

EXECUTIVE SUMMARY



OFFERING SUMMARY

Sale Price:	\$10,000,000
Lot Size:	966.07 Acres
Lot Frontage:	8,152 Smithonia Rd 2,136 Collier Church Rd
Zoning:	A-2
Market:	Athens SMA

PROPERTY OVERVIEW

The property is a ± 966.07 acre estate with a private golf course and large equestrian facility. The golf course is an 18 hole par 72 course with white tee yardage rating of 68, slope rating of 124, & total yards of 6,285 with numerous water features & landscaping throughout. The main house is a 13,850 sq ft, 7 bedrooms and 7 ½ baths overlooking the golf course, and there are two tennis courts sitting behind the main house. There are also 5 villas with a separate gathering dining hall overlooking a swimming pool. The horse barn contains 71,820 sq ft with oval riding ring, 44 stalls and 15,000 sq ft exercise facility recreation room, offices, and 3 apartments, plus many other amenities. This property was originally built by Kenny Rogers.

LOCATION OVERVIEW

From Athens, take Hwy 72 East to Colbert. At light in Colbert turn right on S 4th St. Turn left onto 8th Ave which will turn into Colbert Smithonia Rd. Property will be on the left at gate entrance. It's less than 20 minutes north of Athens.

PROPERTY HIGHLIGHTS

- Large Equestrian and Golf Estate.
- 18 hole 72 par Golf Course.
- 72,000 SF Equestrian Facility with Covered Riding Ring.
- Multiple Lakes and Incredible Landscaping
- Separate Dining Hall and Cottage Complex

The information contained herein is derived from a variety of sources including the owner, public records and other source Whitworth land Corporation deems to be reliable. Whitworth Land Corporation has no reason to doubt, but does not guarantee the accuracy of this information.



# BEAVER DAM FARMS

3085 SMITHONIA COLBERT ROAD, COLBERT, GA 30628



## EXECUTIVE SUMMARY



### OFFERING SUMMARY

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**Lot Size:** 966.07 Acres

**Lot Frontage:** 8152 Smithonia Rd  
2136 Collier Church Rd

**Zoning:** A-2

**Market:** Athens SMA

### PROPERTY OVERVIEW

A truly iconic estate located on 966.07 acres developed by singer songwriter, Kenny Rogers. The property is located just outside of Athens Georgia. Included with the property are numerous improvements including the 13,850 sq ft, 7 bedroom, 7½ bath main house, a 72,000 sq ft equestrian center, an 18-hole par 72 golf course, seven private residential guest houses with a commercial dining hall, two swimming pools, 2 rubico tennis courts, and many other improvements. The property has many potential uses such as a private club, a mixed use residential community, corporate retreat or continue as a private estate. A must see to appreciate the landscaping and the beauty of the property and all the improvements.

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**GRANT WHITWORTH**  
706.548.9300  
grantwhitworth@gmail.com

Revised: 4/15/19



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## ADDITIONAL PHOTOS



**GRANT WHITWORTH**  
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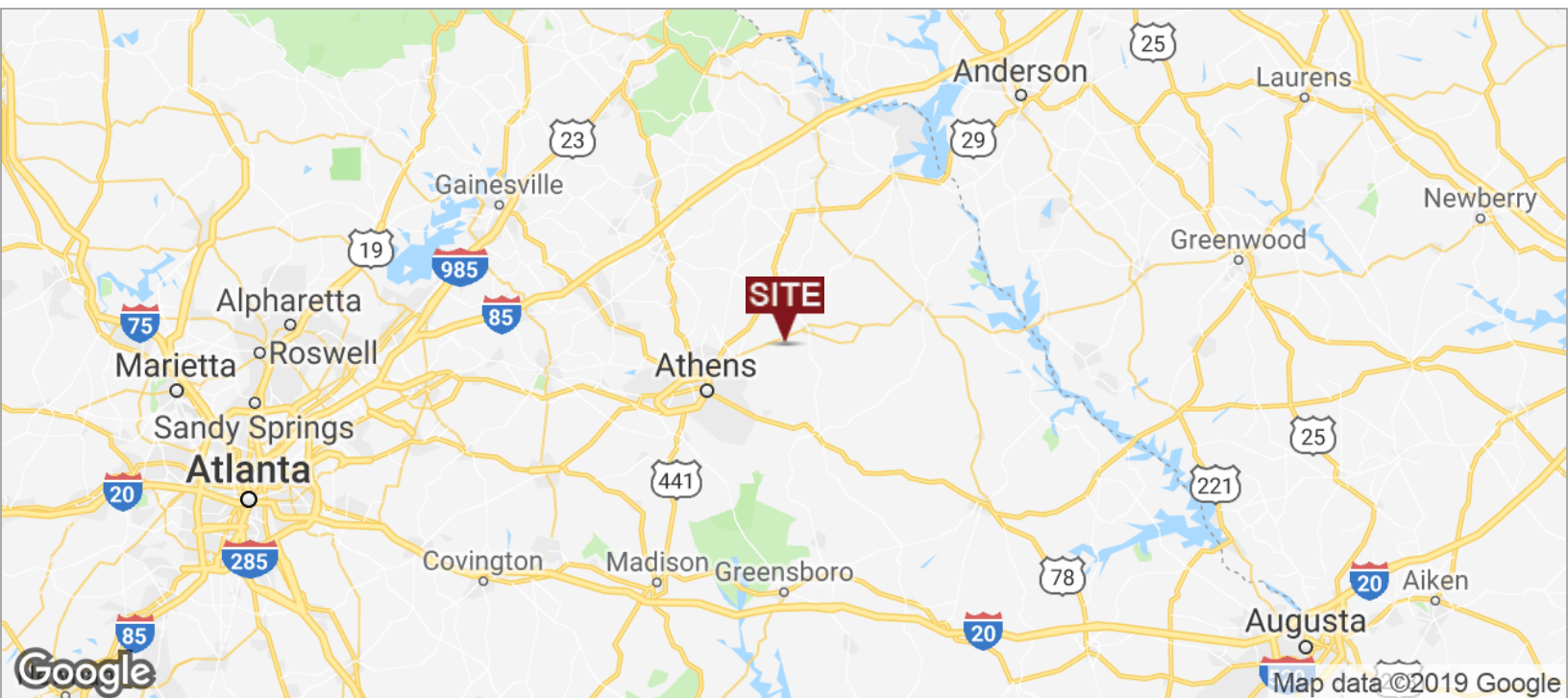


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## LOCATION MAPS



GRANT WHITWORTH  
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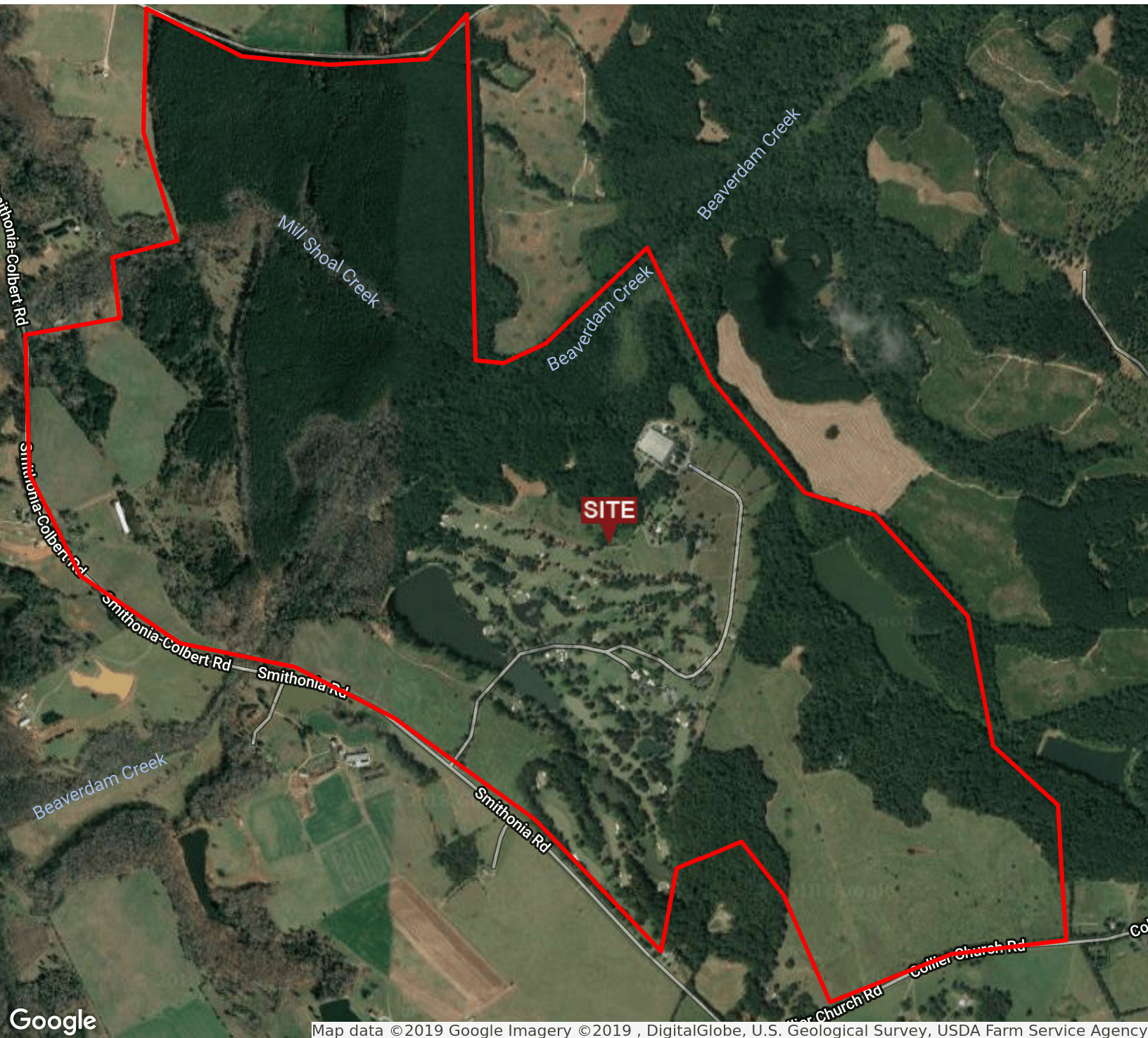


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## AERIAL MAP



Map data ©2019 Google Imagery ©2019 , DigitalGlobe, U.S. Geological Survey, USDA Farm Service Agency

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AERIAL MAP P6

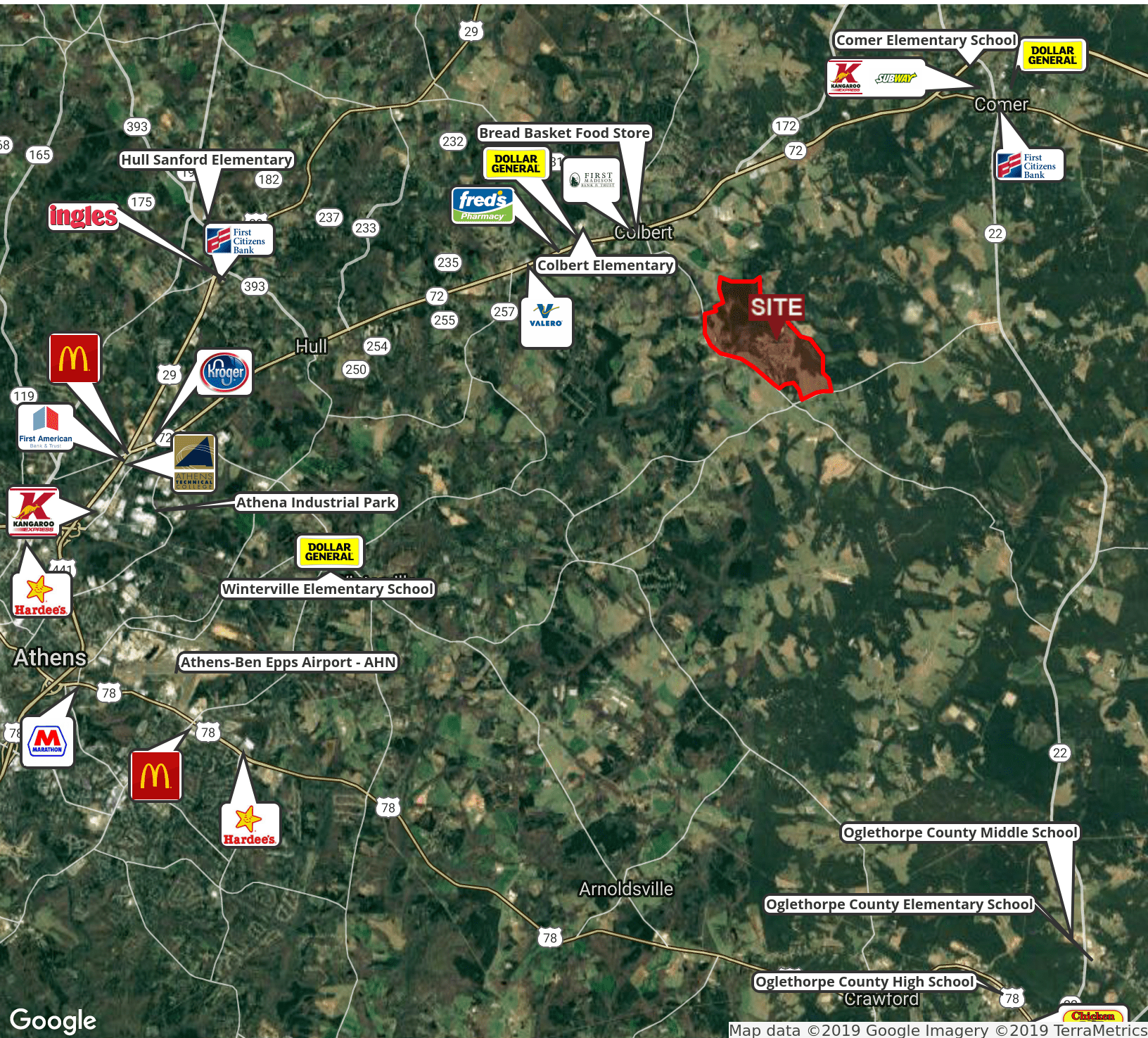


# BEAVER DAM FARMS

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## RETAILER MAP



GRANT WHITWORTH  
706.548.9300  
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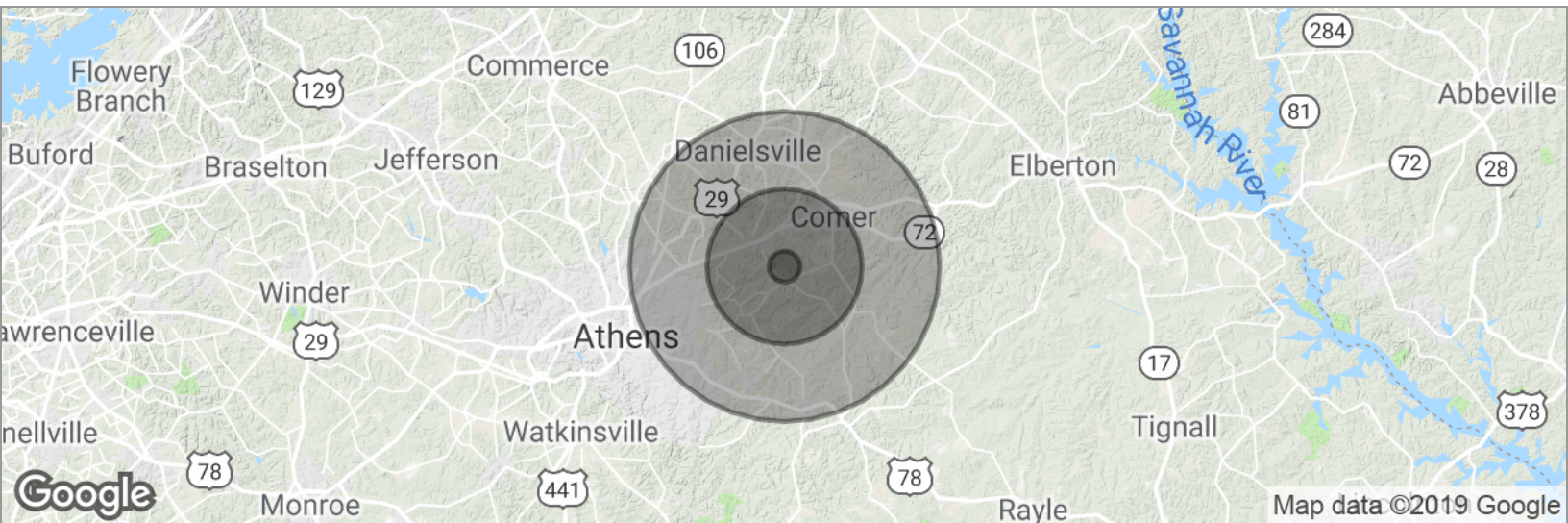


# BEAVER DAM FARMS

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## DEMOGRAPHICS MAP



POPULATION	1 MILE	5 MILES	10 MILES
Total population	497	8,899	40,070
Median age	35.7	38.1	37.3
Median age (Male)	37.8	38.9	36.9
Median age (Female)	32.0	36.3	37.4
HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total households	168	2,958	13,731
# of persons per HH	3.0	3.0	2.9
Average HH income	\$48,653	\$49,547	\$51,775
Average house value	\$359,482	\$179,328	\$161,506

\* Demographic data derived from 2010 US Census

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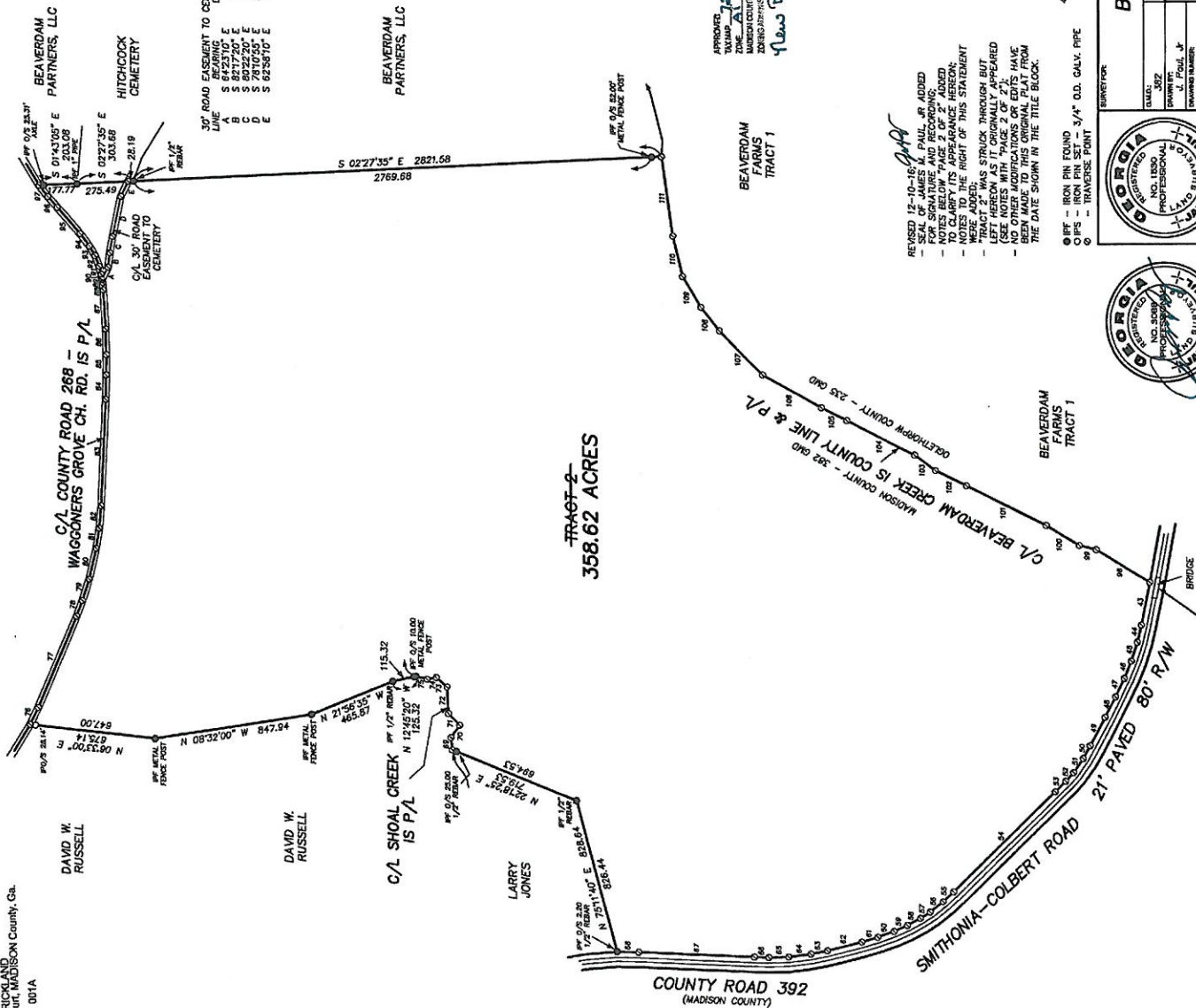






Doc PLAT  
Recorded 12/21/2018 0  
MICHELLE H. STRICKLAND  
02:54PM  
COUNTY, MADISON COUNTY, GA.  
P 001A

TRUE NORTH



43 N 78°47'50\"

NOTES:  
- THIS PLAT REPRESENTS CURRENT TAX PARCELS 0022.005, AND 0022.010 AS SHOWN ON COUNTY TAX RECORDS.  
- PROPERTY IS CURRENTLY ZONED 4L.

REMOVED 12-10-18  
- SET OF JAMES M. PAUL JR. ADDED FOR SIGNATURE AND RECORDING.  
- NOTES BELOW "PAGE 2 OF 2" ADDED TO CLARIFY THE APPLICABLE NOTES TO THE RIGHT OF THIS STATEMENT WERE ADDED;  
- TRACT 1 WAS STRUCK THROUGH BUT NOT RECORDED IN THE PUBLIC RECORD (SEE NOTES WITH "PAGE 2 OF 2").  
- NO OTHER MODIFICATIONS OR EDITS HAVE BEEN MADE TO THIS PLAT FROM THE DATE SHOWN IN THE TITLE BLOCK.

0 BPF - IRON PIN FOUND  
0 OPS - IRON PIN SET - 3/4\"

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0 OPS - IRON PIN SET - 3/4\"

BEAVERDAM FARMS TRACT 1

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BEAVERDAM FARMS TRACT 1

PAGE 2 OF 2  
(MADISON COUNTY)  
(PAGE 1 IS OVERLAP CO.)

I HEREBY CERTIFY THAT THIS PLAT IS A TRUE AND CORRECT REPRESENTATION OF THE LAND PLATTED AND HAS BEEN PREPARED IN ACCORDANCE WITH THE REQUIREMENTS OF LAW.

DATE	3/22
DRAWN BY	J. PAUL JR.
FIELD BOOK	B-184-B
458, 497	

COUNTY	MADISON
STATE	GEORGIA
DISTRICT	CS-31-04
DATE	3-31-04
APPROVED BY	JAMES M. PAUL
ENGINEERING & SURVEYING	CHAMFORD, GEORGIA 30606
17/100,000+	

