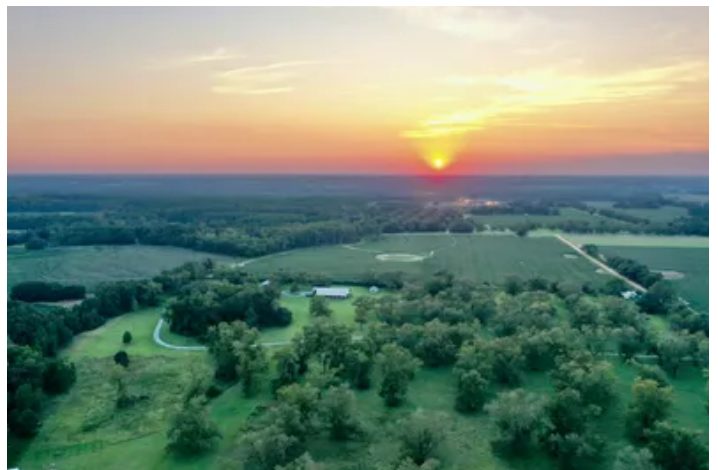


Winsome Grove Event Venue
400 Nesbitt Road
Pavo, GA 31778

\$1,640,000
56± Acres
Brooks County



Winsome Grove Event Venue
Pavo, GA / Brooks County

SUMMARY

Address

400 Nesbitt Road

City, State Zip

Pavo, GA 31778

County

Brooks County

Type

Hunting Land, Lakefront, Business Opportunity, Recreational Land, Farms

Latitude / Longitude

30.919704 / -83.73053

Dwelling Square Feet

3440

Bedrooms / Bathrooms

-- / 3

Acreage

56

Price

\$1,640,000

Property Website

<https://www.landleader.com/property/winsome-grove-event-venue-brooks-georgia/68696>



PROPERTY DESCRIPTION

Step into Winsome Grove and Discover a Landscape Where Dreams Come True and Love Stories are Written. Nestled Down a Canopy Covered Lane In the Midst of Picturesque Fields of South Georgia Cotton; Winsome Grove is the Quintessential Southern Wedding Venue.

Winsome Grove Offers an Unforgettable 56-acre Event Venue Space. At Winsome Grove, Every Inch of the Property is a Canvas for Your Love Story from the Sunlit Cottage to the Rustic Silo, from the Whispering Pecan Grove to Our Open-Air Barn, Discover a Venue Where Dreams are not Just Imagined— They are Lived. This Idyllic Property is the Perfect Setting for Weddings, Celebrations, and Gatherings of All Kinds.

Winsome Grove Ambiance is Nothing Short of Magical Once the Sunsets. As you pass through Winsome Grove's entry gate, you're welcomed by a sprawling pecan orchard and a thoughtfully designed event space. Crushed gravel roads lead the way to our beautifully appointed main event barn, charming bridal suite, and distinctive groom's quarters.

Winsome Grove is truly a magical venue! A Landscape of Love.

At Winsome Grove, every inch of our 56-acre property is a canvas for your love story. From the sunlit cottage to the rustic silo, from the whispering pecan grove to our open-air barn, discover a venue where dreams are not just imagined—they are lived.

Welcome to Winsome Grove; Nestled in the heart of Brooks County, Georgia, Winsome Grove offers an unforgettable 56-acre event venue surrounded by picturesque fields of cotton and a serene canopy-covered dirt lane. This idyllic property is the perfect setting for weddings, celebrations, and gatherings of all kinds.

A Venue Like No Other

As you pass through Winsome Grove's entry gate, you're welcomed by a sprawling pecan orchard and a thoughtfully designed event space. Crushed gravel roads lead the way to our beautifully appointed main event barn, charming bridal suite, and distinctive groom's quarters.

The Main Event Barn

Our 3,440-square-foot barn is an exquisite blend of rustic elegance and modern convenience, accommodating large gatherings with ease. Finished concrete floors and massive reclaimed wood barn doors with inviting porch areas for guests to gather and relax. There is a caterer's kitchen and two public restrooms for seamless event flow as well as a back patio with bistro lighting and bar tables for outdoor mingling. The huge open air barn provides ample space for ceremonies, receptions, and dancing under 22-foot ceilings adorned with chandeliers and café lights.

Elegant Bridal Suite

Designed with the bride and her party in mind, our 504-square-foot bridal suite is a sunlit, serene cottage offering a small kitchen and dining area for the bridal party. With an abundance of natural light; it creates the perfect space for hair and make-up stations for the bride and her party. There is a farmhouse-style bathroom with a shower and the cottage is climate controlled with elegant furnishings for comfort and picture-perfect moments.

The Groom's Silo

A 452-square-foot repurposed grain silo is the ultimate groom's retreat, featuring comfortable lounge seating with rustic charm. A bar area with a mini-fridge and large flat-screen TVs allows the guys to relax and enjoy pre-event male bonding.

Enchanting Outdoor Spaces

Winsome Grove's 56 acres provide endless opportunities for creating unforgettable memories. A serene 1.5-acre fishing pond and a smaller spring-fed pond nestled near a sweeping grove of old live oaks creates the perfect backdrop for any outdoor ceremony. A tree swing hanging from the old live oaks is the perfect photo op for engagement or wedding photos. There are multiple ceremony sites throughout the property, from the pecan orchard to the shade of one of the majestic oak trees just down from the event barn. Winsome Grove has a mobile bar, ideal for outdoor receptions.

Convenient Location

Winsome Grove is conveniently located near key southern destinations just 30 minutes from Thomasville, GA.; 40 minutes from Valdosta, GA. and 45 minutes from Tallahassee, FL. With 40% of our clients coming from the Leon County area.

Winsome Grove is a sought-after venue and the economic event packages facilitate multiple booked events each weekend. Guests often stay at the nearby Lake Nichols Lodge and Cabin, just 8 minutes away, which accommodates up to 16 guests and offers the perfect lodging for bridal parties.

Unlimited Potential

Winsome Grove currently operates with a hands-off approach, renting the venue for events and allowing brides to coordinate additional rentals and vendors. For a new owner, the opportunity for growth is immense—whether by offering all-inclusive packages or providing additional services.

Step into Winsome Grove and discover a landscape where dreams come true and love stories are written.

Booking Site

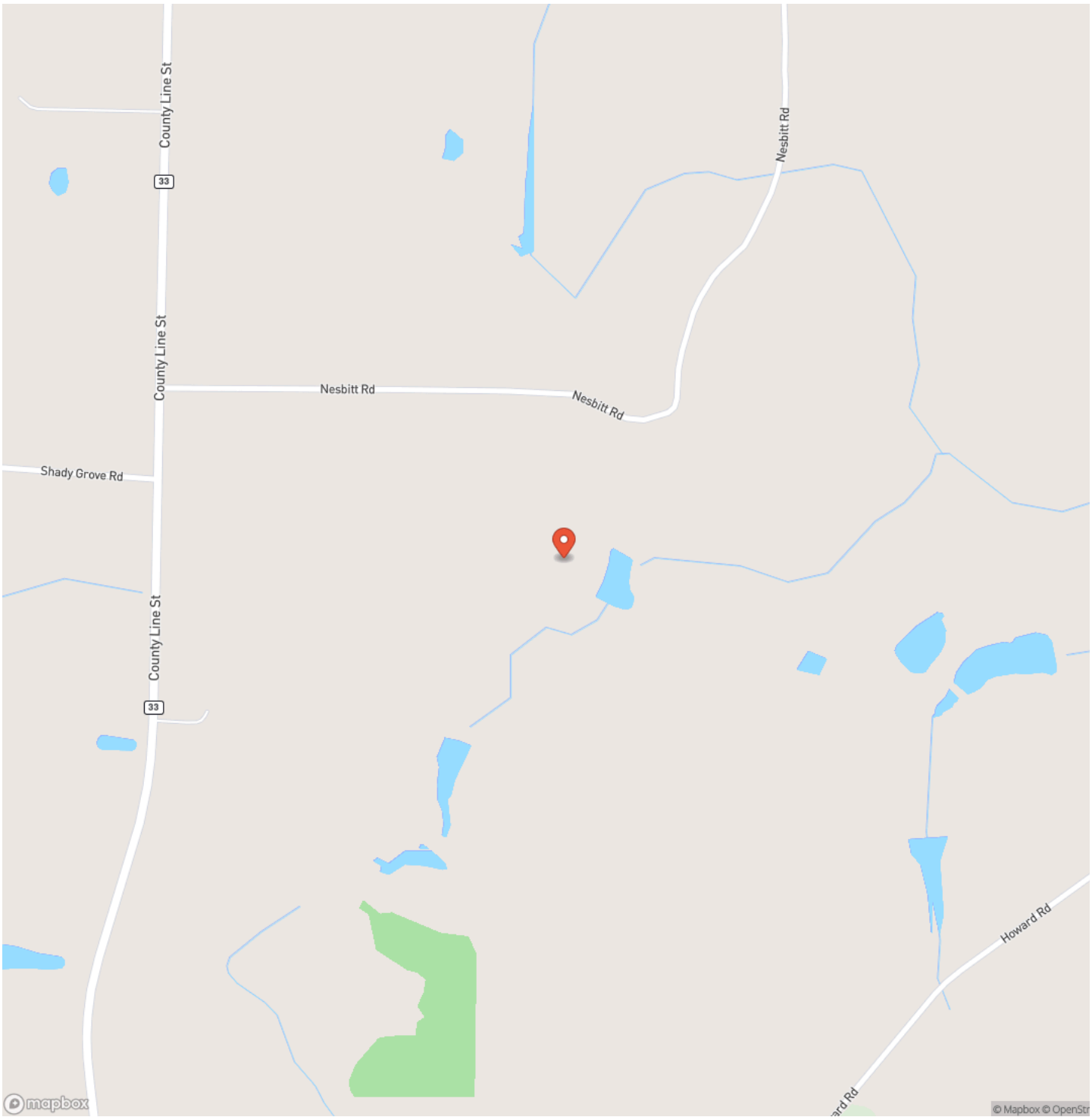
Please see [Winsome Grove](#) official website for booking events. Visit [Lodge on Lake Nichols](#) and [Cabin on Lake Nichols](#) to book event over night accommodations. This South Georgia lakeside retreat sleeps up to 16 guests and is only an 8 minute drive from Winsome Grove Venue. It is the perfect spot for over night accommodations following the ceremony.

Winsome Grove is truly a magical venue; call today and experience the charm and allure.

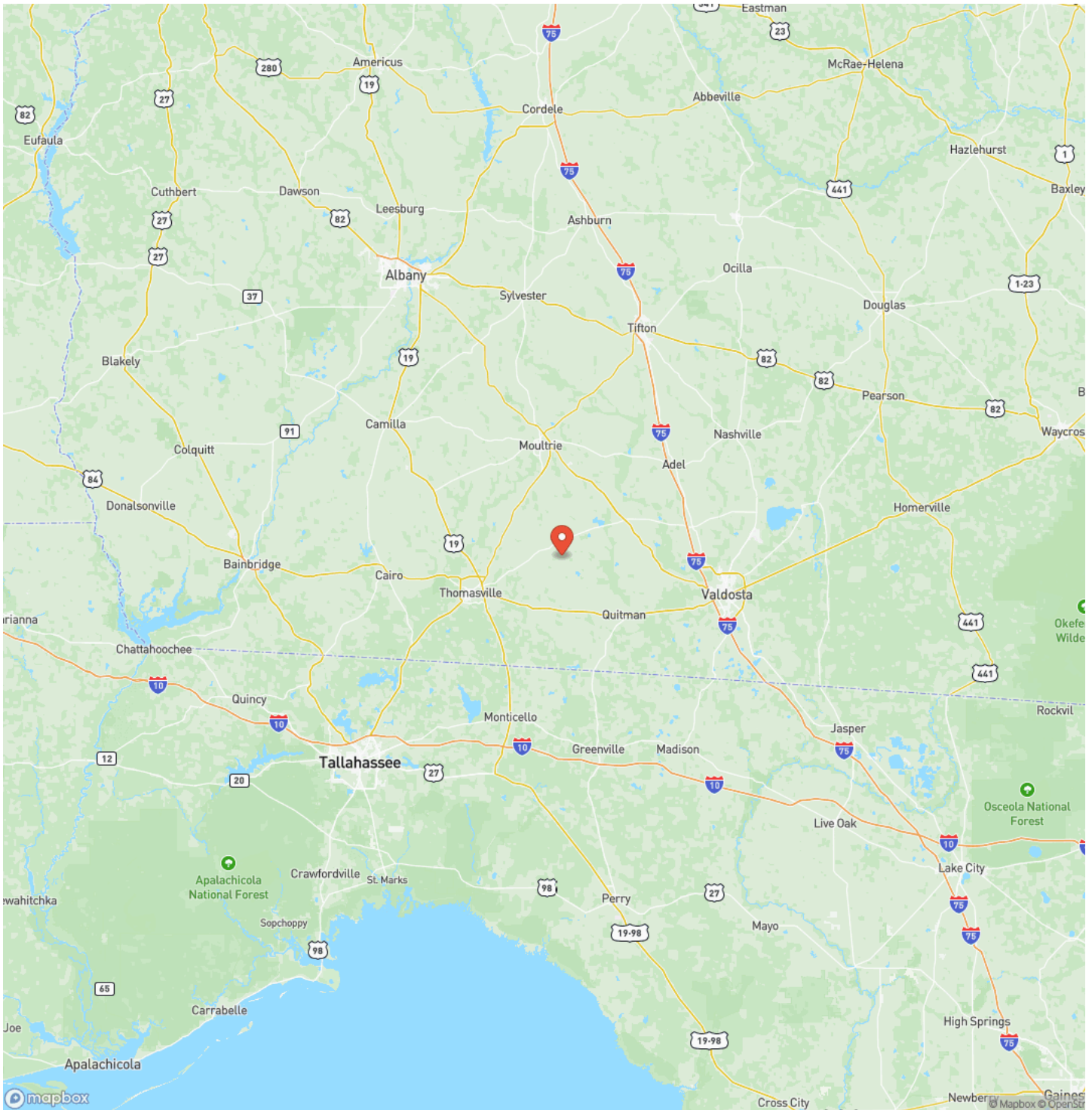
Winsome Grove Event Venue
Pavo, GA / Brooks County



Locator Map



Locator Map



Satellite Map



Winsome Grove Event Venue

Pavo, GA / Brooks County

LISTING REPRESENTATIVE

For more information contact:



Representative

Lori Weldon

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(229) 977-6065

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Email

Lori@JonKohler.com

Address

205 South Love Street

City / State / Zip

Thomasville, GA 31792

NOTES

This image shows a single sheet of white paper with horizontal ruling lines. The lines are evenly spaced and run across the width of the page. There are no margins, text, or other markings on the paper.

DISCLAIMERS

Information in this brochure is provided solely for information purposes and does not constitute an offer to sell or advertise real estate outside the states in which broker or agent licensed. The information presented has been obtained from sources deemed to be reliable, but is not guaranteed or warranted by the agent, broker, or the sellers of these properties. This offering is subject to errors, omissions, prior sale, price change, correction or withdrawal from the market without notice. All references to age, square footage, income, expenses, acreage, carrying capacity, and land classification, etc. are approximate. Prospective buyers are chargeable with and expected to conduct their own independent investigation of the information and the property and to rely only on those results. Sellers reserve the right to accept or reject any and all offers without liability to any buyer or cooperating broker.

Maps are provided for illustration purposes only, the accuracy is not warranted. Parcels on interactive maps are not adjusted to match aerial backgrounds. This information is for reference purposes only and is not a legal document. Data maps contain errors. The seller and seller's agent are making known to all potential buyers that there may be variations between the location of the existing fence lines and the legal description of the deeded property. Seller and seller's agent make no warranties with regard to the location of the fence lines in relationship to the deeded property lines, nor does the Seller make any warranties or representations with regard to the specific acreage contained within the fenced property lines. Seller is selling the property in an "as is" condition, which includes the location of the fences as they exist. Boundaries shown on the accompanying maps are approximate, based on county parcel data. The maps are not to scale. The accuracy of the maps is not guaranteed. Prospective buyers are encouraged to verify fence lines, deeded property lines and acreages using a licensed surveyor at their own expense.

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