

HAWK BLUFF
LOOKOUT MOUNTAIN, GEORGIA

\$2,200,000 | 228± ACRES



LISTING AGENT: **ELLIOTT DAVENPORT, JR.**

THE WINGS GROUP, LLC
1428 WILLIAM ST., SUITE C-2
CHATTANOOGA, TENNESSEE 37408

M: 423.364.2092

ELLIOTT@WINGSGROUPLLC.COM



TRUSTED *by* **GENERATIONS,**

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.

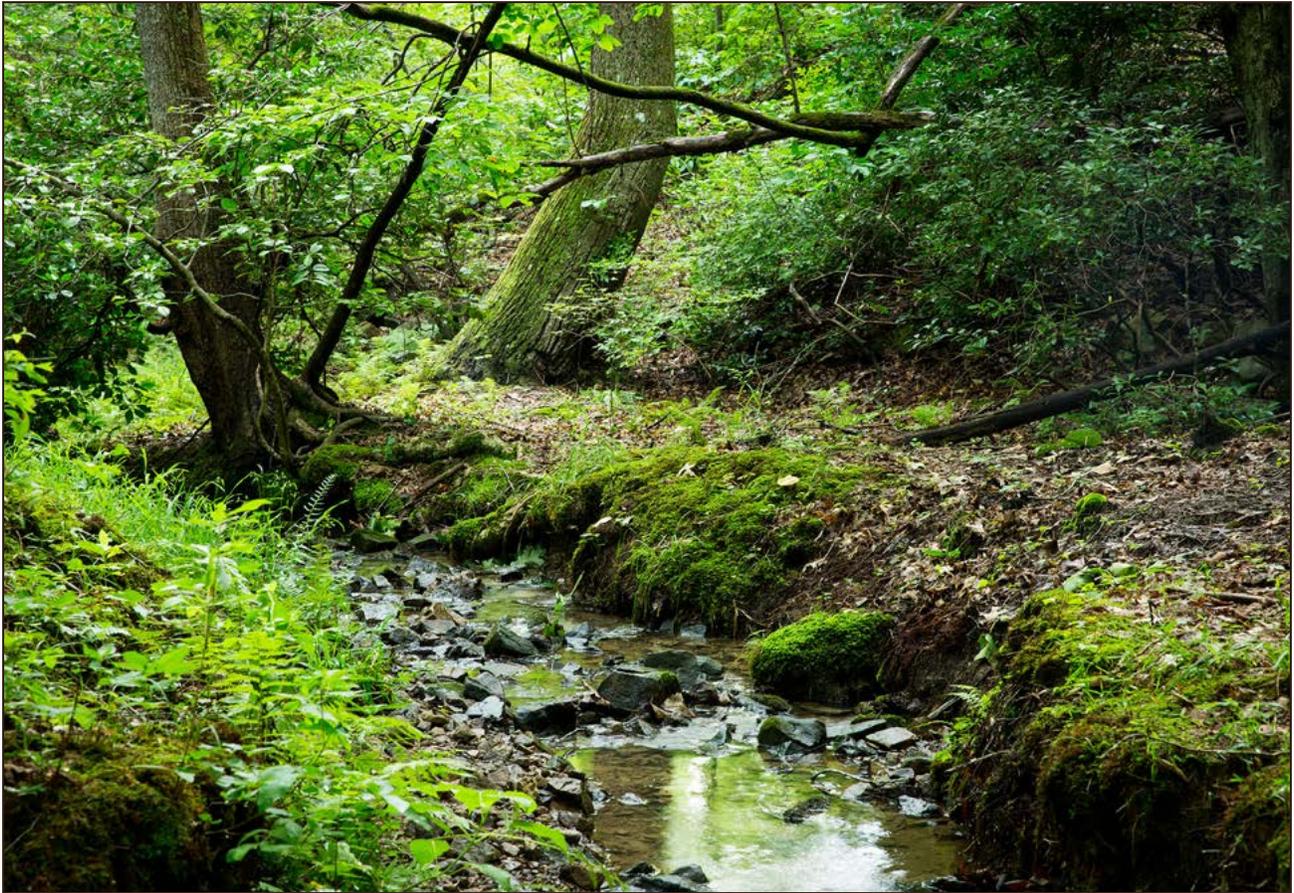
Our business began by cultivating long-term relationships built upon personal service and expert counsel. We have continued to grow today by being client-focused and results-oriented—because while it all starts with the land, we know it ends with you.

WITH OFFICES IN:

DENVER, COLORADO	BOZEMAN, MONTANA
EATON, COLORADO	MISSOULA, MONTANA
STEAMBOAT SPRINGS, COLORADO	OWASSO, OKLAHOMA
SUN VALLEY, IDAHO	COLLEGE STATION, TEXAS
HUTCHINSON, KANSAS	LAREDO, TEXAS
BUFFALO, WYOMING	LUBBOCK, TEXAS
BILLINGS, MONTANA	MASON, TEXAS

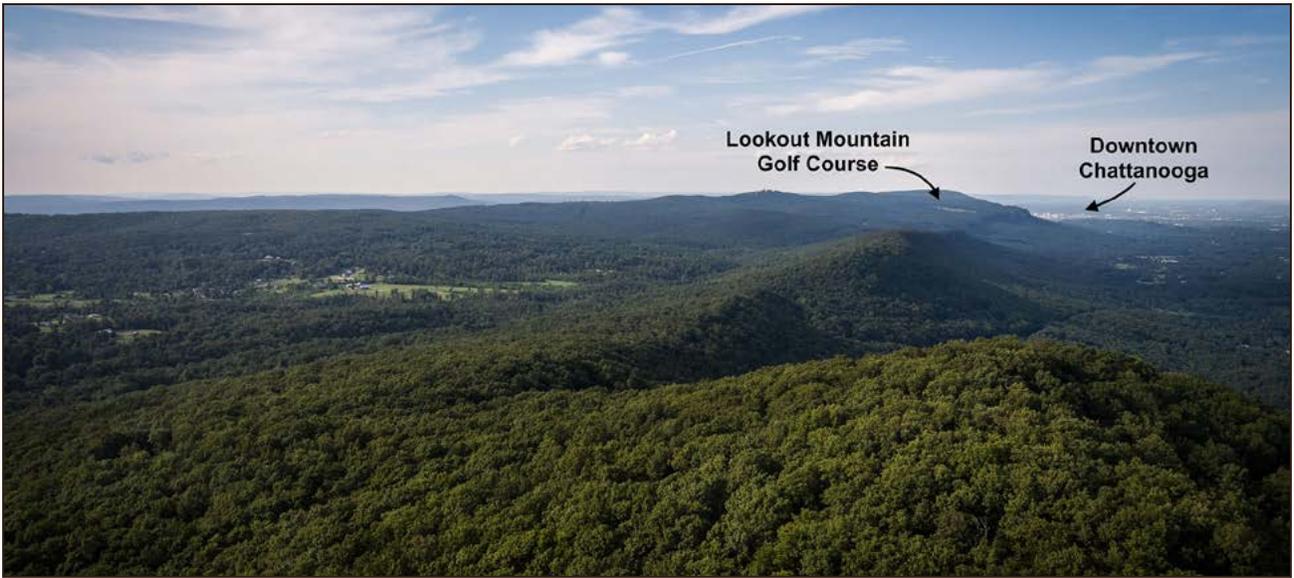
SOUTHEASTERN US

SALES | AUCTIONS | FINANCE | APPRAISALS | MANAGEMENT



EXECUTIVE SUMMARY

Located on Lookout Mountain with nearly a mile of sensational eastern brow views, Hawk Bluff offers a unique opportunity to own 228± acres that is only 13 miles from downtown Chattanooga plus the added benefit of being surrounded by a significant landscape of protected lands, much of which offers public access for a myriad of recreational activities. The property includes one of the higher peaks on Lookout offering unrivaled sunrises, sunsets, and views that can encompass nearly 360 degrees. Virtually surrounded by protected land, Hawk Bluff feels and operates much larger than its actual size. The Cloudland Canyon Connector trailhead is located adjacent to the property's entrance and provides excellent access to miles upon miles of trails to be enjoyed from your own backyard. As the name suggests, the trails do ultimately connect to Cloudland Canyon State Park. There is no conservation easement on this property, which affords a new owner maximum opportunity to pursue any interests they desire. The property consists almost exclusively of mature hardwood forests and there are a couple of springs that originate on the property that converge and offer the potential of a very promising mountain lake site.



LOCATION

Hawk Bluff is located in the northwest corner of Georgia on Lookout Mountain, which is largely the southern terminus of the Cumberland Plateau. More specifically, the property is located in Walker County off of Nickajack Road. Hawk Bluff has an elevation of ~2,300 feet.

Most notably, Hawk Bluff is located only 13 miles or 20 minutes from the heart of 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 (restaurants, festivals, airport, hospitals) is a major benefit to owning Hawk Bluff.

The property is located just two hours from Atlanta, Birmingham, and Nashville.



LOCALE

Hawk Bluff is located next to some of Chattanooga's most popular outdoor venues and natural attractions that provide the outdoor escape that so many of us seek.

Lula Lake Land Trust: A shining example of the benefits of conservation, the Lula Lake Land Trust has protected over 8,000± acres on Lookout Mountain with an emphasis to preserve the Rock Creek and Bear Creek watersheds. Their efforts have guaranteed these abundant resources will benefit both current and future generations, and the LLLT provides opportunities to horseback ride, mountain bike, hike, picnic, and just simply enjoy the great outdoors. Located just a few minutes from the main entrance, Hawk Bluff boasts some of the best access to these LLLT resources.



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. Hawk Bluff's entrance is located right next to the main access for the Cloudland Canyon Connector trailhead, which means the owner of Hawk Bluff can strike out on a mountain bike, hike or horseback ride from their own backdoor and travel on miles of well maintained trails to reach direct access to Cloudland Canyon State Park.



In addition, there are boundless other opportunities nearby that surround the Chattanooga community for an outdoor enthusiast to enjoy.



CLIMATE

Lying within the humid subtropical zone of the United States, 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 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.





RECREATIONAL USES

The landscape of Hawk Bluff and its access to an expansive network of neighboring lands transforms your actual land interests into a property that feels and operates much larger – it becomes reflective of several thousands of acres. There is a trail system in place that can be taken from the property all the way to High Point, the tallest peak of Lookout Mountain, and then continuing on through the Five Points trail system that ultimately leads to Cloudland Canyon State Park. This trail system is available for most all outdoor activities including horseback riding, mountain biking, and hiking.

Horse pastures and equine facilities could be constructed on the property along with a host of other things such as food plots for wildlife to support hunting interests. There is also the ideal location to build a mountain lake that would be fed by at least two springs located on the property.





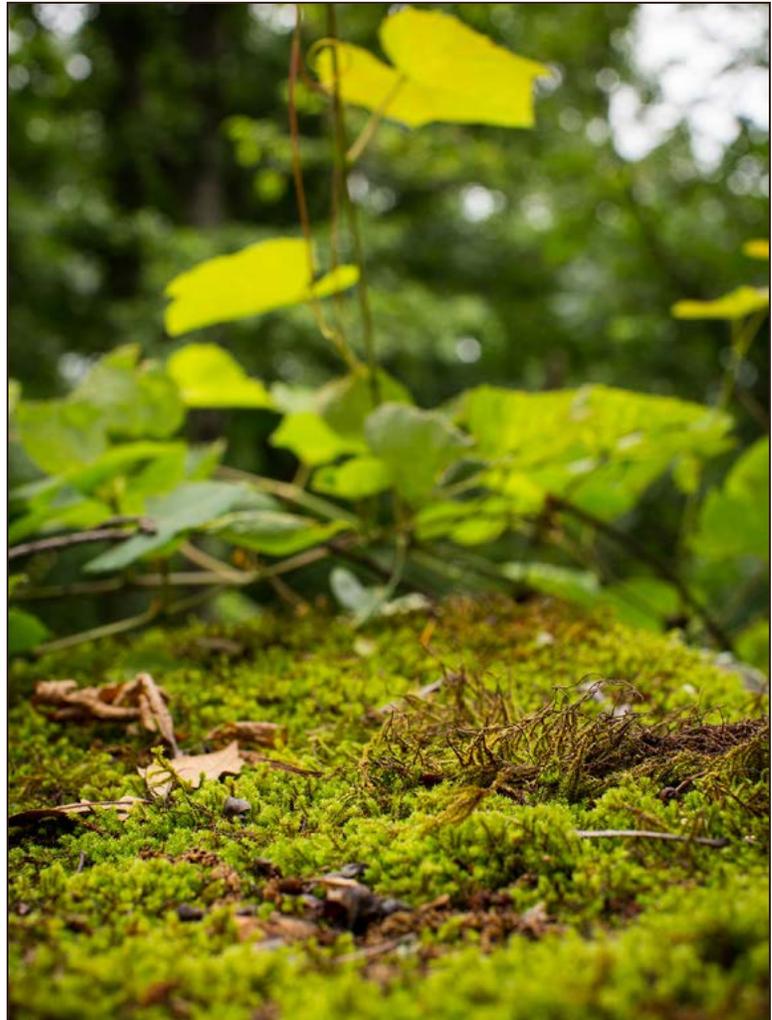
ACREAGE

228± Acres

Approximately $\frac{3}{4}$ of a mile of bluff line views

AESTHETIC CONSIDERATIONS

One of the most striking features of Hawk Bluff is its location on the eastern brow of Lookout Mountain. The ~2,300 feet of elevation and unique ridge line puts you high enough to enjoy gorgeous views from several different vantage points that include sunrises, sunsets and scenery looking back over the mountain.





TAXES

The annual property taxes are approximately \$2,200.

BROKER'S COMMENTS

This really is a very unusual opportunity to own a substantial piece of land with incredible brow views that is so close to Chattanooga's most vibrant downtown areas. The privacy provided by the surrounding protected landscape is unrivaled, plus you have the ability to so easily access a tremendous amount of outdoor recreation.

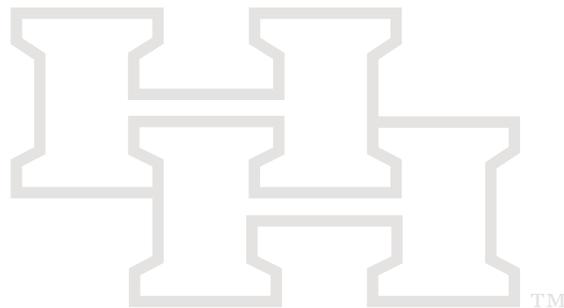




Click on map above for link to Google Earth map of property.

PRICE

\$2,200,000



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. [Wes Oja](#), [Jerome Chvilicek](#), [Dan Berstrom](#) or [Brant Marsh](#) at (406) 656-7500 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. [Wes Oja](#), [Jerome Chvilicek](#), [Dan Bergstrom](#) or [Brant Marsh](#) at (406) 656-7500 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. For more information contact our appraisal team at (406) 656-7500.
- 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

[Tina Hamm](#) or [Scott Moran](#) • (406) 656-7500

[Mike Hall](#) or [Judy Chirila](#) • (303) 861-8282

[Monte Lyons](#) • (806) 698-6882

[J.T. Holt](#) • (806) 698-6884

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

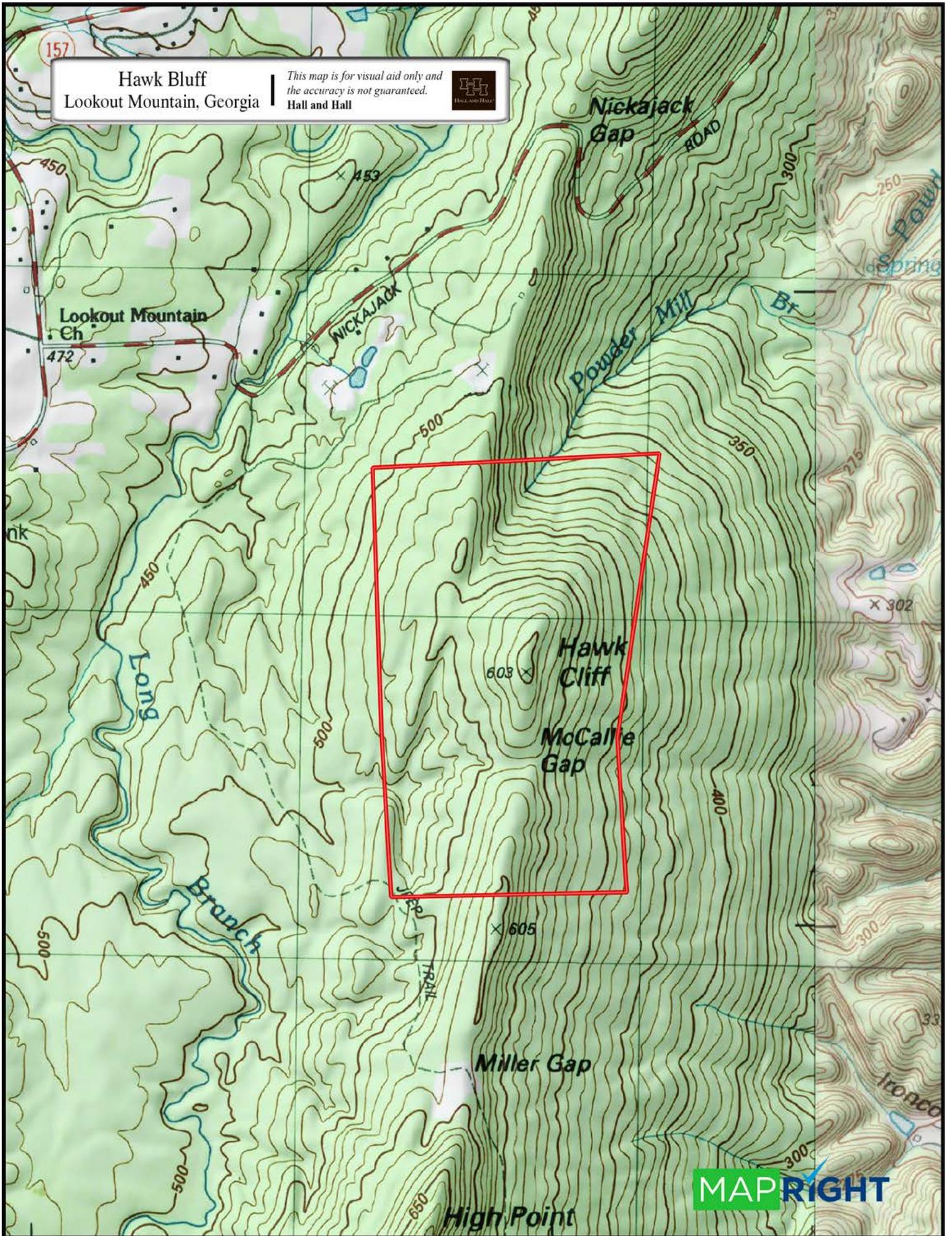
(2) All material facts pertaining to existing adverse physical conditions in the immediate neighborhood within one mile of the property which are actually known to the broker and which could not be discovered by the buyer upon a diligent inspection of the neighborhood or through the review of reasonably 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.

Hawk Bluff
Lookout Mountain, Georgia

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



Hawk Bluff
Lookout Mountain, Georgia

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



Nick-A-Jack Road


CCCT
Trailhead

Access Easement
to Nick-A-Jack Road

Conservation
Easement

Lula Lake
Land Trust

Conservation
Easement

Hawk
Bluff

Long Branch
Conservation
Easement

Lula Lake Land Trust



Hawk Bluff
Lookout Mountain, Georgia

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



Flintstone



Hawk Bluff

Legend

-  CCT Trailheads
-  Cloudland Connector Trail System
-  Cloudland Canyon State Park Trails
-  Lula Lake Core Property Trails
-  Hawk Bluff (228± Acres)
-  Cloudland Canyon State Park (3,485± Acres)
-  Lula Lake Land Trust (2,500± Acres)
-  Properties Protected by Conservation Easements