

# FOR SALE

**Weddings & Event Venues and Five Guest Houses**

2425 Georgia Highway 83, Monroe, GA 30655



[www.9OaksFarm.com](http://www.9OaksFarm.com)

## WHITE HOUSE

[www.9OaksFarm.com/WhiteHouse](http://www.9OaksFarm.com/WhiteHouse)

## 2425 WAREHOUSE

AT 9 OAKS FARM

[www.2425Warehouse.com](http://www.2425Warehouse.com)



This 48.17-acre property includes three event venues, five guest houses and a warehouse/storage building. The property has approximately 2,000 feet of frontage along State Highway 83 that allows individual access to each venue so they can be rented separately and at the same time. The back of the property is elevated and heavily wooded to offer seclusion from neighbors. The sale price includes the fee simple real estate with improvements, the wedding and event venue business with FF&E and the guest cottages. Event and rental deposits in hand on the day of the sale will be credited to buyer at closing.

EXCLUSIVELY LISTED BY  
**Charlene Green Mariani**  
Virtual Properties Realty  
770-718-6126  
770-495-5050 x7143  
[TheMarianiTeam@gmail.com](mailto:TheMarianiTeam@gmail.com)



ADDITIONAL CONTACT  
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## PROPERTY HIGHLIGHTS

- 48.17 acres.
- With good topography and heavy woods along property lines.
- Located in an unincorporated area of Walton County, GA.
- Zoned A-1, Rural Estate District by Walton County.
- 9 septic systems.
- 2 water wells.
- Walton County tax parcel ID: C1800023B00 with 48.17 acres.
- Over 2,000 feet of road frontage on Hwy 83
- Public water also available
- Fully landscaped and meticulously maintained
- Multiple outdoor and indoor ceremony locations

## WEDDING & EVENT BANQUET HALLS

- The 9 Oaks Barn with 7,401 SF. Can seat 250 guests.
- The White House is 4BR 4BA with 3,510 SF on the first floor, 416 SF on the second and three covered porches. Sleeps up to 10 and can be rented for small dinners up to 50 people.
- The 2425 Warehouse with 5,616 SF on first floor, 1,296 SF on second floor, a 1,496 SF covered pavilion and a 702 SF covered front porch. Accommodates up to 250 guests.

## GUEST HOUSES

- The Red House is 4BR 3BA with 1,457 SF on first floor, 1,102 SF on second and an 842 SF covered porch.
- The Bridal Suite is 2BR 1BA with 1,392 SF on the first floor, 1,108 SF on the second, a 580 SF covered front porch and a 192 SF covered side porch.
- The Tin House is a 2BR 2BA 1,020 SF on the first floor, 680 SF on the second with a large 1,092 SF covered porch.
- The Cottage is 1BR 1BA with 400 SF and two 120 SF covered porches.
- The Cabin is 1BR 1 BA with 560 SF and two covered porches of 200 SF.

## BLUE WAREHOUSE

- 10,560 SF metal warehouse with a finished 1BR 1BA apartment with 600 SF.

## OTHER MINOR IMPROVEMENT

- Tractor barn.
- Pump station.
- 16' x 24' storage building.
- 12' x 30' storage building.

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# VENUES



9 OAKS BARN EXTERIOR



9 OAKS BARN ARBOR



9 OAKS BARN



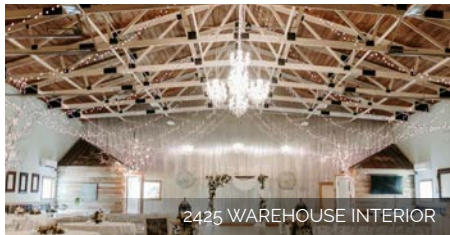
9 OAKS BARN EXTERIOR NIGHT



9 OAK BARN INTERIOR DINING



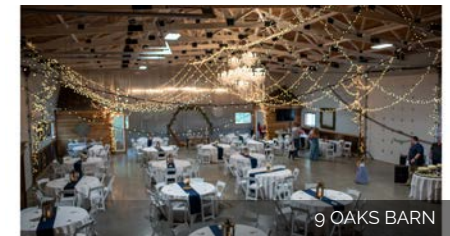
9 OAKS BARN BUILDING



2425 WAREHOUSE INTERIOR



9 OAKS BARN INTERIOR



9 OAKS BARN



9 OAKS BARN COVERED BRIDGE



2425 WAREHOUSE VENUE AERIAL



2425 WAREHOUSE VENUE INTERIOR LIGHTS



2425 WAREHOUSE VENUE



WHITE HOUSE VENUE

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# GUEST HOUSES



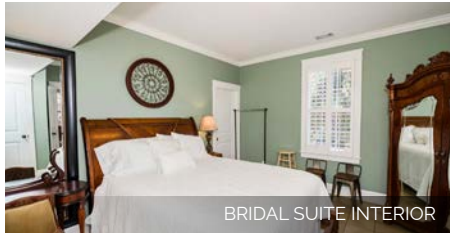
BRIDAL SUITE



BRIDAL SUITE INTERIOR BATHROOM



BRIDAL SUITE INTERIOR LR



BRIDAL SUITE INTERIOR



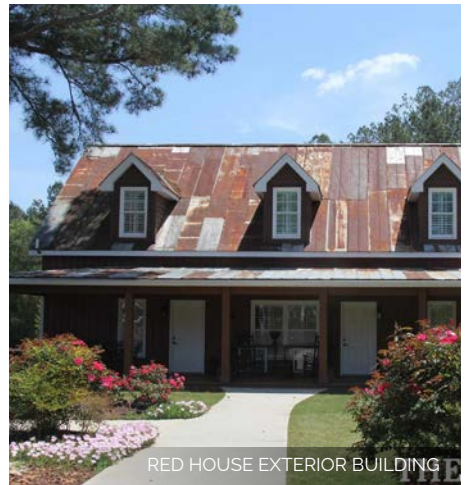
RED HOUSE INTERIOR KITCHEN



THE CABIN EXTERIOR



RED HOUSE PORCH



RED HOUSE EXTERIOR BUILDING



THE COTTAGE BUILDING EXTERIOR



THE CABIN



THE TIN HOUSE



THE COTTAGE KITCHEN



THE COTTAGE LIVING ROOM



THE COTTAGE REAR BUILDING

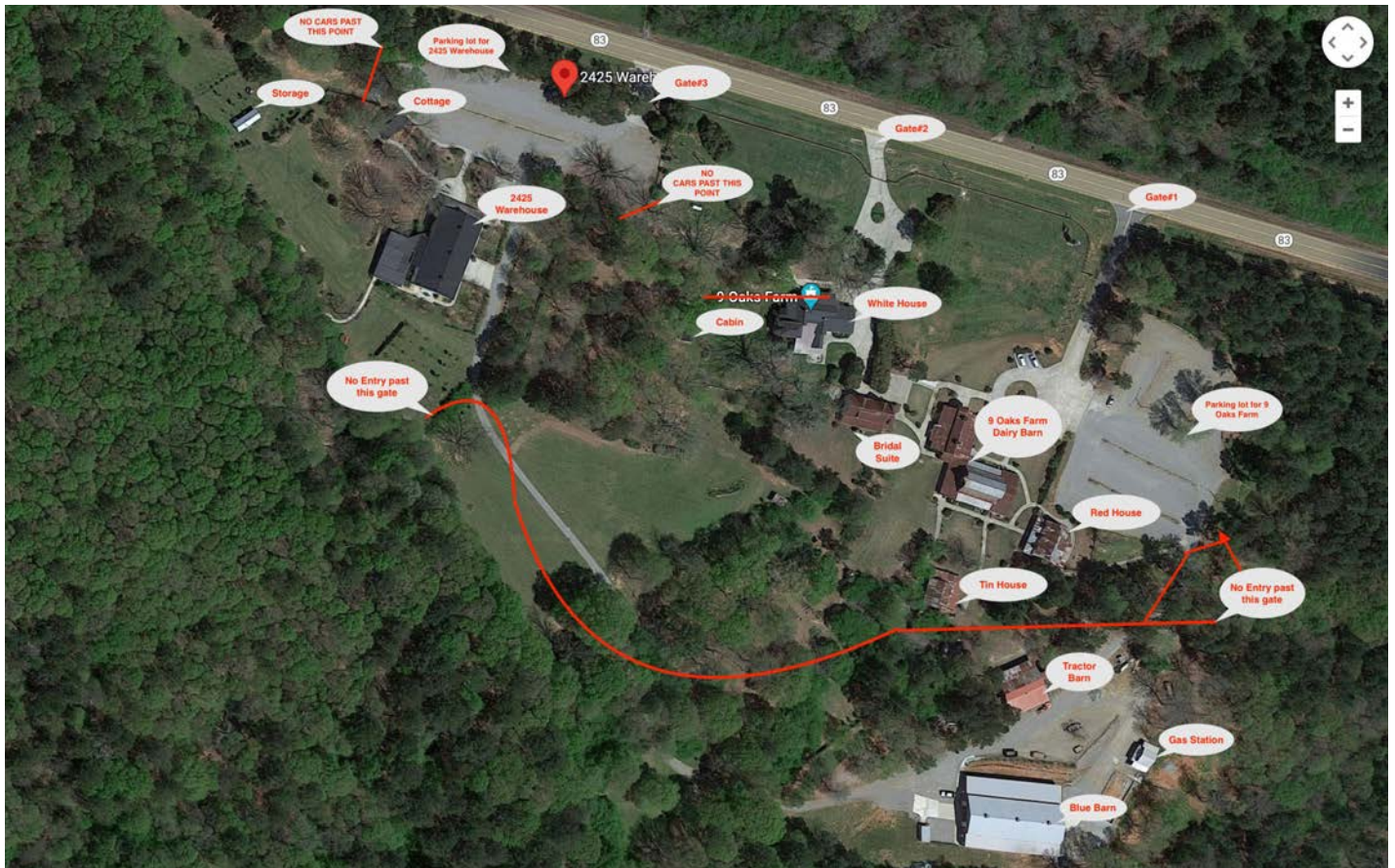
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## AERIAL MAP OF PROPERTY'S MAJOR IMPROVEMENT



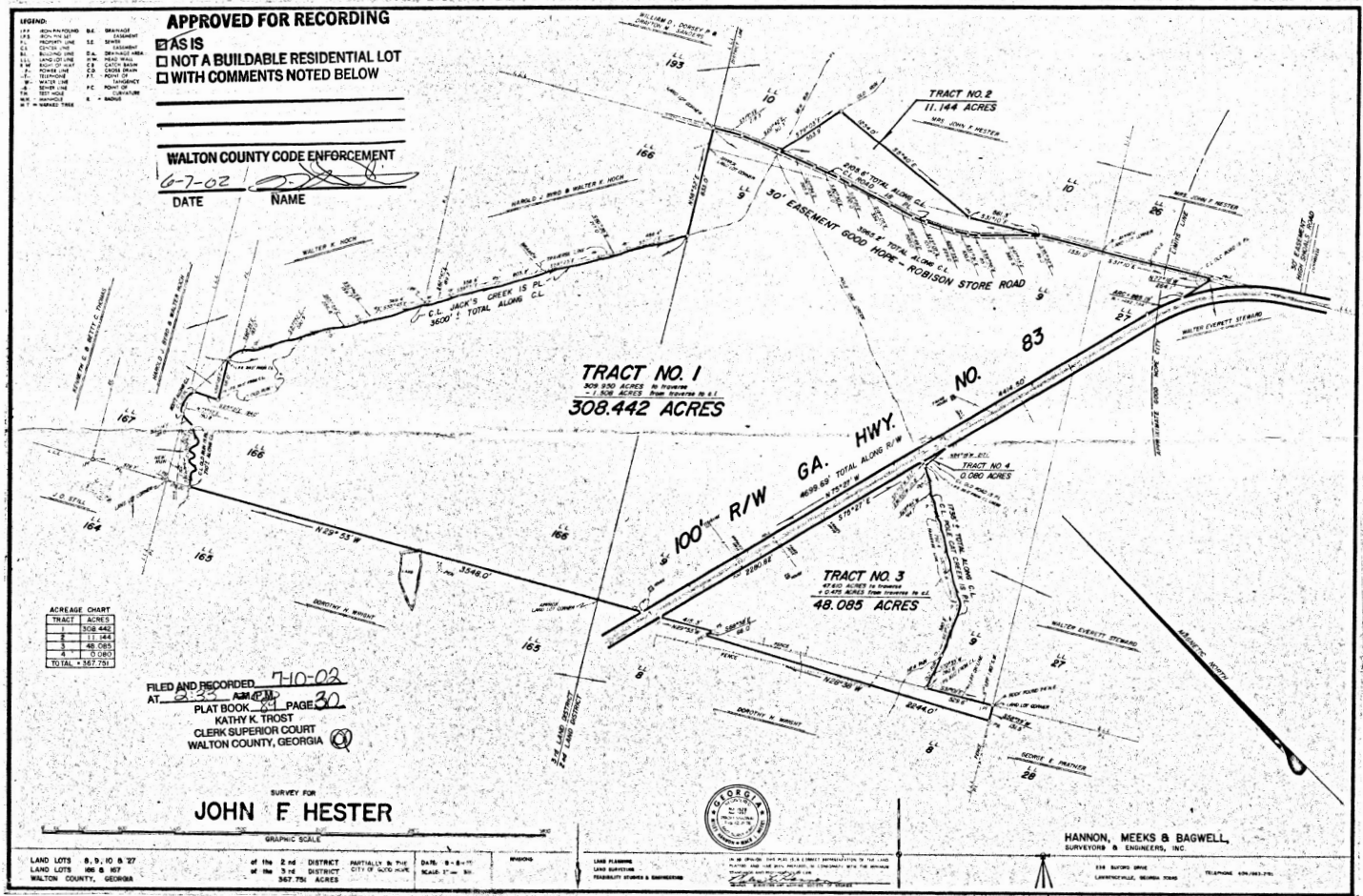
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# PROPERTY SURVEY

## TRACT NO 3 AND TRACT NO 4



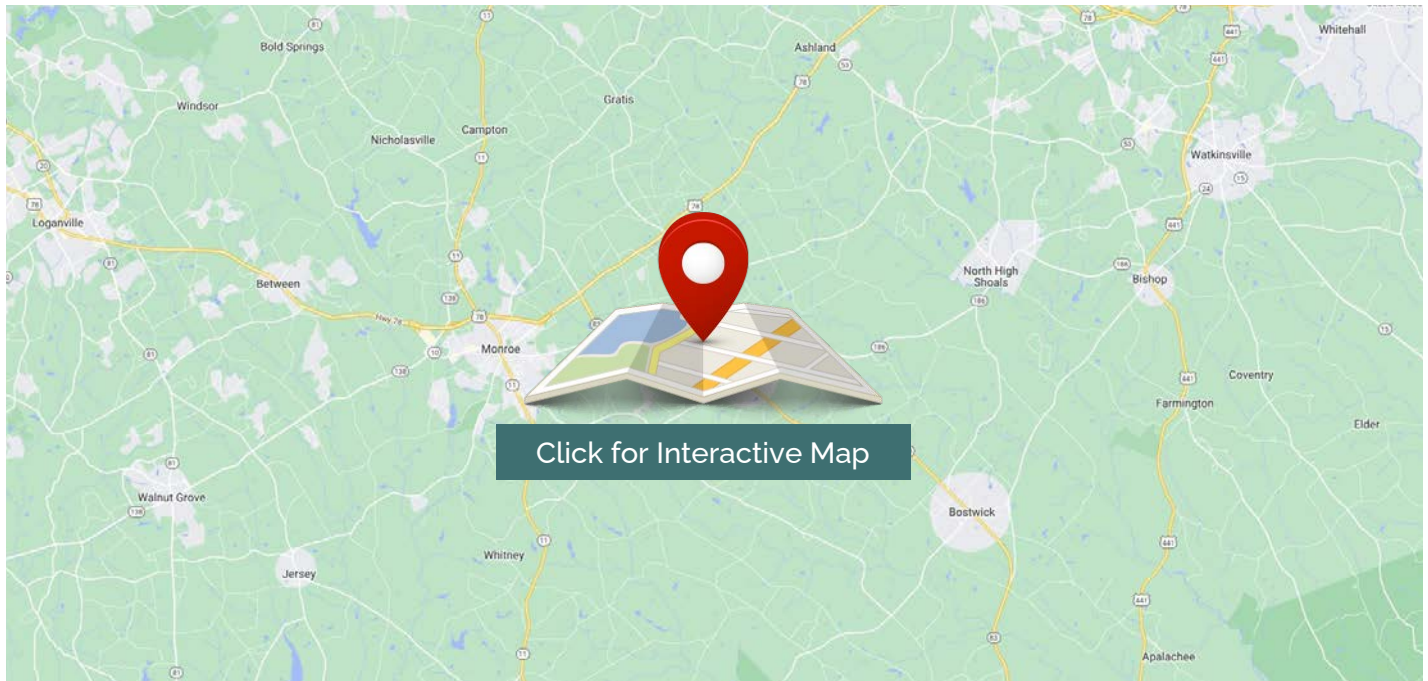
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## INTERACTIVE GOOGLE MAP

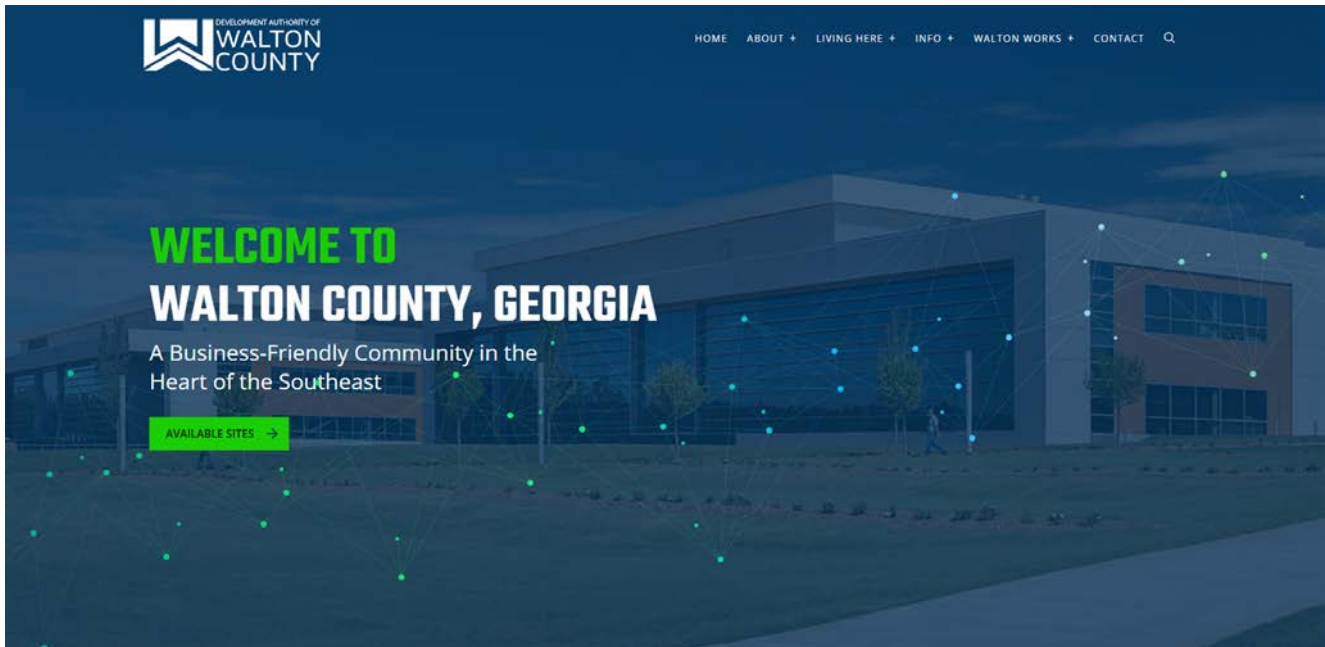


- 5 miles east of Monroe, GA.
- 24 miles southwest of Athens, GA and the University of Georgia.
- 58 miles east of Atlanta, GA,
- 66 miles east of Hartsfield-Jackson Atlanta International Airport (ATL).

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[www.choosewalton.com](http://www.choosewalton.com)

**2425 Highway 83**  
30,000 SF Specialty Building Offered at \$6,500,000 in Monroe, GA 30655

Specialty Properties / Georgia / Monroe / 2425 Highway 83, Monroe, GA 30655

**INVESTMENT HIGHLIGHTS**

- 48.17 acres with good topography and heavy woods along property lines.
- 3 WEDDING & EVENT BANQUET HALLS; 9 Oaks Barn, 2425 Warehouse and The White House
- 10,560 SF metal warehouse with the finished basement

Charlene Mariani

[www.loopnet.com/Listing/2425-Highway-83-Monroe-GA/31207037](http://www.loopnet.com/Listing/2425-Highway-83-Monroe-GA/31207037)

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# FOR SALE

## SELLER'S ADDITIONAL WEDDING VENUE WITH GUEST HOUSES



### THE THOMPSON HOUSE & GARDENS Wedding and Event Venue

1431 and 1435 Atlanta Highway, Bogart, Georgia 30622

[thethompsonhouseandgardens.com](http://thethompsonhouseandgardens.com)

## \$2,400,000

The Thompson House & Garden has been a successfully operating wedding and event venue since 2007. Located on 2.9 acres within Bogart, Georgia. The sale includes the fee simple real estate with improvements, the wedding and event venue business with many future bookings and FF&E and 29 leasable self-storage units. Event deposits in hand on the day of the sale will be credited to buyer at closing.

Sale includes two parcels; BO04 042A & BO04 042.

#### Property Highlights for 1431 Atlanta Highway:

- 6,199 SF venue building.
- Accommodates up to 250 guests.
- Indoor and outdoor ceremony locations with multiple gardens, fully landscaped
- Built in 1891 and renovated in 2006 – 2009.
- Venue on 1.63 acres.
- Operating wedding and event venue since 2007.
- Zoning – GB, General Business District by the City of Bogart.
- Prep kitchen available for cooling and warming food
- Oconee County Parcel Tax ID: BO04 042A with 1.63 acres
- Bar area
- Bride and Groom Quarters

#### Property Highlights for 1435 Atlanta Highway:

- Paved parking lot for venue with approximately 75 spaces.
- 29 leasable self-storage units in two free standing metal buildings of 2,100 and 2,600 SF each located at back of property.
- 16 - 10 ft x 10 ft units
- 12 - 10 ft x 20 ft units
- 1 - 20 ft x 30 ft unit
- Strong leasing history.
- Bonus revenue for the wedding venue.
- Zoning – GB, General Business District by the City of Bogart.
- Must be purchased with the wedding venue.
- Oconee County Parcel Tax ID: BO04 042A with 1.27 acres.

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