



**BERKSHIRE HATHAWAY**  
HomeServices  
Georgia Properties

COMMERCIAL DIVISION

**REDUCED**

446 ac with stunning estate/ club-house?? & 40,000 s.f. event/venue

1 hour North of Atlanta

OWNER WILL DIVIDE

**Think of the development possibilities** - Event Center, Resort / Spa , Golf Course, Subdivision, Winery/vineyard, Senior Development, Corporate Retreat, Equestrian Center, Ranch - Estate

**DRONE FLIGHT TOUR**



Marketed By:

**3334 Tanners Mill Road, Gainesville GA 30507**

**Brent Hoffman**

Berkshire Hathaway Home Services GA Properties  
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Property webpage <http://www.brenthoffman.com/listings/I0340.html>





**BERKSHIRE HATHAWAY**  
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## 446 acres available

with stunning home and 40,000 s.f. venue/event center. With a lake and a river that runs through it.

Development ideas are endless

1 hour north of HOTLANTA

**JUST REDUCED TO \$15,500,000**

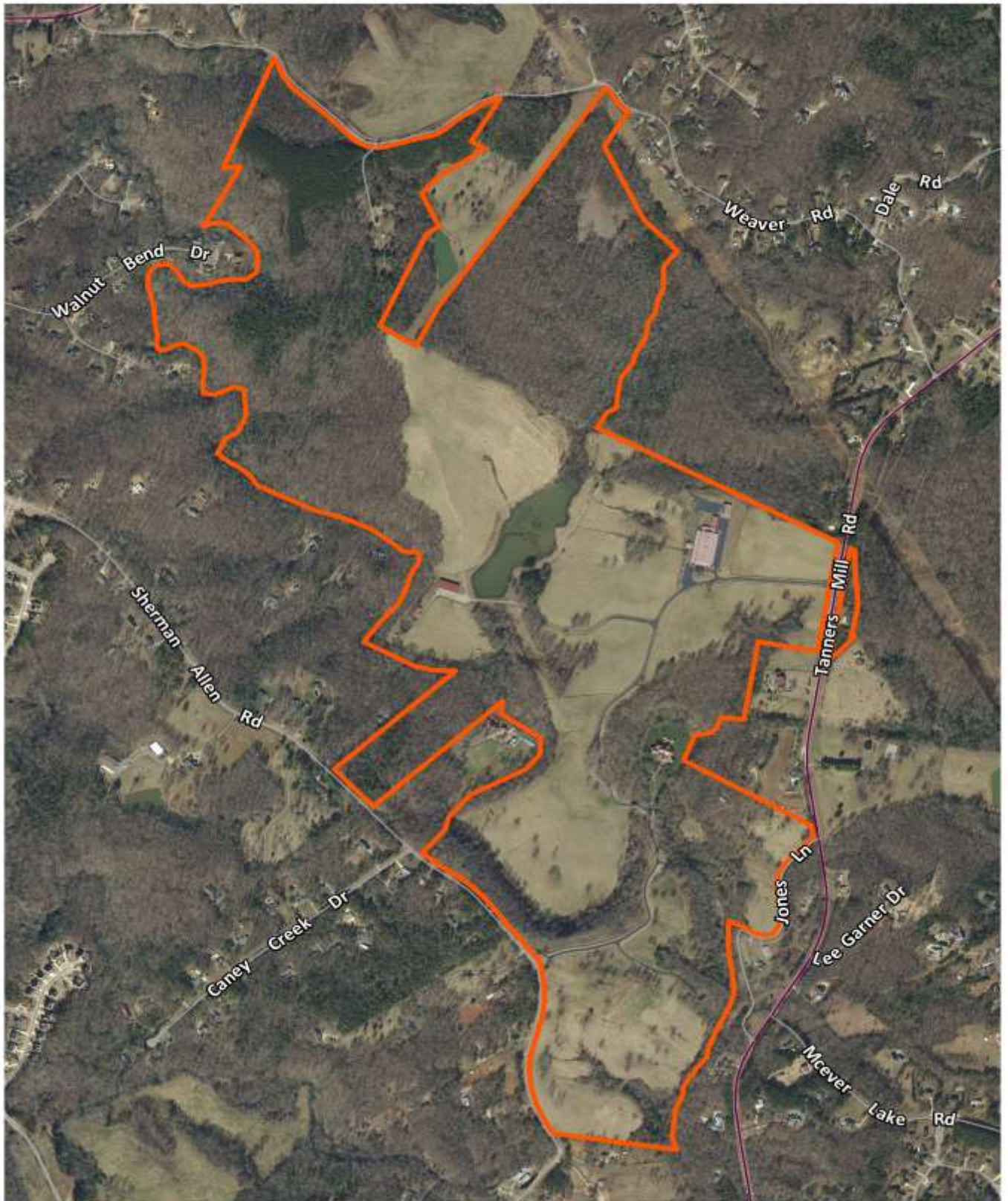


If you can dream it. It can happen here:

- ◆ Your Ranch / Estate
- ◆ ?? Winery / vineyard
- ◆ ?? Event Center
- ◆ ?? Resort / Spa
- ◆ ?? Golf Course
- ◆ ?? Subdivision
- ◆ ?? Senior Development
- ◆ ?? Non-profit
- ◆ 12,500+ s.f. meticulously handcrafted home
- ◆ 40,000 s.f. entertainment-facility currently holding a special car collection can be and was an equestrian facility
- ◆ Property: 446 acres, 6 acre lake, Walnut River, 3 care taker or rental homes and additional out buildings for agricultural use

**Mansion and event center can be sold separately with 136+/- acres**

# 446 acres 1 hour north of Atlanta with endless possibilities / development opportunities



**12,500+ s.f. meticulously handcrafted home nestled along the Walnut River and protected by 446 acres - surrounding fields and woods in southern Hall County—1 hour north of Atlanta**



**Currently has -**

- ◆ Theater
- ◆ 3 car garage
- ◆ 2,000 s.f. of outside terrace/entertainment space
- ◆ on Walnut River with waterfalls in back yard
- ◆ pond/water feature in front yard
- ◆ 5 bedrooms - 4.5 baths
- ◆ red slate roof
- ◆ astounding estate!

**Could be used as:**

- ◆ Country Club / Golf Course
- ◆ Restaurant
- ◆ Winery / Vineyard
- ◆ Equestrian Center
- ◆ Senior Development Center
- ◆ Health and Wellness retreat
- ◆ Corporate retreat
- ◆ Upscale subdivision
- ◆ Church / School



All materials furnished is from sources deemed reliable, but information has not been verified and is subject to errors or omissions

**40,000 s.f. entertainment-facility currently holding a special car collection. Can be and was an equestrian facility.**



**Currently has -**

- ◆ **Built in bar and entertainment area (Saloon)**
- ◆ **Many special touches**
- ◆ **Large restroom facilities**
- ◆ **Ample parking**
- ◆ **Additional storage / barn**



- Within these 446 acres**
- Walnut River flows thru the property
  - 6 acre lake for waterfowl - fishing - hunting
  - 3 caretaker homes or rental homes
  - various out buildings for agricultural uses



**Gated entrance with remote entry**

**Lovely covered bridge over the Walnut River that flows thru the property and a 6 acre lake for fishing**



**Beautifully landscaped with waterfalls**

**Extensive paved roads with curbs and gutters throughout property**





Just an hour North of Atlanta - accessible by either  
I-985 or I-85



**From I-985: Going north Exit 16, right at bottom of ramp on Highway 53 E. for 5.3 miles. Left on GA 211 / Tanner Mill Road 3.5 miles. Driveway on left**

**From I-85: Follow I-85 N to exit 126 for GA-211 N in Barrow County. Turn left onto GA-211N for 9.4 miles, then right on GA-211 S / Hwy 53E GA 211 is also Tanners Mill Road for 3.5 miles. Destination will be on left.**