers should verify all information to their satisfaction. Prospective buyers should also be aware that the photographs in this brochure may have been digitally enhanced.

ADDITIONAL SERVICES OFFERED BY HALL AND HALL

- 1. MANAGEMENT SERVICES** – Hall and Hall’s Management Division has a very clear mission—to represent the owner and to ensure that his or her experience is a positive one. Services are customized to suit the owner’s needs. They often begin with the recruiting and hiring of a suitable ranch manager or caretaker and are followed by the development of a management or operating plan along with appropriate budgets. Ongoing services include bill paying, ranch oversight, and consulting services as needed. Even the most sophisticated and experienced ranch owners appreciate the value of a management firm representing them and providing advice on local area practices and costs. [Jerome Chvilicek](#) or [Dan Bergstrom](#) at (406) 656-7500, [Jim Fryer](#) at (406) 587-3090, or [Brant Marsh](#) at (406) 596-2111 are available to describe and discuss these services in detail and welcome your call.
- 2. RESOURCE ENHANCEMENT SERVICES** – Increasingly the value of a ranch is measured by the quality of each and every one of its resources. Coincidentally, the enhancement of a ranch’s resources also increases the pleasure that one derives from the ownership of a ranch. Our management services have included the assessment of everything from wildlife habitat to bird habitat to water resources and fisheries and the subsequent oversight of the process involved with the enhancement of these resources. [Jerome Chvilicek](#) or [Dan Bergstrom](#) at (406) 656-7500, [Jim Fryer](#) at (406) 587-3090, or [Brant Marsh](#) at (406) 596-2111 are available to describe and discuss these services in detail and welcome your call.
- 3. AUCTIONS** - Hall and Hall Auctions offer “Another Solution” to create liquidity for the owners of Investment-Quality Rural Real Estate. Our auction team has experience in marketing farmland, ranchland, timberland and recreational properties throughout the nation. Extreme attention to detail and complete transparency coupled with Hall and Hall’s “Rolodex” of more than 40,000 targeted owners and buyers of rural real estate help assure that there are multiple bidders at each auction. In addition, the unique Hall and Hall partnership model creates a teamwork approach that helps to assure that we realize true market value on auction day. For more information on our auction services contact [Scott Shuman](#) at (800) 829-8747.
- 4. APPRAISALS** - Staying abreast of ancillary market influences in ever-changing economic conditions requires a broad professional network to tap into. Finding an appraiser who not only understands the numbers but also the differences in value from one area to another is a critical part of making an informed decision. The appraisal team at Hall and Hall, formed entirely of Accredited Members of the American Society of Farm Managers and Rural Appraisers (ASFMRA), has that critical network of brokers and lending professionals. This professional network coupled with diverse experience across multiple regions and market segments allows our appraisal team to deliver a quality product in a reasonable timeframe. [J.T. Holt](#) at (806) 698-6882 is available to describe and discuss these services in detail and welcomes your call.
- 5. SPECIALIZED LENDING** - Since 1946 Hall and Hall has created a legacy by efficiently providing capital to landowners. In addition to traditional farm and ranch loans, we specialize in understanding the unique aspects of placing loans on ranches where value may be influenced by recreational features, location and improvements and repayment may come from outside sources. Our extensive experience and efficient processing allows us to quickly tell you whether we can provide the required financing.

Competitive Pricing | Flexible Terms | Efficient Processing

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[Adam Deakin](#) • (970) 716-2120

[Monte Lyons](#) • (806) 438-0582

[J.T. Holt](#) or [Alex Leamon](#) • (806) 698-6882

GEORGIA DISCLOSURE

Agency Provisions

GEORGIA LAW ALLOWS THE CREATION OF SEVERAL DIFFERENT TYPES OF AGENCY RELATIONSHIPS BETWEEN BROKERS, SELLERS & BUYERS. THESE RELATIONSHIPS CREATE DIFFERENT BROKER OBLIGATIONS DEPENDING ON THE AGENCY RELATIONSHIP. UPON LISTING OF A PROPERTY, A SELLER AGENCY RELATIONSHIP IS CREATED. A SITUATION MAY ARISE, HOWEVER, WHEREBY HALL & HALL PRODUCES A POTENTIAL BUYER FOR THE PROPERTY. IN THIS INSTANCE, HALL & HALL MAY ACT IN A "DESIGNATED AGENT" RELATIONSHIP. A "DESIGNATED AGENT" MEANS ONE OR MORE LICENSEES AFFILIATED WITH A BROKER WHO ARE ASSIGNED BY THE BROKER TO REPRESENT SOLELY ONE CLIENT TO THE EXCLUSION OF ALL OTHER CLIENTS IN THE SAME TRANSACTION AND TO THE EXCLUSION OF ALL OTHER LICENSEES AFFILIATED WITH THE BROKER. THE LISTING BROKER'S OBLIGATIONS UNDER A "DESIGNATED AGENT" RELATIONSHIP ARE IDENTICAL TO THAT OF A "SELLER AGENT" AND ARE OUTLINED BELOW.

SELLER AGENT & DESIGNATED AGENT DISCLOSURE

(a) A broker engaged by a seller shall:

- (1) Perform the terms of the brokerage engagement made with the seller;
- (2) Promote the interests of the seller by:
 - (A) Seeking a sale at the price and terms stated in the brokerage engagement or at a price and terms acceptable to the seller; provided, however, the broker shall not be obligated to seek additional offers to purchase the property while the property is subject to a contract of sale, unless the brokerage engagement so provides;
 - (B) Timely presenting all offers to and from the seller, even when the property is subject to a contract of sale;
 - (C) Disclosing to the seller material facts which the broker has actual knowledge concerning the transaction;
 - (D) Advising the seller to obtain expert advice as to material matters which are beyond the expertise of the broker; and
 - (E) Timely accounting for all money and property received in which the seller has or may have an interest;
- (3) Exercise reasonable skill and care in performing the duties set forth in this subsection and such other duties, if any, as may be agreed to by the parties in the brokerage engagement;
- (4) Comply with all requirements of this chapter and all applicable statutes and regulations, including but not limited to fair housing and civil rights statutes; and
- (5) Keep confidential all information received by the broker during the course of the engagement which is made confidential by an express request or instruction from the seller unless the seller permits such disclosure by subsequent word or conduct, or such disclosure is required by law; provided, however, that disclosures between a broker and any of the broker's affiliated licensees assisting the broker in representing the seller shall not be deemed to breach the duty of confidentiality described above

(b) A broker engaged by a seller shall timely disclose the following to all parties with whom the broker is working:

- (1) All adverse material facts pertaining to the physical condition of the property and improvements located on such property including but not limited to material defects in the property, environmental contamination, and facts required by statute or regulation to be

disclosed which are actually known by the broker which could not be discovered by a reasonably diligent inspection of the property by the buyer; and

(2) All material facts pertaining to existing adverse physical conditions in the immediate neighborhood within one mile of the property which are actually known to the broker and which could not be discovered by the buyer upon a diligent inspection of the neighborhood or through the review of reasonably available governmental regulations, documents, records, maps, and statistics. Examples of reasonably available governmental regulations, documents, records, maps, and statistics shall include without limitation: land use maps and plans; zoning ordinances; recorded plats and surveys; transportation maps and plans; maps of flood plains; tax maps; school district boundary maps; and maps showing the boundary lines of governmental jurisdictions. Nothing in this subsection shall be deemed to create any duty on the part of a broker to discover or seek to discover either adverse material facts pertaining to the physical condition of the property or existing adverse conditions in the immediate neighborhood. Brokers shall not knowingly give prospective buyers false information; provided, however, that a broker shall not be liable to a buyer for providing false information to the buyer if the broker did not have actual knowledge that the information was false and discloses to the buyer the source of the information. Nothing in this subsection shall limit any obligation of a seller under any applicable law to disclose to prospective buyers all adverse material facts actually known by the seller pertaining to the physical condition of the property nor shall it limit the obligation of prospective buyers to inspect and to familiarize themselves with potentially adverse conditions related to the physical condition of the property, any improvements located on the property, and the neighborhood in which the property is located. No cause of action shall arise on behalf of any person against a broker for revealing information in compliance with this subsection. No broker shall be liable for failure to disclose any matter other than those matters enumerated in this subsection. Violations of this subsection shall not create liability on the part of the broker absent a finding of fraud on the part of the broker.

(c) A broker engaged by a seller in a real estate transaction may provide assistance to the buyer by performing ministerial acts of the type described in Code Section 10-6A-14; and performing such ministerial acts shall not be construed to violate the broker's brokerage engagement with the seller nor shall performing such ministerial acts for the buyer be construed to form a brokerage engagement with the buyer.

(d) A broker engaged by a seller does not breach any duty or obligation by showing alternative properties to prospective buyers.

*[Elliott Davenport](#) of The Wings Group and [Bill McDavid](#) of Hall and Hall
are the exclusive agents of the Seller.*



PERSIMMON VALLEY FARM

Clayton, Georgia
Rabun County
81 ± Acres

This map is for visual aid only and the accuracy is not guaranteed.

Blue Ridge Gap Rd.



HALL AND HALL



PERSIMMON VALLEY FARM
- HEADQUARTERS -
Clayton, Georgia
81 ± Acres

This map is for visual aid only and the accuracy is not guaranteed.

Observation Tower

Tractor Barn & Sheds

Guest Cabin #2

Pond #2

Pasture #2

Run-In Barn

"Yankee" Barn

Potting Barn

Pond #1

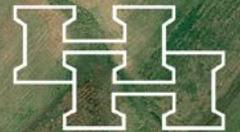
Pasture #1

Guest Cabin #1

Blue Ridge Gap Rd.

Horse Barn & Round Pin

Main House



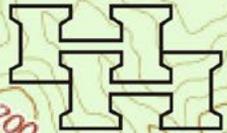
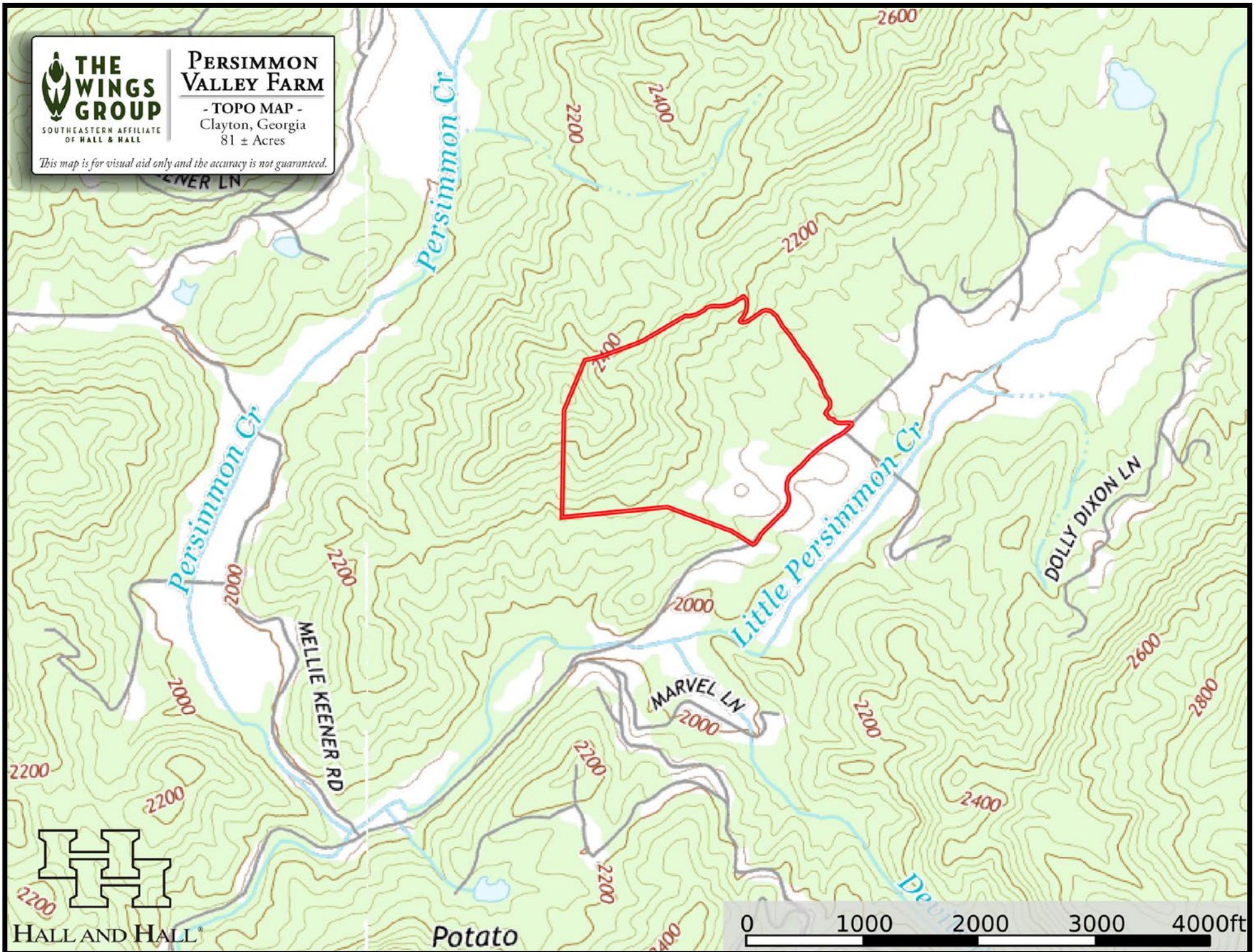
HALL AND HALL®



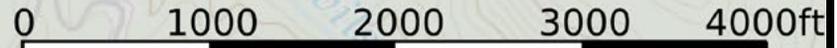
PERSIMMON VALLEY FARM

- TOPO MAP -
Clayton, Georgia
81 ± Acres

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HALL AND HALL





PERSIMMON VALLEY FARM

- NEIGHBORS -
Clayton, Georgia
81 ± Acres

This map is for visual aid only and the accuracy is not guaranteed.

National Forest



PVF

Brady
Family Farm
98 acres

Keener Farm
234 acres

Victory Ranch
88 acres

Keener Farm
216 acres

National Forest



HALL AND HALL®



PERSIMMON VALLEY FARM

Clayton, Georgia
Rabun County
81 ± Acres

This map is for visual aid only and the accuracy is not guaranteed.

Rabun Gap-Nacoochee
Private School

National Forest

National Forest

PERSIMMON VALLEY FARM

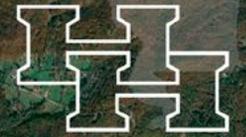


Heaven's
Landing Airpark

National Forest

Clayton

Lake
Burton



HALL AND HALL



PERSIMMON VALLEY FARM

- GENERAL LOCATION -
Clayton, Georgia
81 ± Acres

This map is for visual aid only and the accuracy is not guaranteed.

DRIVING TIMES

CLAYTON - 15 MINUTES / 8 MILES

HIGHLANDS - 45 MIN. / 24 MILES

ATHENS - 1.5 HOURS / 83 MILES

ATLANTA - 2 HOURS / 115 MILES

PERSIMMON VALLEY FARM

Highlands

NORTH CAROLINA

GEORGIA

Clayton

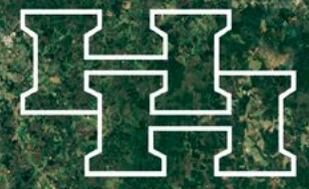
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SOUTH CAROLINA

I-85

Athens

Atlanta



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