

Properties Overview:

2697 Bethel Rd/2600 Hightower Trail Offering Details

House, Lake and 3 Land Tracts Totaling Approximately 105.3 Acres +-
Offered at \$2,950,000.

Ideal as a private residence/estate, family compound, horse or other type farm, residential upscale development, continued campground or other permitted use

Tracts Included:

1. Property ID #060001016B, 101.3 acres+-(county tax records show this tract as 103.3 acres but it is believed that the tract at point 2 below, is included with this acreage amount). Open land, including an approx. 48 acres+- spring-fed lake has been a fishing, boating, swimming and sports recreation destination for over 40 years.
Improvements: Two large metal pavilions on concrete slabs, a rustic campground bath house with men/women sides/toilets and shower for each with dedicated septic and county water. Underground wiring for about 25 RV hook-ups with multiple amp outlets at each post. Numerous small storage outbuildings, two cabins needed renovation. Acreage is level to gently rolling and is both cleared and wooded with mostly deciduous trees, some pine.
2. Property ID# 0600010026, 3.0+- acres. Wooded lot adjacent and opposite bathhouse. No improvements.
3. Property ID #0600010026, 1.75+- acres. Includes custom-built house built 1999. Approx 3250 sq ft heated and cooled (county record), on full walk-out daylight unfinished basement. 4 bedrooms, 3.5 baths, master up with jacuzzi bath, island kitchen with cherry cabinets, open view to fireside keeping room. Hardwood floors on main level, gorgeous lake views, huge deck. Level walk of several steps only to lake edge and dock. Other features: built-in cabinets in keeping room, vaulted ceiling in open living room/dining area, large laundry w/ walk-in whirlpool bathtub, office/study. House is believed to be sound but is in NEED of COMPLETE COSMETIC RENOVATION. House was occupied until February 2022. Main level HVAC has been regularly serviced and running 24/7, heat and cooling. Heat pump for upstairs needs to be replaced.

A complete set of architect blueprints will be conveyed to buyer at closing.

Lake

Approximately 48-acre Lake Brooks is spring-fed, has been a for-fee fishing, swimming, boating destination for the public for well over 40 years. Open to the public for entry fee, it has been part of the Brooks Lake Campground (still in operation) and is renowned for excellent large-mouth bass. Approximately 4100'+- of shoreline, greatest depth believed to be around 29', most is shallower. There are no restrictions on boating, but paddle boats, boats with electric trolling motors, jet skis and kayaks/canoes have been the favored boats rented at the campground. There is also a launching area for guests bringing their own trailed boat or canoe for day use. The only home on the lake, with lake rights, is the home being offered here. There is a small home visible at certain times of the year at the north end, but it has no shoreline, no rights to use the lake, unless the owner or buyer of this property, specifically permits the family to use the lake. The entire lake will be owned by the buyer of this offering.

Acreage

There are 4 gated entrances off Bethel Rd and Hightower Trail. Bethel Rd and Hightower Trail are the same road, it simply changes names as it passes by the properties. The interior roads are gravel or dirt, and are in need of grading by the eventual, owner.

WP Zoning

Properties are located in a residential Watershed Protection District (zoning WP) due to a nearby reservoir, and are subject to certain restrictions. Residential single-family homes may be constructed per the zoning (assuming Rockdale County issues permits) with a minimum 2-acre lot, one house per 3 acres density. The lots may be waterfront, but there are required setbacks from the lake, etc., as outlined in the WP zoning regulations. Rockdale County authorities should be consulted to determine the feasibility of any intended use. The information provided here is an overview only and should NOT be relied upon as an official statement. Rockdale County officials are the source for accurate and up-to-date details. Please be aware that the current campground operation is a "non-conforming" use in the current WP zoning regulations. The campground business may or may not be permitted to continue with a new owner.

Sale Terms

The properties are offered as a group only, and sold "as-is" with no repairs to be made by the seller unless negotiated as part of the sales contract. Any inspections are at the expense of the seller within any agreed due diligence period, during which the buyer may terminate without penalty. There is NO obligation FOR THE BUYER to continue or to terminate the campground operation. There are no employees, and no leases. The on-site manager is an independent contractor for the present owner, who is absentee. There are no financials available on the campground income, past or present. No owner financing, joint venture, lease or terms other than cash at closing (cash from a loan is fine) will be considered. Owners do not live in Georgia, have no first-hand "boots-on-the-ground" type knowledge or experience with the property, and have never lived at the property. Boats, motors, campground equipment such as may be on the property at the time of an agreed contract, other than any items owned by the on-site manager, will remain at the property after closing. An inventory may be prepared with a contract and a Personal Property Bill of Sale at zero dollars prepared for signature by buyer (s) and seller. Any equipment or other articles remaining will not be warranted in any way to be operable, safe or usable.

History

Brooks Lake Campground was operated for multiple decades by a prior owner, who, some years after becoming widowed, decided she could no longer physically continue to manage the property. She and her husband had the house built in 1998-1999 after fire destroyed the original home. They lived in one of the on-premises cabins for years until the new house was designed and built. Brooks Lake was host to many highly profitable corporate outings (highly profitable according to the owner at the time) by top Atlanta-based corporations with as many as 2000 guests at a time. Fees were based on the number of heads, and were substantial. The business of camping and day-fishing, swimming and sports recreation, and finally, RV parking developed over time. The house and land were sold to the previous owner in early 2021 to the present owners by the current listing agent, Peter Clay. The buyers generously allowed the prior owner to live in the house rent-free for a year, while she decided where to live. Their intention was to discontinue the campground and eventually develop it as a private family compound, with residences for multiple generations. Their plans changed, and they now reluctantly have decided to resell. The sellers are patient, however, and hopeful a capable buyer will appreciate the extraordinary privacy and natural beauty of this unique offering.

Pete Clay, Associate Broker /Listing Agent/678-492-3559/peteclay@aol.com/Equal Housing Opportunity
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