

+/-60 Acre Historic Horse Farm FOR SALE

3073 GA-100, Greenville, GA 30222

For more information please contact:
John Payton 770.253.3078

Welcome to Dogwood Farm! GMLS #20053955
To View Video Tour, [CLICK HERE.](#)

NEW PRICE: \$2,600,000



COMMERCIAL REAL ESTATE | DEVELOPMENT | CONSTRUCTION | PROPERTY MANAGEMENT

770-632-4000

 RWCRE.net

 **ACBR**
ASSOCIATION OF COMMERCIAL REAL ESTATE BROKERS

RW

**Randolph
Williams**

This information has been obtained from sources believed reliable. While we do not doubt its accuracy we have not verified it and make no guarantee, warranty or representation about it.

+/-60 Acre Historic Horse Farm FOR SALE

3073 GA-100, Greenville, GA 30222

For more information please contact:
John Payton 770.253.3078

Dogwood Farm Layout



COMMERCIAL REAL ESTATE | DEVELOPMENT | CONSTRUCTION | PROPERTY MANAGEMENT

770-632-4000

RWCRE.net

ACBR

RW | Randolph Williams

This information has been obtained from sources believed reliable. While we do not doubt its accuracy we have not verified it and make no guarantee, warranty or representation about it.

+/-60 Acre Historic Horse Farm FOR SALE

3073 GA-100, Greenville, GA 30222

For more information please contact:
John Payton 770.253.3078

The Homes at Dogwood Farm

Home 1 – The Main Residence: Two Homes in One!

This estate includes 5 homes, starting with the “Main Residence” that boasts two adjoining homes under one roof. This unique, multi-generational house features the opportunity for two families to live near each other while maintaining privacy through completely separate living spaces.

One half has 4BR/3.5BA; the other has 2BR/2.5BA. Each has its own separate living room, family room, kitchen, and laundry room. Each HVAC system operates independent of the other. An inviting outdoor swimming pool and full back porch finish the exterior.

Home 2 – The Bunk House

“The Bunk House” is a beautiful 1BR + 1 Bunk room/2BA building filled with attractive finishes including an HGTV-style kitchen and open living room. The bunk room comfortably sleeps up to 15, and the second bedroom is perfect for parents/chaperones. Two full, modern baths are a convenient feature.

Home 3 – The Carriage House

“The Carriage House” is a charming open studio with an en suite bathroom and full kitchen. Ideal for a weekend getaway, this space is inviting and enjoys views of the gently rolling landscape.

Home 4 – The Club House

Ideal for entertaining, the Club House is built for fun! The huge commercial kitchen is fully equipped.

There’s a large dining area, living room space, two full baths, washer/dryer and an oversized back deck. The adjacent reception room has adequate seating to entertain large groups of +/-50.

Home 5 – The Caretaker House

“The Caretaker House” has two bedrooms and one bathroom with handicap-accessible shower. The eat-in kitchen and living room are comfortable. There’s also a large, walk-in laundry room and closet. An entry ramp and welcoming front porch greet visitors.

COMMERCIAL REAL ESTATE | DEVELOPMENT | CONSTRUCTION | PROPERTY MANAGEMENT

770-632-4000

RWCRE.net



This information has been obtained from sources believed reliable. While we do not doubt its accuracy we have not verified it and make no guarantee, warranty or representation about it.

+/-60 Acre Historic Horse Farm FOR SALE

3073 GA-100, Greenville, GA 30222

For more information please contact:
John Payton 770.253.3078

The Details

Features & Other Buildings

- Gated Entry
- +/- 60 acres (Additional acreage available for sale)
- Two-story, 5-bay workshop building includes storage the entire length of the upper floor
- Barn with 26 block stalls for equine safety
- Horse walker for warming up/cooling down horses or when riding isn't possible.
- Full scale, one-mile maintained track
- Automatic livestock waterers
- Fenced and cross fenced for livestock or horses
- +/- 10 acre lake
- +/- 80 acres standing timber
- Roads on property are asphalt millings
- Converted barn / wedding venue – *See details next page*

SALE PRICE & NOTES

NEW PRICE \$2,600,000 (Effective 9-6-23)

COMMERCIAL REAL ESTATE | DEVELOPMENT | CONSTRUCTION | PROPERTY MANAGEMENT

770-632-4000

RWCRE.net

ACBR

RW | Randolph Williams

This information has been obtained from sources believed reliable. While we do not doubt its accuracy we have not verified it and make no guarantee, warranty or representation about it.

+/-60 Acre Historic Horse Farm FOR SALE

3073 GA-100, Greenville, GA 30222

For more information please contact:
John Payton 770.253.3078

The Venue

Abby Manor at Dogwood Farms is a beautifully established Wedding Venue & Equestrian Center that offers unlimited possibilities. This high-quality, income-producing property offers the perfect location just 11 miles off I-85 in Greenville, Georgia (Meriwether County). With +/- 60 acres of breathtaking scenery, it's a rare find!

The +/-13,000 SF open and spacious events center is filled with rustic charm and natural beauty! There's impressive white pine hardwood floors, magnificent rough cut pine beams, and a full bar for hosting your special event.

Every detail has been thoughtfully considered. Automatic lighting, climate controls, private rooms, a photo booth, Bridal suite, and more—this space overflows with amenities while retaining its peaceful, country farmhouse appeal. Bridal parties, guests, even vendors will appreciate this carefully curated venue and all it has to offer.



COMMERCIAL REAL ESTATE | DEVELOPMENT | CONSTRUCTION | PROPERTY MANAGEMENT

770-632-4000

RWCRE.net

ACBR

RW | Randolph Williams

+/-60 Acre Historic Horse Farm FOR SALE

3073 GA-100, Greenville, GA 30222

For more information please contact:
John Payton 770.253.3078


The Venue



Abby Manor

AT DOGWOOD FARM

COMMERCIAL REAL ESTATE | DEVELOPMENT | CONSTRUCTION | PROPERTY MANAGEMENT

 770-632-4000

 RWCRE.net



ACBR



Randolph
Williams

This information has been obtained from sources believed reliable. While we do not doubt its accuracy we have not verified it and make no guarantee, warranty or representation about it.

+/-60 Acre Historic Horse Farm FOR SALE

3073 GA-100, Greenville, GA 30222

For more information please contact:
John Payton 770.253.3078

The Venue – Additional Photos



COMMERCIAL REAL ESTATE | DEVELOPMENT | CONSTRUCTION | PROPERTY MANAGEMENT

770-632-4000

 RWCRE.net

 **ACBR**
ASSOCIATION OF COMMERCIAL REAL ESTATE BROKERS

 | **Randolph Williams**

This information has been obtained from sources believed reliable. While we do not doubt its accuracy we have not verified it and make no guarantee, warranty or representation about it.

+/-60 Acre Historic Horse Farm FOR SALE

3073 GA-100, Greenville, GA 30222

For more information please contact:
John Payton 770.253.3078

The Venue – Additional Photos



COMMERCIAL REAL ESTATE | DEVELOPMENT | CONSTRUCTION | PROPERTY MANAGEMENT

770-632-4000

 RWCRE.net

 **ACBR**
ASSOCIATION OF COMMERCIAL REAL ESTATE BROKERS

RW

**Randolph
Williams**

This information has been obtained from sources believed reliable. While we do not doubt its accuracy we have not verified it and make no guarantee, warranty or representation about it.

+/-60 Acre Historic Horse Farm FOR SALE

3073 GA-100, Greenville, GA 30222

For more information please contact:
John Payton 770.253.3078

The Venue – Bridal Suite



COMMERCIAL REAL ESTATE | DEVELOPMENT | CONSTRUCTION | PROPERTY MANAGEMENT

770-632-4000

RWCRE.net

ACBR

RW | Randolph Williams

This information has been obtained from sources believed reliable. While we do not doubt its accuracy we have not verified it and make no guarantee, warranty or representation about it.

+/-60 Acre Historic Horse Farm FOR SALE

3073 GA-100, Greenville, GA 30222

For more information please contact:
John Payton 770.253.3078

The Main Residence – Two Homes in One



COMMERCIAL REAL ESTATE | DEVELOPMENT | CONSTRUCTION | PROPERTY MANAGEMENT

770-632-4000

 RWCRE.net



ACBR
ASSOCIATION OF COMMERCIAL REAL ESTATE BROKERS



Randolph
Williams

This information has been obtained from sources believed reliable. While we do not doubt its accuracy we have not verified it and make no guarantee, warranty or representation about it.

+/-60 Acre Historic Horse Farm FOR SALE

3073 GA-100, Greenville, GA 30222

For more information please contact:
John Payton 770.253.3078

The Main Residence – Interior Photos (2BR/2.5BA Side)



COMMERCIAL REAL ESTATE | DEVELOPMENT | CONSTRUCTION | PROPERTY MANAGEMENT

770-632-4000

RWCRE.net



RW | Randolph Williams

This information has been obtained from sources believed reliable. While we do not doubt its accuracy we have not verified it and make no guarantee, warranty or representation about it.

+/-60 Acre Historic Horse Farm FOR SALE

3073 GA-100, Greenville, GA 30222

For more information please contact:
John Payton 770.253.3078

The Main Residence – Interior Photos (4BR/3.5BA Side)



COMMERCIAL REAL ESTATE | DEVELOPMENT | CONSTRUCTION | PROPERTY MANAGEMENT

770-632-4000

RWCRE.net

ACBR

RW

Randolph
Williams

This information has been obtained from sources believed reliable. While we do not doubt its accuracy we have not verified it and make no guarantee, warranty or representation about it.

+/-60 Acre Historic Horse Farm FOR SALE

3073 GA-100, Greenville, GA 30222

For more information please contact:
John Payton 770.253.3078

The Main Residence – Interior Photos (4BR/3.5BA Side)



COMMERCIAL REAL ESTATE | DEVELOPMENT | CONSTRUCTION | PROPERTY MANAGEMENT

770-632-4000

RWCRE.net

ACBR

RW | Randolph Williams

This information has been obtained from sources believed reliable. While we do not doubt its accuracy we have not verified it and make no guarantee, warranty or representation about it.

+/-60 Acre Historic Horse Farm FOR SALE

3073 GA-100, Greenville, GA 30222

For more information please contact:
John Payton 770.253.3078

The Bunk House



COMMERCIAL REAL ESTATE | DEVELOPMENT | CONSTRUCTION | PROPERTY MANAGEMENT

770-632-4000

 RWCRE.net



ACBR
ASSOCIATION OF COMMERCIAL REALTORS



Randolph
Williams

This information has been obtained from sources believed reliable. While we do not doubt its accuracy we have not verified it and make no guarantee, warranty or representation about it.

+/-60 Acre Historic Horse Farm FOR SALE

3073 GA-100, Greenville, GA 30222

For more information please contact:
John Payton 770.253.3078

The Bunk House – Interior Photos



COMMERCIAL REAL ESTATE | DEVELOPMENT | CONSTRUCTION | PROPERTY MANAGEMENT

770-632-4000

RWCRE.net

ACBR

RW | Randolph Williams

This information has been obtained from sources believed reliable. While we do not doubt its accuracy we have not verified it and make no guarantee, warranty or representation about it.

+/-60 Acre Historic Horse Farm FOR SALE

3073 GA-100, Greenville, GA 30222

For more information please contact:
John Payton 770.253.3078

The Bunk House – Interior Photos



COMMERCIAL REAL ESTATE | DEVELOPMENT | CONSTRUCTION | PROPERTY MANAGEMENT

770-632-4000

RWCRE.net

ACBR

RW | Randolph Williams

This information has been obtained from sources believed reliable. While we do not doubt its accuracy we have not verified it and make no guarantee, warranty or representation about it.

+/-60 Acre Historic Horse Farm FOR SALE

3073 GA-100, Greenville, GA 30222

For more information please contact:
John Payton 770.253.3078

The Carriage House



COMMERCIAL REAL ESTATE | DEVELOPMENT | CONSTRUCTION | PROPERTY MANAGEMENT

770-632-4000

 RWCRE.net



ACBR
ASSOCIATION OF COMMERCIAL REAL ESTATE BROKERS

RW

Randolph
Williams

This information has been obtained from sources believed reliable. While we do not doubt its accuracy we have not verified it and make no guarantee, warranty or representation about it.

+/-60 Acre Historic Horse Farm FOR SALE

3073 GA-100, Greenville, GA 30222

For more information please contact:
John Payton 770.253.3078

The Carriage House – Interior Photos



COMMERCIAL REAL ESTATE | DEVELOPMENT | CONSTRUCTION | PROPERTY MANAGEMENT

770-632-4000

RWCRE.net

ACBR

RW

Randolph
Williams

This information has been obtained from sources believed reliable. While we do not doubt its accuracy we have not verified it and make no guarantee, warranty or representation about it.

+/-60 Acre Historic Horse Farm FOR SALE

3073 GA-100, Greenville, GA 30222

For more information please contact:
John Payton 770.253.3078

The Club House



COMMERCIAL REAL ESTATE | DEVELOPMENT | CONSTRUCTION | PROPERTY MANAGEMENT

770-632-4000

 RWCRE.net



ACBR
ASSOCIATION OF COMMERCIAL
REAL ESTATE BROKERS

RW

Randolph
Williams

This information has been obtained from sources believed reliable. While we do not doubt its accuracy we have not verified it and make no guarantee, warranty or representation about it.

+/-60 Acre Historic Horse Farm FOR SALE

3073 GA-100, Greenville, GA 30222

For more information please contact:
John Payton 770.253.3078

The Club House – Interior Photos



COMMERCIAL REAL ESTATE | DEVELOPMENT | CONSTRUCTION | PROPERTY MANAGEMENT

770-632-4000

RWCRE.net

ACBR

RW

Randolph
Williams

This information has been obtained from sources believed reliable. While we do not doubt its accuracy we have not verified it and make no guarantee, warranty or representation about it.

+/-60 Acre Historic Horse Farm FOR SALE

3073 GA-100, Greenville, GA 30222

For more information please contact:
John Payton 770.253.3078

The Club House – Deck



COMMERCIAL REAL ESTATE | DEVELOPMENT | CONSTRUCTION | PROPERTY MANAGEMENT

770-632-4000

 RWCRE.net



ACBR

RW

Randolph
Williams

This information has been obtained from sources believed reliable. While we do not doubt its accuracy we have not verified it and make no guarantee, warranty or representation about it.

+/-60 Acre Historic Horse Farm FOR SALE

3073 GA-100, Greenville, GA 30222

For more information please contact:
John Payton 770.253.3078

The Club House – Reception Room



COMMERCIAL REAL ESTATE | DEVELOPMENT | CONSTRUCTION | PROPERTY MANAGEMENT

770-632-4000

 RWCRE.net

 **ACBR**
ASSOCIATION OF COMMERCIAL REAL ESTATE BROKERS

RW

**Randolph
Williams**

This information has been obtained from sources believed reliable. While we do not doubt its accuracy we have not verified it and make no guarantee, warranty or representation about it.

+/-60 Acre Historic Horse Farm FOR SALE

3073 GA-100, Greenville, GA 30222

For more information please contact:
John Payton 770.253.3078

The Club House – Reception Room



COMMERCIAL REAL ESTATE | DEVELOPMENT | CONSTRUCTION | PROPERTY MANAGEMENT

770-632-4000

RWCRE.net

ACBR

RW

Randolph
Williams

This information has been obtained from sources believed reliable. While we do not doubt its accuracy we have not verified it and make no guarantee, warranty or representation about it.

+/-60 Acre Historic Horse Farm FOR SALE

3073 GA-100, Greenville, GA 30222

For more information please contact:
John Payton 770.253.3078

The Caretaker House



COMMERCIAL REAL ESTATE | DEVELOPMENT | CONSTRUCTION | PROPERTY MANAGEMENT

770-632-4000

 RWCRE.net

 **ACBR**
ASSOCIATION OF COMMERCIAL REAL ESTATE BROKERS

 | **Randolph Williams**

This information has been obtained from sources believed reliable. While we do not doubt its accuracy we have not verified it and make no guarantee, warranty or representation about it.

+/-60 Acre Historic Horse Farm FOR SALE

3073 GA-100, Greenville, GA 30222

For more information please contact:
John Payton 770.253.3078

The Caretaker House – Interior Photos



COMMERCIAL REAL ESTATE | DEVELOPMENT | CONSTRUCTION | PROPERTY MANAGEMENT

770-632-4000

RWCRE.net

ACBR

RW | Randolph Williams

This information has been obtained from sources believed reliable. While we do not doubt its accuracy we have not verified it and make no guarantee, warranty or representation about it.

+/-60 Acre Historic Horse Farm FOR SALE

3073 GA-100, Greenville, GA 30222

For more information please contact:
John Payton 770.253.3078

The Stall Barn



COMMERCIAL REAL ESTATE | DEVELOPMENT | CONSTRUCTION | PROPERTY MANAGEMENT

770-632-4000

RWCRE.net



ACBR

RW

Randolph
Williams

This information has been obtained from sources believed reliable. While we do not doubt its accuracy we have not verified it and make no guarantee, warranty or representation about it.

+/-60 Acre Historic Horse Farm FOR SALE

3073 GA-100, Greenville, GA 30222

For more information please contact:
John Payton 770.253.3078

The Stall Barn



COMMERCIAL REAL ESTATE | DEVELOPMENT | CONSTRUCTION | PROPERTY MANAGEMENT

770-632-4000

RWCRE.net

ACBR

RW

Randolph
Williams

This information has been obtained from sources believed reliable. While we do not doubt its accuracy we have not verified it and make no guarantee, warranty or representation about it.

+/-60 Acre Historic Horse Farm FOR SALE

3073 GA-100, Greenville, GA 30222

For more information please contact:
John Payton 770.253.3078

5-Bay Workshop



COMMERCIAL REAL ESTATE | DEVELOPMENT | CONSTRUCTION | PROPERTY MANAGEMENT

770-632-4000

RWCRE.net

ACBR

RW | Randolph Williams

This information has been obtained from sources believed reliable. While we do not doubt its accuracy we have not verified it and make no guarantee, warranty or representation about it.

+/-60 Acre Historic Horse Farm FOR SALE

3073 GA-100, Greenville, GA 30222

For more information please contact:
John Payton 770.253.3078

Horses Welcome!



COMMERCIAL REAL ESTATE | DEVELOPMENT | CONSTRUCTION | PROPERTY MANAGEMENT

770-632-4000

 RWCRE.net



ACBR
ASSOCIATION OF
COMMERCIAL REAL ESTATE BROKERS



Randolph
Williams

This information has been obtained from sources believed reliable. While we do not doubt its accuracy we have not verified it and make no guarantee, warranty or representation about it.

+/-60 Acre Historic Horse Farm FOR SALE

3073 GA-100, Greenville, GA 30222

For more information please contact:
John Payton 770.253.3078

Horses Welcome!



COMMERCIAL REAL ESTATE | DEVELOPMENT | CONSTRUCTION | PROPERTY MANAGEMENT

770-632-4000

 RWCRE.net



ACBR
ASSOCIATION OF COMMERCIAL REAL ESTATE BROKERS



Randolph
Williams

This information has been obtained from sources believed reliable. While we do not doubt its accuracy we have not verified it and make no guarantee, warranty or representation about it.

+/-60 Acre Historic Horse Farm FOR SALE

3073 GA-100, Greenville, GA 30222

For more information please contact:
John Payton 770.253.3078


Horses Welcome!
One-Mile Horse Training Track



COMMERCIAL REAL ESTATE | DEVELOPMENT | CONSTRUCTION | PROPERTY MANAGEMENT

770-632-4000

 RWCRE.net

 ACBR
ASSOCIATION OF COMMERCIAL REAL ESTATE BROKERS

 | Randolph Williams

This information has been obtained from sources believed reliable. While we do not doubt its accuracy we have not verified it and make no guarantee, warranty or representation about it.

+/-60 Acre Historic Horse Farm FOR SALE

3073 GA-100, Greenville, GA 30222

For more information please contact:
John Payton 770.253.3078

The Acreage



COMMERCIAL REAL ESTATE | DEVELOPMENT | CONSTRUCTION | PROPERTY MANAGEMENT

770-632-4000

 RWCRE.net



ACBR
ASSOCIATION OF
COMMERCIAL REAL ESTATE BROKERS

RW | Randolph
Williams

This information has been obtained from sources believed reliable. While we do not doubt its accuracy we have not verified it and make no guarantee, warranty or representation about it.