



SPLIT TREE FARM
CHICKAMAUGA, GEORGIA





SPLIT TREE FARM
CHICKAMAUGA, GEORGIA

\$875,000 | 195± ACRES



LISTING AGENT: **ELLIOTT DAVENPORT, JR.**

THE WINGS GROUP, LLC
1428 WILLIAM ST., SUITE C-2
CHATTANOOGA, TENNESSEE 37408

M: 423.364.2092

ELLIOTT@WINGSGROUPLLC.COM



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:

DENVER, COLORADO	BOZEMAN, MONTANA
EATON, COLORADO	MISSOULA, MONTANA
STEAMBOAT SPRINGS, COLORADO	VALENTINE, NEBRASKA
STERLING, COLORADO	COLLEGE STATION, TEXAS
SUN VALLEY, IDAHO	LAREDO, TEXAS
HUTCHINSON, KANSAS	LUBBOCK, TEXAS
BUFFALO, WYOMING	MELISSA, TEXAS
BILLINGS, MONTANA	SOUTHEASTERN US

SALES | AUCTIONS | FINANCE | APPRAISALS | MANAGEMENT



EXECUTIVE SUMMARY

Only 30 minutes from downtown Chattanooga, Split Tree Farm is 195± acres of gorgeous, rolling countryside located in one of North Georgia's most cherished areas, McLemore Cove. A pastoral valley between Lookout Mountain and Pigeon Mountain, McLemore Cove is 15 miles of picturesque farmland and shady country lanes. Split Tree is a farm of meandering pastureland mixed with mature hardwood forests that offers stunning views of the surrounding farmland and the mountains. The farm's open land, minimal development, and numerous building sites make it the perfect place to set up a charming family farm, an equestrian or cattle operation, or recreational retreat. This property has been well maintained and offers an incredible opportunity to become one of the Cove's treasured farms. Split Tree has been owned by the same family and is on the market for the first time since the 1870s.

LOCATION

Split Tree is located in the northwest corner of Georgia at the mouth of McLemore Cove off of West Cove Road with frontage and access on Route 193 as well. Sitting in the Ridge and Valley section of the Appalachians, McLemore Cove, a 15-mile valley between Lookout and Pigeon Mountain, consists of rolling pastures, lush hayfields, tall silos, and shady country lanes. Recognizing that the cove is indeed special, the state and the National Register of Historic Places has declared it the McLemore Cove Historic District. Encompassing 50,000 acres in Walker County, the Cove is by far the largest of Georgia's eight rural historical districts.

Notably, the property is only 30 minutes from downtown Chattanooga, TN. Chattanooga has become one of America's most dynamic middle-size cities with an array of exciting venues for nearby residents. New York Times is quoted as saying, "Not too small and not too big, Chattanooga is really the undiscovered gem of Tennessee." This convenience to all of Chattanooga's amenities is a real plus to owning Split Tree.

Driving Times:

Lafayette, GA: 10 minutes

Atlanta, GA: 1 hour 45 minutes

Chickamauga, GA: 15 minutes

Birmingham, AL: 2 hours

Chattanooga, TN: 30 minutes

Nashville, TN: 2 hours



~CHATTANOOGA, TENNESSEE

LOCALE

A very unique feature of Split Tree is how well the property is located to so many other interesting venues. The surrounding recreational opportunities are endless and convenient; allowing for the property to act much bigger than its 195± acres. Here are just a few of the nearby properties one can enjoy:

McLemore Golf Course: For the golfing enthusiast is the brand new McLemore Golf Course, located just a quick 20-minute drive up Lookout Mountain from the front gate of Split Tree. The new 18-hole championship highlands course and 6-hole short course were designed by internationally acclaimed architects, Rees Jones and Bill Bergin. The 18th hole on the edge of Lookout Mountain can actually be seen from the property.

Crockford Pigeon Mountain WMA: This nearby 20,000± acre wildlife management area offers an abundant list of activities for one to pursue. Miles and miles of trails offer endless opportunities to horseback ride, mountain bike, and hike. Pigeon Mountain has many limestone formations, which have become a destination among elite rock climbers. Other activities include hunting, fishing, spelunking, and camping.

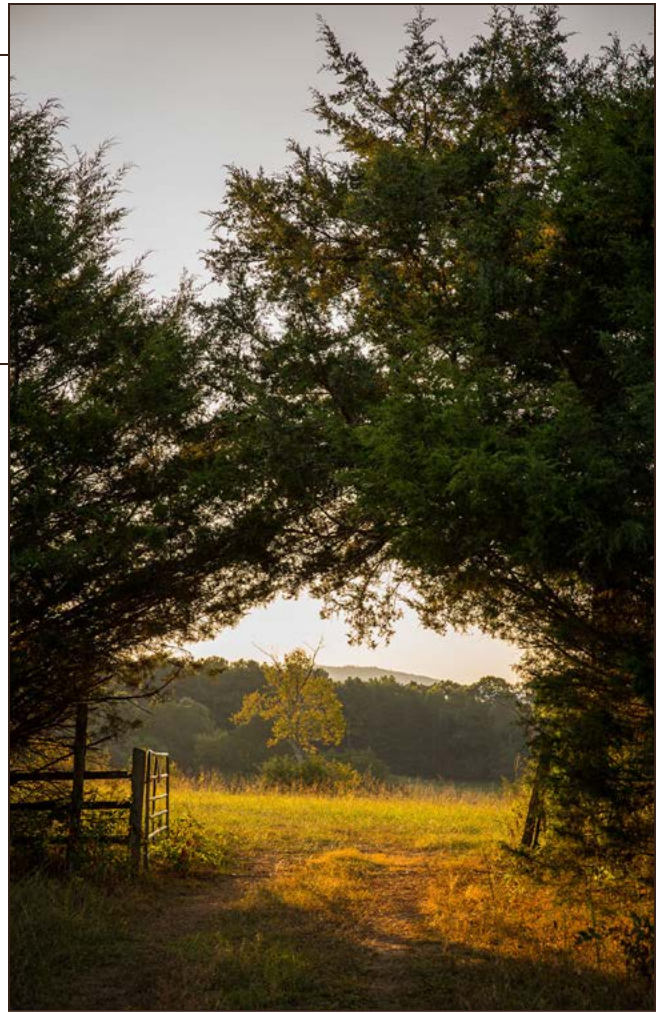
Cloudland Canyon State Park: Located on the western edge of Lookout Mountain, this is one of the most scenic parks in the state of Georgia, offering rugged geology and beautiful vistas. The park straddles a deep gorge cut into the mountain by Sitton's Gulch Creek, and elevation differs from 800 to 1,980 feet. A day hiking, picnicking, and sightseeing make for a wonderful time. Split Tree is only 20 minutes from this 3,500-acre state park.

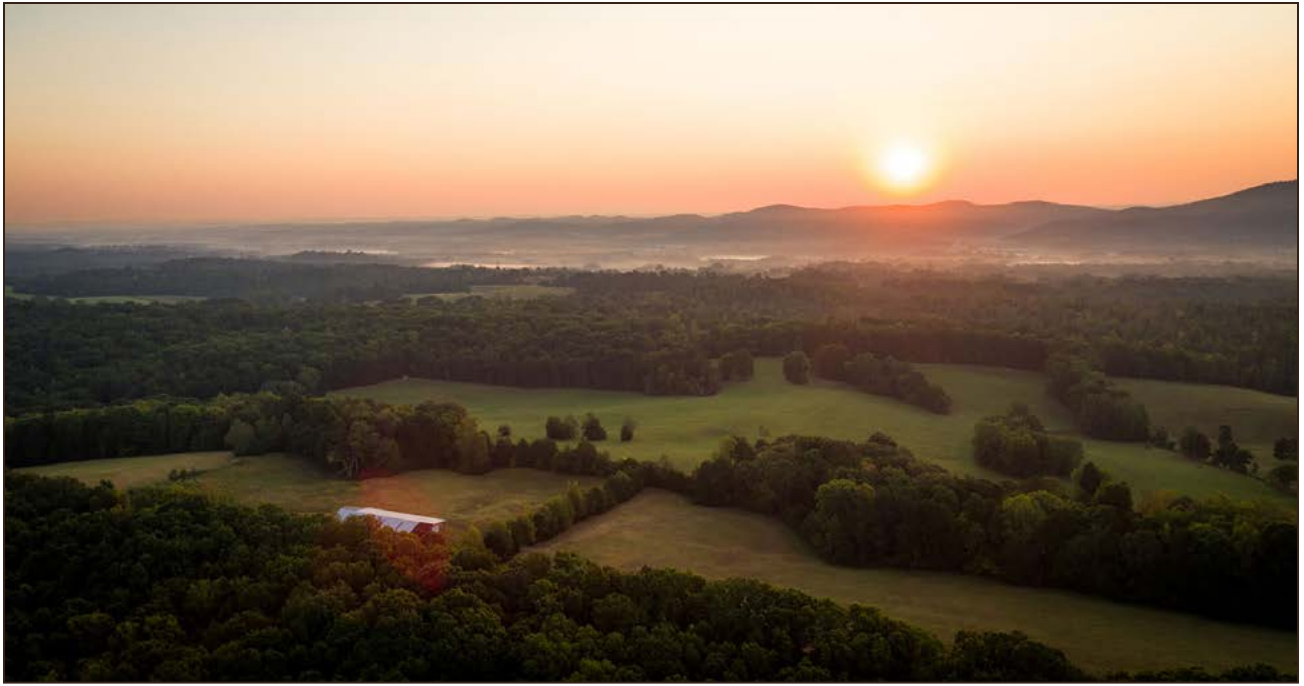
Lula Lake Land Trust: A shining example of the benefits of conservation. Having protected over 4,000± acres on top of Lookout Mountain, the Lula Lake Land Trust has guaranteed these abundant resources will benefit both current and future generations. Many opportunities to horseback ride, mountain bike, hike, picnic, and just simply enjoy the outdoors are available on the Land Trust. Check out its Cloudland Canyon State Park connector trail! Split Tree is only 20 minutes from the Lula Lake Land Trust.



ACREAGE

The property totals 195± acres with 95± acres in open land managed in nice hay fields with the remaining 100± acres in hardwood forests.





CLIMATE

Lying within the United States' humid subtropical zone, the area offers a mild, pleasant climate and four distinct seasons. Spring arrives in March with mild days and cool nights, and by late May, temperatures have warmed up considerably to herald warm summer days. On average, July is the warmest month of the year. 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. Fall is marked by mild to warm days and cooler nights. Winter is usually mild, with the coldest days featuring lows near or slightly above freezing and highs in the upper 40s to mid-50s. Snow occurs sporadically, with an average annual accumulation of approximately 5 inches.



IMPROVEMENTS

Currently, the property only has modest improvements and it provides the perfect landscape to build structures with stunning views. Specifically, the hilltop view is sensational and would make for an incredible main house. Buried power is located in a number of spots deep into the property. There is county water in the center of the property as well as an already in place septic field. There is a very nice, partially paved driveway that takes you into the heart of the property.



CABIN:

The property has a small, quaint 576± square foot authentic Appalachian, handmade cabin with one bedroom, one bath, a living room, kitchen, loft, and porch.



GUEST COTTAGE:

There is a small guest cottage with a living area, kitchen and a full bathroom.



POLE BARN:

The property has a 100'X80' pole barn constructed in 2009 for storage of farm equipment and to support the farm's operations.





RECREATIONAL CONSIDERATIONS

With the perfect balance of open land and mature forests, the recreational opportunities at Split Tree are endless and it could easily be customized to fit any family's interests. For years, the farm was used for equestrian purposes with fencing already in place. In recent years, a local cattleman has managed the fields for hay production, so the property has very healthy and well-maintained fields. Split Tree is the perfect property for any equine interests.

As to be expected, this undisturbed area of north Georgia is home to an abundance of wildlife. Deer and turkey thrive in this habitat and can consistently be found on the property. There is great open space for managing other hunting or outdoor interests.

TAXES

The annual property taxes for Split Tree are approximately \$1,103.

ADDITIONAL INFORMATION

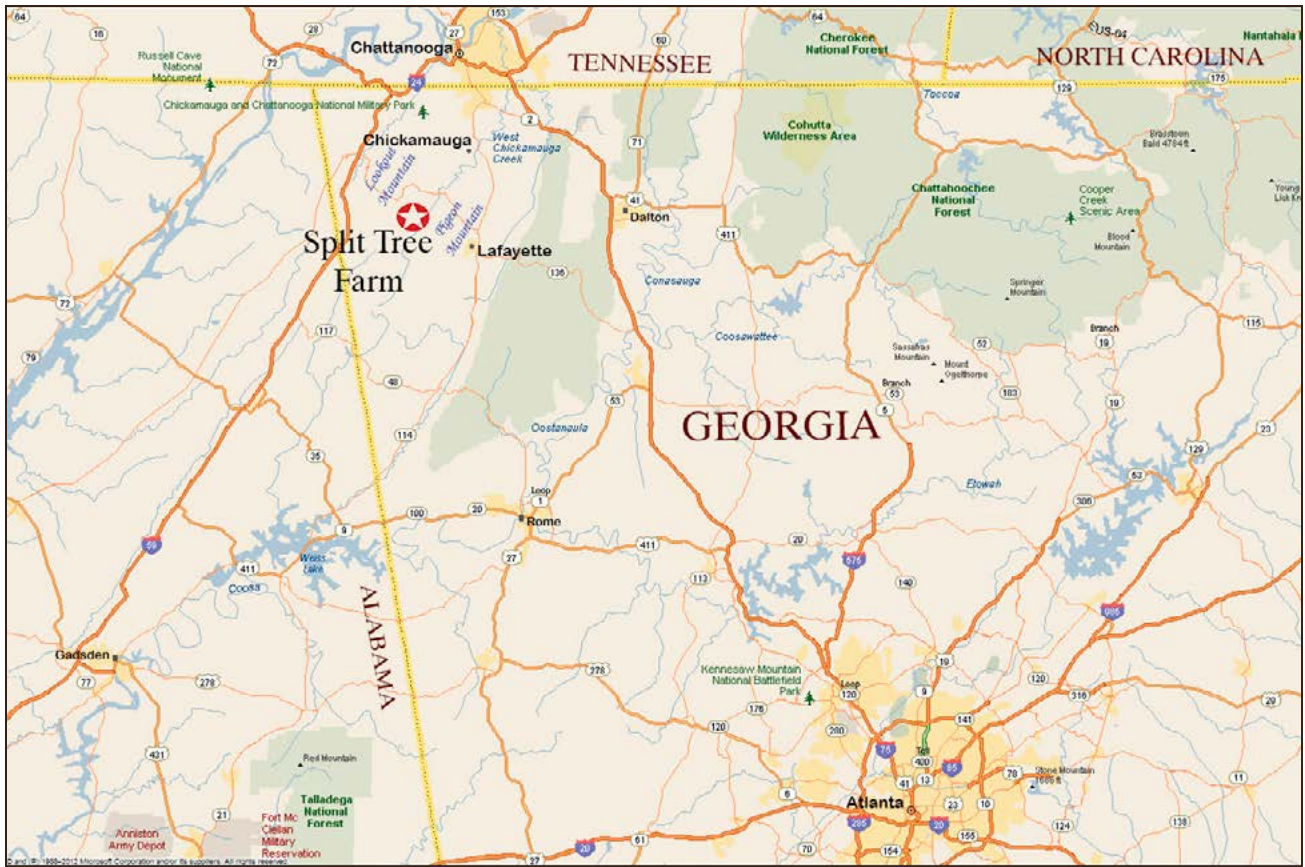
There is a conservation easement on only 66-acres of the property held by the Georgia Land Trust. This easement is on the western portion of the farm along West Cove Road. Within the easement, there are reserved rights for new construction on this portion of the property.



BROKER'S COMMENTS

For a property with the price of Split Tree, it is hard to find everything it offers. It has gorgeous views, the perfect mix of open land and hardwood forests, and its proximity to the amenities of Chattanooga is incredibly convenient. This property has been in the same family since the late 1800s and truly offers a rare opportunity to purchase a spectacular piece of McLemore Cove.

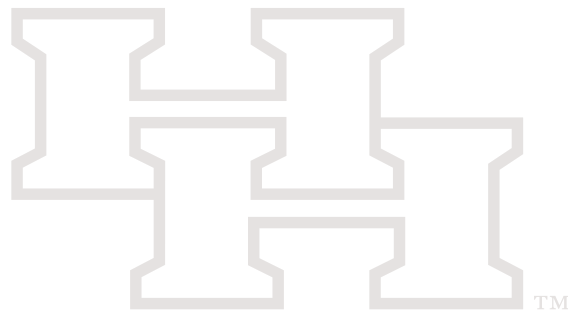




Click on map above for link to MapRight map of property.

PRICE

\$875,000



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 Bergstrom](#) 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. [Scott Griswold](#) at (406) 656-7500, [Ben Gardiner](#) at (970) 520-4871 or [Stacy Jackson](#) at (903) 820-8499 are available to describe and discuss these services in detail and welcome your call.
- 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

[Tina Hamm](#) or [Scott Moran](#) • (406) 656-7500

[Judy Chirila](#) • (303) 861-8282

[Adam Deakin](#) • (970) 716-2120

[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

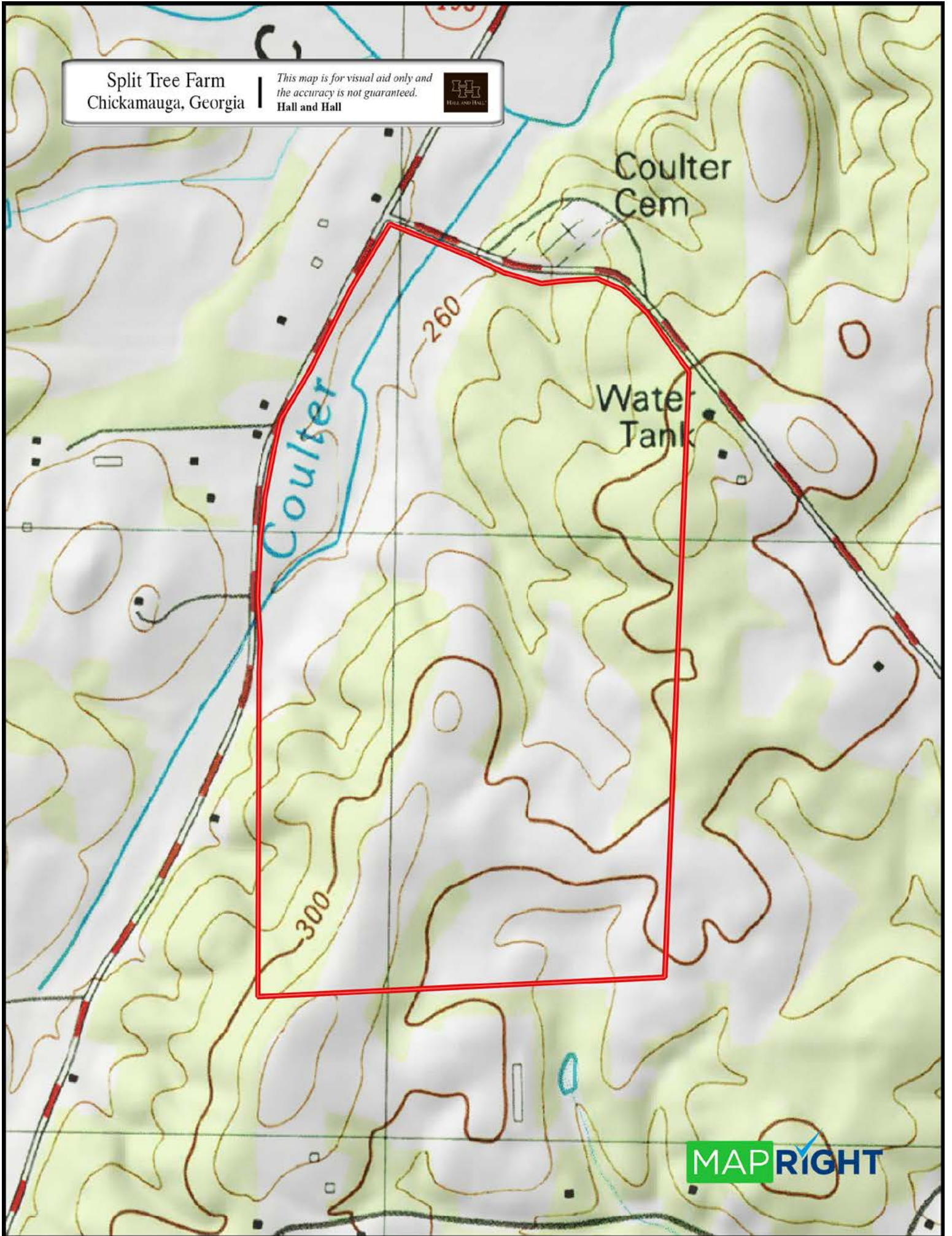
(2) All material facts pertaining to existing adverse physical conditions in the immediate neighborhood within one mile of the property which are actually known to the broker and which could not be discovered by the buyer upon a diligent inspection of the neighborhood or through the review of reasonably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

Split Tree Farm
Chickamauga, Georgia

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



Split Tree Farm
Chickamauga, Georgia

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

