

WILLOW OAK FARM
MADISON, GEORGIA

\$11,500,000 | 1,216± ACRES



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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.

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EXECUTIVE SUMMARY

Willow Oak Farm is a legacy property located just one hour east of downtown Atlanta on the outskirts of Madison, GA. Through several strategic acquisitions, these 1,216± acres have been assembled over the last 40+ years and serve as a premier family or corporate retreat. Willow Oak's grounds have been impeccably cared for and offer a mature landscape not commonly found. The recreational opportunity is immense and engages all generations of a family. The farm has significant water resources that include nearly two miles of Sugar Creek and four lakes totaling 30 acres that range in size from 12 to 4 acres. For years, much of the property has been intensively managed for upland habitat, providing a foundation that supports a high-quality quail-hunting program. The improvements are immaculately maintained and include two spectacular main homes that showcase the charm of Southern architecture. Willow Oak's proximity to Atlanta offers a convenience rarely found near this major metropolitan city. This is the first time this farm has been on the market in 43 years.



LOCATION

Willow Oak Farm is located only five miles south of the historic town of Madison, Georgia. The property is located in Morgan County and has 1.5 miles of frontage on Bethany Road. The main entrance is only five miles from I-20's exit 114.

Only 20 minutes from the property, Greensboro offers a general aviation airport with a 5,500 ft. runway suitable for private jets.

Only one hour from the harried pace of Atlanta, Willow Oak offers immediate serenity and provides outdoor opportunities rarely experienced this close to the city. This ease of access allows family and friends to gather often to enjoy the camaraderie of one another and the great outdoors.

- 1 hour = Atlanta, GA (downtown)
- 30 minutes = Athens, GA
- 20 minutes = Ritz Carlton and Reynolds Plantation at Lake Oconee
- 5 minutes = Madison, GA

LOCALE

Founded in 1807, Madison is considered to be one of Georgia's greatest small towns. Its history and antebellum architecture showcase the Old South and small town living. To protect their quality of life, the community has always been committed to preserving their historic areas. The charming and vibrant town square boasts one of the most beautiful courthouses in the state (built in 1845).



Madison is considered to be one of Georgia's greatest small towns.

Athens, GA is a short 30-minute drive north of Willow Oak. A vibrant college town, Athens is home to the University of Georgia and is often referred to as the "Classic City." Athens is known for its varied cuisine and the Georgia Theatre, a noted music venue. Athens Academy, a private prep school, is often attended by children from Madison.



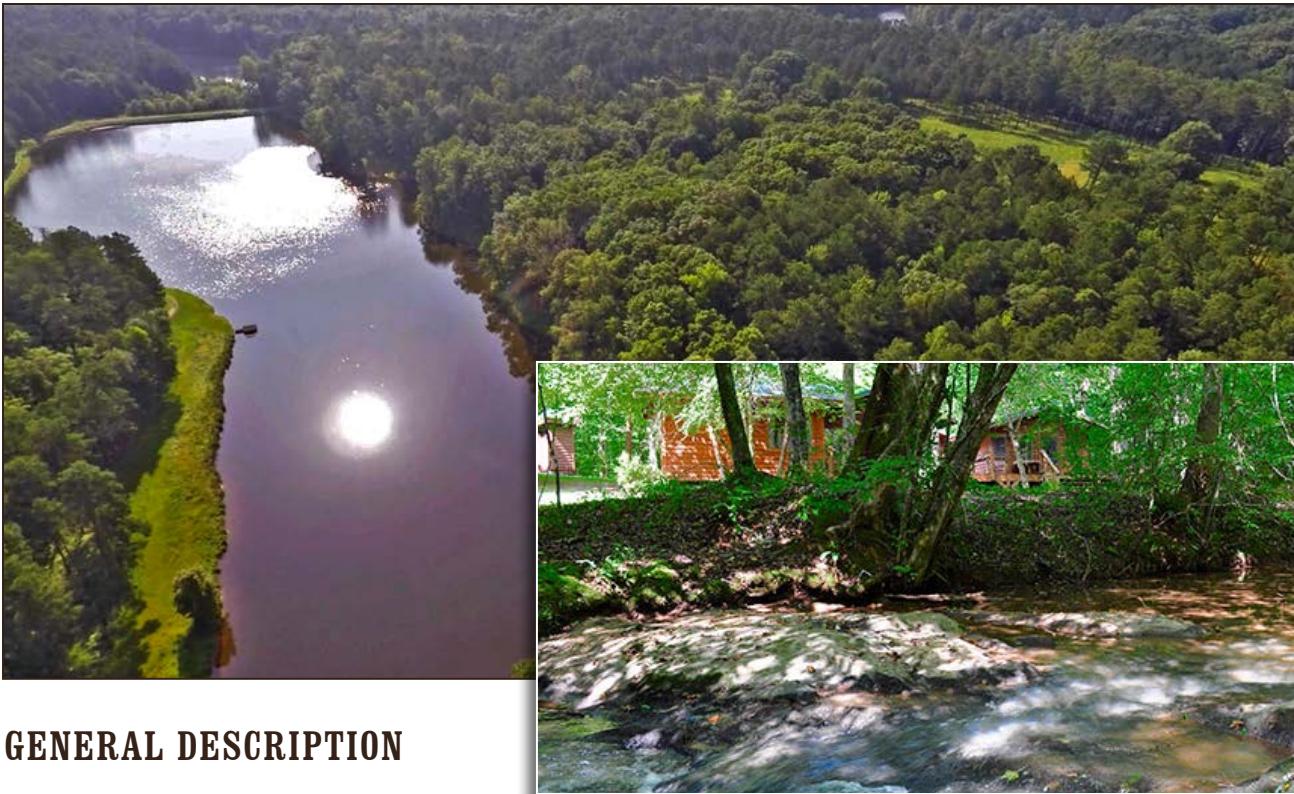
Athens, Georgia

Athens is a vibrant college town.

Lake Oconee, a 40,000-acre recreational reservoir, is twenty minutes southeast of the property. There are several marinas located on the lake. The Ritz Carlton and Reynolds Plantation offer first-class amenities, which include 117 holes of magnificent golf designed by some of the most respected architects in the game.



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GENERAL DESCRIPTION

As one approaches Willow Oak, you are greeted by mature cedar trees coordinated with a black-board fence that lines the frontage of Bethany Road, which evokes feelings of quality, privacy, and anticipation. Bethany Road is a two-lane country road that is lightly traveled. Upon arrival, one is immediately impressed with the beauty and design of the houses and horse barn. All of the structures are conveniently sited. The two main houses are 30 yards apart and are shaded by mature willow oaks and pecan trees. Directly behind the homes is a common area with a pool and pavilion area, bocce court, skeet and trap range, chipping green, and sports field.

Beyond this recreational area lies an uninterrupted view shed drawing your eye towards the heart of the farm. Traveling the main farm road, you immediately arrive at the 10-acre lake. This lake has a dock, fishing boats and canoes. Continuing on, the farm's quail habitat begins to unfold. Interspersed with hardwood drains and ridges, these piney woods continue on to all corners of the property. This scenery inspires one to spend time in the woods and on the lakes pursuing one's outdoor passions. As you head further into the property, you will soon arrive at the dam of the 12-acre lake with one of the 4-acre lakes resting below you. The large lake has a BBQ pit, brick grill, swimming dock and rope swing.

On the northern half of Willow Oak there is a predominate ridge that runs east to west, providing some attractive slope and diversity to the property. Upon dropping off this ridge, you enter the bottoms of Sugar Creek that consists of about 80 acres of open land. Most of the 80 acres is managed quail habitat and green fields. To the west of this area and tucked into the woods, you will find the Shoals Camp. This Shoals Camp was designed with children in mind and is a space for them to engage in the outdoors and let their imaginations run rampant.

This farm has an excellent network of well-maintained trails and roads allowing for extensive access to the far reaches of the farm. The farm's operations are overseen by two ethically sound, competent and hard-working men.



ACREAGE

1,216± acres

An extensive survey was completed in June 2007 and can be provided upon request.

A rough land composition is estimated to be:

700± acres – managed pine woods & upland fields

450± acres – hardwood forests

30± acres – lakes

35± acres – other uses (i.e. houses and pastures)



IMPROVEMENTS

MAIN RESIDENCE "OLD HOUSE"

4,260± sq. ft.: Richard Harris built this residence in 1866 upon his return to the family's plantation after the Civil War. The home is considered to be a simple farmhouse and has the original heart pine floors, horsehair plaster walls, hand-planed ceiling boards and a beautiful staircase. The house has been meticulously maintained and over the years charmingly expanded to six bedrooms and six baths. In 2014, there was a renovation that included a new gourmet kitchen with soapstone countertops, a new screen porch, and an expanded den that contains a fireplace and bar. The renowned residential architect, William Baker, designed the renovation. William Baker has achieved an international architectural reputation for high design and a keen sensitivity for combining new expansions with original interior plans. Renowned interior designers, Dan Carithers and Phoebe Howard, provided the interior design. There are six wood burning fireplaces, central HVAC and a large brick patio shaded by mature willow oaks. Most residences of this era had a separate kitchen-house. The "kitchen-house" has been repurposed and local stone and brick were used to build an oversized fireplace. After a day's hunt, this is the perfect gathering place for warming up next to a roaring fire!







MAIN RESIDENCE "NEW HOUSE"

3,924± sq. ft.: In 2006, this house was built to provide additional accommodations as the owner's family grew. The house is reminiscent of the Old House and uses the same building materials and details. This house fits the landscape seamlessly and offers the comforts of modern day amenities. It is two stories with six bedrooms and six bathrooms. The main floor has an open plan living area featuring 12 foot ceilings, a gourmet kitchen, and large fireplace. A classic screened porch wraps around the first floor. On one side of the porch there is a stone patio that includes a saline water swimming pool, terraced gardens, and a gazebo. On the opposite side of the porch, a large, raised-bed garden provides fresh vegetables and extensive beds of perennial flowers. Once again, William Baker was the architect while Dan Carithers and Phoebe Howard provided the interior design.



STABLE:

A well-designed horse stable complements the architecture of the houses. The stable contains seven stalls, a wash stall, bathroom, tack room and feed room. Vaulted ceilings and fans provide excellent ventilation. A smaller abutting stable provides another three stalls. Adequate fenced pastures adjoin the stable.

KENNEL:

A new kennel was built for the hunting dogs in 2014. It includes seven dog runs, loafing area, feed room and a bird-cleaning room. The kennel can be heated or cooled.

SHOALS CAMP:

This raised platform structure is a kid's dream and will make adults feel like kids again! Its location is deep in the woods and sited alongside Sugar Creek where large rock shoals create a relaxing sound. The camp includes 4 one-bedroom cabins and another cabin for living/dining with an attached kitchen and bathroom. A large generator enclosed in a sound-insulated shed powers the camp. A propane tank supplies the stove.

PARTY BARN:

This shed-like building is a short distance from the Shoals Camp and is also powered by the generator. As a remote gathering place, it includes a full kitchen, barbecue pit and a large room for many picnic tables. Large parties, family wedding receptions and rehearsal dinners have taken place here. A small stage provides a place for bands.

CARETAKER'S HOUSE

1,869± sq. ft.: This residence is located a short distance from the main compound and provides quick response time if needed. It includes three bedrooms, brick fireplace, a front porch, an enclosed back porch, and an attached carport. Other structures around this house include two pole sheds and a chicken coop.



Shoals Camp

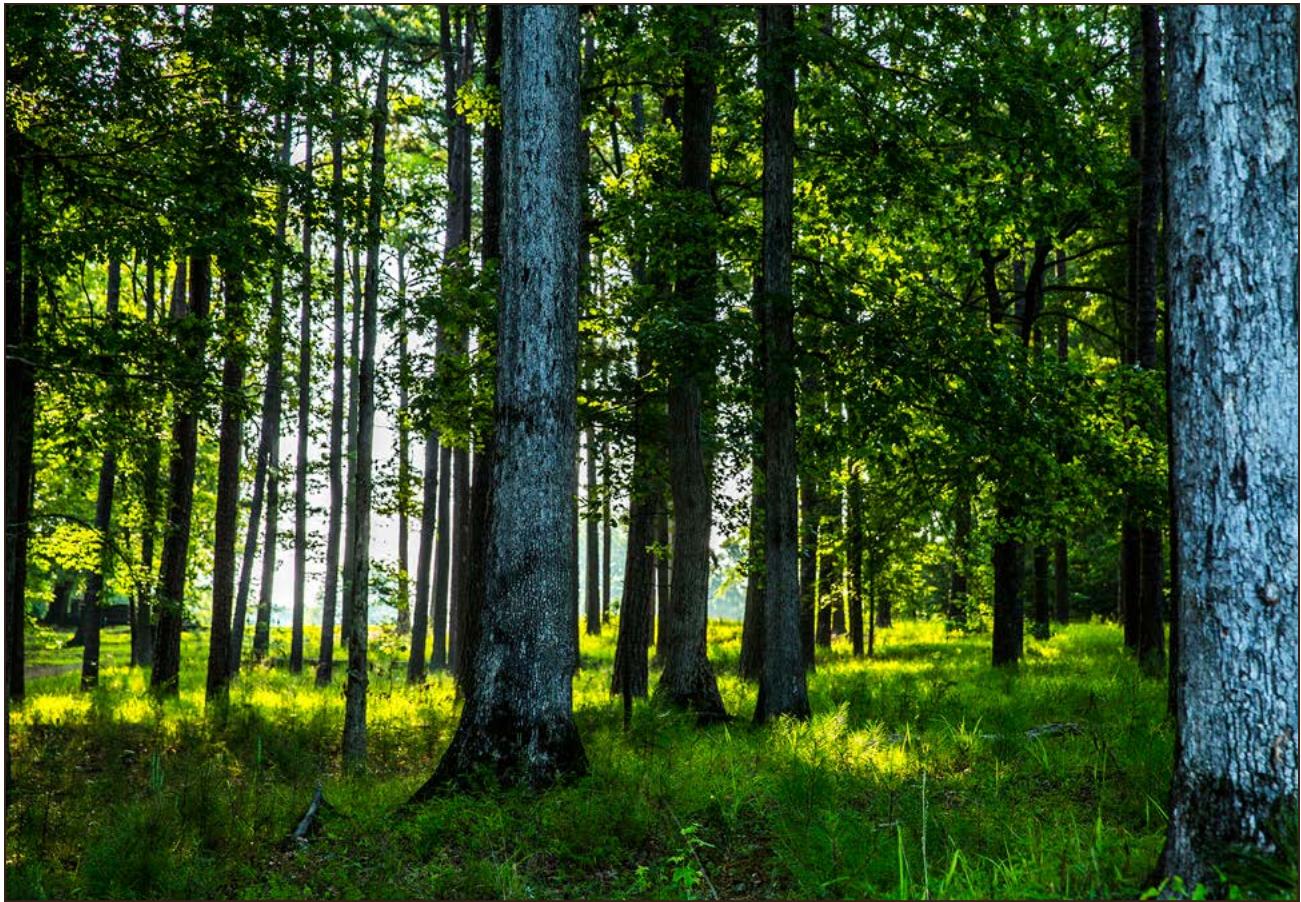
EMPLOYEE'S HOUSE

1,635± sq.ft.: This is a simple two-bedroom home. The home includes a carport, enclosed porch and wood deck. There is also a storage shed.



OTHER STRUCTURES:

There are several other functional structures used to operate the farm that include equipment sheds and storage barns.



CLIMATE

Located in the Piedmont region of Georgia, this area offers a mild, pleasant climate and four distinct seasons. Spring arrives in March with mild days and cool nights. By late May, temperatures have warmed up considerably to herald warm summer days. On average, July is the warmest month of the year. With an average annual rainfall of 47 inches, the spring and summer months tend to receive more precipitation than other times of the year. Fall is marked by mild to warm days and cooler nights. Winter is usually mild, with the coldest days averaging lows near or slightly above freezing and highs in the upper 40s to mid-50s. Snow occurs rarely.



RECREATIONAL USES

Willow Oak is a special property that offers a wide variety of recreational uses that engages all generations to explore and connect with the outdoors. The four lakes offer a number of water activities from swimming to paddle boarding to kayaking and fishing.

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.

To sharpen your shooting eye, there is a regulation skeet range and a two-level trap house that provide for challenging but fun competitions. Quality hunting is managed year round and is discussed in more detail in the following “Wildlife Resources” section.

In summary, Willow Oak 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.





WILDLIFE RESOURCES

The wildlife on Willow Oak is abundant. The land has been managed for 35+ years with an intense focus on wildlife. The hunting and fishing opportunities are truly special for middle Georgia.

QUAIL:

Significant expanses of the farm have been managed for upland habitat and they support a first-class quail hunting program. This habitat offers a number of different settings from mature, thinned pine forests to upland fields. It would take years for an owner in middle Georgia to develop this habitat, and Willow Oak provides a turnkey quail experience. The hunting is done from a mule drawn wagon or specially designed jeeps. A kennel of pointing dogs is in place and ready to go. This landscape and quail program is in fact unique for this part of Georgia.

BIG GAME:

Deer and turkey are prevalent throughout the property. Given the fact the habitat is managed so well, the deer and turkey populations are higher than typically seen in this area. The upland habitat provides excellent nesting conditions for turkeys as well as great cover for deer. A quality deer management program has been implemented. The landscape is alive with mature mast-producing oaks, and green fields are strategically managed throughout the farm. The terrain lends itself to many ideal hunting settings.



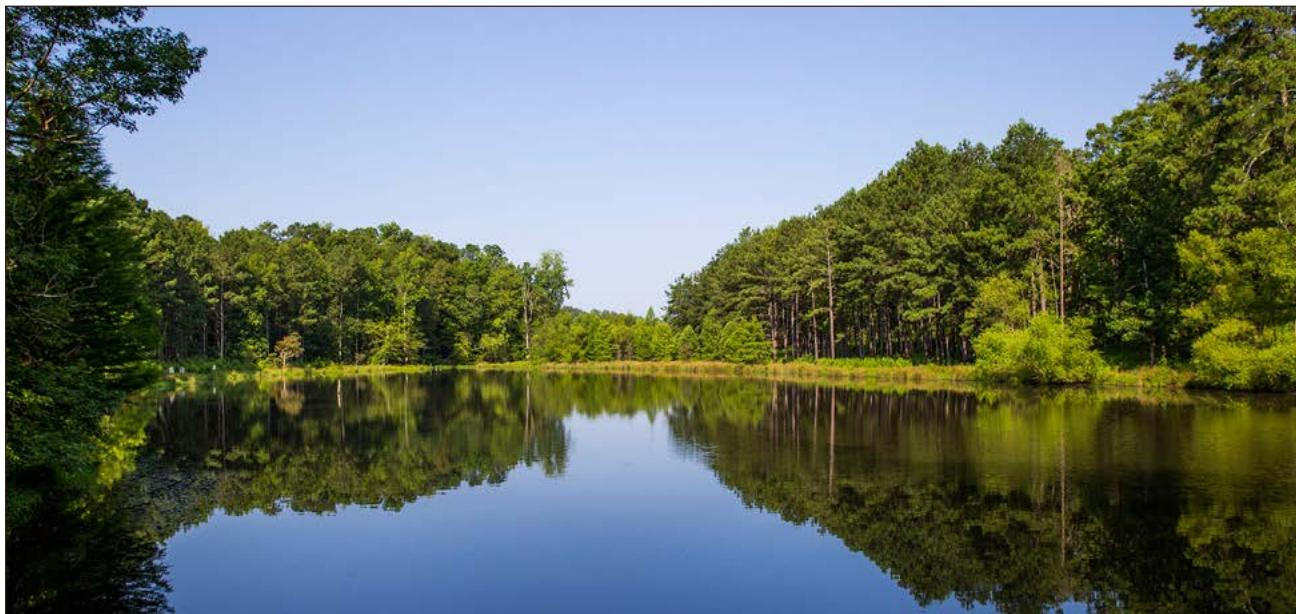


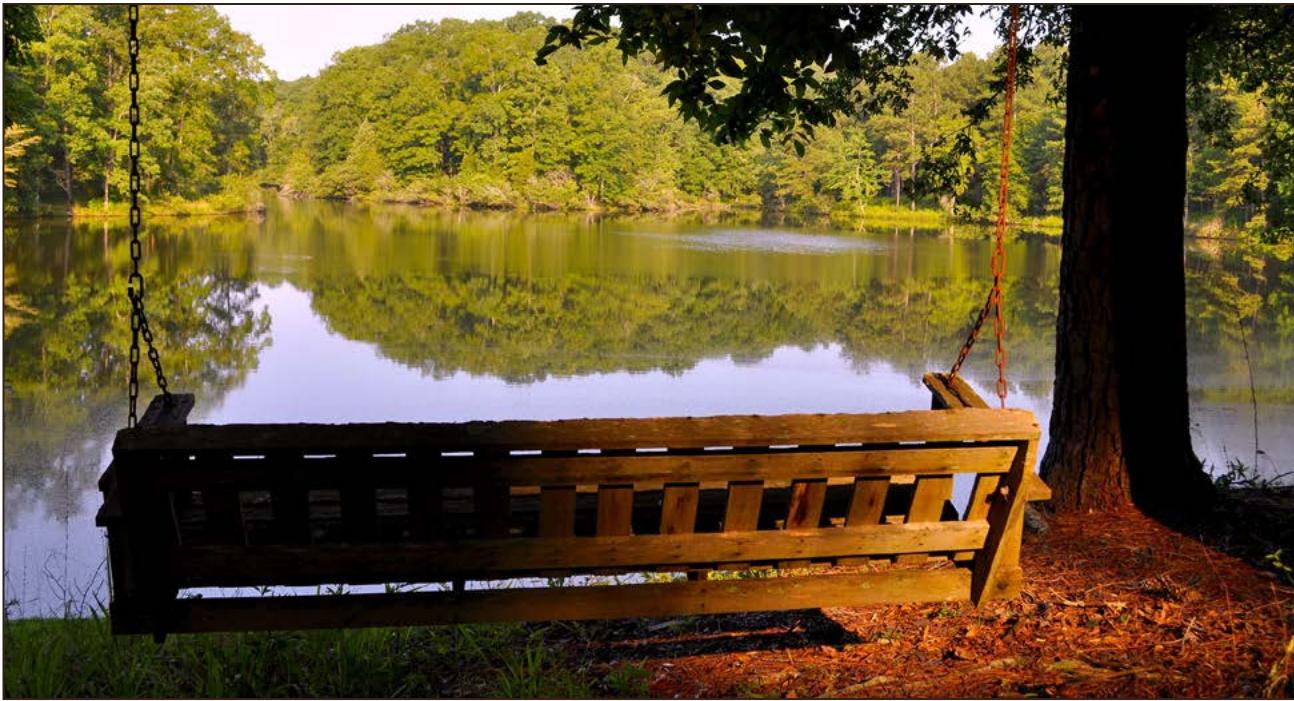
DUCKS:

On the northwestern portion of Willow Oak, there is a flooded duck impoundment that encompasses about seven acres. This area consists of a pond, standing timber and a floodable grain field. Footbridges and duck blinds allow for comfortable hunting conditions. Wood ducks are the primary species with other puddle ducks commonly sighted. The duck pond provides for some enjoyable winter morning shooting.

FISHING:

The water resources on Willow Oak are excellent and provide ample fishing opportunities. There are four lakes that total 30 acres of water. The sizes of the individual lakes are 12, 10, 4 and 4 acres. Bass and bream are plentiful. Professional fish biologists have managed the lakes and the results have produced trophy bass. In today's world, permitting to construct lakes like these would be extremely difficult and most likely not attainable.





AESTHETIC CONSIDERATIONS:

The beauty of Willow Oak is first felt upon nearing the main entrance. The road is lined with mature cedar trees and a black four-board fence that conveys it is an exceptional country property. Willow Oak's beauty stems from 43 years of ownership by a family committed to its stewardship. Its landscape is mature and the gently rolling hills of middle Georgia create the ideal setting.

TAXES

The annual property taxes for Willow Oak are approximately \$18,800.

The farm is currently enrolled in Georgia's Conservation Use Value Assessment Program, which allows for a reduction in property taxes. Savings in 2014 equaled \$3,035. This is a 10-year program that expires on December 31, 2018. This is not a Conservation Easement.

Since there is not a Conservation Easement on the property, a new owner could realize significant tax benefits if he elected to protect the landscape in perpetuity.

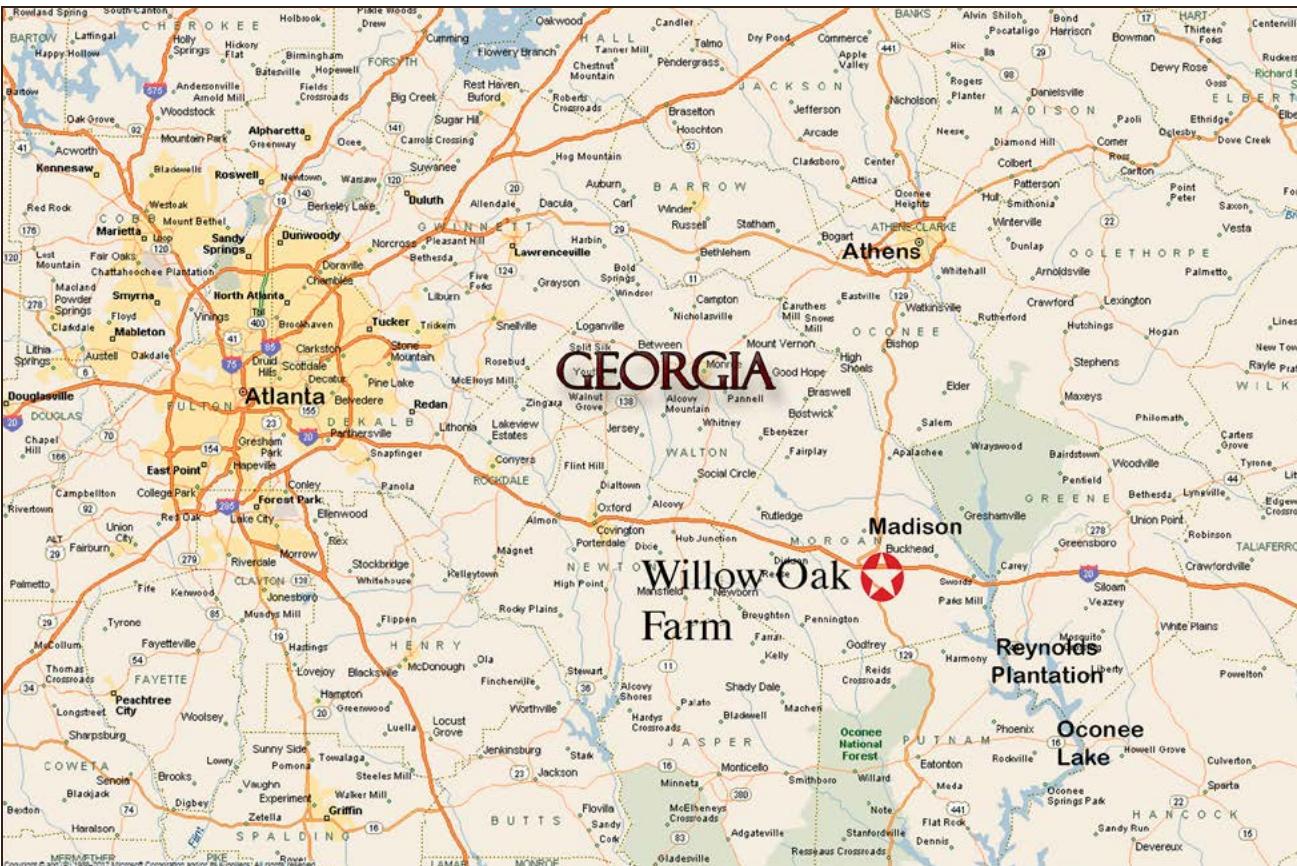
ADDITIONAL INFORMATION

There is a storied history of Willow Oak Farm beginning with land grants issued after Georgia's purchase of the lands from the Creek Indians. In addition, 10,000 Union soldiers with wagons and cannons camped at Sugar Creek after the siege of Madison. The Generals stayed in Benjamin Harris' home (father of Richard Harris).



BROKER'S COMMENTS

There are many features of Willow Oak that make it special, but there are a few key aspects that make it truly unique. Those include its location, recreational diversity, and the maturity of the landscape. The convenient proximity to Atlanta and the surrounding area creates an opportunity for an active family to weave the farm seamlessly into their daily lives. Once there, every family member and friend will be entertained. There is something for everyone at Willow Oak. For over 40 years, this farm has been meticulously cared for to support the interests of a private family or corporate retreat. Willow Oak is indeed a legacy and turnkey property.



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

PRICE

\$11,500,000

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. 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.

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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 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

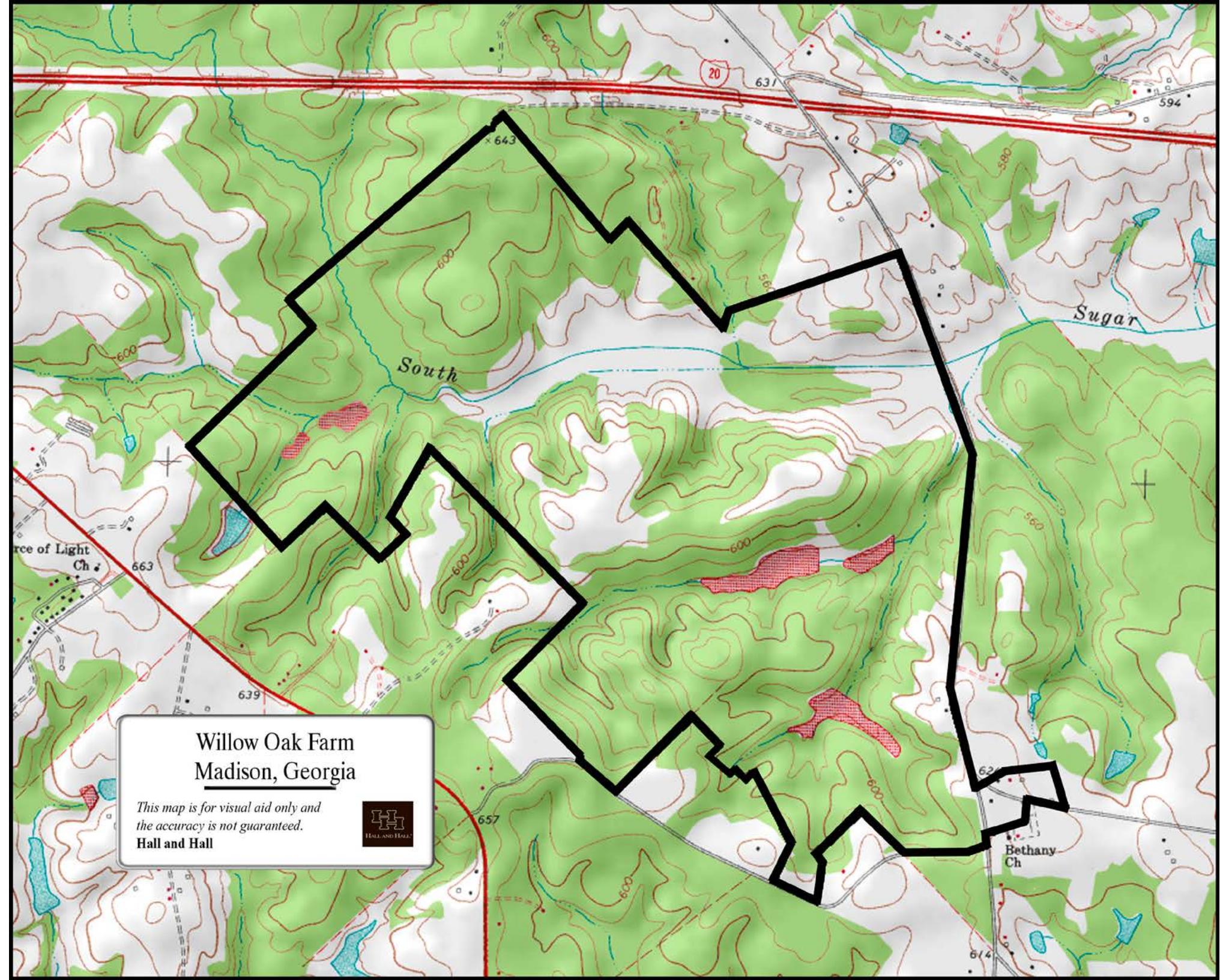
(b) A broker engaged by a seller shall timely disclose the following to all parties with whom the broker is working:

(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.



Willow Oak Farm
Madison, Georgia

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

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Willow Oak Farm
Madison, Georgia

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