



Whitney Farm
STEPHENS, GEORGIA





Whitney Farm

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\$7,500,000 | 1,303± ACRES



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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.

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BILLINGS, MONTANA	TUTTLE, OKLAHOMA
BOZEMAN, MONTANA	ARCADIA, OKLAHOMA
MISSOULA, MONTANA	CHARLOTTESVILLE, VIRGINIA

SALES | AUCTIONS | FINANCE | APPRAISALS | MANAGEMENT



Executive Summary

Whitney Farm spans 1,303± scenic acres in the rolling Piedmont countryside of Northeast Georgia. Located in the quiet community of Stephens, the property blends well-developed agricultural infrastructure with the timeless appeal of the rural Southeast. The farm is defined by its balanced nature and is comprised of 850± acres of open, productive pasture paired with 450± acres of mixed hardwood and pine forest. Every element of the property has been designed and constructed with precision, efficiency, and longevity in mind.

At the center of the farm sits a beautiful and recently built contemporary farmhouse, perfectly situated to capture the 360-degree views of the surrounding landscape. The improvements, almost all of which were built within the past 5-10 years, support a top-tier cattle operation built on Akaushi Wagyu and SimAngus genetics. The farm's thoughtful layout was designed to support an efficient, intensive rotational grazing program, and no detail, from the fencing to watering systems to the forage composition of the pastures, has been overlooked. Whitney Farm represents one of the finest turnkey cattle operations in the region.

General Description

The farm is accessed off a quiet county road and has a highly desirable (and private) end-of-the-road location. A central farm road runs through the middle of the property and services the thoughtfully spaced barns, cattle facilities and farmhouse. The farmhouse is located well into the property on an elevated knoll overlooking the surrounding acreage, with sweeping views and wonderful seclusion. Describing the setting as private would be an understatement. From the porch of the house, the only sounds heard are those of nature and farm activity, and at night, the completely dark skies are absent of artificial light. Even though the farm is easily accessible from Atlanta and Athens, it is a world away from their hurried pace.

The pastures are spread throughout the farm and interspersed with small blocks of forested acreage. The farm has the rolling topography typical of Georgia's Piedmont, yet the slopes are mild and the land very usable. Raiden Creek, a steady perennial stream, runs for nearly one and a half miles along the western edge of the property, while a small stretch of Suls Fork flows near the northern boundary. There are several other small, intermittent streams throughout the farm. Overall, the farm is well watered, and the water resources on the farm (both natural and man-made) easily support current farm operations.

Almost all the farm's improvements, including the interior fencing, water systems, and agricultural structures, were constructed by the current owner within the past decade. All are built to the highest standards, providing a fully improved and highly functional property ready for a future owner to enjoy for many years to come.



General Operations

Whitney Farm is centered around an active cow/calf operation that supports 275± animal units. The herd consists of Akaushi Wagyu cattle bred with SimAngus cattle, which consistently produce exceptional calves. In recent years, well over 90% of the farm's calves have been graded Prime. Wagyu beef production in the US has undergone tremendous growth in recent years as consumer demand for gourmet products and healthier, premium beef has surged. Wagyu cattle are prized for their rich flavor profile, and the intramuscular fat composition of the animal produces naturally tender beef with exceptional marbling. (Note: cattle are not included in the asking price but may be available for separate purchase)

Hay production varies annually depending on grazing rotation and rainfall. 2024 saw the farm produce 700 round bales.



Pastures and Fencing

There are 33 four-hole Ritchie automatic waterers installed throughout the pastures. All sit on concrete pads and are serviced by a 2" waterline, with water supplied by three strong wells. Most of the pastures are comprised primarily of Novel Endophyte Fescue, which provides the persistence and drought tolerance of traditional tall fescue without the toxic alkaloids that can harm cattle performance. This results in healthier livestock, improved weight gains, and greater overall forage productivity. The remaining pastures are mostly a mix of Bermuda grass, rye grass, and crabgrass, providing a useful balance that supports year-round grazing.

The entire perimeter is fenced in fixed-knot woven wire, ensuring cattle remain on the farm. Interior and cross fencing are high-tensile with a hot wire to support the temporary polywire fencing used in the rotational grazing program. Lastly, a center pivot irrigation system was installed five years ago and covers 100 acres of pasture.



Barns and Agricultural Infrastructure

Soon after entering the property, there is an eight-year-old, 120'x40' equipment barn with workshop and bathroom that serves as the farm's headquarters. Just past that is a small but efficient line of concrete feed bunks, while further down the road, there is a 120'x50' hay barn (built four years ago). Adjacent to that are the corrals and a covered cattle working facility.



Acreage

The farm's 1,303± acres are gently sloping or level, with excellent usability and a nice balance of open and wooded areas. An approximate breakdown of the farm's 1,303± acres is:

Pasture - 850± acres • Forest - 453± acres

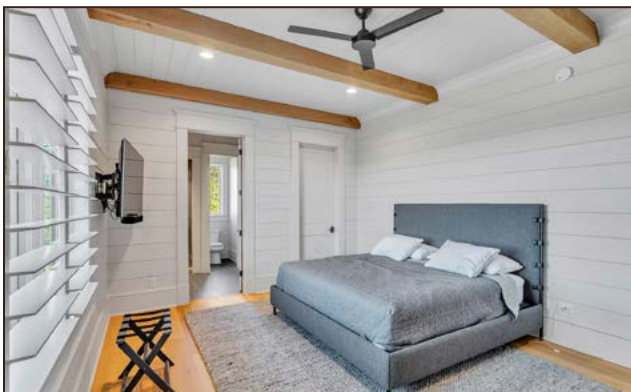


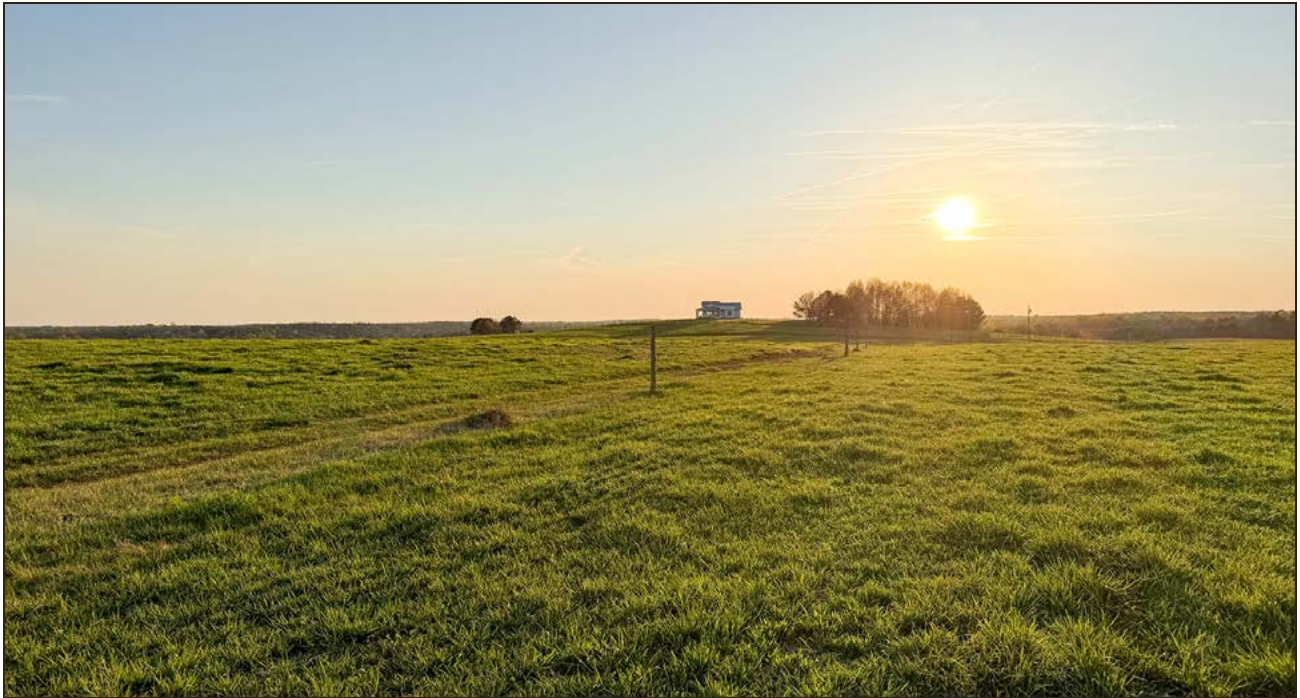
Improvements

Farmhouse

A newly constructed 1,600± square-foot contemporary farmhouse serves as the main dwelling on Whitney Farm. Completed just two years ago, the home features two bedrooms, two full bathrooms, and top-of-the-line Wolf and Sub-Zero appliances. Its refined yet understated design, generous porches, and thoughtful hardscaping create a setting that embraces both comfort and the outdoors.







Climate

Stephens, Georgia, experiences a pleasant subtropical climate with four distinct seasons and plentiful rainfall. Spring features highs in the 60s and 70s, while summer is warm and humid, with high temperatures frequently topping 90 degrees. October and November see the weather cool off and the humidity drop, causing a resurgence of the farm's cool-season grasses. Winters are generally mild, with lows in the 30s and highs pushing into the 50s.

The farm receives ample precipitation and sees an average of 55 inches of rain annually. Snowfall is rare and averages a few inches per year, if at all. In short, it's an ideal climate for farming, cattle, and recreation.



Location

Whitney Farm is located in Stephens, Georgia, in Oglethorpe County. The nearest small towns include Union Point and Crawford, while Athens – a lively college town – is just 30 minutes away. The farm enjoys an outstanding rural location, yet lies within easy driving distance of numerous Southeastern cities. Approximate distances and driving times to some of these include:

Athens, GA	24 miles / 30 minutes
Atlanta, GA	95 miles / 1 hour 50 minutes
Greenville, SC	95 miles / 2 hours 20 minutes
Augusta, GA	100 miles / 2 hours 20 minutes
Macon, GA	115 miles / 2 hours 20 minutes



The nearest commercial airports are Hartsfield-Jackson International Airport in Atlanta, one of the world’s busiest airports, and the smaller but convenient Augusta Regional Airport. The nearest FBO is found in Athens at the Athens-Ben Epps Airport, which features a 6,122-foot runway suitable for most private aircraft. Approximate distances and driving times are:

Hartfield-Jackson Atlanta International	110 miles / 1 hour 40 minutes
Augusta Regional Airport	90 miles / 1 hour 25 minutes
Athens Ben Epps Airport	24 miles / 35 minutes

Locale

Oglethorpe County remains one of the most rural and scenic areas of northeast Georgia. The region's undulating hills, farmland, and forests form a classic Piedmont landscape. With a population of roughly 15,000, the county offers a quiet, small-town lifestyle primarily supported by cattle, crop, and timber production. Development is limited, and the countryside retains its agricultural character, with large tracts and family farms dotting the landscape.

Twenty-five miles Northwest of the farm is Athens, which offers an exceptional counterbalance to Whitney Farm's country setting. Athens is renowned for its historic architecture, thriving arts and music scene, and vibrant downtown. It brings cultural depth, dining, and entertainment to the region, making Whitney Farm both peaceful and conveniently connected. The city is also home to the University of Georgia, a national leader in higher education and college athletics. It is also the largest employer in northeast Georgia and a tremendous resource to surrounding counties through its research, agricultural, and entrepreneurship programs and initiatives.



Recreational Considerations

Although focused on cattle production, Whitney Farm offers abundant recreational opportunities. The scale and diversity of the landscape make it well-suited for horseback riding, hiking, ATV use, and a multipurpose trail network. The terrain, streams, and forest cover could easily support enhanced habitat or the creation of ponds and managed hunting areas for deer, turkey, and other native wildlife.

Taxes

Annual property taxes are approximately \$13,569

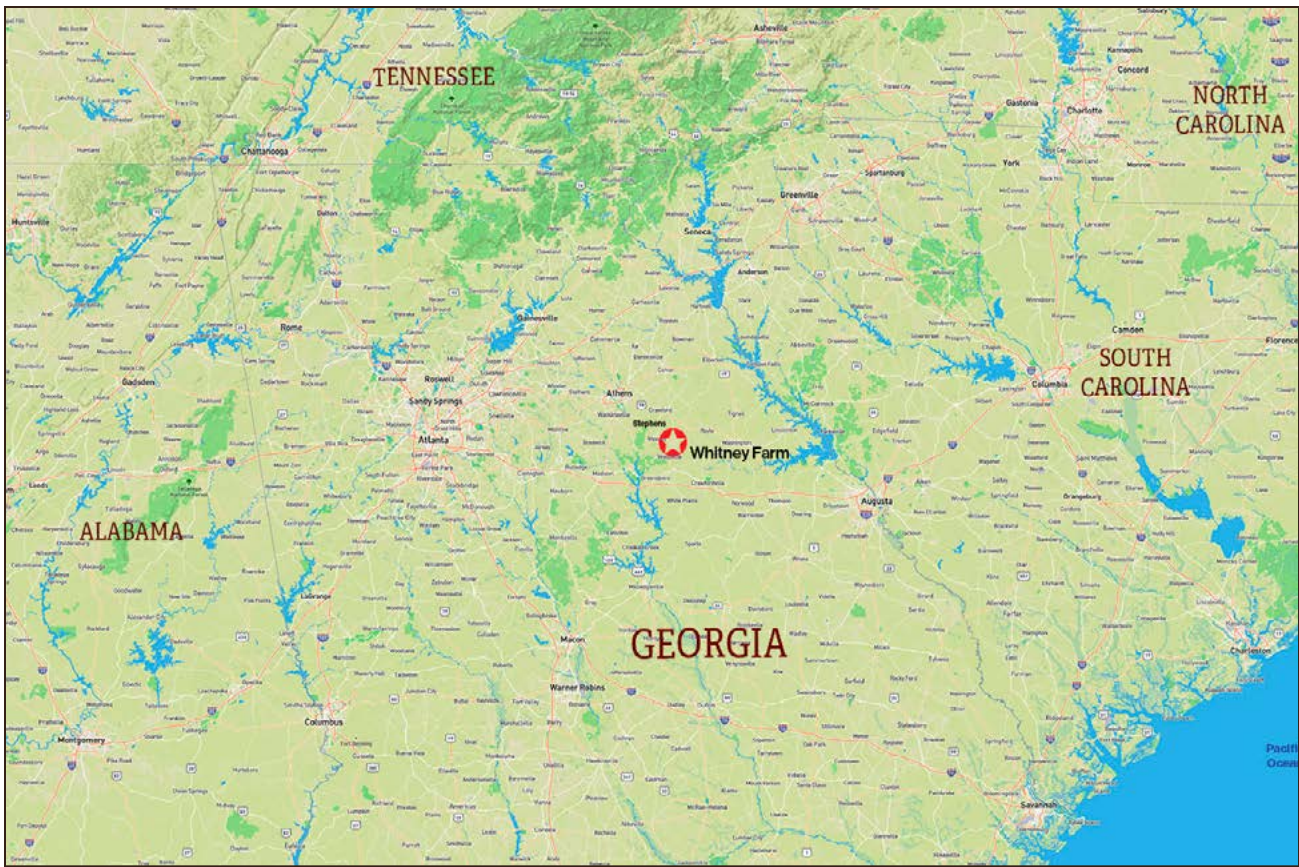




Broker's Comments

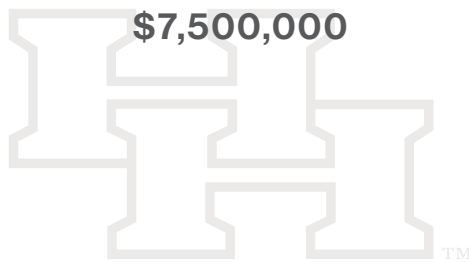
Whitney Farm represents a rare opportunity to acquire a fully developed, exceptionally designed cattle operation in northeast Georgia. The property's modern infrastructure, thoughtful layout, new home and natural beauty combine to create a premier agricultural holding. The next owner will have the privilege of stepping into a turn-key farm ready to be enjoyed from day one.





Price

\$7,500,000



Information provided by Hall and Hall concerning real estate listed for sale is believed to be reliable but is not guaranteed and should be independently verified by potential purchasers. Information is subject to change, withdrawal, or correction. Hall and Hall makes no representations or warranties about the property or the accuracy or completeness of the information concerning the property including, without limitation: that the actual square footage, measurements, acreage, zoning, tax information, school district and other factors that may affect the value or use of the property may vary from that listed or shown in maps or public records and may change; the property's condition, income potential, or compliance with applicable laws or regulations; that estimates of potential rents, income, expenses, and capitalization rates may not be achieved; that some photographs of the property may be digitally enhanced; the legality or enforceability of any covenants, conditions or restrictions that may affect the use any enjoyment of the property; and any changes in market conditions or the future investment value of real estate listed for sale. Hall and Hall is not liable for any inaccuracies, errors, or omissions concerning information about the property or losses that result from the use of this information. Information provided by Hall and Hall concerning the property is not a substitute for inspections, surveys, title searches or other due diligence by potential purchasers. Potential purchasers should perform their own due diligence including legal and financial review before purchasing.

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. [Jerome Chvilicek](#), [Dan Bergstrom](#) at (406) 656-7500, or [Jim Fryer](#) at (406) 587-3090 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. [Jerome Chvilicek](#), [Dan Bergstrom](#) at (406) 656-7500, or [Jim Fryer](#) at (406) 587-3090 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. [Chad Dugger](#) at (806) 698-6882 is available to describe and discuss these services in detail and welcomes 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

[J.T. Holt](#), [Alex Leamon](#) or [Brian McEntire](#) • (806) 698-6882

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.

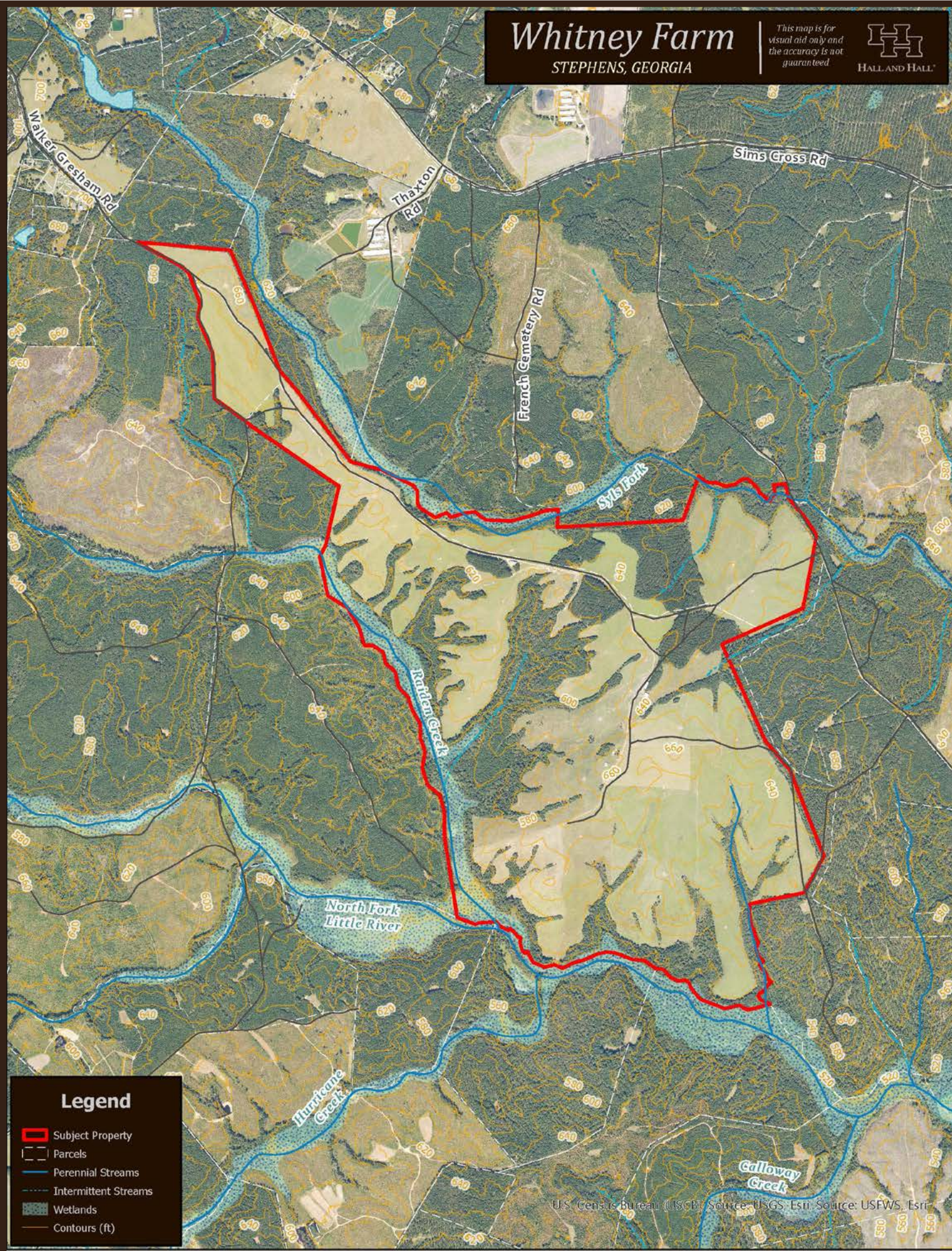
(d) A broker engaged by a seller does not breach any duty or obligation by showing alternative properties to prospective buyers.

[Alex Webel](#) of Hall and Hall is the exclusive agent of the Seller.

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Legend

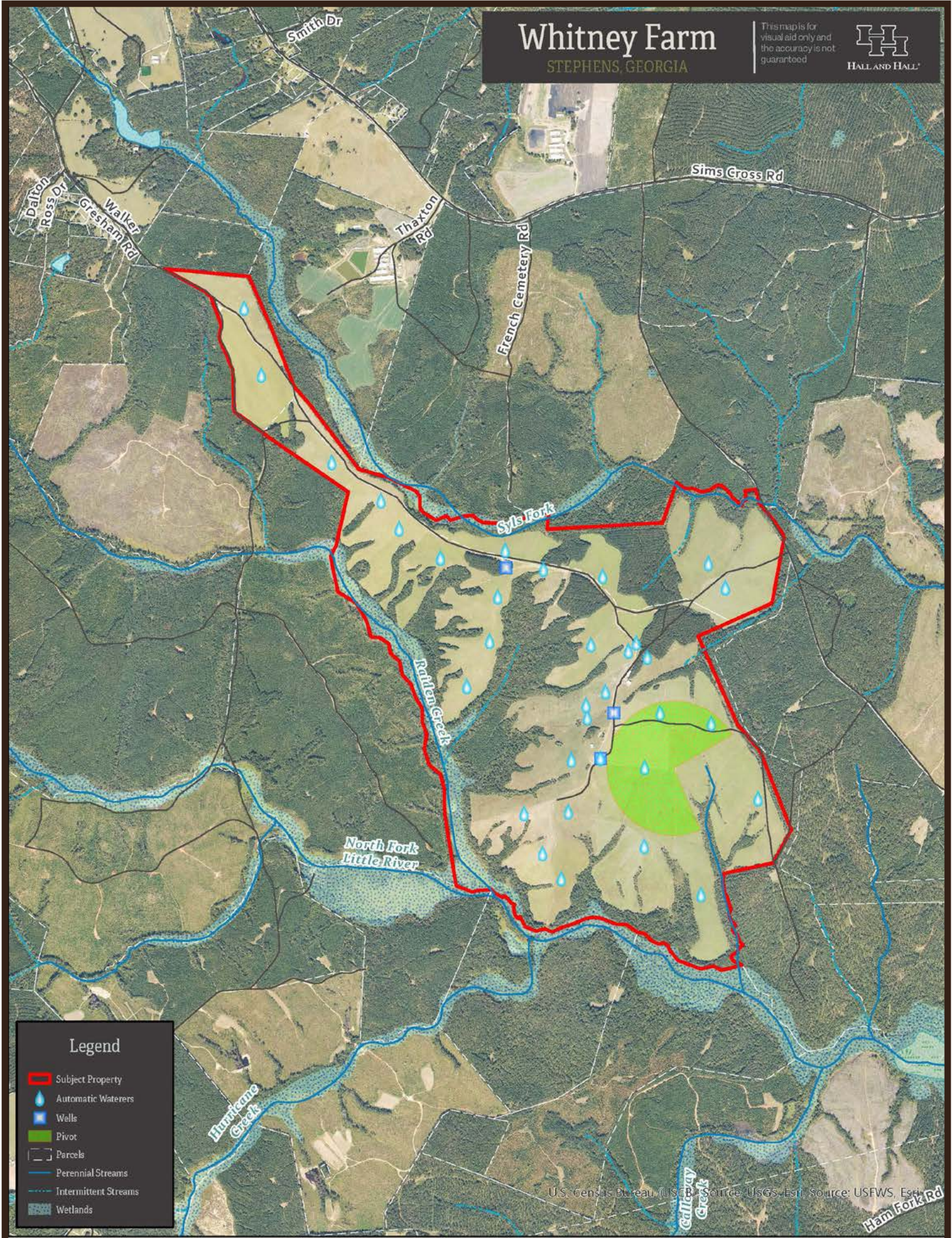
- Subject Property
- Parcels
- Perennial Streams
- Intermittent Streams
- Wetlands
- Contours (ft)

U.S. Census Bureau (USCB) Source: USGS, Esri Source: USFWS, Esri

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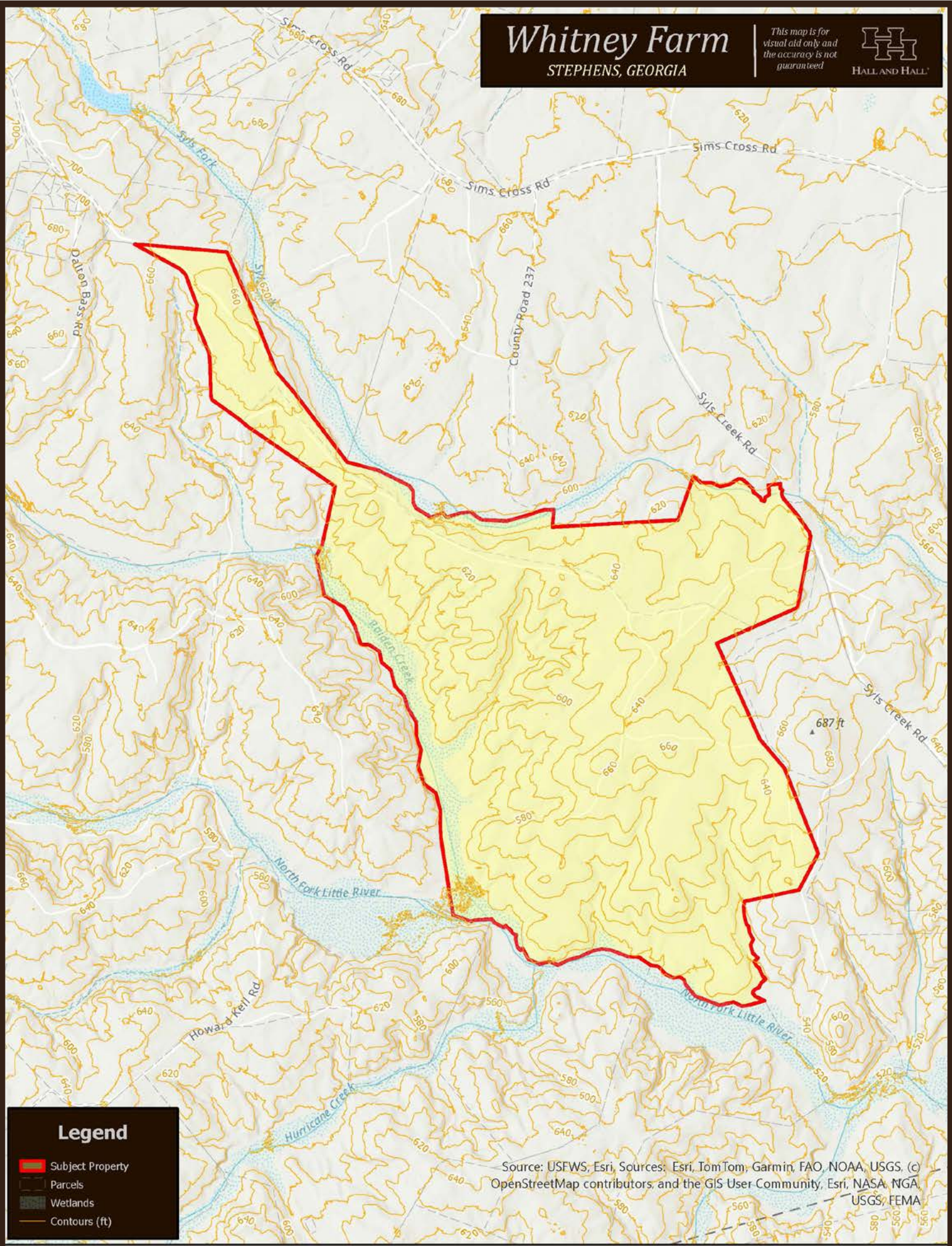
- Subject Property
- Automatic Waterers
- Wells
- Pivot
- Parcels
- Perennial Streams
- Intermittent Streams
- Wetlands

U.S. Census Bureau (USCB) source: USGS, Esri, Source: USFWS, Esri

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Legend

- Subject Property
- Parcels
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Source: USEFWS, Esri, Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, (c) OpenStreetMap contributors, and the GIS User Community, Esri, NASA, NGA, USGS, FEMA

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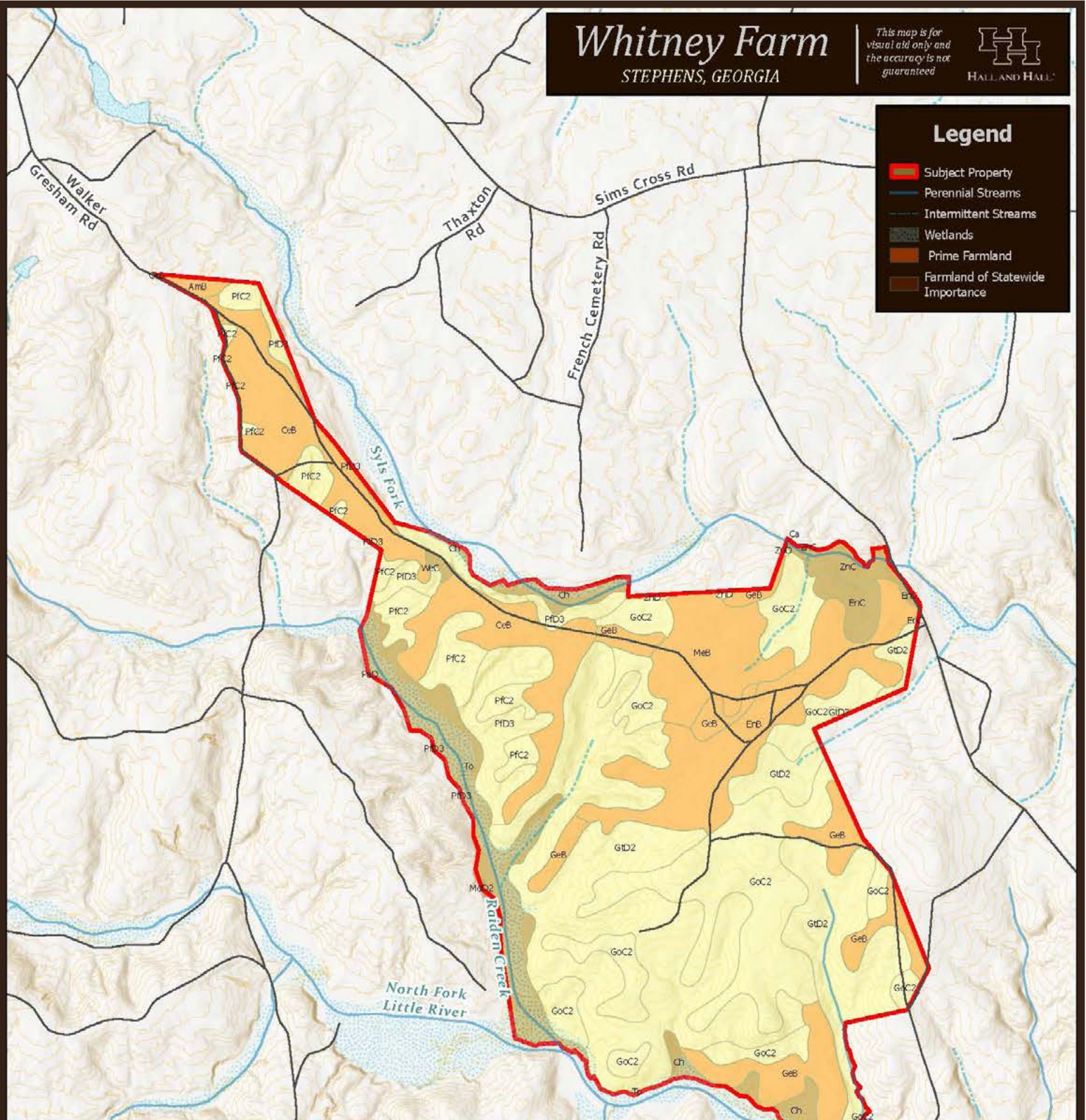
STEPHENS, GEORGIA

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



Legend

- Subject Property
- Perennial Streams
- Intermittent Streams
- Wetlands
- Prime Farmland
- Farmland of Statewide Importance



Map Unit	Soil Type Name
ArrB	Appling coarse sandy loam, 2 to 6 percent slopes
Ca	Cartocay loam, 0 to 2 percent slopes, frequently flooded
CeB	Cecil sandy loam, 2 to 6 percent slopes
Ch	Chewacla silt loam, 0 to 2 percent slopes, occasionally flooded
EnB	Enon fine sandy loam, 2 to 6 percent slopes
EnC	Enon fine sandy loam, 6 to 10 percent slopes
GeB	Georgeville very fine sandy loam, 2 to 6 percent slopes
GoC2	Georgeville clay loam, 6 to 10 percent slopes, eroded
GlD2	Georgeville silty clay loam, 10 to 25 percent slopes, eroded
MeB	Mecklenburg fine sandy loam, 2 to 6 percent slopes
PfC2	Pacolet sandy clay loam, 6 to 10 percent slopes, eroded
PfD3	Pacolet sandy clay loam, 10 to 25 percent slopes, severely eroded
To	Toccoa fine sandy loam, occasionally flooded
WeC	Wedowee sandy loam, 6 to 10 percent slopes
ZnC	Zion gravelly loam, 2 to 10 percent slopes
ZnD	Zion gravelly loam, 10 to 15 percent slopes

U.S. Census Bureau (USCB), Source: USGS, Esri, Source: USFWS, Esri, Esri, NASA, NGA, USGS, FEMA, Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, (c) OpenStreetMap contributors, and the GIS User Community

