

Copperhead Lodge

ABSOLUTE AUCTION - MOUNTAIN LODGE RETREAT

OCTOBER 29, 2009 • COPPERHEAD LODGE • BLAIRSVILLE, GA

135 Nottely Dam Road, Blairsville, GA 30512



**SOLD TO THE HIGHEST BIDDER
REGARDLESS OF PRICE!**

Appraised over \$3M

Suggested Opening Bid: \$500,000



Enclosed Porch



Pool & Jacuzzi



THE OFFERING: On October 29 at 2:00pm the historic Copperhead Lodge built in 2006, zoned C-4 Commercial, on approximately 6.63 acres will be sold to the highest bidder REGARDLESS OF THE PRICE, Absolute! Located just a short hour and fifteen minutes from the famed Tail of the Dragon trail. www.tailofthedragon.com

FINANCING: Bank of Woodstock is offering, subject to good credit, financing for the Copperhead Lodge. Terms are as follows but subject to change. 25% Down Payment, 10 year Term. Call (949)313-0708 for more details.

AUCTION LOCATION: The Auction shall take place onsite on October 29. Registration will begin at 1:00pm and the Auction will start at 2:00pm.

OPEN HOUSES: Beginning Sept. 26 - Saturdays from 11:00am-2:00pm. Oct. 28 - 1:00pm - 4:00pm

Copperhead Lodge is a 6.63 acre resort community located in the North Georgia Mountains... built by motorcycle enthusiasts for motorcycle enthusiasts. This 12,500 sf. resort with 11 sleeping rooms features a rustic lodge, an outdoor pavilion/amphitheater and swimming pool plus various other amenities all situated in a beautiful mountain setting along a winding creek. Copperhead Lodge has all paved roads with street lights, underground utilities and city water.

Our lodge with a grand hall that holds 280 people, sports bar, fitness center, and garage/shop, overlooks the creek. It is the indoor gathering area for the resort and features: casual fine dining (65 seat restaurant), overnight accommodations, several fireside gathering areas, a members only Club Room, fitness area, riding gear and apparel & sundries shop. The lodge is surrounded by thousands of square feet of covered porches complete with hot tubs and lounging areas. All roads and parking areas are paved.

Our outdoor recreation areas include a swimming pool, pavilion and amphitheater. We will host several concerts and motorcycle events each year and offer guided scenic rides.

ABSOLUTE AUCTION OCT. 29

Copperhead Lodge
135 NOTTELY DAM ROAD, BLAIRSVILLE, GA 30512



ACCELERATED MARKETING GROUP
949.313.0700 • www.amgre.com
5000 Birch St., Ste. #205
Newport Beach, CA 92660

The information herein is from sources deemed reliable but we assume no responsibilities for errors or omissions. Bidders must perform their own, independent evaluation of the asset.

DRIVING DIRECTIONS:

FROM ATLANTA - Take 75 North to 575 North. 575 becomes highway 515. Stay on 515 thru Blue Ridge - about 14 miles past Blue Ridge. Turn right onto Notley Dam Rd. (Shell Station on left). Copperhead Lodge will be about 1 mile on right.

FROM BLAIRSVILLE - Take 51/576 west for about 6 - 8 miles outside Blairsville. Turn left onto Notley Dam Rd. (Shell Station on right). Copperhead Lodge will be about 1 mile on right.

GPS COORDINATES - GPS: N34 51.951m W84 5.555m

Accelerated Marketing Group LLC, Thomas J. Karras, GA Auctioneer #AUNFR003048/RE Broker #290743