

B&H RANCH

- Chickamauga, Georgia -

Stunning equestrian farm in McLemore Cove with big views & endless recreation!



**THE
WINGS
GROUP**



THE WINGS GROUP

There is always something that sets great companies apart from good companies. It's understanding that what you're selling - in our case, land - is more than just a product. It's greater than the sum of its parts. It's an experience, a lifestyle, a place for making memories.

In a world where relationships have gone digital, our clients will tell you that we are accessible and authentic. We know that the natural world that surrounds us is something to be revered and taken care of. If there is one achievement we're most proud of as a company, it's pairing land with people who desire to leave a legacy of good stewardship.

*From recreational properties in the foothills of the Appalachians and wild quail plantations in Georgia, to agricultural farms, cattle ranches, timberlands, waterfowl flyways, and tidewater preserves, the southeast is an exciting and diverse landscape to represent. Our ability to create personal relationships is at the heart of what drives our success and is what fuels our passion for doing what we love - **connecting people with these great lands.***

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PROVIDING THE SOUTHEAST'S RURAL REAL ESTATE MARKET WITH THE REPRESENTATION IT DESERVES



B&H RANCH
CHICKAMAUGA, GEORGIA

\$5,800,000 | 400± ACRES



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EXECUTIVE SUMMARY

B&H Ranch lies in one of Georgia's most scenic areas, McLemore Cove. Tucked in between the lush, forested slopes of northwest Georgia's Lookout Mountain and Pigeon Mountain, the pastoral valley of McLemore Cove is a prime example of how rural Georgia used to be, and B&H Ranch is its most treasured property. B&H Ranch is 400± acres of meticulously cared for land that includes fertile pastures, rich farmland, mature hardwood forests and great water resources. Just like the land, the improvements are immaculately maintained and include a spectacular main home and a separate lodge for guests and extended family. The property also boasts a world-class equestrian facility. Strategically positioned, B&H abuts nearly 20,000 acres of state-owned land, and thus feels and acts like a much larger property. The state-owned land also provides a perpetually protected viewshed that is stunning. B&H is only 40 minutes south of Chattanooga, TN, which boasts itself as the "Scenic City," providing the wonderful combination of convenience to city amenities and tranquility of the countryside. The property is also located only 100 miles north of Atlanta, the cultural and entertainment center of the southeast. B&H is offered as a whole and in two separate parcels.



LOCATION

B&H is situated in the northwestern corner of Georgia near the head of McLemore Cove and at the base of Pigeon Mountain. Here is where the landscape transitions from the Appalachian Mountains to the Ridge and Valley region of Georgia, providing spectacular mountain backdrops. McLemore Cove, a V-shaped valley 15 miles long, is a place of rolling pastures, lush hayfields, tall silos, shady country lanes and arrays of wildflowers. Recognizing that the cove is indeed special, the state and the National Register of Historic Places has declared it the McLemore Cove Historic District. Encompassing 50,000± acres in Walker County, the cove is by far the largest of Georgia's eight rural historical districts.

With an address of Chickamauga, Georgia, the property is located only 20 minutes south of this small town. Steeped in history, Chickamauga has always made an aggressive stand to stay local and friendly while fighting the commercial pressures that have gobbled up so many small towns. Referred to by many as "Mayberry," Chickamauga's mission statement is "Focusing on Quality Growth, Preservation, and Community Values." This town oozes reflections of the old days and a simpler way of life. The property's address is 9181 Hog Jowl Road; Chickamauga, Georgia.



Notably, the property is only 40 minutes from downtown Chattanooga, Tennessee. Chattanooga has become one of America’s most dynamic middle-sized cities with an array of exciting venues for nearby residents. New York Times is quoted as saying, “Not too small and not too big, Chattanooga is really the undiscovered gem of Tennessee.” This convenience to all of Chattanooga’s amenities is a real plus to owning B&H.

Only 100 miles to the south is Atlanta, home of the 1996 Summer Olympics. Atlanta is a leading center of cultural and sporting activities, boasting a first-class symphony, museums, theater and professional sports teams that include the Atlanta Braves, Falcons and Hawks.



DRIVING TIMES:

- 20 minutes = Chickamauga
- 20 minutes = LaFayette
- 40 minutes = Chattanooga
- 1 hr 45 min = Atlanta
- 2 hours = Birmingham
- 2 hr 30 min = Nashville



LOCALE

A very unique feature of B&H is how well the property is located in relation to so many other interesting venues. The surrounding recreational opportunities are endless and convenient, allowing for the property to act much bigger than its 400± acres. Here are just a few of the nearby properties one can enjoy:

MCLEMORE COVE FARMS & PIGEON MOUNTAIN WMA:

This 20,000-acre state- and county-owned land offers an abundant list of recreational activities. Miles and miles of trails offer endless opportunities to horseback ride, mountain bike, and hike. Pigeon Mountain has many limestone formations, which have become a destination among elite rock climbers. Other activities include hunting, fishing, spelunking, and camping. The Pocket at Pigeon Mountain is considered to be among the finest areas for wildflowers in Georgia and is home to the Shirley Miller Wildflower Trail. B&H shares a 1.25-mile border with the WMA.



ROCK TOWN AT PIGEON MOUNTAIN

CLOUDLAND CANYON STATE PARK:

Located on the western edge of Lookout Mountain, this is one of the most scenic parks in the state of Georgia, offering rugged geology and beautiful vistas. The park straddles a deep gorge cut into the mountain by Sitton's Gulch Creek, and elevation differs from 800 to 1,980 feet. A day spent hiking, picnicking, and sightseeing makes for a wonderful time. B&H is only 20 minutes from this 3,500-acre state park.



CHICKAMAUGA BATTLEFIELD:

For history buffs, the Chickamauga Battlefield is the scene of a major battle during the Civil War. The 5,500-acre battlefield contains numerous monuments, historical tablets, and wayside exhibits. However, you don't have to be a history buff to enjoy this national park, as a great network of trails allows for horseback riding, biking, and hiking. The park is also loaded with great picnic spots. It is truly a great area to enjoy a relaxing, sunny day outside. B&H is only 25 minutes from the Chickamauga Battlefield.



LULA LAKE LAND TRUST:

A shining example of the benefits of conservation, protecting over 4,000 acres on top of Lookout Mountain, the Lula Lake Land Trust has guaranteed these abundant resources will benefit both current and future generations. Many opportunities to horseback ride, mountain bike, hike, picnic, and just simply enjoy the outdoors are available on the Land Trust. Check out its Cloudland Canyon State Park connector trail! B&H is only 25 minutes from the Lula Lake Land Trust.



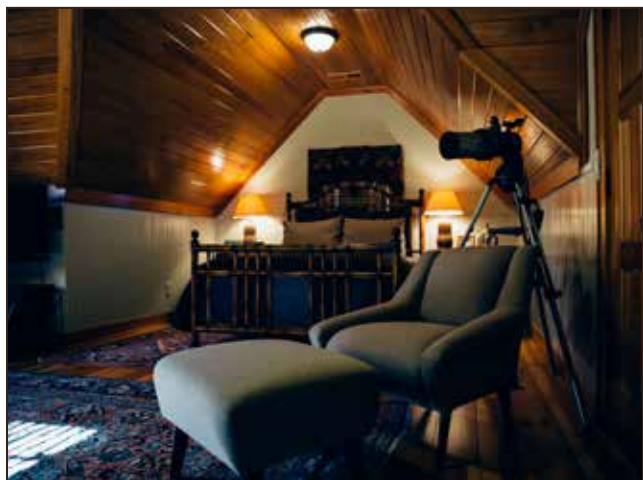


IMPROVEMENTS

MAIN HOUSE

The farm features a number of tasteful improvements with a five-bedroom, four-and-one-half-bath main home as its centerpiece. Built in 2001, the 5,174± sq. ft. house is two stories with a board and batten exterior. The first floor features an open floor plan with a modern kitchen, great room, dining area, and a large fireplace. It includes a large master suite with a custom closet and a private office. The main floor includes a total of three bedrooms and there are an additional two bedrooms upstairs. A breezeway connects the main house to the carriage house, in which there is a home gym, game room and a three-car garage. There is a nice patio on the back of the home with an outdoor fire pit. The architectural design features lots of window space filling the home with natural light, all while taking advantage of the expansive mountain and valley views surrounding the home.







LODGE

Also constructed in 2001, the five-bedroom lodge provides the perfect place for extended family and guests. The lodge is located on the northern portion of the property overlooking a two-acre spring-fed pond. The lodge has an open floor plan with a great room, dining room, kitchen and fireplace. There is one bedroom on the main floor and two bedrooms upstairs. The downstairs includes a large den area with a bar and two bedrooms which open up to an outdoor stone patio with a fire pit. Off the main floor is a wrap-around porch with big views.

EQUESTRIAN FACILITY

B&H boasts a spectacular equestrian facility just a short distance from the main house. The ten-stall stable offers a heated hall, an office and meeting area, nice tack room, and three run outs. Outside of the barn are three riding rings – two smaller ones (60' and 50') and a really attractive standard-size ring. All the riding rings have a very nice footing material. The paddocks and horse pastures are all attractively done with four-board fencing. Any horse enthusiast will love the equestrian scene at B&H.

EQUIPMENT BUILDING

A large equipment building that is the central point for the farm's operations is located next to the equestrian facility. It includes a hunting room, office, bathroom, large garage area, equipment shed and plenty of storage.

CARETAKER'S HOUSE

A quaint but well-kept caretakers house sits just down the road from the main entrance.



Lodge



Caretaker's House



RECREATIONAL USES

B&H is a special property that offers a wide variety of recreational uses that engages all generations to explore and connect with the outdoors.

The farm is well suited for the equestrian, having all the infrastructure needed to accommodate horses. The miles of trails and roads provide the utmost for equestrian exploration. On a ride, one will enjoy beautiful vistas, game sightings and a landscape that will create lasting memories.

This trail system also provides for a number of other activities such as hiking, mountain biking, ATV-use and jogging. An extensive trail system is undeniably an asset when it comes to recreating.

B&H has an impressive amount of wildlife. Deer and turkey are abundant and successful trips to the woods are frequent. The property has the perfect balance of open land and hardwood forests that create the edge and habitat that attracts wildlife. Already in place are a number of very comfortable box blinds and ladder stands. There is a great location for a dove field and there is also an area in which a duck impoundment could potentially be developed. B&H's location to Pigeon Mountain adds considerably to the quality of the hunting. Pigeon Mountain is a tremendous wildlife corridor and will remain this way in perpetuity. The wildlife that inhabit this state-owned land flock to the open spaces and well-managed food plots of B&H.





The property also boasts a number of water resources. Hogjowl Creek runs through the center of the property and is part of the headwaters to what ultimately becomes Chickamauga Creek. In addition, there are sections of a substantial spring that comes out of Pigeon Mountain creating some very neat wetlands, which could host a great trout fishery. Behind the lodge is a two-acre pond stocked with bass and bream, also offering great fishing opportunities.



In summary, B&H is a property that offers an owner the exclusive opportunity to have an abundant amount of outdoor recreation. It is a property that can be appreciated and enjoyed by family and friends. Many years of committed management by the current owners have resulted in creating this special and unique place.



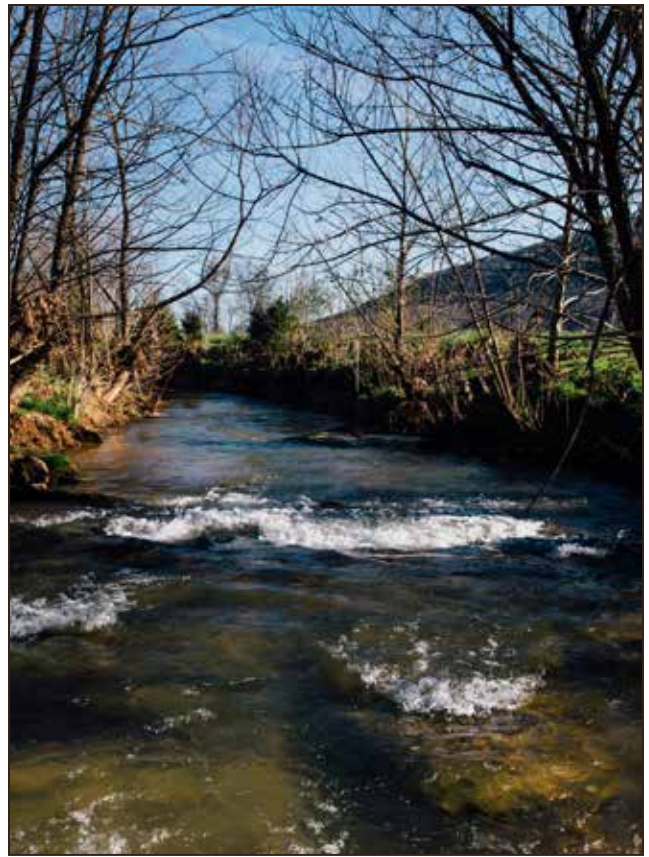
GENERAL DESCRIPTION

The drive to B&H leads you down a picturesque country road through the heart of McLemore Cove. As you approach B&H, you are welcomed by a wooden four-board fence that fronts Hog Jowl Road, which evokes feelings of quality, privacy, and anticipation. Upon arrival, one is immediately impressed with the beauty and design of the main house and stables. All of the structures are conveniently sited, taking advantage of the amazing views of the valley below and the opposing mountain.

Behind the house are roughly 200-acres of mainly open space that is used as grazing for horses, agricultural fields and wildlife food plots. Hogjowl Creek runs through the center of this portion of the property for nearly a mile, adding to the diversity of the landscape. The open land transitions to mature hardwood forests that become part of Pigeon Mountain. This eastern boundary abuts the 20,000± acres of natural, undeveloped and state-owned land.

Providing you and your guests some privacy if desired, the lodge is located on the north side of the property about half a mile from the main house. Just like the main house, the lodge provides the same incredible views in addition to a two-acre, spring-fed pond just outside its back doors.

The property has an excellent network of well-maintained trails and roads allowing for extensive access to the far reaches of the ranch.





ACREAGE

400± acres of meticulously cared for land that includes fertile pastures, rich farmland, mature hardwood forests and great water resources. It offers a great balance of open and forested land.

B&H is being offered as a whole and as two separate parcels.

| | |
|--------------|---------------------|
| Tract 1 | 273± acres (\$4.0M) |
| Tract 2 | 126± acres (\$2.0M) |
| Entire Ranch | 400± acres (\$5.8M) |

CLIMATE

Lying within the United States' humid subtropical zone, the area offers a mild, pleasant climate and four distinct seasons. Spring arrives in March with mild days and cool nights, and by late May the temperatures have warmed up considerably to herald warm summer days. On average, July is the warmest month of the year. The summer months tend to receive more precipitation than other times of the year, and the area has an average annual rainfall of 53 inches. Fall is marked by mild to warm days and cooler nights. Winter is usually mild, with the coldest days featuring lows near or slightly above freezing and highs in the upper 40s to mid-50s. Snow occurs sporadically, with an average annual accumulation of approximately five inches.





AESTHETIC CONSIDERATIONS

Undeniably, B&H lies within one of Georgia's most stunning coves. It is so special that the area has become the state's largest rural historic district. The farm itself has a gentle rolling topography with the perfect harmony of open land and mature forests. The views are breathtaking, panoramic and enlivened every morning by a sunrise that crests the mountain backdrop. In addition, rarely do you find properties as well kept as B&H. It's a gorgeous farm in a gorgeous area!

TAXES

The annual property taxes for B&H are approximately \$23,400.

ADDITIONAL INFORMATION

B&H is covered by a conservation easement held by the North American Land Trust. The purpose of the easements is to protect wildlife habitat, open space, and scenic values while allowing for continued residential, agricultural, timber, and recreational uses. A conservation easement provides the benefit of a reduction in operating costs, protects the property for future generations, and allows the owner to retain private property rights. Copies of the easements and more details are available from the Broker upon request.



BROKER'S COMMENT

Truly situated in one of Georgia's most gorgeous areas, B&H Ranch is an inspiring property that will certainly become a treasured family retreat for its next owner. B&H has it all - big views, a lush and diverse landscape, substantial water resources, nice improvements, and immense recreation. The property has been remarkably cared for and its location to the surrounding area is very desirable. This property far surpasses the ordinary – it is exceptional.



Click on map above for link to Land id map of property.

PRICING

| | | |
|-------------|-----------------|------------|
| \$5,800,000 | Entire Property | 400± acres |
| \$4,000,000 | Tract 1 | 273± acres |
| \$2,000,000 | Tract 2 | 126± acres |



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.

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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 THE WINGS GROUP PRODUCES A POTENTIAL BUYER FOR THE PROPERTY. IN THIS INSTANCE, THE WINGS GROUP 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 is the exclusive agent of the Seller.



BROKER INFORMATION

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