

BERKSHIRE HATHAWAY

HomeServices

Georgia Properties

COMMERCIAL DIVISION



JUDI RENFROE

EMERITUS 2018 - NATIONAL ASSOCIATION OF REALTORS®

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Direct: 404.550.5644 Office: (770) 475-0505
judi.renfroe@bhhsgeorgia.com
www.judirenfroe.com

CHARLEY HESETH

MBA | Luxury Collection Specialist

Land | Investments | Leading Edge Top 7%

Direct: 678.943.3419 Office: 770.536.3007
charley.helseth@bhhsgeorgia.com
charleyhelseth.bhhsgeorgia.com

6749 STRINGER RD. | CLERMONT | GA 30527

*First OFFERING Memorandum
Montara Farm | Offered for \$5,250,000*

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JUDI RENFROE | 404.550.5644 | judi.renfroe@bhhsgeorgia.com
CHARLEY HESETH | 678.943.3419 | charley.helseth@bhhsgeorgia.com

PROPERTY DESCRIPTION

Situated on a grand 125+ acres, this colossal masterpiece is comprised of four buildings together. With 5 different entrances and sweeping veranda overlooking the pond, the Main Lodge features four bedrooms and five bathrooms. In addition, the Bunk House features 14 bedrooms and can sleep 40 guests comfortably with the ability to accommodate up to 50 guests. For larger dinner events and meetings, the beautiful Greenhouse is available. It has a spacious open floor plan, windows throughout for natural light, and a lavish gas log fireplace. Montara Farm even has its own Conference Center that features an in-ground swimming pool, custom windows, and a marble wedding terrace platform with breathtaking views of Wauka Mountain.

Montara Farm boasts plenty of amenities and natural beauty: a 2 acre-stadium sized riding arena, 3-mile hiking and riding trails, a barn, 2 stocked ponds, 4 creeks, a camp fire pit area, and a storage building. In addition, the sprawling property features 80 acres of rolling pastures and 6 fenced pastures. The landscaping is pristine with beautiful perennials and the abundance of fruit trees. Nearby vineyards and wineries include: CeNita Vineyards, Yonah Mountain Vineyards, Serenity Cellars, and Kaya Vineyard and Winery.

Property Highlights:

- Total acreage: 125+/- ac. w/Mountain Views of Wauka Mountain and Long Mountain
- Pasture land: 80+/- ac. made up of two 10 ac. sections in front, 20 ac. section on top, and 40 ac. big pasture; 6 fenced pastures
- Gated paved entrance; Underground utilities; 800 ft. of road frontage
- Wi-Fi – located in Main Lodge, Conference Center, and Conference Room
- 8,000 +/- Square feet of Living Corners: 19 units w/ 40 beds/ 9 bathrooms & Chef's Kitchen
- 6,500 +/- Square feet of Conference Facilities
- Sleeps 40 guests comfortably, with the ability to accommodate up to 50 guests
- Distance from Hartsfield-Jackson Atlanta International Airport: 84 miles (1hr 30 min)
- Distance from Lee Gilmer Memorial Airport Gainesville: 19 miles (30 min)
- 8 miles from Lake Lanier Olympic Center park and boat ramps
- 10 nearby vineyards & wineries

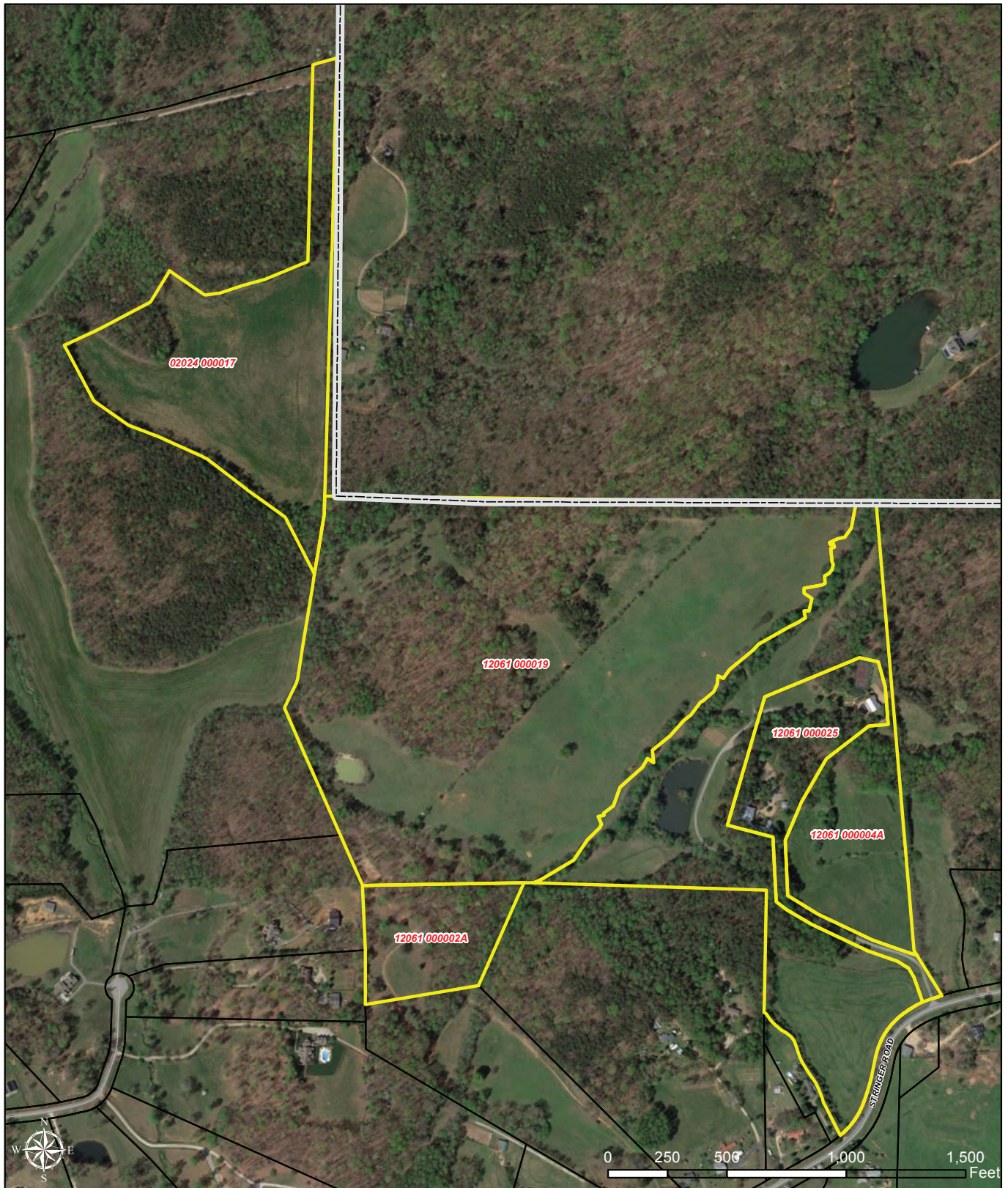
Property Features:

- Multipurpose living/meeting/recreation building
- Open conference area w/overhead projection screen
- Two 1200 sq. ft. covered verandas overlooking pond, mountains, and courtyard
- Shaded outdoor café/picnic area & gathering area
- Marble wedding terrace platform with views of Wauka Mountain
- In ground swimming pool, hot tub, & tennis facility
- Workout area to include fitness machines and yoga mats
- Caretaker's apartment with full bath, bar area, and gas log fireplace
- Office, Massage room, Storage rooms, Safe room, Storage Loft

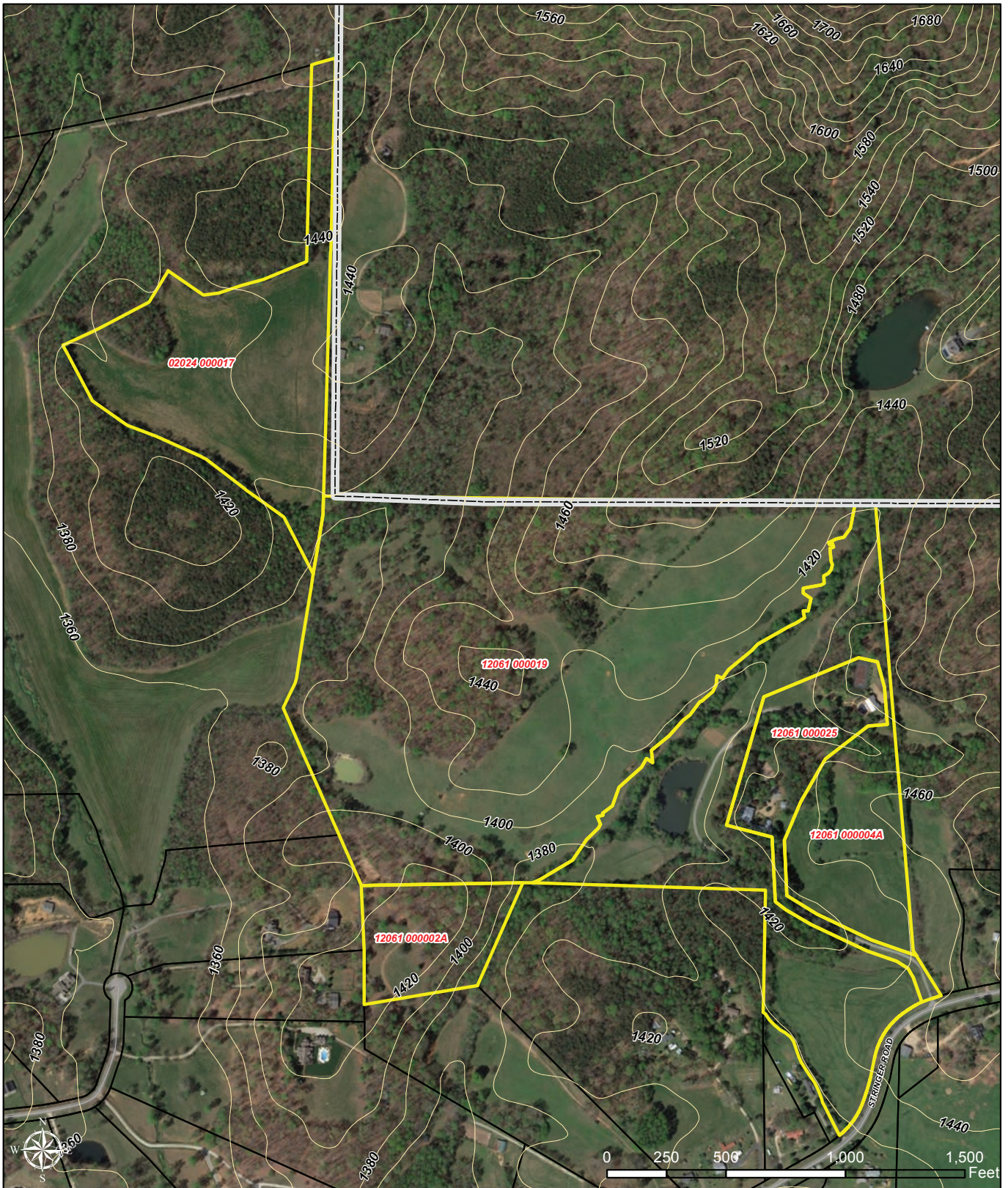
Property Updates:

- 2019: Main Lodge – metal roof, gutters, awnings, skylights, doors, siding, and new upstairs carpet
- 2019: rebuilt 4 culverts, re-fenced pastures, partially paved entrance, re-graded roads, painted and stained all buildings, resurfaced tennis court, and reinforced back of the dam

PROPERTY AERIAL VIEW

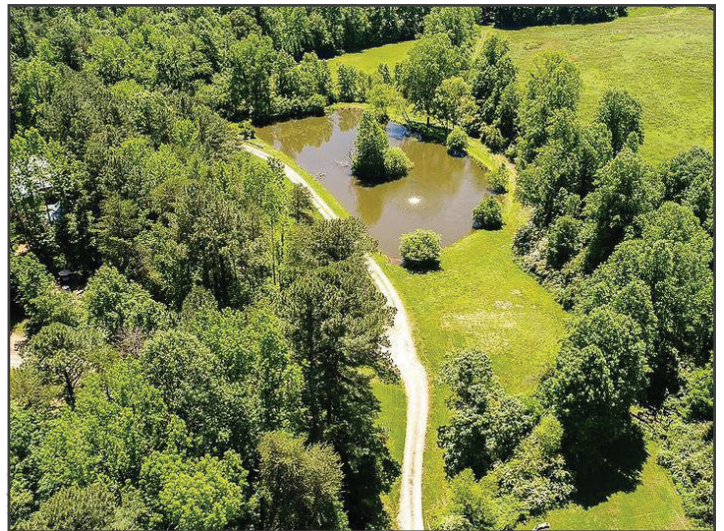


PROPERTY AERIAL TOPOGRAPHICAL



PROPERTY PHOTOS

Aerial Drone Video Available @ [6749 Stringer Road - Montara Farm - YouTube](#)



PROPERTY PHOTOS



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Information contained herein may have been provided by outside sources and while deemed to be reliable, may be estimated, projected, subject to change, and/or limited in scope, and therefore should not be relied upon as accurate. Information should be independently confirmed within an applicable due diligence period.

DEMOGRAPHICS

Demographics

Based on ZIP Code: 30527

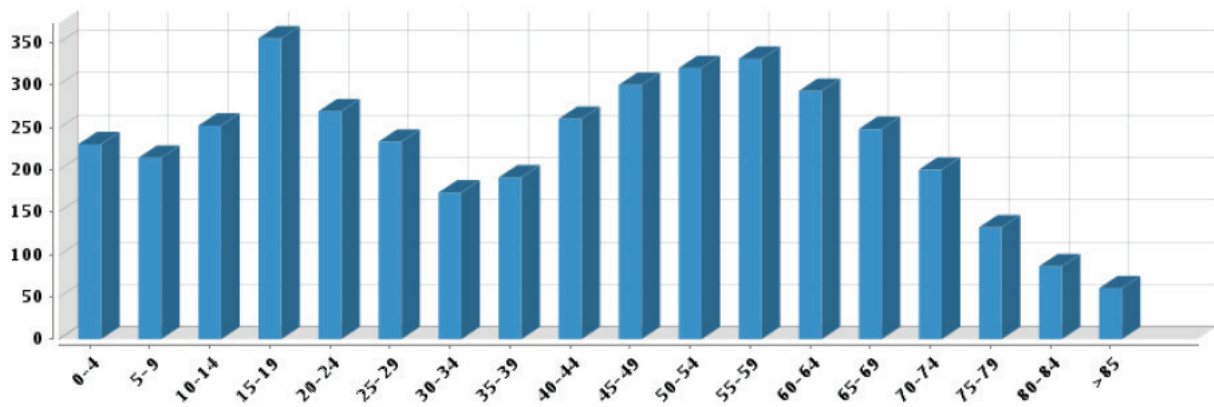
Population Summary

Household

Estimated Population: **4,145**
 Population Growth (since 2010): **2.5%**
 Population Density (ppl / mile): **164**
 Median Age: **43.02**

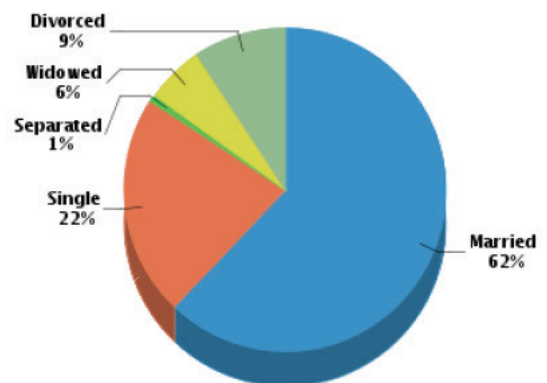
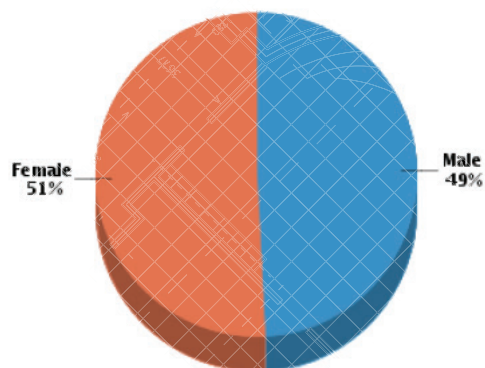
Number of Households: **1,522**
 Household Size (ppl): **3**
 Households w/ Children: **459**

Age



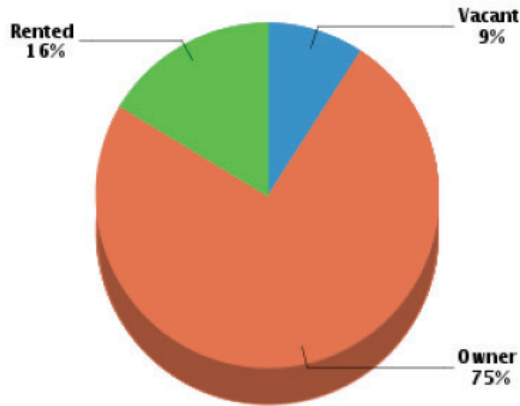
Gender

Marital Status

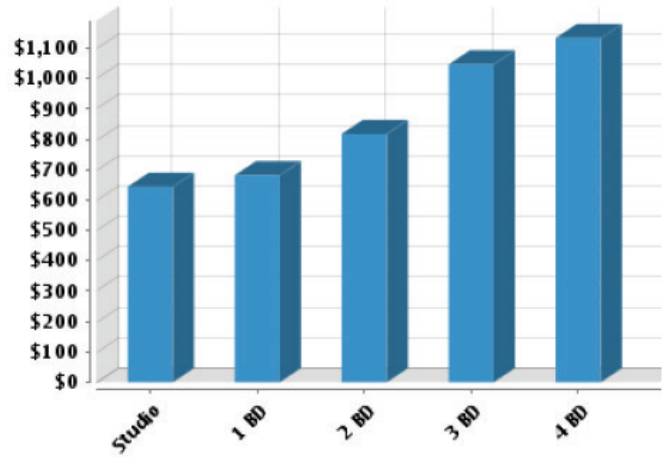


DEMOGRAPHICS

Occupancy



Fair Market Rents (County)

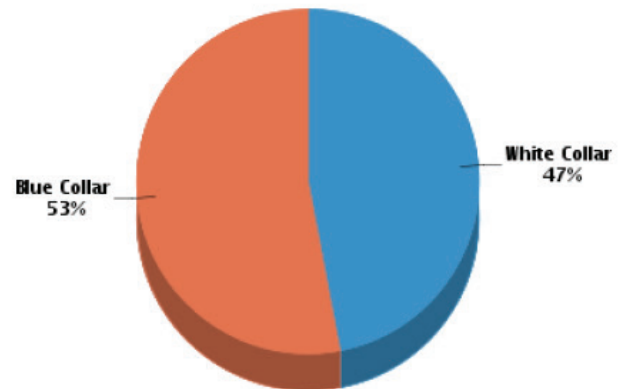


Quality of Life

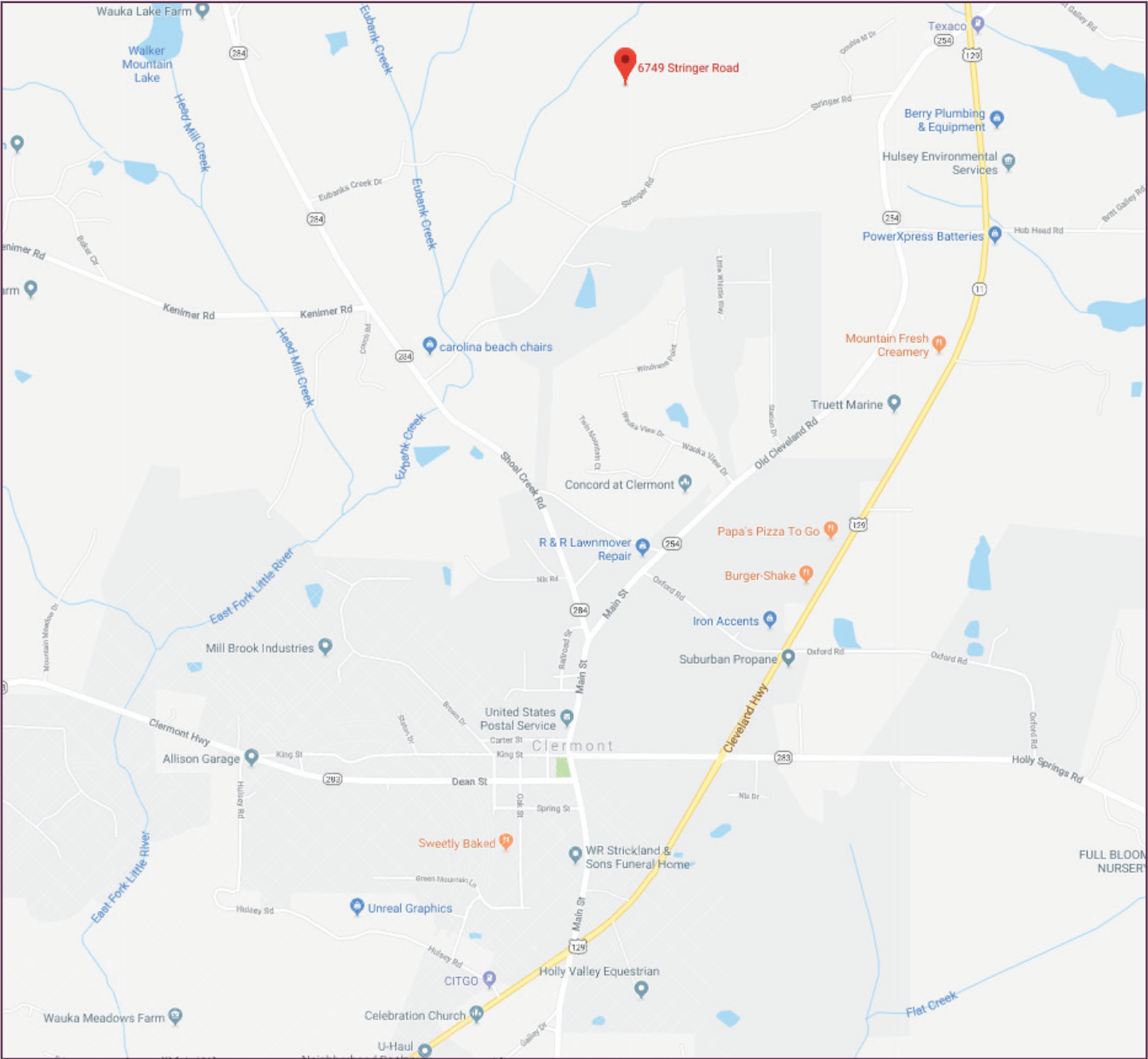
Workers by Industry

Agricultural, Forestry, Fishing:	4
Construction:	72
Manufacturing:	40
Transportation and Communications:	4
Wholesale Trade:	7
Retail Trade:	83
Finance, Insurance and Real Estate:	8
Services:	43
Public Administration:	15
Unclassified:	2

Workforce



LOCATION MAP



Area Map of property location and surrounding businesses located near the town of Clermont, GA.

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LOCATION MAP



Hall County

- Parcels:
12061 000025
12061 00002A
02024 000017
12061 00004A
12061 000019

