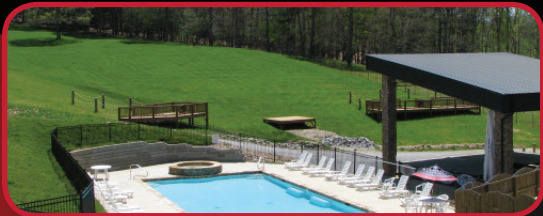


**IS PLEASED TO OFFER:  
EXCLUSIVE HOTEL INVESTMENT OPPORTUNITY**

**Copperhead Lodge**

171 Copperhead Parkway  
Blairsville, GA 30512  
(116 miles north of Atlanta)



**PRICE: \$1.25 MILLION**

2018 Revenue  
Rooms = \$225K  
Restaurant & Bar = \$400K

- 11 guest rooms
- Rental income from privately-owned log cabins onsite – 1 & 2 bedrooms
  - All with full kitchen
  - Some with private hot tub, gas grill
  - Each with unique layout & furnishings
- Distinctive main lodge features:
  - Grand lobby with massive stone fireplace for events
  - Wrap-around porch for outdoor dining, fireplace seating
  - Natural amphitheater adjacent called “The Yard” overlooking pool, creek
- 6.6 acres include sites for outdoor movies, bon fires, live music, group activities
- Full-service “Flying Trout Restaurant” with bar operated by well-known national chef who relocated to the area
- Saltwater pool (May – September)
- Meeting room
- Resort-wide satellite TV & WiFi
- Underground utilities
- Trailer parking



**“Rustic luxury” defines this boutique mountain resort**

**Business and leisure visitors attracted by:**

- Scenic setting for destination events – reunions; weddings; family celebrations; business meetings; motorcycle & car club gatherings
- Boating, swimming, fishing at a variety of lakes
- Hiking, camping along Appalachian Trail & in Chattahoochee National Forest, Vogel State Park
- Unusual twin cascades at Helton Creek Falls
- Brasstown Bald Mountain, state’s highest elevation with view of 4 states
- 2 alpaca farms for fun, educational animal encounters
- Sleepy Hollow with fairy figures & hobbit houses created by former Disney craftsman