



29 ACRES

305 Kennedy Pond Road, Statesboro, GA

BIDDING ENDS: MARCH 27



**SOUTH
AUCTION**

SouthAuction.com



SOUTH AUCTION

338 E Main Street,
Swainsboro, GA
478-455-1861

We are pleased to offer Twin Oaks Vineyard to the public via online auction. This is a rare opportunity to acquire an operating event venue with 29 acres, a vineyard, cottage, two event spaces and a beautiful outdoor setting for all types of events.

This property was originally an agri-tourism vineyard and produced wines for tasting that were sold in the local market. After changing hands, the property sat vacant before being acquired by the current property owner who has transformed it into what it is today!

The original cottage was expanded with an owner's suite that would serve as a honey moon suite or owners cottage. The old tasting room has been renovated to include a caterer's kitchen and the 6000 sq foot event center has been updated with HVAC, bathrooms and a bridal party room.

This property is being sold as an operating venue and includes all tables and chairs, lawn maintenance equipment and other furnishings needed to operate the business.

The property is zoned Ag 5 but the county has issued a transferable conditional use variance for the property to be used as an event venue.

Although used as an event venue, this property could be a corporate retreat or even a home place.

Sincerely,



Joe Lanier,
Auctioneer
912-531-7007
joe@southauctiongroup.com

OPEN HOUSE:
Tues, March 19th • 3-6pm
Sun, March 24th • 3-5pm
*Contact Joe Lanier
for a private showing*



SCAN THE QR CODE
to view a video
introducing the property!



Table of Contents

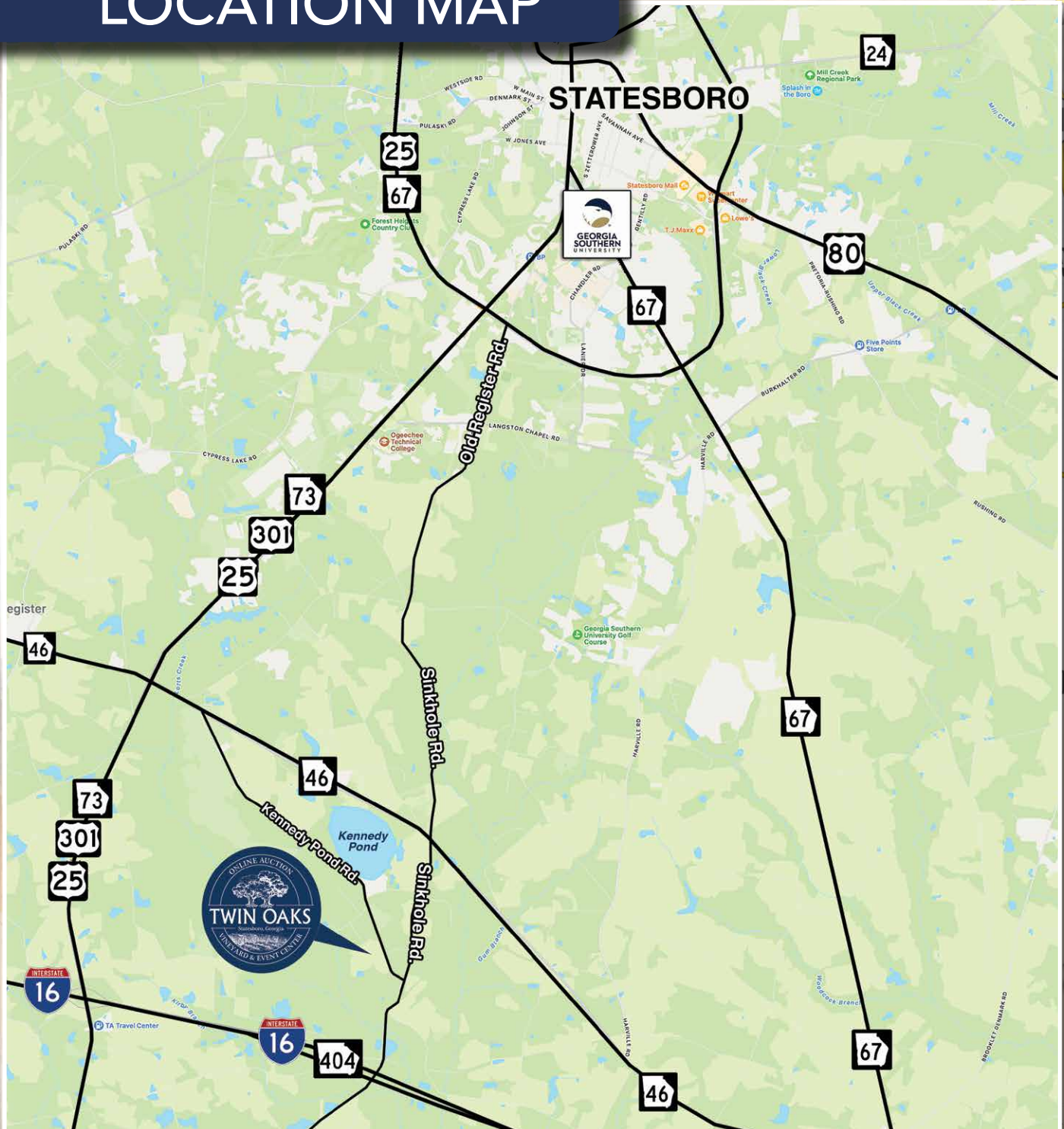
Property Location Map	4-5
Property Maps.....	6-7
Twin Oaks Vineyard & Event Center.....	8
Facilities Map & Descriptions	9-12
Venue Booking Calendar & Pricing	13-14
Marketing & Business Assets to Convey.....	15-16
Property Photos	17-19

Visit SouthAuction.com for Auction Details & to Place Your Bid.



ONLINE • TWIN OAKS • AUCTION

LOCATION MAP



BIDDING ENDS MARCH 27TH



Visit SouthAuction.com for Auction Details & to Place Your Bid.

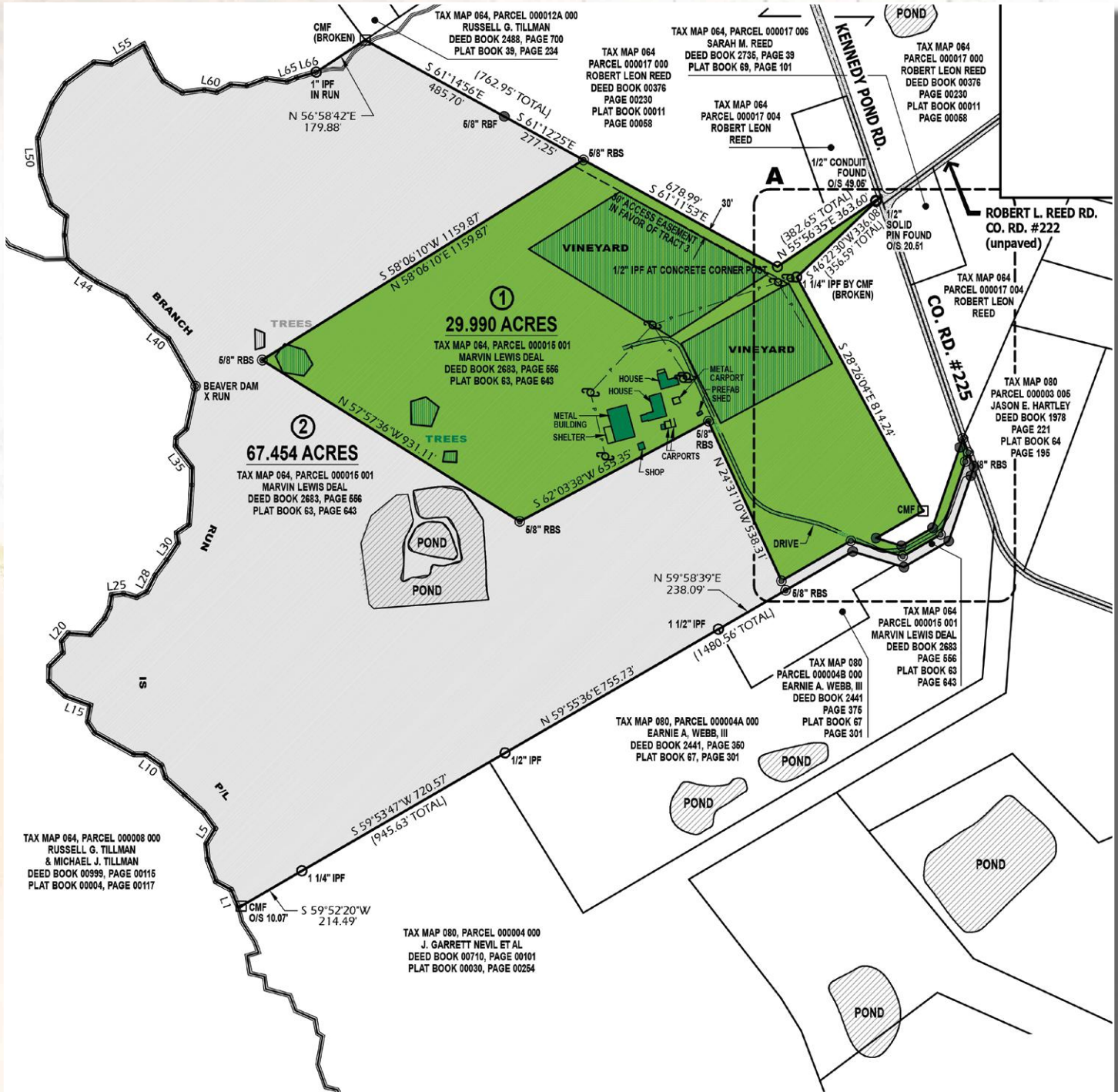
PROPERTY AERIAL



BIDDING ENDS MARCH 27TH



PROPERTY PLAT





TWIN OAKS VINEYARD & EVENT CENTER

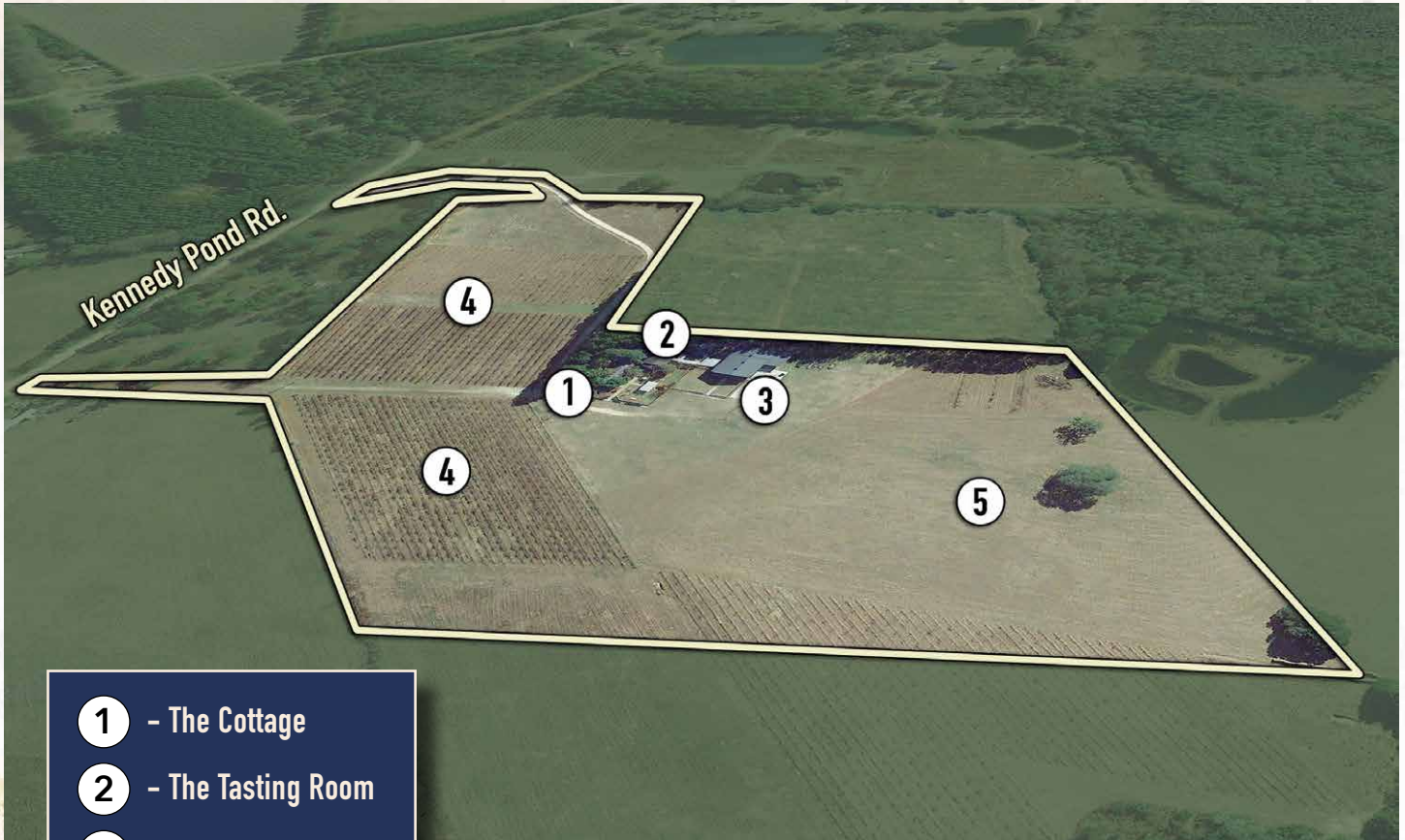
Twin Oaks has it all! Premier South GA wedding venue selling via online auction. This property features 3 buildings, large vineyard, and room for growth. Superb facilities with great rental and income opportunity.

- Fully operational Event Facility
- 29 acres with 8 acres of grape vines
- 3 Buildings with approximately 10,000 sq ft of heated and cooled space`
- Outdoor Courtyard area is ideal for outdoor wedding and events with working waterfall background
- All tables and chairs (banquet chairs and folding chairs) included in sale
- All maintenance and lawn care equipment will be included in sale
- Cottage is being sold UN furnished
- Current owner has events booked and new owner will be responsible for honoring those events
- Name, Facebook page, Website, contracts and any trade secrets owner has will be transferred with ownership
- Owner will be available to help transition new owners
- This business has a large upside potential. Although the current owner is involved day to day, his full time employment has prevented him from taking it to the "next level".

OPEN HOUSE:
Tues, March 19th • 3-6pm
Sun, March 24th • 3-5pm
Contact Joe Lanier
for a private showing

FACILITY USE MAP

BIDDING ENDS
MARCH 27TH



- 1 - The Cottage
- 2 - The Tasting Room
- 3 - The Event Center
- 4 - Vineyards
- 5 - Pasture



Visit SouthAuction.com for Auction Details & to Place Your Bid.

THE COTTAGE



2 bed / 2 bath, approx. 1,500 sq ft.
Ideal for owner residence or to be
used as AirBnB, Bridal Party cottage or
honeymoon suite



THE COTTAGE
3D VIRTUAL TOUR
[CLICK TO VIEW](#)



BIDDING ENDS
MARCH 27TH



TASTING ROOM

Approx. 2,300 sq ft. The former Meinhardt Vineyards tasting room that is ideal for small weddings, family reunions or showers.

Mens and womens restrooms and catering kitchen.



TASTING ROOM
3D VIRTUAL TOUR
[CLICK TO VIEW](#)



Visit SouthAuction.com for Auction Details & to Place Your Bid.

EVENT CENTER



Approx. 6000 sq ft building with HVAC and space for 300 people.

It includes Mens and Womens restrooms and a bridal room.



EVENT CENTER
3D VIRTUAL TOUR
[CLICK TO VIEW](#)



BIDDING ENDS MARCH 27TH



BOOKING CALENDAR

\$48,850.00

ALREADY BOOKED FOR 2024

MARCH 2024						
Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
25	26	27	28	29	1	2
3	4	5	6	7	8	9
10	11	12	13	14	15	16
17	18	19	20	21	22	23
24	25	26	27	28	29	30
31						

MARCH 2024 - \$13,650.00

APRIL 2024						
Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
31	1	2	3	4	5	6
7	8	9	10	11	12	13
14	15	16	17	18	19	20
21	22	23	24	25	26	27
28	29	30	1	2	3	4

APRIL 2024 - \$5,400.00

MAY 2024						
Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
28	29	30	1	2	3	4
5	6	7	8	9	10	11
12	13	14	15	16	17	18
19	20	21	22	23	24	25
26	27	28	29	30	31	1

MAY 2024 - \$2,950.00

JUNE 2024						
Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
26	27	28	29	30	31	1
2	3	4	5	6	7	8
9	10	11	12	13	14	15
16	17	18	19	20	21	22
23	24	25	26	27	28	29
30						

JUNE 2024 - \$5,850.00

 - Hi-Lighted Dates Represent Booked Events.

BOOKING CALENDAR

\$48,850.00

ALREADY BOOKED FOR 2024

JULY 2024						
Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
30	1	2	3	4	5	6
7	8	9	10	11	12	13
14	15	16	17	18	19	20
21	22	23	24	25	26	27
28	29	30	31	1	2	3

JULY 2024 - \$800.00

SEPTEMBER 2024						
Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
1	2	3	4	5	6	7
8	9	10	11	12	13	14
15	16	17	18	19	20	21
22	23	24	25	26	27	28
29	30	1	2	3	4	5

SEPTEMBER 2024 - \$6,700.00

OCTOBER 2024						
Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
29	30	1	2	3	4	5
6	7	8	9	10	11	12
13	14	15	16	17	18	19
20	21	22	23	24	25	26
27	28	29	30	31	1	2

OCTOBER 2024 - \$9,800.00

DECEMBER 2024						
Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
1	2	3	4	5	6	7
8	9	10	11	12	13	14
15	16	17	18	19	20	21
22	23	24	25	26	27	28
29	30	31	1	2	3	4

DECEMBER 2024 - \$3,700.00

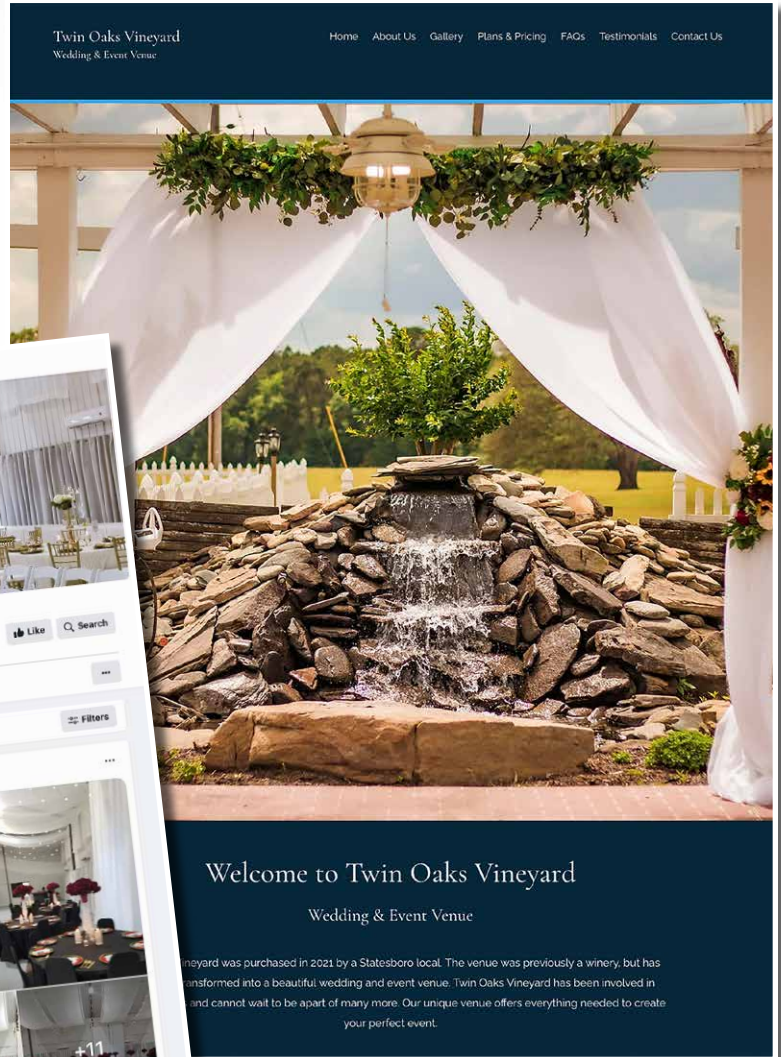
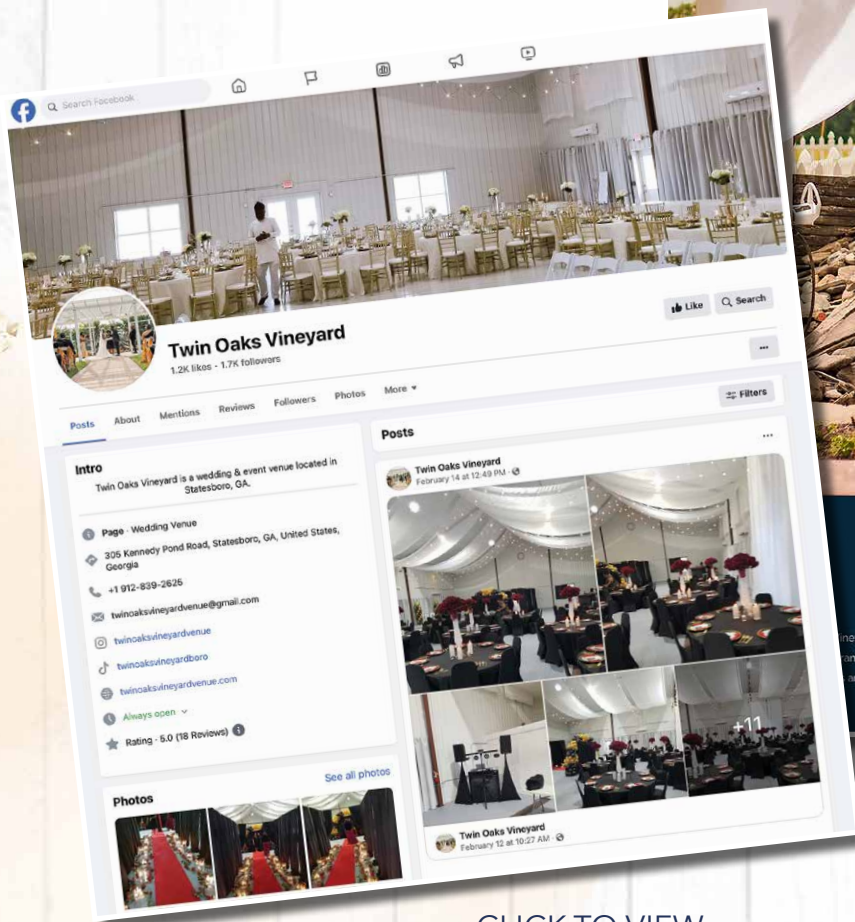
 - Hi-Lighted Dates Represent Booked Events.

DISCLAIMER: Current booked events must be honored by the purchaser. No further events will be booked during the auction period. All deposits and contracts will transfer to the new owner at closing.

BIDDING ENDS
MARCH 27TH



ESTABLISHED MARKETING TO CONVEY



[CLICK TO VIEW
FACEBOOK PAGE](#)

[CLICK TO VIEW
WEBSITE](#)

Visit SouthAuction.com for Auction Details & to Place Your Bid.

BUSINESS ASSETS INCLUDED

MAINTENANCE EQUIPMENT:

- 2020: 72" Grasshopper Zero Turn lawn mower
- Chainsaw
- Edger
- Pole saw
- Weed eaters and trimmers
- Pallet jack
- Misc. yard tools

CATERING AND CEREMONY EQUIPMENT:

- 300 banquet chairs
- 100 ceremony chairs
- 30: 6' round tables w/ tablecloths
- 15: 8' rectangle tables w/ tablecloths
- Table carts
- Misc. decorations

KITCHEN EQUIPMENT:

- Food warmer
- Gas fryer
- Gas stove and oven
- 12' commercial hood with fans
- Ice machine

PROPERTY PHOTOS

BIDDING ENDS
MARCH 27TH



PROPERTY PHOTOS



PROPERTY PHOTOS

BIDDING ENDS
MARCH 27TH



Visit SouthAuction.com for Auction Details & to Place Your Bid.