

# ±357.45 ACRES MILNER FARMS

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Commerce, Georgia

CONFIDENTIAL INVESTMENT MEMORANDUM

CBRE

## :: Affiliated Business Disclosure & Confidentiality Agreement

CBRE, Inc. operates within a global family of companies with many subsidiaries and related entities (each an "Affiliate") engaging in a broad range of commercial real estate businesses including, but not limited to, brokerage services, property and facilities management, valuation, investment fund management and development. At times different Affiliates, including CBRE Global Investors, Inc. or Trammell Crow Company, may have or represent clients who have competing interests in the same transaction. For example, Affiliates or their clients may have or express an interest in the property described in this Memorandum (the "Property"), and may be the successful bidder for the Property. Your receipt of this Memorandum constitutes your acknowledgement of that possibility and your agreement that neither CBRE, Inc. nor any Affiliate has an obligation to disclose to you such Affiliates' interest or involvement in the sale or purchase of the Property. In all instances, however, CBRE, Inc. and its Affiliates will act in the best interest of their respective client(s), at arms' length, not in concert, or in a manner detrimental to any third party. CBRE, Inc. and its Affiliates will conduct their respective businesses in a manner consistent with the law and all fiduciary duties owed to their respective client(s). This is a confidential Memorandum intended solely for your limited use and benefit in determining whether you desire to express further interest in the acquisition of the Property.

This Memorandum contains select information pertaining to the Property and the Owner, and does not purport to be all-inclusive or contain all or part of the information which prospective investors may require to evaluate a purchase of the Property. The information contained in this Memorandum has been obtained from sources believed to be reliable, but has not been verified for accuracy, completeness, or fitness for any particular purpose. All information is presented "as is" without representation or warranty of any kind. Such information includes estimates based on forward-looking assumptions relating to the general economy, market conditions, competition and other factors which are subject to uncertainty and may not represent the current or future performance of the Property. All references to acreages, square footages, and other measurements are approximations. This Memorandum describes certain documents, including leases and other materials, in summary form. These summaries may not be complete nor accurate descriptions of the full agreements referenced. Additional information and an opportunity to inspect the Property may be made available to qualified prospective purchasers. You are advised to independently verify the accuracy and completeness of all summaries and information contained herein, to consult with independent legal and financial advisors, and carefully investigate the economics of this transaction and Property's suitability for your needs. **ANY RELIANCE ON THE CONTENT OF THIS MEMORANDUM IS SOLELY AT YOUR OWN RISK.**

The Owner expressly reserves the right, at its sole discretion, to reject any or all expressions of interest or offers to purchase the Property, and/or to terminate discussions at any time with or without notice to you. All offers, counteroffers, and negotiations shall be non-binding and neither CBRE, Inc. nor the Owner shall have any legal commitment or obligation except as set forth in a fully executed, definitive purchase and sale agreement delivered by the Owner.

The Owner expressly reserved the right, at its sole discretion, to reject any or all expressions of interest or offers to purchase the Property, and/or to terminate discussions with any entity at any time with or without notice which may arise as a result of review of this Memorandum. The Owner shall have no legal commitment or obligation to any entity reviewing this Memorandum or making an offer to purchase the Property unless and until written agreement(s) for the purchase of the Property have been fully executed, delivered and approved by the Owner and any conditions to the Owner's obligations therein have been satisfied or waived.

CBRE is representing the Seller, not the Purchaser, in this transaction and will be paid by the Seller, not the Purchaser. Any cooperating Broker shall have written exclusive authorization from Purchaser and co-op commission, if any, to be paid by purchaser.

Your receipt of this Memorandum constitutes your acknowledgement that (i) it is a confidential Memorandum solely for your limited use and benefit in determining whether you desire to express further interest in the acquisition of the Property, (ii) you will hold it in the strictest confidence, (iii) you will not disclose it or its contents to any third party without the prior written authorization of the owner of the Property ("Owner") or CBRE, Inc., and (iv) you will not use any part of this Memorandum in any manner detrimental to the Owner or CBRE, Inc. If after reviewing this Memorandum, you have no further interest in purchasing the Property, kindly return it to CBRE, Inc.

### Disclaimer

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**±357.45 Acres**  
**MILNER FARMS**  
**COMMERCE, GEORGIA**

CONTACT INFORMATION

**SCOTT MCGREGOR**

Executive Vice President

+1 404 783 0013

scott.mcgregor@cbre.com

Lic. 118133

**JOHN HAYNES**

Senior Vice President

+1 404 354 4686

john.haynes@cbre.com

Lic. 283033

**BO SCHILL**

Broker

+1 404 295 0074

bo.schill@cbre.com

Lic. 362947

**CBRE**

3550 Peachtree Road

Suite 2300

Atlanta, GA 30326

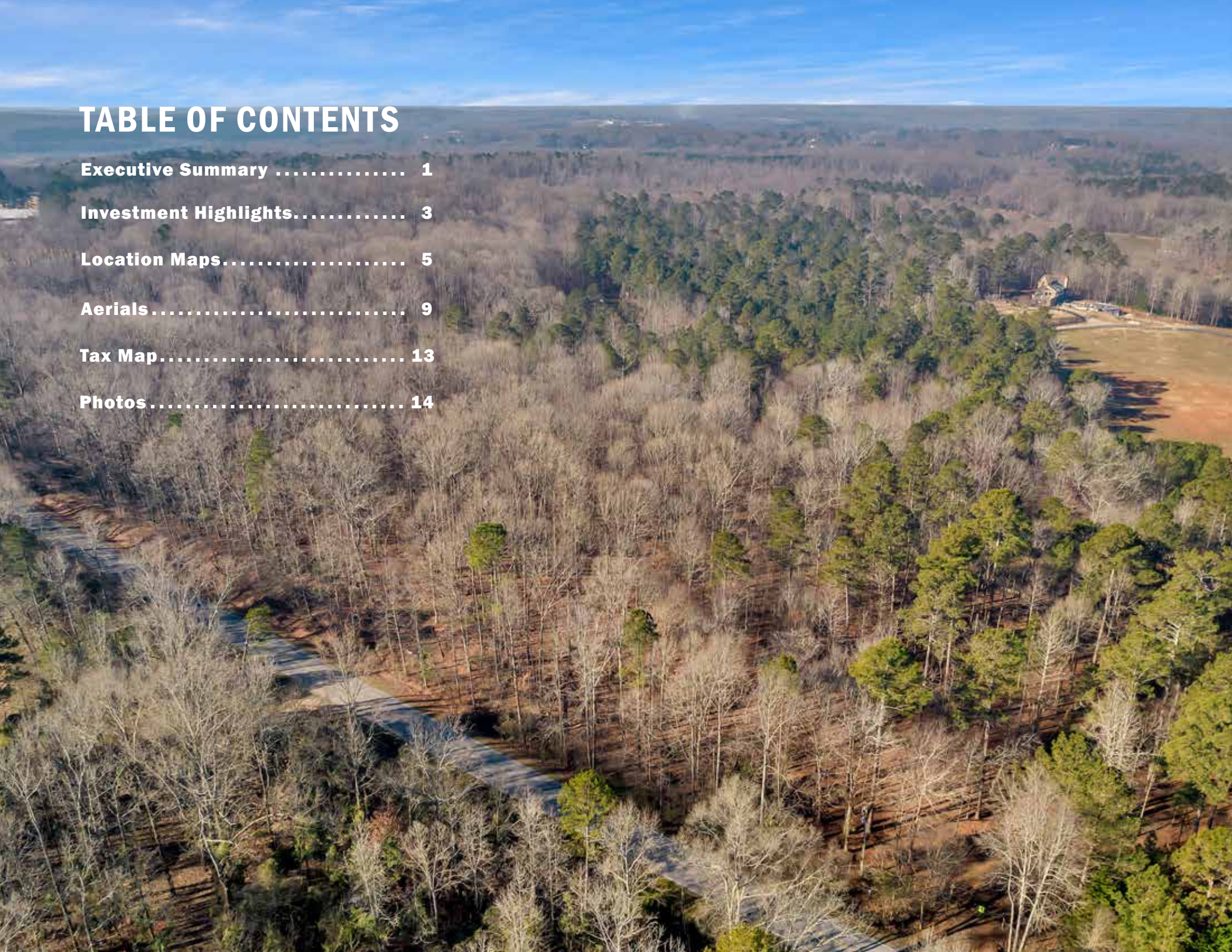
+1 404 504 7900

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## EXECUTIVE SUMMARY

CBRE is pleased to present the exclusive opportunity to acquire this one of a kind property in Jackson County, Georgia. Milner Farms is  $\pm 357$  acres and has been managed for whitetail deer, eastern turkey, largemouth bass, and duck hunting. Over 50 ducks were witnessed taking flight from the duck swamp during the last visit to the property. Milner Farms is well positioned in Jackson county between Commerce and Nicholson. The City of Jefferson is 8 miles away and the farm is 6.5 miles from Interstate 85. Improvements include managed bass ponds with boat ramps, lakeside pavilions, sandy beach, equipment shed and barndominium. The eight-acre cattle pasture would be a fantastic dove field next to the first lake. The large concrete and steel house overlooking two ponds is unfinished, but has the potential to be a legacy home. Extensive fencing and trails allow the new owner to corral many types of animals. This turn-key property also comes with many pieces of equipment to facilitate a seamless ownership transition. Athens, Georgia is only 17 miles away for game day!





# THE OFFERING

±357.45 acres

3290 Waterworks Road

Commerce, Georgia 30529

Jackson County

## INVESTMENT HIGHLIGHTS

### Utilities

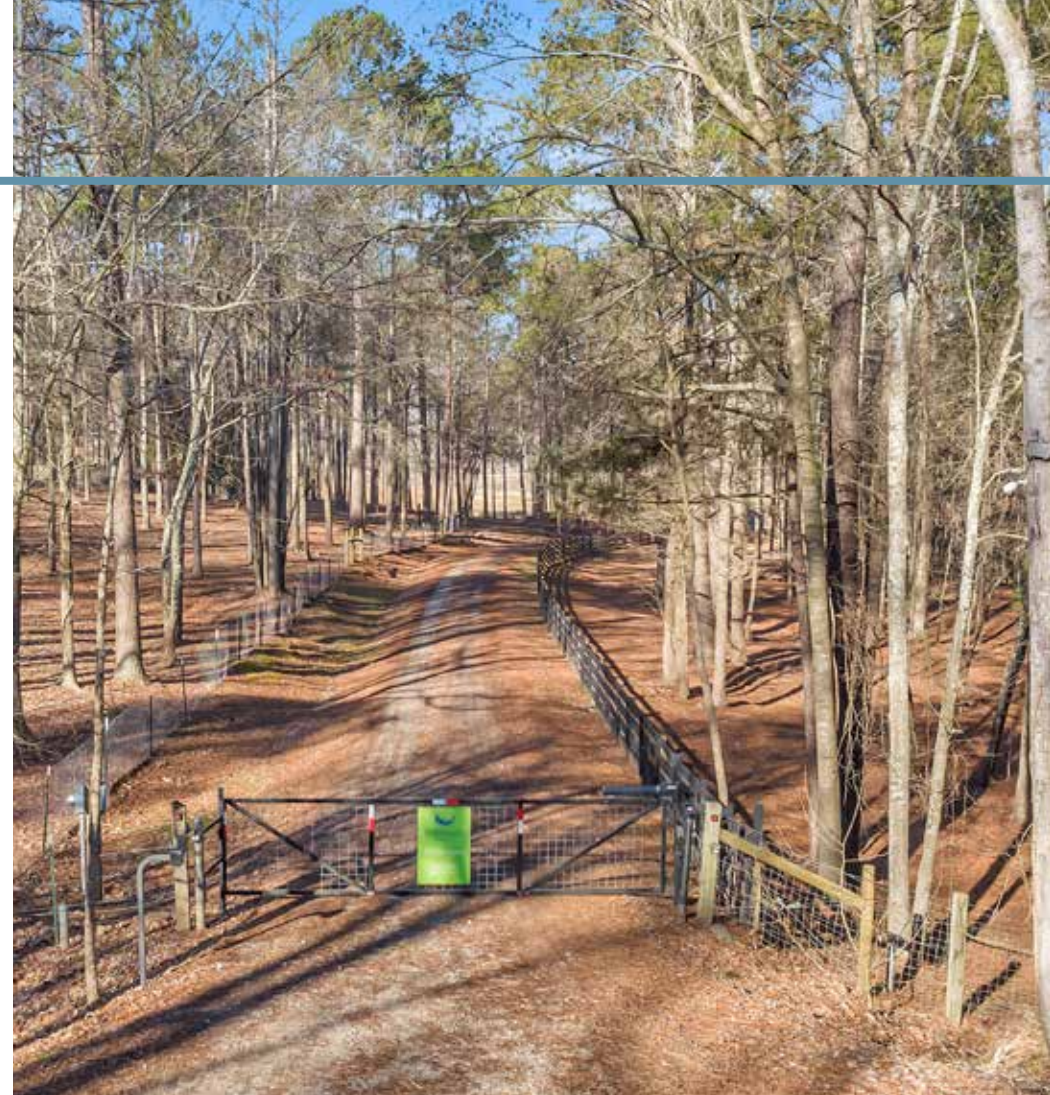
- ♦ All utilities available subject to independent verification

### Topography

- ♦ Topography is gently rolling

### Improvements

- ♦ Main House - ±5,300 SF construction started in 2006, built with extra thick concrete walls, including a reinforced basement and tunnel system.
- ♦ Barndominium with a large bedroom, kitchen, and full bathroom.
- ♦ 5 ponds stocked and managed for fishing, one duck swamp
- ♦ Equipment Shed
- ♦ Extra bathroom and laundry in the garage area
- ♦ Well maintained interior road system
- ♦ One existing entrance on Hoods Mill and two on Waterworks Road
- ♦ Deer stands, comfortable box blinds



### Frontage

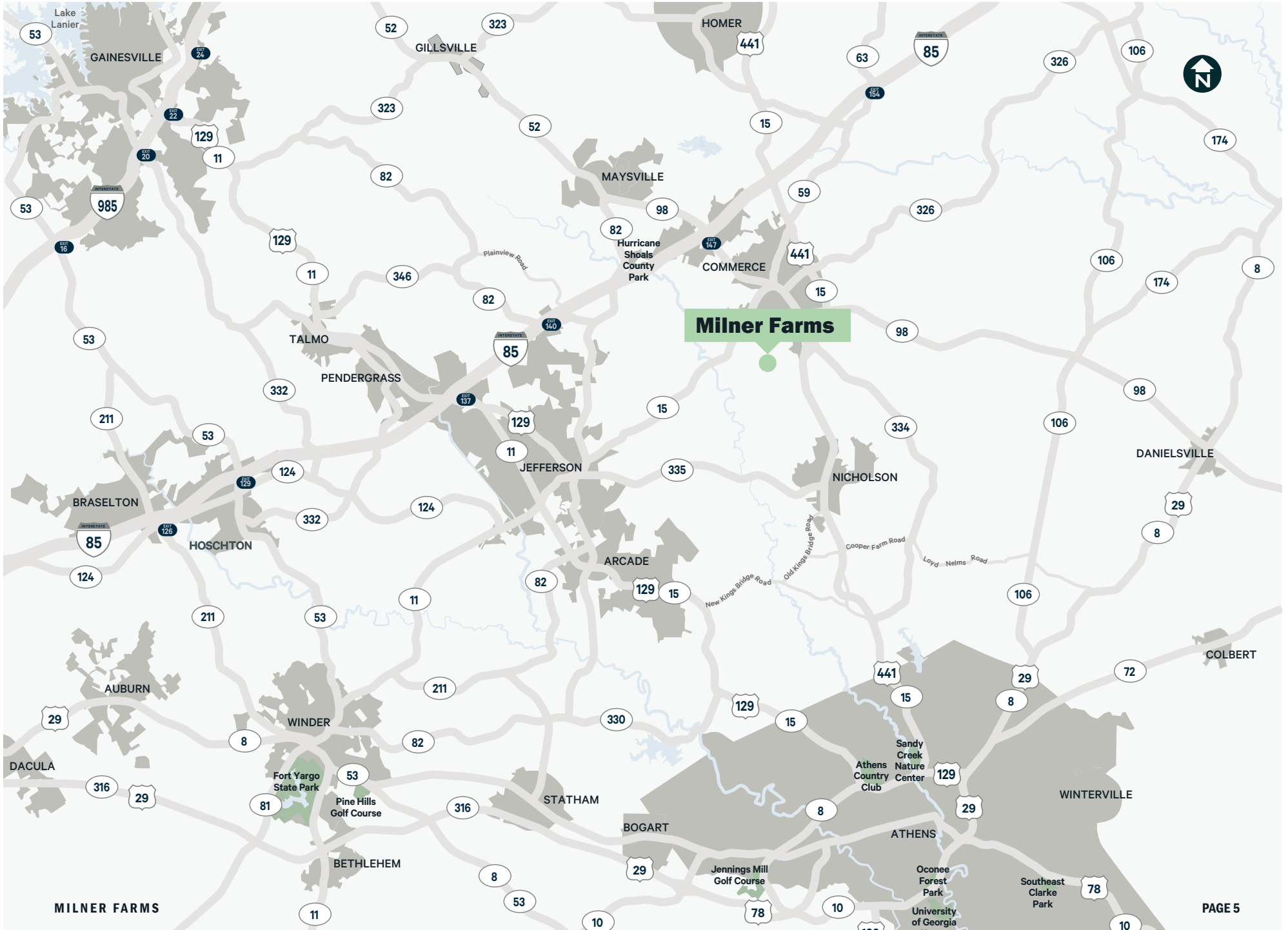
- ♦ ±3617 feet frontage along Waterworks Road and ±2365 feet along Hoods Mill Road
- ♦ ±260ft frontage on North Oconee River

### Price

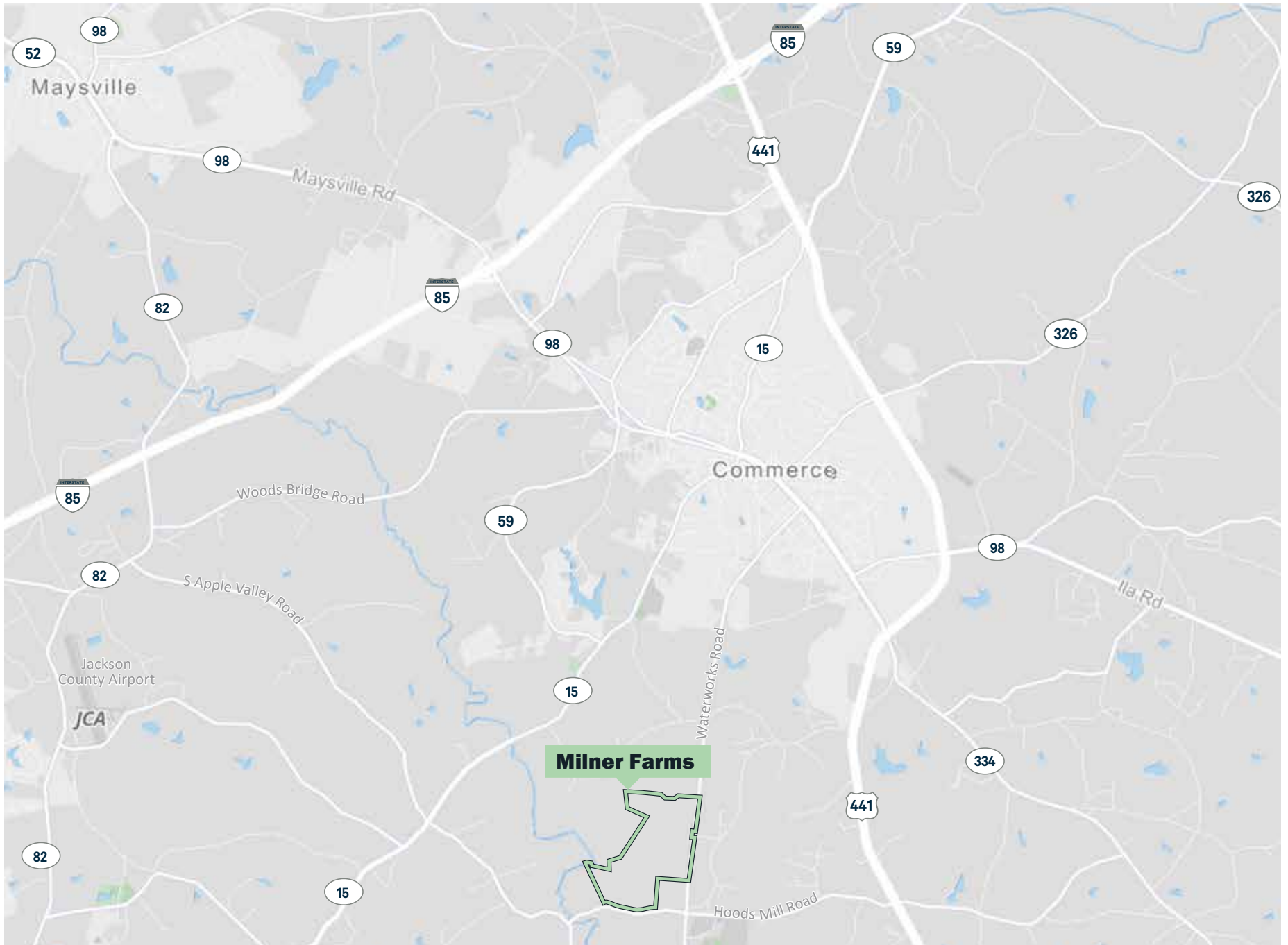
- ♦ Asking \$3,800,000.



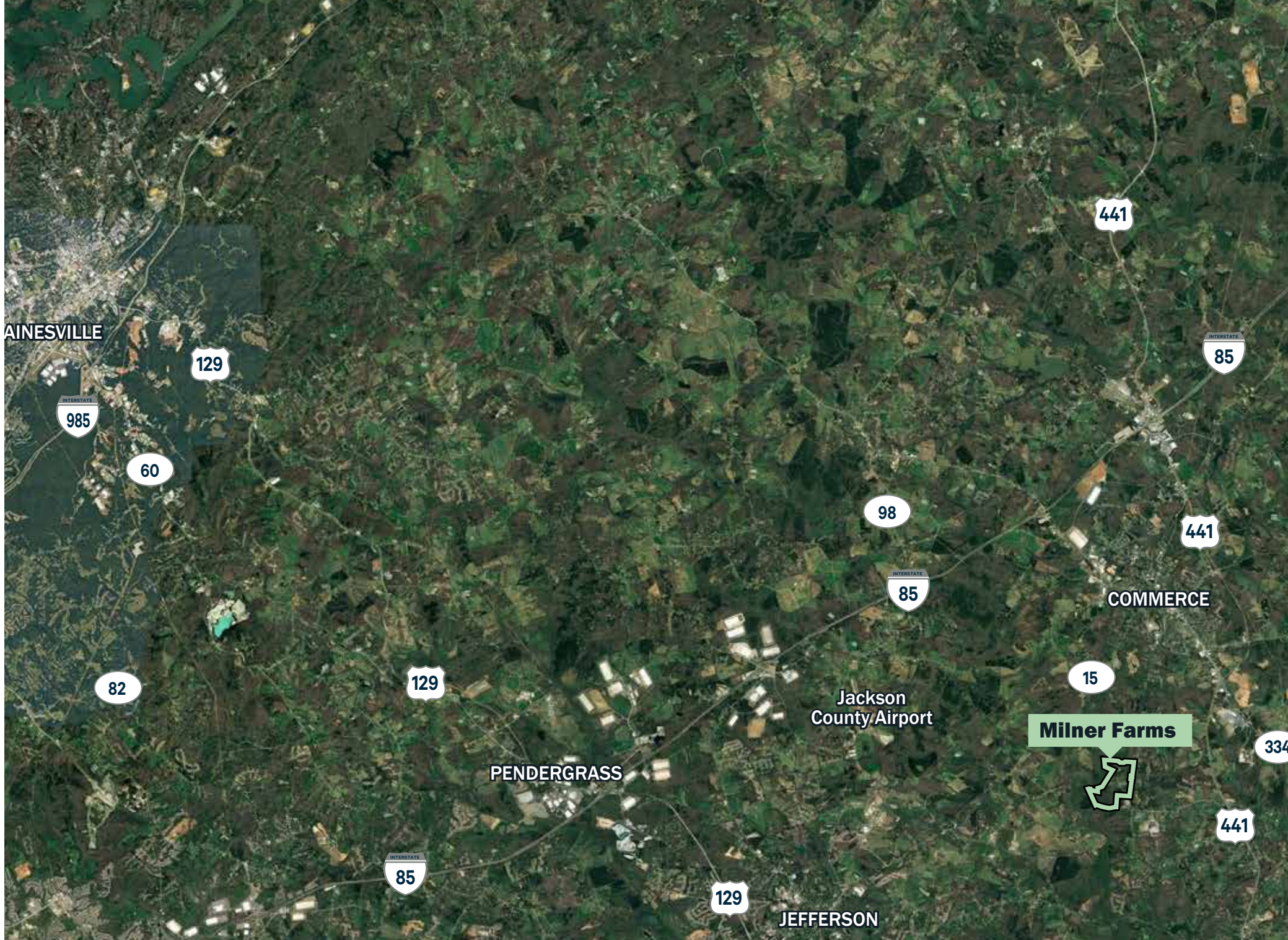












AINESVILLE

129

441

INTERSTATE  
85

INTERSTATE  
985

60

98

441

INTERSTATE  
85

COMMERCE

82

129

15

Jackson  
County Airport

**Milner Farms**

PENDERGRASS

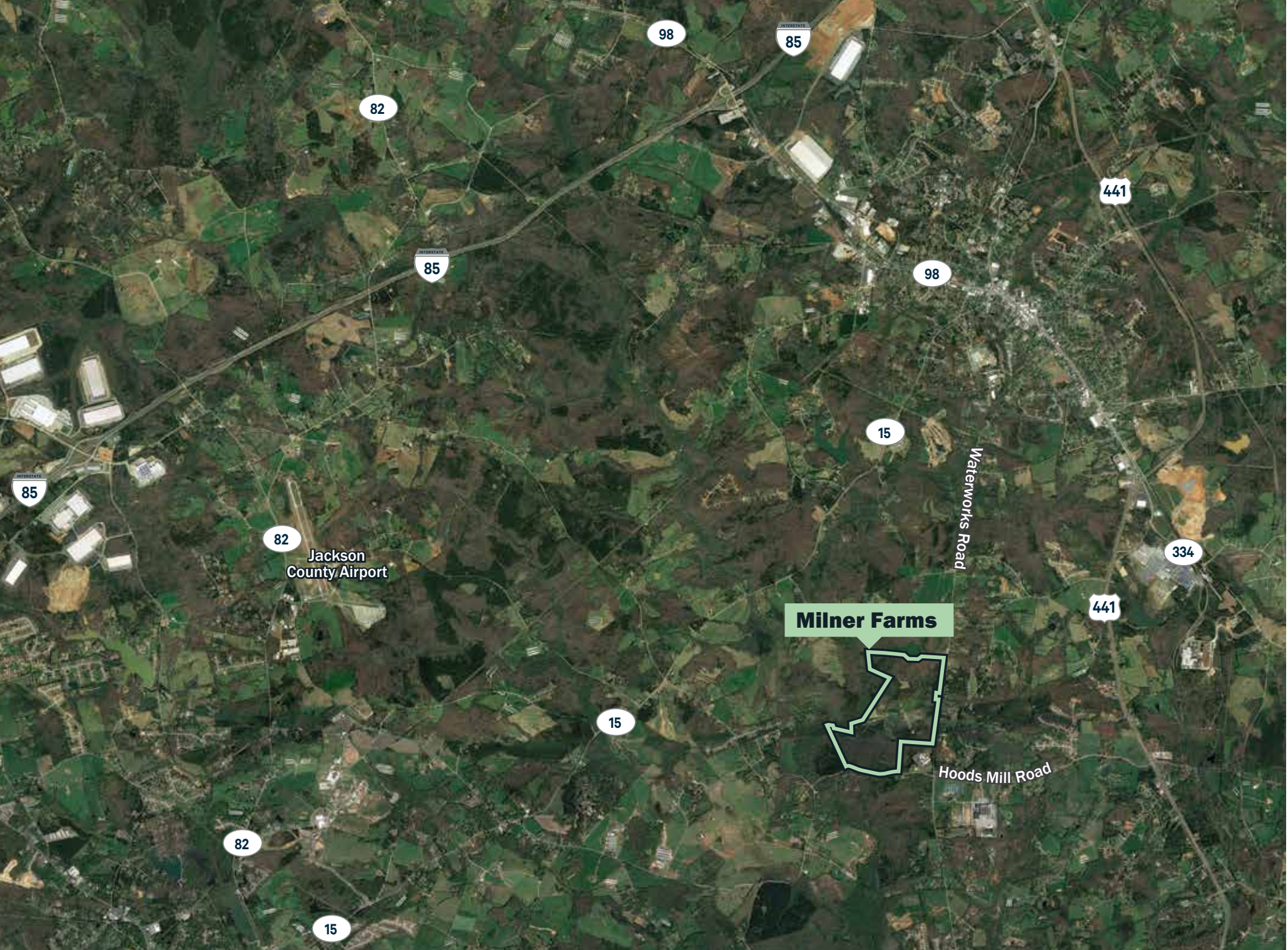
334

INTERSTATE  
85

129

441

JEFFERSON



98

INTERSTATE  
85

82

441

INTERSTATE  
85

98

15

Waterworks Road

INTERSTATE  
85

82

Jackson  
County Airport

334

**Milner Farms**

441

15

Hoods Mill Road

82

15

**Milner Farms**

**Waterworks Road**

**S Apple Valley Road**

**East Jackson Middle School**

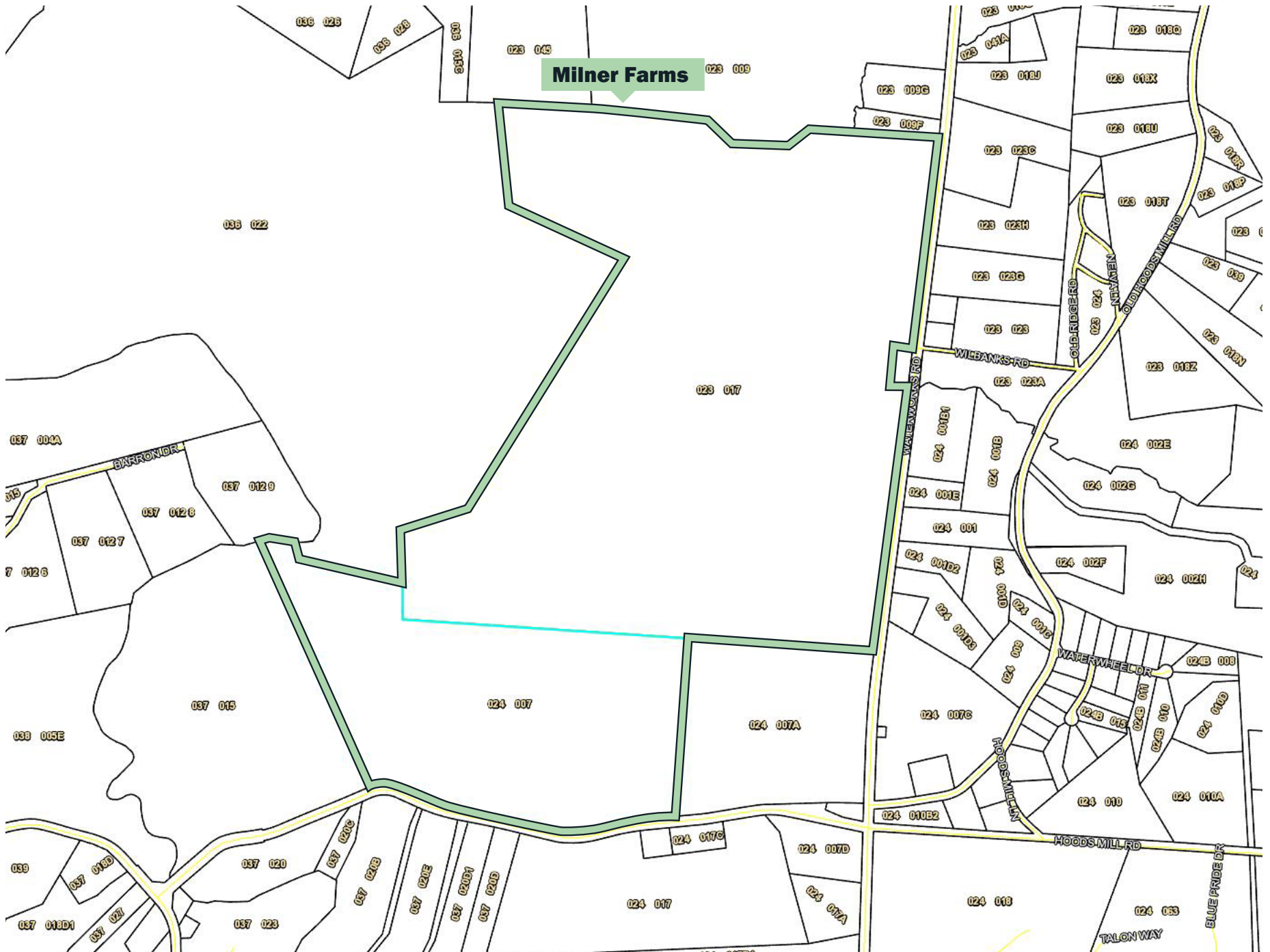
**Hoods Mill Road**

**East Jackson Elementary School**

**East Jackson High School**







Milner Farms







PARTIALLY COMPLETED MAIN HOUSE









BARNDOMINIUM / GARAGE































**SCOTT MCGREGOR**  
Executive Vice President  
+1 404 783 0013  
scott.mcgregor@cbre.com

**JOHN HAYNES**  
Senior Vice President  
+1 404 354 4686  
john.haynes@cbre.com

**BO SCHILL**  
Broker  
+1 404 295 0074  
bo.schill@cbre.com

**CBRE**  
3550 Peachtree Road  
Suite 2300  
Atlanta, GA 30326  
+1 404 504 7900  
www.cbre.us

**CBRE**