



**TOLEMAC FARM**  
JASPER, GEORGIA





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**JASPER, GEORGIA**

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**\$5,490,000 | 397± ACRES**

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## 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:

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DENVER, COLORADO	MISSOULA, MONTANA
EATON, COLORADO	OWASSO, OKLAHOMA
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BOZEMAN, MONTANA	SOUTHEASTERN US

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SALES | AUCTIONS | FINANCE | APPRAISALS | MANAGEMENT



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## EXECUTIVE SUMMARY

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*Tolemac Farm is a legacy property located just one hour north of Atlanta near Jasper, GA where the Blue Ridge Mountains start. Comprised of 397± acres, this property serves as a premier family or corporate retreat. Tolemac's grounds have been impeccably cared for and offer a mature, diverse landscape not commonly found. The improvements are immaculately maintained and include a spectacular main home and horse stables with living space that showcase the charm of Southern architecture. The outdoor recreational opportunity is immense and engages all generations of a family. The farm has 120± acres of well-maintained fields with excellent water resources that include a four-acre lake and Scarecorn Creek. With great views of the surrounding mountains and a very desirable climate, Tolemac's proximity to Atlanta offers a convenience rarely found near this major metropolitan city.*



## LOCATION

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Tolemac is located only eight miles west of Jasper, GA, which is nicknamed “The First Mountain City”. The property is located in Pickens County and the main entrance is off Hill City Road with additional access off Jerusalem Church Road.

Only 10 minutes from the property, Pickens County offers a general aviation airport with a 5,000 ft. runway suitable for private jets.

An easy drive up I-575, Tolemac is only fifty-seven miles and less than one hour from the West Paces Ferry exit in Atlanta offering immediate serenity from such a harried pace and providing outdoor opportunities rarely experienced this close to the city. This ease of access allows family and friends to gather often.

- 1 hour = Atlanta, GA
- 25 minutes = Ellijay, GA
- 10 minutes = Jasper, GA



## LOCALE



*~CHATTAHOOCHEE NATIONAL FOREST*

Tolemac Farm is located on the southernmost range of the Blue Ridge Mountains, which are part of the larger Appalachian Mountains. Trees put the “blue” in Blue Ridge from the release of an organic compound, thereby contributing to the distinctive color when viewing the mountains from a distance.

Contributing to this landscape in the immediate area is the Chattahoochee National Forest, which is a staggering 750,000 acres covering most of northeast Georgia. This national forest provides some of the best outdoor recreation that Georgia has to offer with thousands of miles of clear-running streams, recreational trails, and plenty of places to explore the great outdoors.

Several quaint mountain towns dot this scenery with one of the more notable ones being Ellijay, which is only 25 minutes from Tolemac. This small town has lots of local fare and there is always something happening in Ellijay, whether that may be a festival, live music, car show or antique sale. Every October, it is home to the Georgia Apple Festival! The community of Big Canoe is only 20 minutes from Tolemac and Carter’s Lake is only 15 minutes from the farm, which is a 3,200-acre lake offering outdoor recreation such as fishing, boating, water skiing, hiking, camping, and mountain biking.



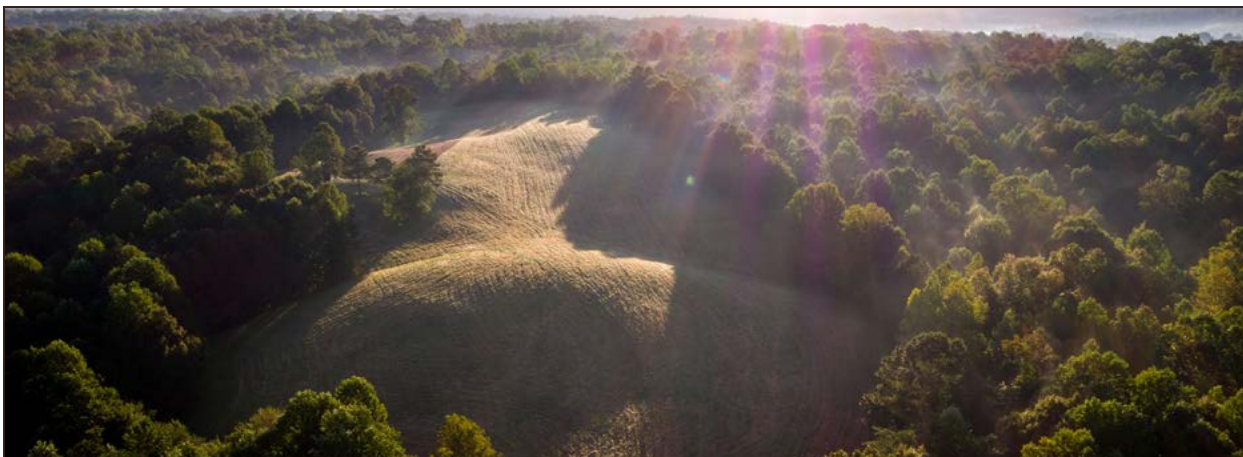
*~ELLIJAY, GEORGIA*



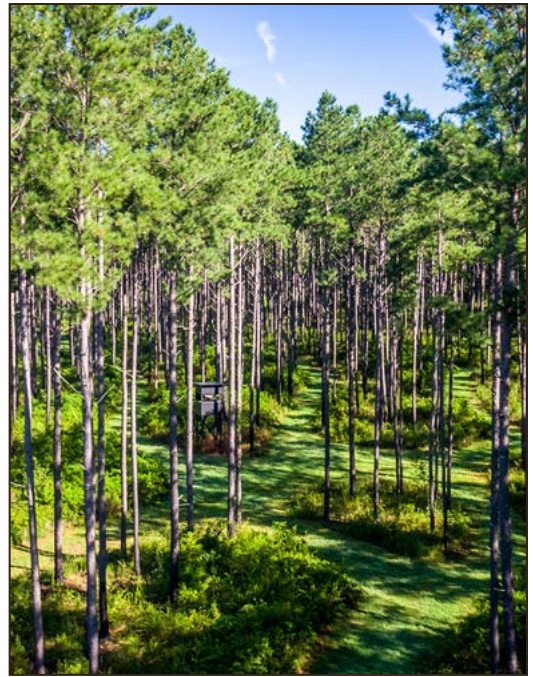
## GENERAL DESCRIPTION

As one approaches Tolemac, you are greeted by a black-board fence that fronts Hill City Road. Hill City Road is a two-lane country road that is lightly traveled. The entrance alleyway is lined with gorgeous red maple trees that evoke feelings of quality, privacy and anticipation. The main driveway is a quarter of a mile and leads directly to the main house and stables. These structures are perfectly sited in an area that is hard to describe in words, but easily understood upon arrival. Landscaped terraces and large oak trees shade the main house while gorgeous pastures and open space flank the neighboring stables. The flow from one structure to another feels so natural and meant to be.

The flat and open space surrounding the stables includes four oversized paddocks, a large riding rink, a round pen training arena, a 5-acre pasture, and a 16-acre pasture – all of which are surrounded by beautiful fencing and access to utilities. When leaving the main house, the landscape transitions to gorgeous rolling hills and there is a four-acre lake fed by a mountain stream located nearby. These rolling hills transition from mature oak forests to well-maintained fields for cattle and wildlife. There are numerous vantage points that provide spectacular views of the surrounding mountains and valleys. The farm has miles of well-maintained roads and an excellent trail system making all of the property accessible and useable.



In total, there is approximately 120 acres of open land used for wildlife, grazing, hay production, and recreation. Currently, the farm supports a herd of 35 registered Black Angus cows. All pastures on the farm have excellent water sources and Scarecorn Creek flows through the property. The farms operational structures are well situated in a location that is removed from the main house, but convenient for managing the property.



The northern portion of the property consists of a very mature tall pine forest that has been thinned to support wildlife habitat and maximum growth of these trees that are more reminiscent of a South Georgia landscape. This diversity is unique, which results in the property teeming with wildlife. While there is excellent internal access to the entire farm, this northern part of the farm has the added convenience of a second access off Jerusalem Church Road.

The farm’s operations are overseen by an ethically sound, competent and hard-working manager and you will find Tolemac to be an impeccably well-maintained property with a very diverse landscape.



## ACREAGE

397± acres

### *A rough land composition is estimated to be:*

120 acres – fields and pastures

150 acres – predominately hardwood forests

100 acres – mature pine forest with several food plots

23 acres – other uses (i.e. houses, building envelopes, roads)

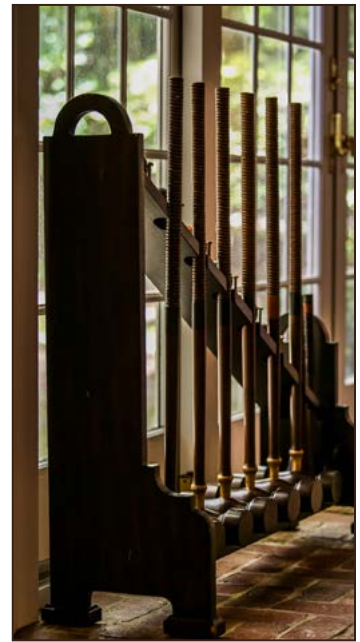
4 acres – lake



## IMPROVEMENTS

**Main Residence – 4,972± sq. ft.:** Built in 1895, this historic farmhouse is very inviting and includes two bedrooms and two bathrooms. The home has been meticulously maintained over the years and underwent a significant renovation in 2011 to provide modern amenities, but with a huge emphasis on protecting its charm. Just to name a few items, the renovation included replacing windows, rebuilding fireplaces, installing energy efficient and clean air systems as well as professional grade Viking appliances. The floors are antique ten-inch heart-pine planks coupled with antique bricks in areas. Custom mountain stone work has been used inside the home and heavily throughout the outside living areas and surrounding landscape. The indoor-outdoor transition is very well done as the main living space opens to an inviting patio with a pavilion that includes an outdoor kitchen and fireplace. Just behind the house in the courtyard sits a potting shed built completely out of mountain stone.







### **Horse Stables with Customized Residential Area – 6,000± sq. ft. estimated:**

A gorgeous architecturally designed stable sits across the courtyard from the main house and truly adds to the visual enticement of the main footprint of improvements. In 2011, this structure was completely renovated into a fully customized structure that is very well-appointed. For the animals, there are seven horse stalls, two wash bays, tack room, feedroom, kitchenette/bath with washer/dryer, multiple storage bays, and an internal water drainage system for maintenance. When needed, this equine area is heated. For the living area, there is a very handsome

owner's office with a mudroom on the main floor. Climbing a set of old English oak steps will take you to an astonishing living area that is perfect for housing family and friends. Eighteen people can sleep comfortably in three different rooms with two of the rooms having full bathrooms. The living area includes a great room with a large kitchenette, laundry room and loft. The interior includes eight-inch antique oak floors and custom milled pine board and batten walls. The stables exterior siding, doors and hardware are all custom milled with enormous attention to detail.







**Greenhouse – 720+ sq. ft.:** A short distance from the main house, there is a fully functional and substantial greenhouse that is landscaped with boxwoods surrounding it. A quaint potting shed sits close to the greenhouse.

#### **Guest Cottage – 1040± sq. ft.:**

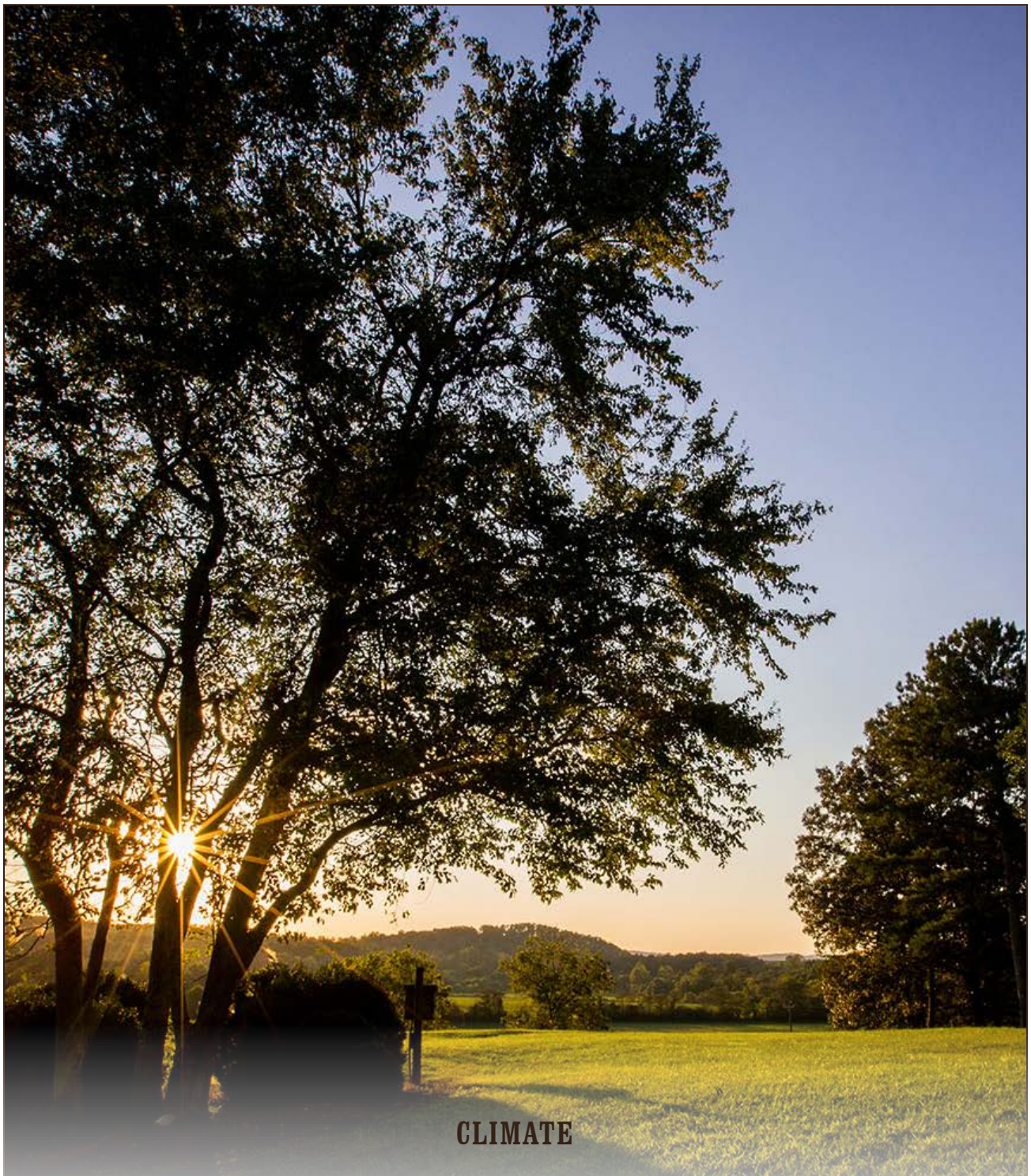
Located next to the equipment building, there is a fully renovated trailer that surprises everyone with how nice and cozy the inside is. It has three bedrooms, two baths, a kitchen, laundry room and a living room.



#### **Equipment Buildings & Shop:**

This metal structure is 40' x 90' and 22' tall. It serves as the farm's primary maintenance facility and has a well-designed workshop. There are automatic garage doors on both sides allowing for heavy equipment to pull in and out with ease. On the sides of the building, there are covered areas for parking equipment and implements. There is an additional 20' x 20' equipment shed that connects to a fuel shed.





## CLIMATE

The weather in Georgia's Blue Ridge Mountains is almost as great as the scenery and it boasts four distinct seasons. This area of the Chattahoochee National Forest has summers with warm to mild days and often comfortably cool nights. On average, July is the warmest month of the year with the average high temperature being only 86 degrees and a low of 67 degrees. 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. Spring and fall are incredibly pleasant with mild days and cooler nights. During the winter, snow occurs sporadically with an average annual accumulation of approximately two inches.

## RECREATIONAL USES

Tolemac 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.

Tolemac has an impressive amount of wildlife supported by very well-managed habitat. 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 attract this wildlife. The landscape is alive with mature mast-producing oaks, and several green fields are strategically managed throughout the farm. Already in place are a number of very comfortable box blinds that have been set up to accommodate a father and child.

The property has lots of water resources with a number of streams and creeks flowing through it. The main water feature is a 4-acre lake located just beyond the main house. This lake has been managed by professional fish biologists and as a result provides an excellent fishery for bass and bream.

For the green thumb in the family, there is an appropriately fenced garden and orchard that includes 20 raised beds, blackberry and raspberry bushes, muscadine and grape vines, as well as 48 mature apple, peach, and cherry trees.





## TAXES

The annual property taxes for Tolemac are approximately \$31,251.

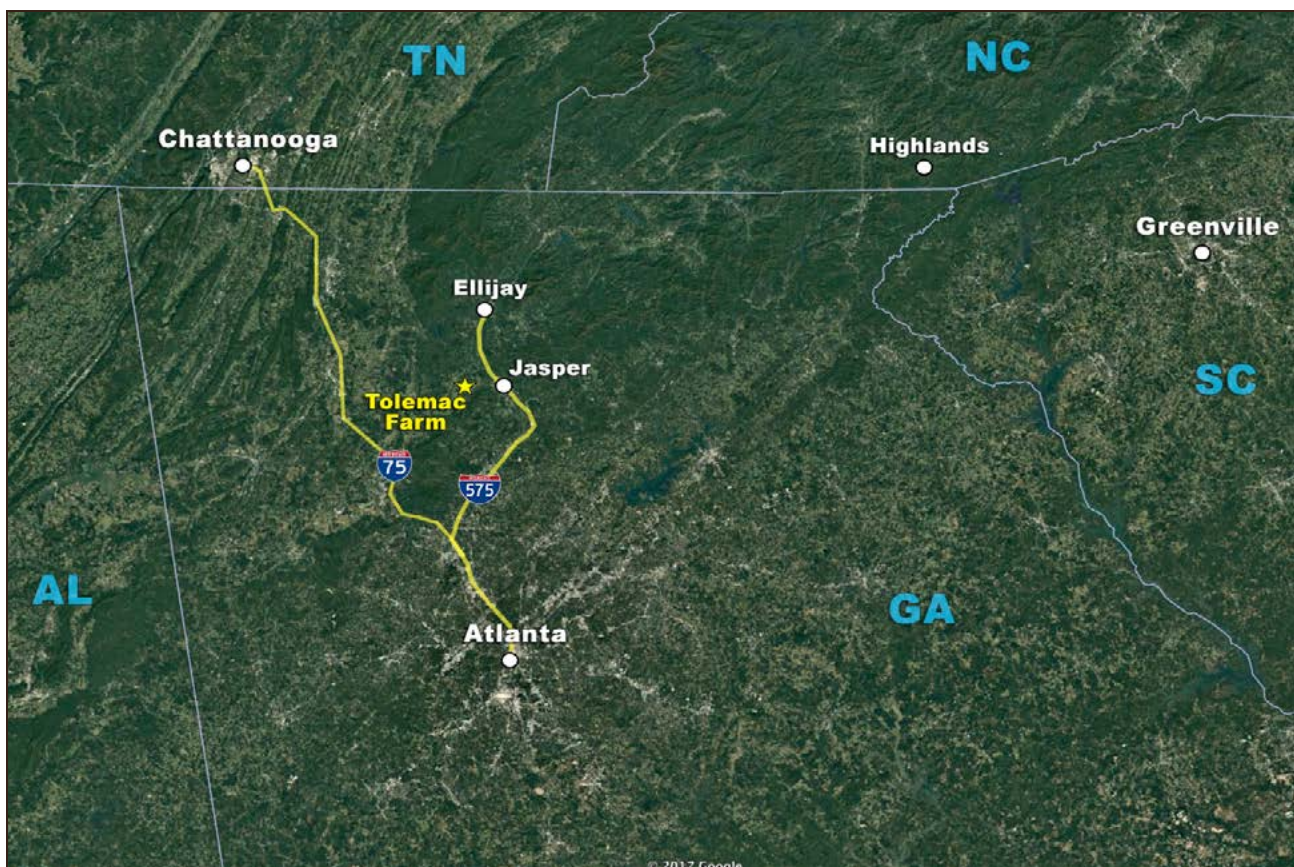
The farm is an ideal candidate to be enrolled in Georgia's Conservation Use Value Assessment Program, which allows for a reduction in property taxes for larger landowners. This is not a Conservation Easement.

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



## BROKER'S COMMENTS

*This 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, as there is truly something for everyone at Tolemac. This farm has been meticulously cared for to support the interests of a private family or corporate retreat. Tolemac is indeed a legacy property.*



*Click on map above for link to MapRight map of property.*

## PRICE

**\$5,490,000**



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

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[Mike Hall](#) , [Judy Chirila](#) or [Adam Deakin](#) • (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

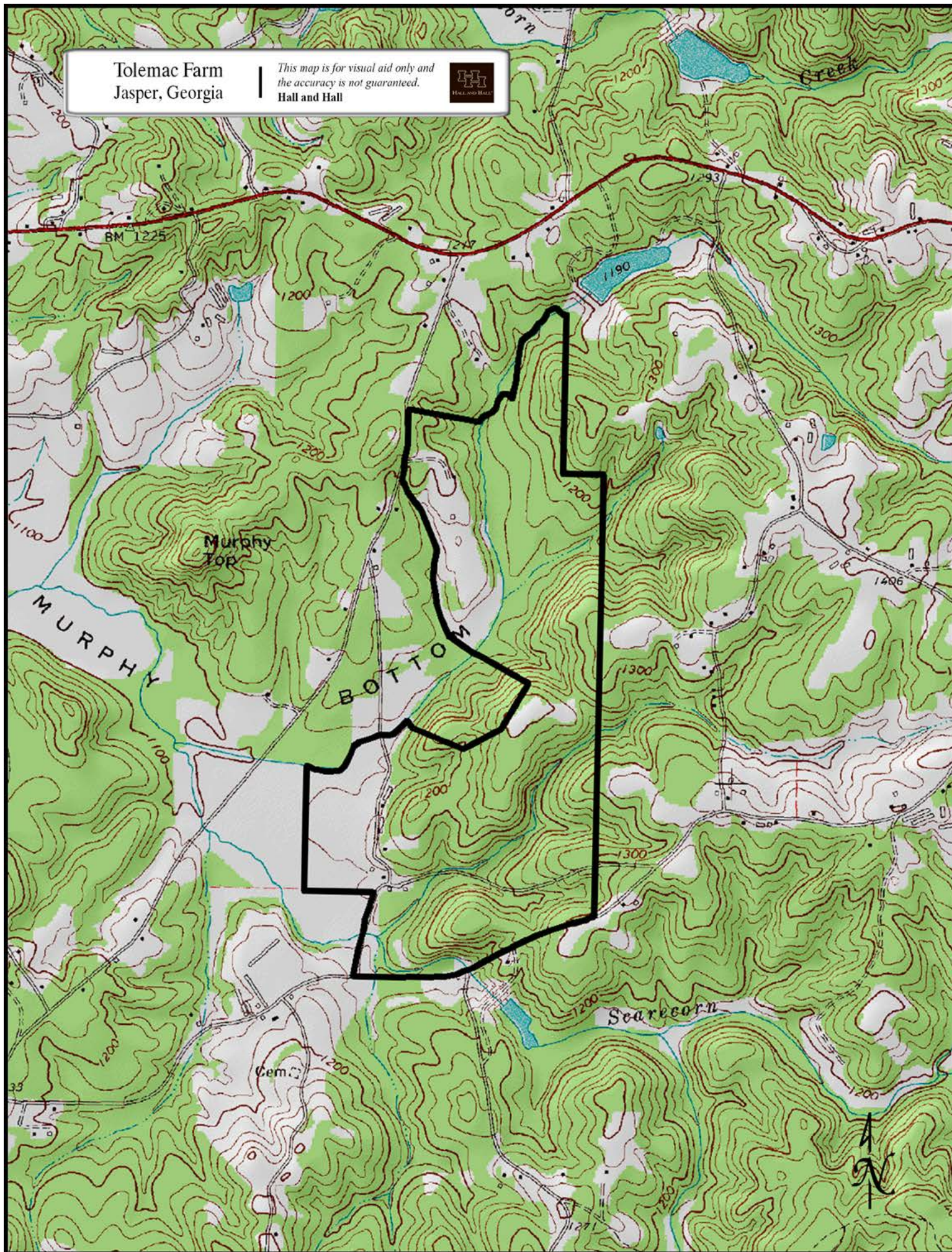
(2) All material facts pertaining to existing adverse physical conditions in the immediate neighborhood within one mile of the property which are actually known to the broker and which could not be discovered by the buyer upon a diligent inspection of the neighborhood or through the review of reasonably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

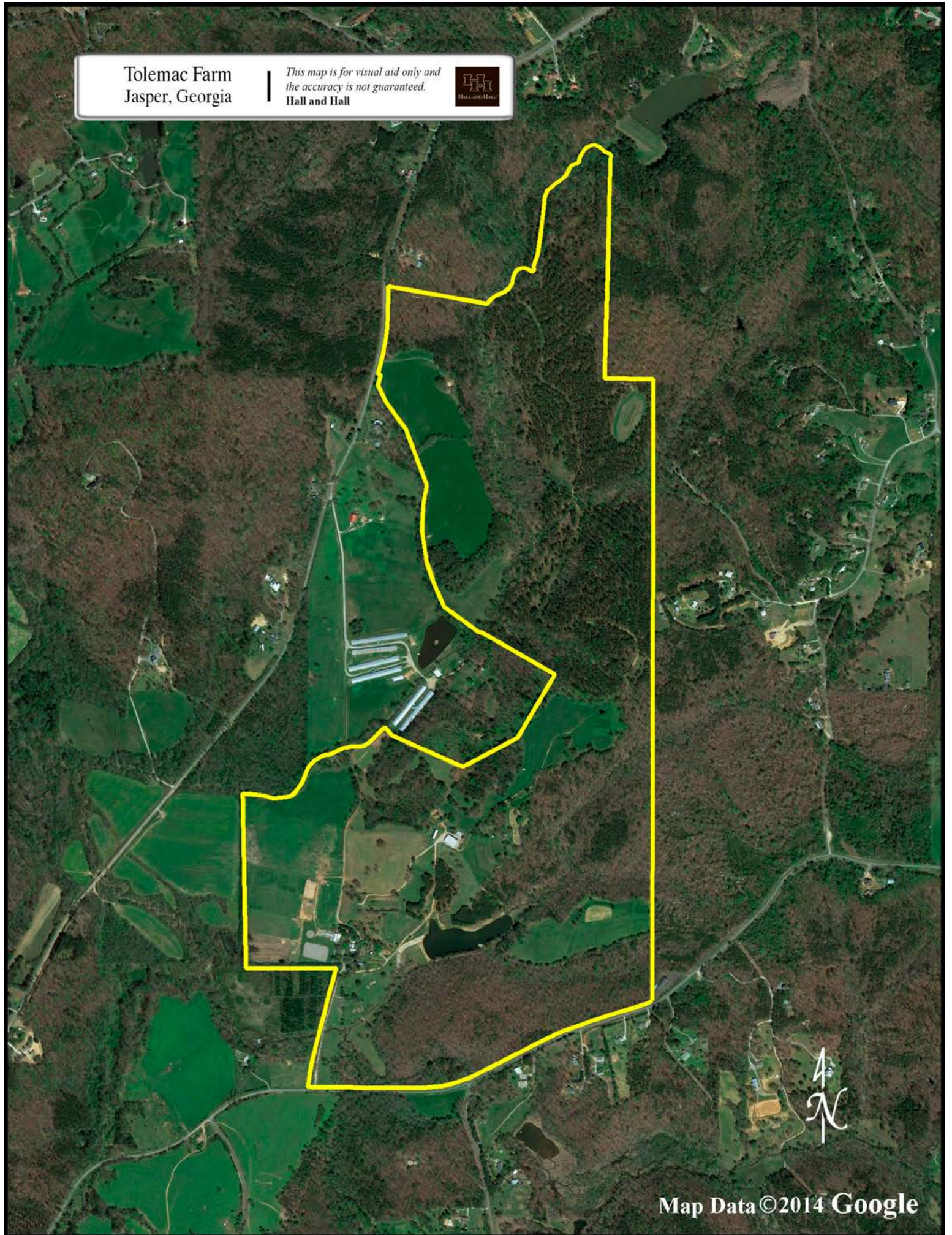
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*This map is for visual aid only and  
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**Hall and Hall**



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