



BACK VALLEY FARM
CHICKAMAUGA, GEORGIA

\$1,200,000 | 262± ACRES



LISTING AGENT: **ELLIOTT DAVENPORT**

1829 AUBURNDALE AVE.
CHATTANOOGA, TN 37405

P: 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:

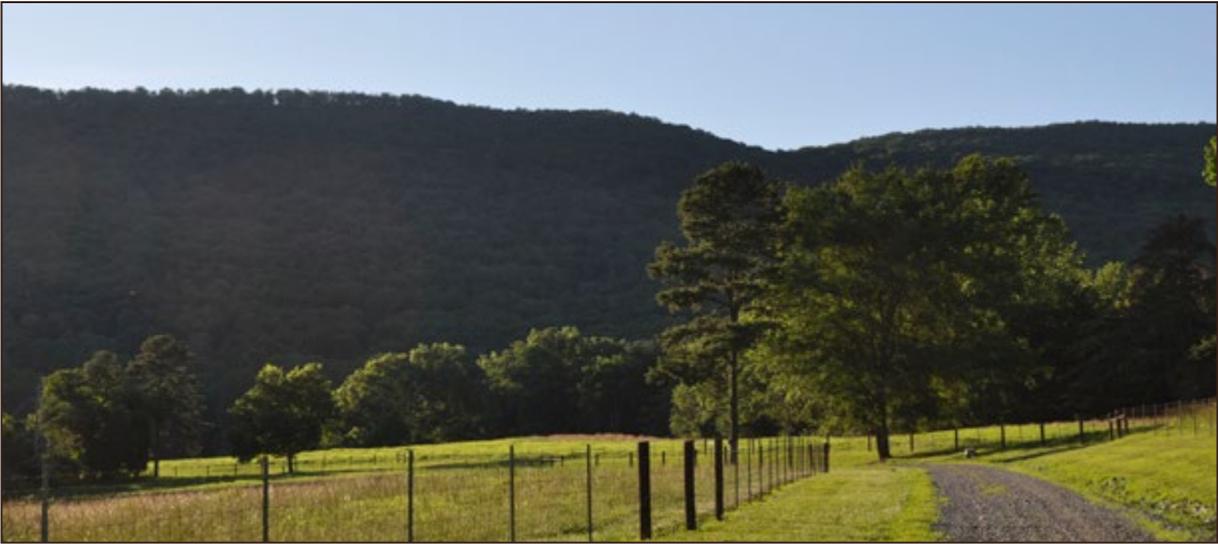
EATON, COLORADO	BILLINGS, MONTANA
DENVER, COLORADO	BOZEMAN, MONTANA
STEAMBOAT SPRINGS, COLORADO	MISSOULA, MONTANA
SUN VALLEY, IDAHO	NORTH PLATTE, NEBRASKA
HUTCHINSON, KANSAS	LUBBOCK, TEXAS
	SOUTHEASTERN US

SALES | AUCTIONS | FINANCE | APPRAISALS | MANAGEMENT



BACK VALLEY FARM — EXECUTIVE SUMMARY

Back Valley Farm is an idyllic property tucked away in the picturesque foothills of Lookout Mountain. Situated in northwest Georgia, Back Valley Farm is only half an hour south of Chattanooga, TN which boasts itself as the “Scenic City.” Back Valley Farm offers the wonderful combination of both the convenience to city amenities and the tranquility of the countryside. For those looking for a relaxing locale surrounded by breathtaking scenery, we hope you to take the time to learn more by visiting www.backvalleyfarm.com.

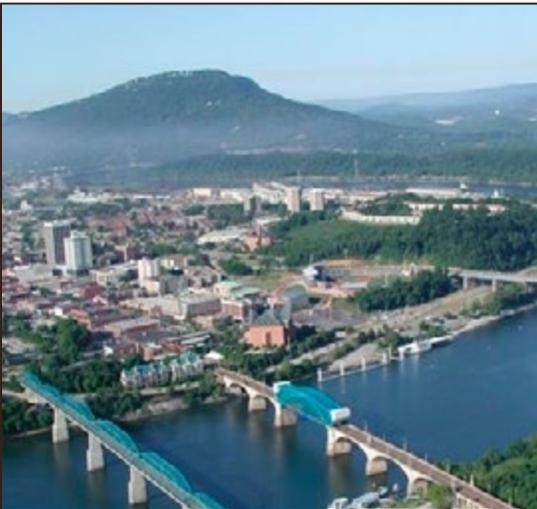


LOCATION

Back Valley Farm is situated in the northwestern corner of Georgia and at the base of Lookout Mountain. It is here where the landscape transitions from the Appalachian Mountains to the Valley and Ridge region of Georgia, giving Back Valley Farm a spectacular mountain backdrop. The property is located only 25 minutes from downtown Chattanooga, TN. This offers Back Valley Farm's owners the convenience to all of Chattanooga's amenities, as Chattanooga has become one of America's most dynamic middle-size cities.

With an address of Chickamauga, GA, the property is located about 15 minutes to the southwest 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.

Driving from Atlanta takes 1 hour 45 minutes and Birmingham is 2 hours away.



Chattanooga, TN



Chickamauga, GA

LOCALE

A very unique feature of Back Valley Farm is how well the property is located to so many other interesting venues. The surrounding recreational opportunities are endless and convenient, allowing for the property to act much bigger than its 262 acres. Here are just a few of the nearby property's one can enjoy:

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 hiking, picnicking, and sightseeing makes for a wonderful time. Back Valley Farm is only 8 miles or 10 minutes from this 3,500-acre state park.



Crockford Pigeon Mountain WMA: This 15,500-acre wildlife management area offers an abundant list of activities for one to pursue. 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. Back Valley Farm is only 10 minutes from this plethora of recreational opportunities. Owning Back Valley Farm makes access to this enormous tract of land very convenient.



Rock Town at WMA

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 spot to enjoy a relaxing, sunny day outside. Back Valley Farm is only 20 minutes from the Chickamauga Battlefield.



Lula Lake Land Trust: Having protected 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, making it a shining example of the benefits of conservation. 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! Back Valley Farm is only 15 minutes from the Lula Lake Land Trust.





GENERAL DESCRIPTION

To the west, Back Valley Farm is surrounded by Lookout Mountain with part of the property lying on the side of the mountain. Headed east as you sweep down the mountain, the property transitions into a gorgeous and gently rolling valley that is largely comprised of open pastures and tillable fields. The property is shaped resembling a piece of pie, as it is narrower to the east and broadens as you head west. The property fronts Back Valley Road and has a long meandering driveway that takes you to the main house, which is located on top of a hill in a central and private part of the property. The main house offers nice views of the valley and mountain. Just down the hill from the main house, there is a small one-acre pond that serves as a great fishing or swimming hole. The barn is located only a couple hundred yards to the east of the main house and allows for one to conveniently take care of their livestock. Miles of well-maintained trails traverse the woods providing great access and use of the property for hiking, horseback riding, mountain biking and ATVs. The property has a few wet-weather springs and one spring that bubbles out of the mountain nearly year round. At times, this spring produces a rather significant waterfall. The property is very private and is surrounded by good neighbors. The condition of the property is excellent, as the current owner has maintained it impeccably.

ACREAGE

262± acres

Of the 262± acres, approximately 60 acres is in open fields and pastures. The remaining acreage is in mature hardwood forests.





CLIMATE

Lying within the United States' humid subtropical zone, the area offers a mild, pleasant climate and 4 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 5 inches.





IMPROVEMENTS

Main Residence: The 3,000 square foot restored 2-level home has 3 bedrooms, 2 baths, a great room, den, kitchen, and laundry/pantry. There are front and rear covered porches, heart pine floors, high ceilings, and 4 wood-burning fireplaces. The house is located well off the main road and is accessible only through an automated gate. Great views surround the main residence. This turn-of-the-century home has an enormous amount of character while having been updated to provide modern day amenities.

Stable: A 3,200 square foot horse barn has 7 stalls. Having been a working horse farm in the past, this facility is conveniently set up for horses. The barn is equipped with fans in the stalls, and great lighting with several outlets. Originally a tobacco barn converted to a stable, it has plenty of character with a high ceiling and beams stretching across from which tobacco leaves used to hang.

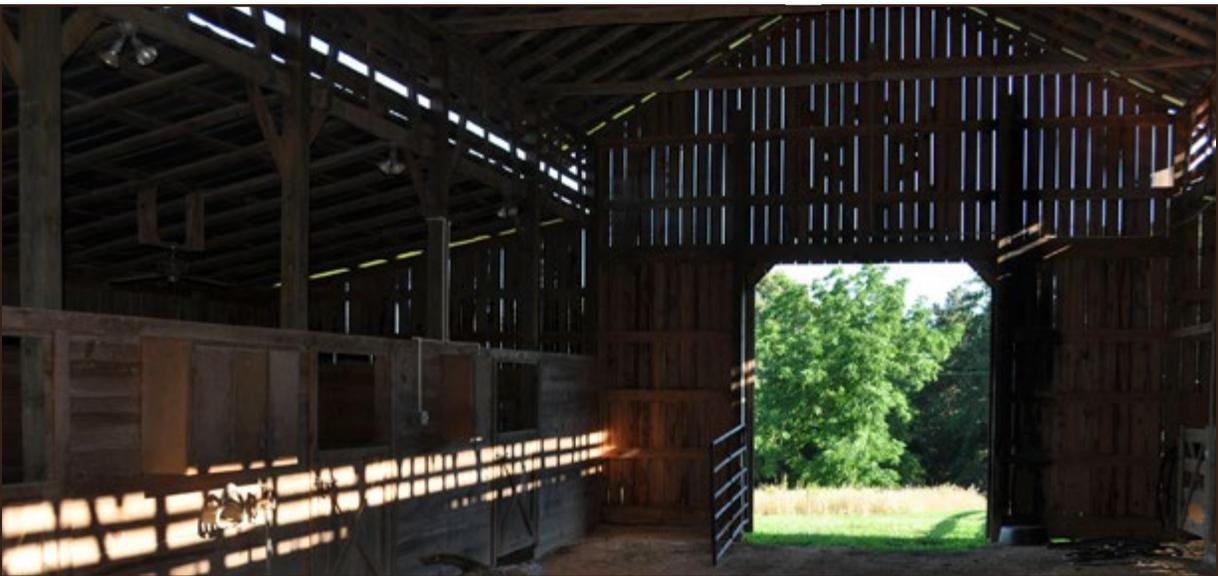
Utility Building (Mud/Hunt Room): This 1,000 square foot building serves many purposes. It is much more than your common utility shed. This building has a main room with kitchenette, an unfinished bunkroom, a bathroom, and workshop. It is a great place to convene prior to or after a horseback ride, hike, hunt, or any other farm activity! A very useful facility.

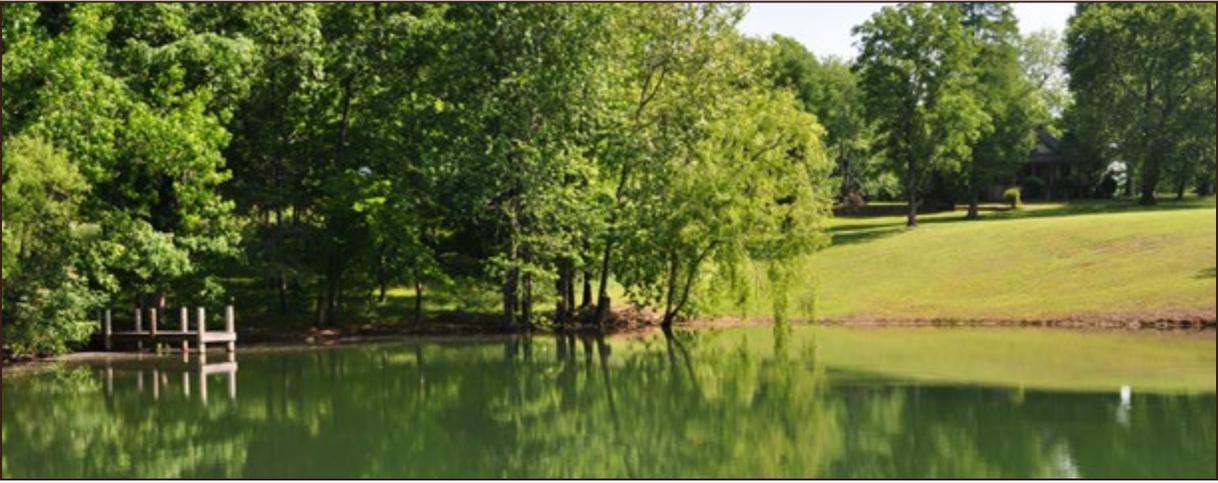
Mule Barn: This 1,300 square foot turn-of-the-century mule barn does not lack history, and simply looking at it makes one wonder about the times in which it was built. The timbers used to construct this barn are old growth. This valuable material could be reclaimed and manufactured into antique flooring or other wood profiles.

Equipment Shed & Shop: A 1,400 square foot enclosed shop and equipment shed is very handy in assisting in the maintenance of the property.

Caretaker's Quarters: There is a mobile home which can serve as a caretaker's residence. This sits on a secluded part of the property and is accessed through its own driveway.







RECREATIONAL USES

For only 262 acres, Back Valley Farm offers an abundance of opportunity to recreate, and the property accommodates a variety of interests from horseback riding to hunting to fishing to hiking to mountain biking and the list goes on.

Back Valley Farm is the perfect property for an equestrian. Once a working horse farm, this property is set up and extremely functional for a horse lover. The property is impressively fenced and cross fenced by well built and maintained wooden 3-rail fencing and galvanized steel T-posts with 6 inch 11fa fencing. With 60 acres of well-maintained fields, there is plenty of room to let your four-legged friends graze. On the property, there are miles of private riding trails and you are in close proximity to an endless number of public trails that seem to go on forever.

In addition, the property has an impressive amount of wildlife. Deer and turkey are abundant and successful trips to the woods are frequent. Five food plots ranging in size from several acres to half an acre are planted in clover, wheat and oats to benefit the wildlife. The property has a great mix of open space and mature hardwood forests, creating the edge that wildlife love. Typically, the owner plants a sunflower field for dove hunting and his efforts in this regard have yielded many great dove shoots. In summary, Back Valley Farm is a great place to enjoy a day afield with family and friends.

Located next to the main house, a one-acre pond provides a great stocked fishing spot and a refreshing summertime swimming hole. This pond is fed by the mountain spring.





AESTHETIC CONSIDERATIONS

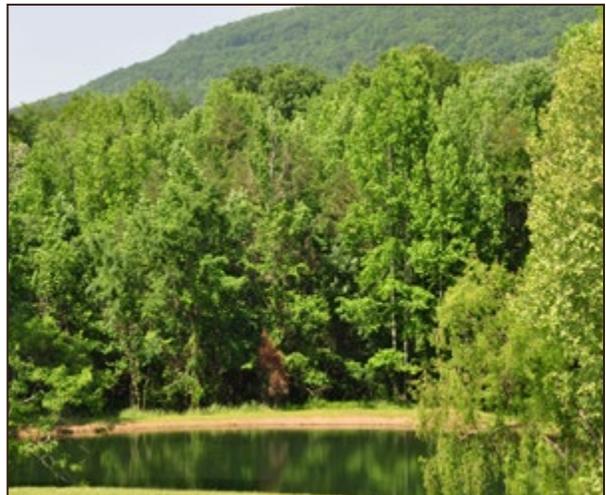
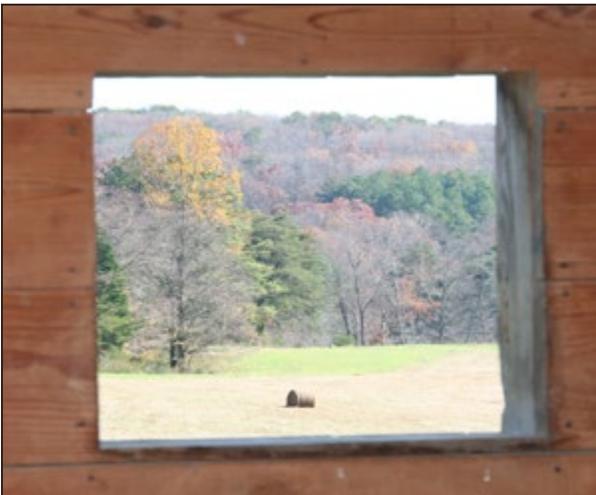
The property is truly gorgeous. Located in an area of Georgia where the transition from mountain to valley occurs, Back Valley Farm offers a magnificent setting. The property is very private and pristine, which only adds to its comfort and feel.

ADDITIONAL INFORMATION

Back Valley Farm is covered by a conservation easement held by the Georgia Land Trust. The purpose of the easement 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 land costs, protects the property for future generations, and allows the owner to retain many land uses and private property rights. Copies of the easements and more details are available from the Broker upon request.

TAXES

The annual property taxes for Back Valley Farm are approximately \$4,364.





BROKER'S COMMENT

Though only 262 acres, Back Valley Farm offers much more than its size suggests. Back Valley Farm is a unique opportunity to own a farm in northwest Georgia that offers an incredible setting, convenience to many local venues, and lots of recreation and functionality. More on the property can be seen by visiting www.backvalleyfarm.com.



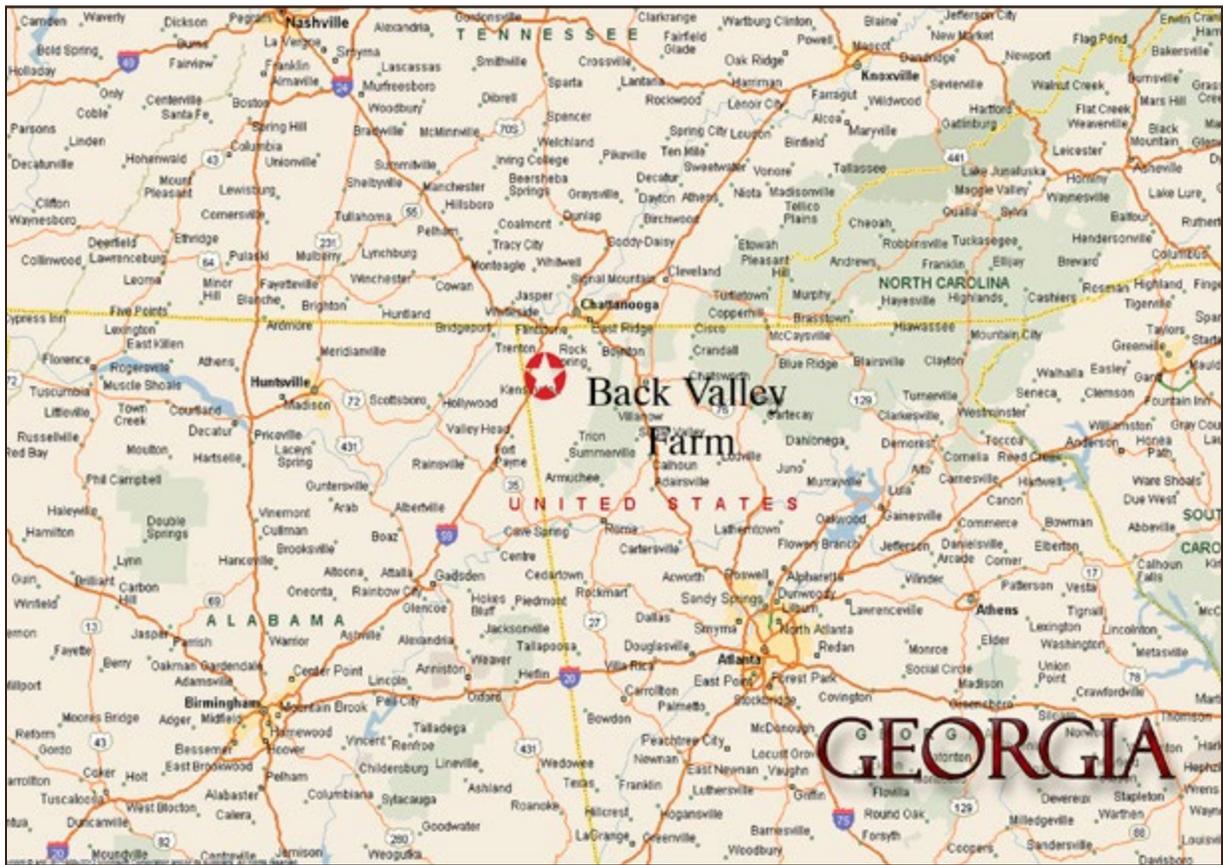


ADDITIONAL SERVICES OFFERED BY HALL AND HALL

- 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 and Jerome Chvilicek at (406) 656-7500 or Randy Clavel at (308) 534-9000 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 or Jerome Chvilicek at (406) 656-7500 are available to describe and discuss these services in detail and welcome your call.
- 3. AUCTIONS** - Hall and Hall Auctions offers “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 over 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. SPECIALIZED LENDING** - Since 1946 Hall and Hall has created a legacy by efficiently providing capital to the intermountain west. 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 strong relationships with our lenders allows us to quickly tell you whether we can provide the required financing.

Competitive Pricing | Flexible Terms | Efficient Processing
In-House Appraisals | Common Sense Underwriting

Dave Roddy • (406) 656-7500 | Mike Hall or Judy Chirila • (303) 861-8282
Randy Clavel • (308) 534-9000 | Monte Lyons • (806) 698-6882



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

Price
\$1,200,000



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, 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.

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

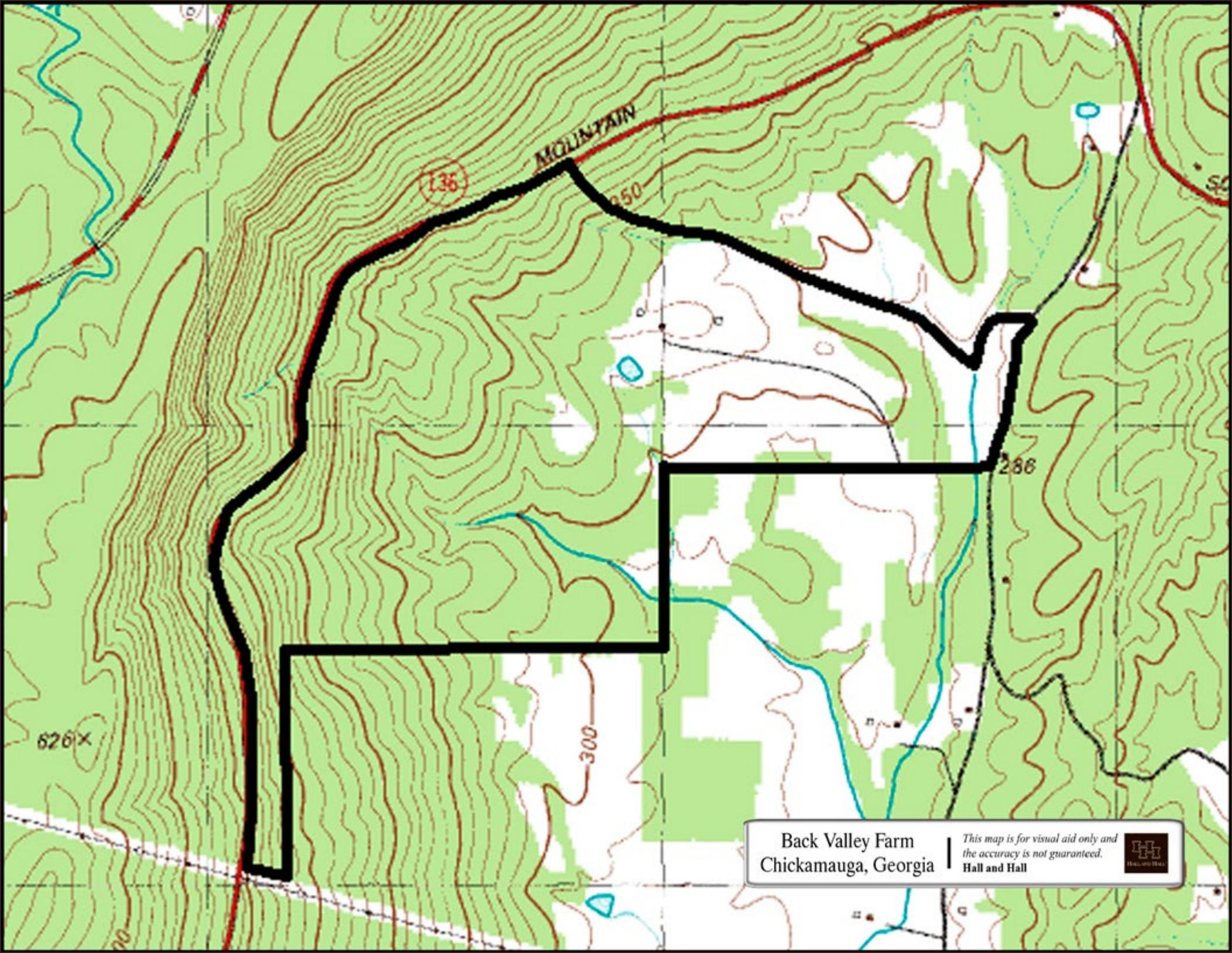
(b) A broker engaged by a seller shall timely disclose the following to all parties with whom the broker is working:

(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.

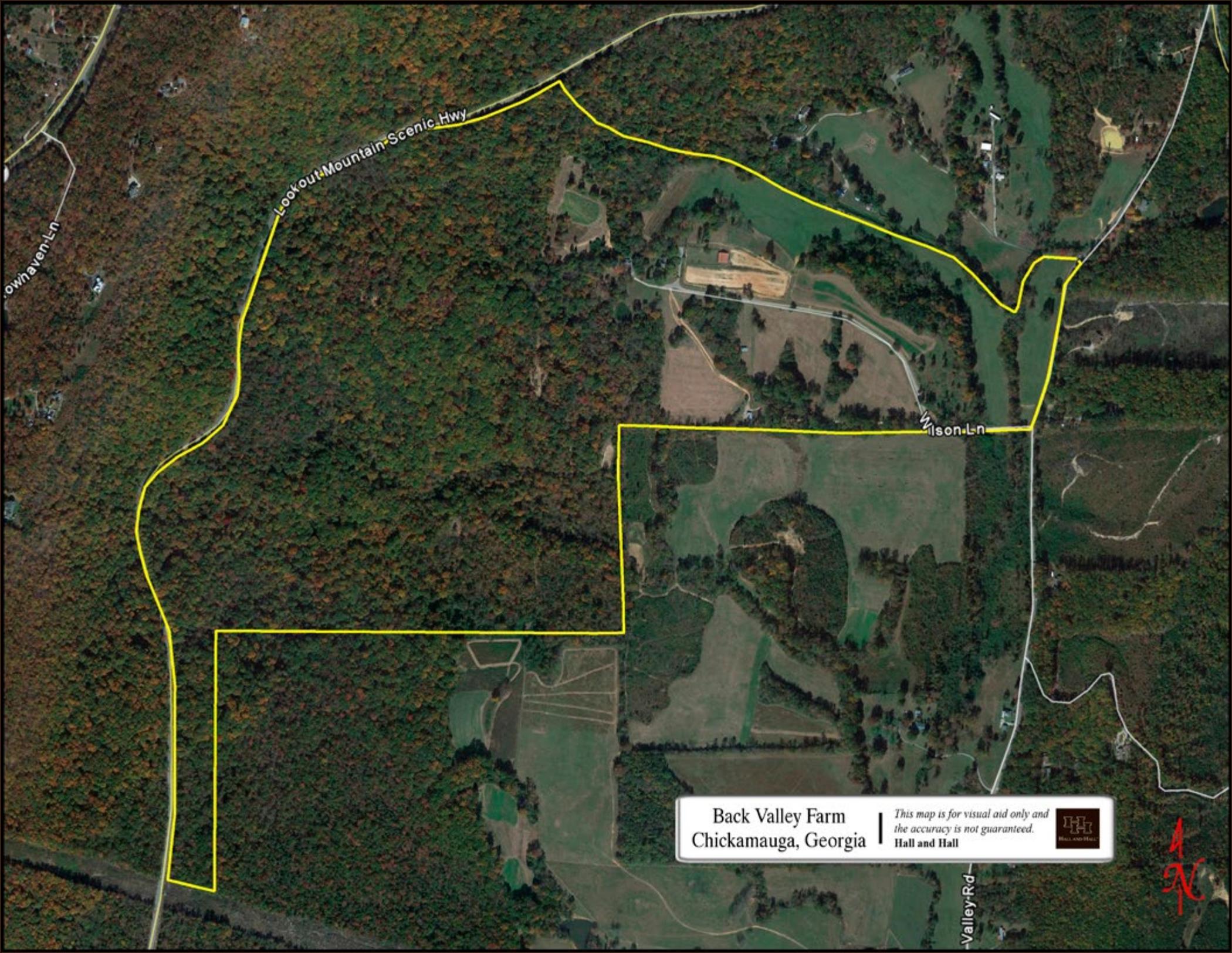
(d) A broker engaged by a seller does not breach any duty or obligation by showing alternative properties to prospective buyers.



Back Valley Farm
Chickamauga, Georgia

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





owhaven Ln

Lookout Mountain Scenic Hwy

Wilson Ln

Valley Rd

Back Valley Farm
Chickamauga, Georgia

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



A/C