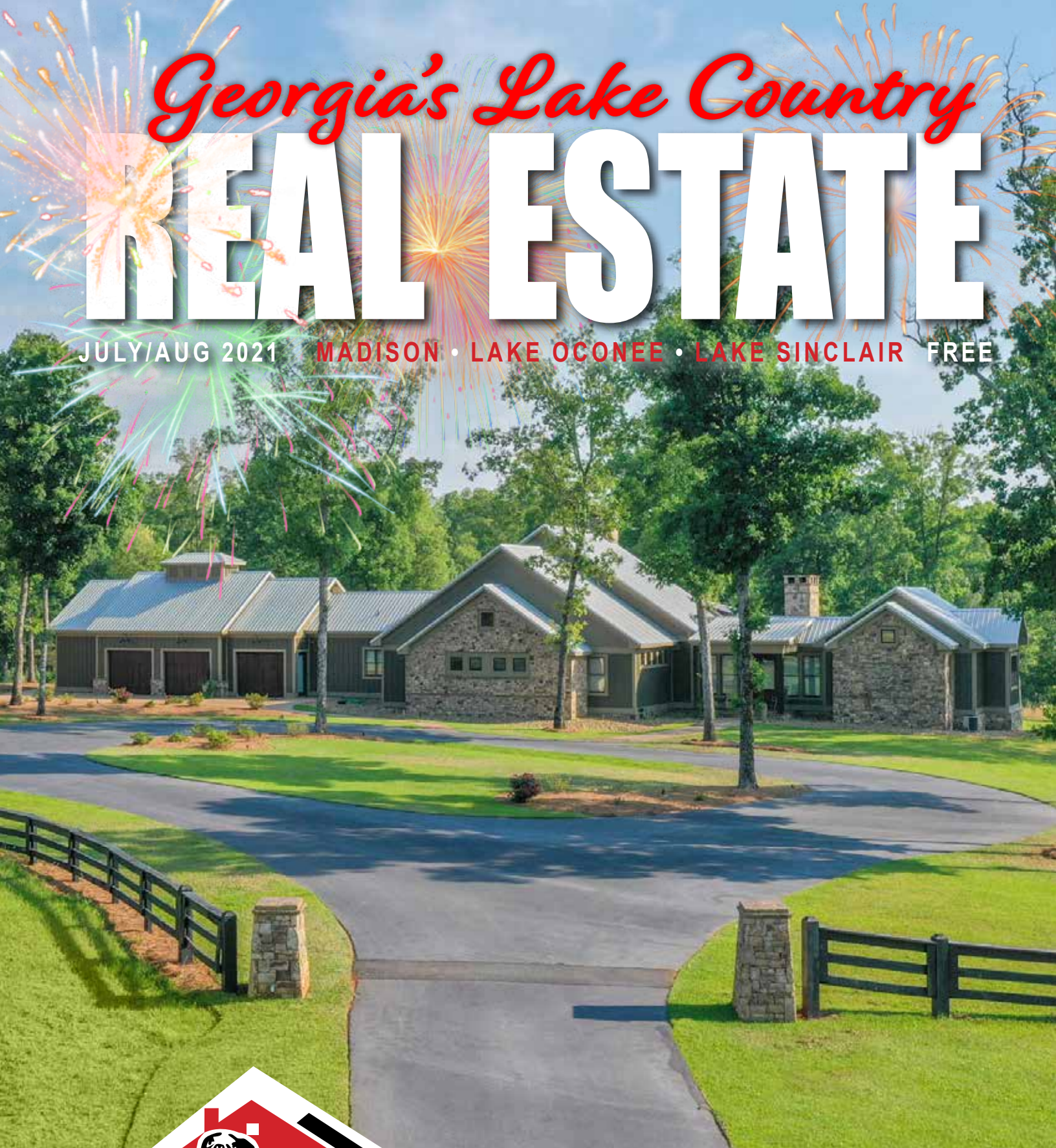


Georgia's Lake Country

REAL ESTATE

JULY/AUG 2021

MADISON • LAKE OCONEE • LAKE SINCLAIR FREE



KimandLinLogan.com

Lake Oconee • Lake Sinclair • Madison



Kim Logan

Kim and Lin Logan Real Estate
706.338.0757 | www.kimandlinlogan.com

Business after business seemed to cry “Uncle” during the pandemic shutdown, but in The Lake Country folks have been snatching homes like they have never heard of the coronavirus.

“Everything is hot,” said the Owner broker of Kim and Lin Logan Real Estate. We have seen more million dollar homes going under contract and selling than ever before. People want whatever is available. We have more buyers than sellers.

COVID brought a brief dip, but then residential real estate popped right back up. What’s changed is the way people are buying. Homes are going under contract with FaceTime tours. Homes are going under contract sight unseen for the first time ever. The demand is there. They want to be at the lake. Kim says that never, in her 20 years of selling real estate, has she seen prices this high in the Lake Country.

The technology may have changed, but the need for hand-holding has not-even if it’s

virtual hand-holding.”The technology does not replace the need for good Realtors to hold their clients hands through the transaction process. It’s a very stressful, emotional business to be in. It’s much more than showing pretty houses,” Logan commented.

“There certainly has been a plethora of people coming from the Northeast, in high density areas, because they want to get away from that situation,” Logan said. We have people moving here from all parts of the country New York, California, Atlanta and Midwesterners.

Lake Oconee and Lake Sinclair have had many changes over the years and I have been here through them all. We evolve with the community to make sure we remain the most skilled team on the lake. Our Southern Hospitality and knowledge of the community by land, by air and by lake set the bar. Arm yourself with the best, at Kim and Lin Logan Real Estate.

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#1 TEAM
AT THE LAKE



770.846.2700 • Office: 706.454.1621

WWW.KIMANDLINLOGAN.COM | Lake Oconee | Lake Sinclair



\$3,300,000 | Putnam County *LUXURY LODGE* | #59446

LUXURY HUNTER'S/OUTDOOR ENTHUSIAST'S PARADISE - minutes from Lake Oconee! This magnificent property features a gated entrance to 200+ acres with a well developed road/trailsystem, shooting pavilion with remote control targets, large storage barn with bathroom, multiple food plots and shooting blinds. Single level hunting lodge designed by Dreambuilt with allthe bells and whistles including a vaulted/beamed open living area, separate luxurious master suite, 2 bedrooms with separate baths, hidden gun room, patio with stacked stone fireplace,outdoor kitchen and firepit, plus an oversized 3 car attached garage for all the ATV's and toys.



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\$2,750,000 | Cuscowilla | #59443

CUSCOWILLA LAKEFRONT LUXURY HOME! Located on an exceptional main lake lot with huge views down the widest part of Lake Oconee with granite seawall and max dock. Built by a premier Lake Oconee builder, this highest quality home has the perfect open floor plan and is loaded with special features including multiple fireplaces, gourmet kitchen, luxurious masterbedrooms suite with wet bar, 3 additional bedroom suites, finished terrace level with curved staircase, family room, wet bar, wine cellar, exercise room, an elevator and much more. Outside is a wonderful screened porch with fireplace, covered deck, covered patio and a cozy firepit area.



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\$1,299,000 | Lake Sinclair | #59533

RARE FIND ON LAKE SINCLAIR!! 2+/- private ACRES, FEE SIMPLE LOT w/179 ft Water frontage & a calming, quiet, wide Lake view. Custom Built in 2020, this home has ALL the Bells andWhistles: Kitchen has stainless steel appliances, Gas cooktop, granite countertops w/ multiple prep zones, double ovens, raised dishwasher, Kraft maid custom cabinets & additional built-instorage. This home has 6 full En-Suites for family & Friends including a master on the main w/His/Her closets. Additional custom features include Lifetime architectural shingles, High densityfoam throughout. SWING SET & MAX DOUBLE BOATHOUSE



#1 TEAM
AT THE LAKE



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\$899,000 | Putnam Co | #55014

SPECTACULAR property currently set up as a Hunter-Jumper Show & Training Facility; Idlewild at Lake Oconee. Fully equipped the property features: 3 Arenas: The largest Steel framed showing arena. 26.98 acres with pastures & fencing.



\$725,000 | Reynolds | #59499

spacious light-filled home that provides expansive views of the signature 5th hole on the Preserve Golf Course. Inside you will find 4 bedrooms and 3 1/2 baths, the floor plan is open for great views from almost every room



\$650,000 | Reynolds Ldg | #59430

RENOVATED GOLF COURSE HOME - Beautifully renovated 3 bedroom home on the 9th fairway of the Landing golf course. Picturesque views of the golf course. Short walk to the tennis courts, swimming pool complex and clubhouse.



\$514,900 | Harbor Club | #59524

LAKE VILLAS OF HARBOR CLUB! With its own assigned slip and views of Lake Oconee, you won't find anything better at this price! 2BR, 2BA as well as a loft area upstairs. Master on main w/ private deck.



\$499,000 | Reynolds Ldg | #59429

SINGLE LEVEL REMODELED 3 BEDROOM GOLF COURSE HOME IN REYNOLDS LANDING! Perfect location just inside the gates on a landscaped level lot with private backyard and walk through the trees to the 13th tee box.



\$485,000 | Lake Sinclair | #59607

INCREDIBLE VIEWS from an adorable cottage with 276.88 ft of water frontage. Site built home on FEE SIMPLE lot with 2 boat docks, pavilion and beach. Owner is licensed broker in State of Georgia.



\$290,000 | Reynolds | #58894

GOLF COTTAGE! Best location in Reynolds on the driving range of the Preserve Golf Course and walking distance to the clubhouse. Rocking chair front porch and covered deck with relaxing golf views. Golf Membership available.



\$189,900 | Lake Sinclair | #59171

PERFECT WEEKEND HOME! 3 bedrooms, 2 baths, and an additional Bonus Room that can be used as a 4th bedroom, game room, or office space! The Lakeside Master Bedroom features excellent views of Lake Sinclair.



**#1 TEAM
AT THE LAKE**



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**LOTS
& LAND**



\$225,000 | Salem Pltn | #57595

THIS GENTLE SLOPED LAKEFRONT LOT. Georgia Power approval for private dock with boat lift, beautiful cove lakeviews



\$210,000 | Madison Co | #57424

JUST A FEW MILES FROM MADISON CITY LIMITS this 20.9 Acres is situated on a beautiful country road surrounded by large acreage farms



\$149,000 | Lake Sinclair | #59158

BEAUTIFUL, LEVEL LAKE LOT in Deer Run Point ! No traffic and end of a cul-da-sac. enjoy both lake life and wildlife



\$110,000 | Valley Farm | #58450

PICTURE PERFECT neighborhood full of reproduction farmhouses! Nice building envelope AND the sound of a creek in the background



\$99,000 | Lake Sinclair | #59156

BEAUTIFUL, LEVEL LAKE LOT in Deer Run Point ! No traffic and end of a cul-da-sac. enjoy both lake life and wildlife



\$90,000 | Reynolds Ldg | #57593

REYNOLDS LANDING GOLF/LAKE ACCESS LOT - surrounded by the golf course and Lake Oconee



\$76,500 | Bayside | #57349

BEAUTIFUL SUBDIVISION just a few miles from Lake Oconee Academy Lot 47 has gently rolling topography, perfect for a home site. Assigned slip



\$75,500 | Reynolds | #58272

REYNOLDS LAKE ACCESS LOT in convenient Parrotts Cove. Great building lot, backs up to common area and short walk to shared dock



\$60,800 | Lake Sinclair | #58938

COME BUILD YOUR DREAM HOME and have privacy! This is one of the **12 LOTS AVAILABLE** along Old Copelan Rd



\$60,000 | Bayside | #58475

CONVENIENTLY LOCATED estate sized (2+acre) lot in Bayside subdivision/Greene County. Level lot perfect for building



\$59,000 | Reynolds Ldg | #57169

REYNOLDS LANDING GOLF COURSE LOT - pristine golf course lot on the 14th fairway of the Reynolds Landing golf course.



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\$57,900 | Reynolds Ldg | #59434

LAKE COMMUNITY LOT IN MORGAN CO
Wonderful lot for building with perfect location in the community, lots of hardwoods



\$57,000 | Reynolds Ldg | #59292

BEAUTIFUL WOODED LOT in a fantastic location! Walking distance to amenities. Sewer Infrastructure fee paid. Golf membership avail.



\$55,000 | Reynolds Ldg | #59150

GREAT LOCATION in convenient Reynolds Landing on desirable Big Water Circle. Steps away from Lake Oconee with seasonal lake views.



\$51,500 | Reynolds Ldg | #56018

REYNOLDS LANDING GOLF COURSE LOT
- wonderful lot on the 16th fairway of the Reynolds Landing golf course.



\$49,900 | Lake Oc Pltn | #58323

EXCEPTIONAL LAKE ACCESS BUILDING LOT in Super Convenient location! Spectacular 180 Degree Main Lake Views



\$45,000 | Sailview | #58210

LAKE COMMUNITY LOT IN MORGAN CO
- large 3+ acre lot in the gated subdivision of Sailview with community docks on Lake Oconee.



\$39,000 | Lake Sinclair | #56961

GREAT LOT JUST UNDER 1 ACRE, wooded lot with waterfrontage in the very nice community of Anchor Pointe on Lake Sinclair.



\$32,750 | Lake Sinclair | #58936

COME BUILD YOUR DREAM HOME and have privacy! choose your homesite. 12 Lots available along Old Copelan Rd.



\$27,000 | Harbor Cl | #58209

EXTRA LARGE HARBOR CLUB INTERIOR LOT
- oversized interior lot with lots of hardwoods and gentle slope. Excellent lot for building



\$20,000 | Reynolds Ldg | #59197

ELEVATED LOT in Reynolds Landing across the street from Lake Oconee and perfectly located in the community and value priced



\$19,000 | Reynolds Ldg | #58853

AFFORDABLE AND CONVENIENT INTERIOR LOT Wooded lot on a quiet street that has great topography and a nice building envelope.



\$16,900 | Greene Co. | #59543

PERFECT BUILD-ABLE LOT. Level, clear, and ready to go! Only minutes from Downtown Greensboro. The lot already has a driveway.



KIM & LIN LOGAN

REAL ESTATE

It would be difficult to find someone at Lake Oconee who hasn't heard of Kim and Lin Logan Real Estate and their English bulldog Tank – the company's advertisements have blanketed Georgia's lake country and directed buyers to some of the best properties on the market in the Lake Oconee, Lake Sinclair and Madison areas for the past 15 years.

“Like our marketing, our sales system sets us apart from the rest,” said broker and owner Kim Logan. “It's all about

providing added value to the clients.” Her husband Lin is a licensed appraiser and assists with pricing each listing accurately, while Kim maximizes market exposure and stages each home to help clients get the best possible deal on the sale of their home while keeping the process as stress-free as possible.

Thirteen buyer's agents with Kim and Lin Logan Real Estate now assist buyers in finding their dream homes. Each buyer's agent knows the market inside and out. Selling lake



country property is complex with many regulations and wide ranges of value based on lot-size, location, and market specifics. By staying on top of the market and working as a team, the Kim and Lin Logan Team helps every buyer find the right home in a competitive marketplace.

Kim and Lin Logan have developed a unique system that sets them apart from many dog-eat-dog real estate brokerages. Kim and Lin have created a strong family-like bond between the Logans and their agents. Together, they've fostered an atmosphere focused around serving the clients rather than themselves - a method that has served the team well and has helped secure their place as the top-selling team at the lake country since 2008.

The Kim and Lin Logan Team brings a diverse skill set

to serve their clients as efficiently as possible. A full-time marketing manager assures that listings receive maximum exposure. The Kim and Lin Logan agents drive additional traffic through social media and blogging. Executive Assistant Beth Wages assures all the details that bridge the gap between the different departments run smoothly and efficiently.

By land, air, and sea (figuratively), clients enjoy a unique variety of ways to be shown the property. Co-owner Lin, also a retired Delta pilot, has been known to fire up his private plane to view the property from the air. Logans can be seen cruising the streets of Lake Country as well as on the area's pristine waters in "Anna the Amphicar," one of only 500 amphicars in the world. It truly gives their clients an added layer of fun when



viewing the property from the water. “We also love to take the car out for events like poker runs and charitable events to help the community,” said Lin.

With the growth of their team, Kim and Lin Logan Real Estate has expanded to two offices--one in Greensboro and the other in Eatonton. Lake Sinclair experts also serve clientele daily, elevating the service industry in and around Milledgeville. Stop in at either location and one of their world-class agents can educate you about the lake and find out why the Kim and Lin Logan Real Estate Team has been awarded over 300 five-star reviews on the internet.

The Kim and Lin Logan Real Estate Team is focused on making a positive impact in the community with their nonprofit organization Brittney Cares.

Brittney Cares was formed by the Logans to honor the memory of their daughter who died at age 11 in a lake accident in 1999. The Logans always dreamed of doing something in her memory because she was such a generous girl. The charity provides a way to keep her memory alive while helping dozens of local residents annually.

Agents donate portions of their paychecks to the charity with the brokerage matching donates. This results in Kim and Lin Logan Real Estate donating thousands each month to helping local residents pay for medical expenses and financial hardships often as a result of tragedy or medical hardship.

“It warms our hearts to be able to provide some aid to people in our community,” said Kim. “I always dreamed of doing something to honor Brittney’s legacy because she was so generous. In all my life, I have never been more proud of anything than I am of Brittney Cares. It has helped so many people locally. There is an old saying we believe in, “when you give, you receive,” and we have received by giving.”

If you would like to donate to Brittney Cares, please contact Kim at 706-338-0757 or kimlogankw@gmail.com. You can also visit one of the Kim and Lin Logan Real Estate offices.

Their team of experts represents the best and brightest in the industry, and they are always striving to lead the field in research, innovation, and consumer education.



Today's buyers and sellers need a trusted resource that can guide them through the complex world of real estate. With Kim and Lin Logan Real Estate's extensive knowledge and commitment to providing only the best and most timely information to their clients, they are your go-to source for real estate industry insight and advice. They specialize in providing expert-level service and unparalleled local market expertise to their buyers and sellers. If you'd like to experience the Kim and Lin difference to buy or sell your dream home, they would love to hear from you.

Q&A WITH KIM LOGAN

What led to your decision to become a realtor?

Initially, Lin and I were real estate investors and we flipped homes. Lin suggested that one of us should get our realtor license. We played a game of Rock Paper Scissors, and I lost! I love that story. Truth is sometimes stranger than fiction. Initially, I only represented Lin and myself for our own investment properties until others began asking if I could help them out as well. Word of mouth and 20 years later, we own one of the most successful real estate companies at the lake. I guess God had a different plan for us.


Why did you go out on your own to form Kim and Lin Logan Real Estate?

I have worked for other franchised companies and found I gave more to them than they gave to me. I found myself helping other agents and sitting on boards and panels as I taught agents nationwide how to sell and market for their clients. Eventually, I realized I would rather spend that same time training my own agents and helping my own clients.

Running a real estate company is not easy but I believe God led me to do this. I remember struggling inside asking Him to direct me and tell me what he wanted me to do. Shortly thereafter, I walked in a house and saw a picture on a wall that said "Take the Risk." I called Lin and told him that we were going on







our own. I told him I'd had a sign from God telling me to take the risk and I was going to follow my Lord. Lin asked, "what happens if it doesn't work out?" I replied that with Jesus Christ on our side, we wouldn't fail. I knew we would be okay somehow. Within days we came up with a logo, business name, and a team. Kim and Lin Logan Real Estate was born! Our company has tripled in size since then and I have never been happier.

What are the first steps of the home buying process?

Get your financing in order so you can be a buyer with little or no financing contingencies. Find a reputable agent that will educate you about the homes and lots on the market and help you establish a value for the properties. A good agent will also prioritize your lists of wants and needs so that you don't waste time as you search for the perfect property. Time is of the essence in this market.

What are your priorities to your clients?

Our first priority is to educate the client, whether they are buying or selling. We are honest with sellers about pricing and resale value of their home. We educate buyers about the area they are looking at and what the economy is doing that might affect the market or their purchasing experience. We pride ourselves on having a responsive team who provides excellent customer service. Good customer service and hard work always pays off.

What are seller's and buyer's markets and what drives them?

Supply and demand determines whether the market is favorable for buyers or sellers. A seller's market is when there are more buyers than homes available, so sellers may see multiple buyers bidding on their home. A buyer's market is the opposite, when there are more homes available than buyers, so buyers have more negotiating power.

Have you noticed any changes in the market during the pandemic?

COVID-19 led many people to purchase second home destinations, mainly because people realized they could work from home more, and if they have to be quarantined then they might as well do it on a boat on a lake. Additionally, the civil unrest in big cities drove residents to leave for safer suburban or rural areas.

What is the best time to sell a home?

Right now! I have not seen a market like this in the 20 years that I have been in real estate. Prices are high and people are buying! A lot of sellers are taking advantage of this market because they feel like they are getting top dollar for their homes.

What is your source of inspiration when showing a home?

I am inspired by Lake Oconee and the great memories I have made living here for the last 20 years. I hope to be able to sell people homes so they can make beautiful memories with their families too.

Who do you admire in your life?

I admire my husband Lin Logan and have the utmost respect for him. He flew F-16s in the Air Force, then flew for Delta, and now owns Logan Appraisals and co-owns Kim and Lin Logan Real Estate with me. He is a hard worker and also a good dad. I love hanging out with him, and I am so glad he is the man I chose to spend the rest of my life with. We have been married 22 years and even though both of us have our own hobbies, we love doing some of those together.

What accomplishment are you most proud of?

Our charity Brittney Cares. Brittney always gave everything she had. If you gave her \$10.00 to spend she would buy everyone something EXCEPT herself. When asking her what she bought herself she would say, "nothing, I would rather give." When we branched out on our own and started our own company, I literally started crying. I felt like in some weird way Brittney had brought real estate into my life to fill the void of her being gone. When the company started making money I told Lin I wanted to give back to the community, so we started Brittney Cares. Brittney would have turned 32 this year, and she would have loved that in her name we have helped countless people that have struggled with cancer, ALS, car accidents, and more. Every closing we have at KLL contributes to Brittney Cares.

2021

MID-YEAR REVIEW

LAKE SINCLAIR Mid-year market update

WOW ! Spring 2020 brought Lake Sinclair a strong Real Estate market. However, 2021 has proven to be our best yet. We are seeing all categories heat up ; Volume Sold, average sales price and days on market.

The following market update is derived from the Lake Sinclair Multiple Listing Service and includes all property types in Putnam , Baldwin and Hancock counties.

For 2021 so far (Jan - May) , Real Estate Agents in the Lake Sinclair area have participated in 435 property sales totaling \$ 91,710,104 in volume. This compares to 2020 (Jan - May) , where Agents participated in 288 Property Sales totaling \$ 57,294,613.

FOR OFF WATER HOMES: By this time in 2020, there had been 119 property sales with an AVERAGE sales price of \$ 165,116 and an average of 102 days on market.

This year, we have seen a MAJOR increase to 227 property sales with an AVERAGE sales price of \$ 210,220 and days on market decreasing to 69.

FOR LAKEFRONT HOMES: The same holds true for our Lakefront homes. By this time in 2020, there had been 98 home sales with an average sales price of \$ 344,409 and an average days on market of 116.

This year, we have seen 125 home sales with an

INCREASE of average sales price to \$ 392,098 and a **DECREASE** days on market to 54.

LAND / LOTS: The land / lot market is sizzling as well! This is mainly due to the height in home demand and the low inventory available to home buyers.


By this time In 2020 , there had only been 66 lot / land sales compared to the whopping 132 sales so far this year!

We believe that the fabric of our country's professional environment has shifted companies and families into a "work from anywhere" system, which has pushed buyer's into recreational areas such as our Lake Communities. We believe we will continue to see the effects of this and our market will remain strong. In other words, it is a fantastic time to both BUY and SELL. We invite you to contact the #1 TEAM at the Lake, Kim and Lin Logan Real Estate, to learn more about the trends in specific areas on both Lake Sinclair and Lake Oconee. We offer AGENTS WITH HIGH NEGOTIATING SKILLS, LOCAL KNOWLEDGE, THE HIGHEST POSSIBLE CUSTOMER SERVICE - JUST READ OUR REVIEWS, and THE MOST AGGRESSIVE AND INNOVATIVE MARKETING AVAILABLE!

LAKE OCONEE Mid-year market update

We hope this 2021 market update finds you and your family in good health and spirit! Our weather has started heating up as summer is here and the Lake Oconee real estate market is and has been HOT as well! The pandemic accelerated several demographic and market trends that were already in place: a shift to working at home as opposed

to going to an office, people wanting to escape the city and all the problems there, a shift to warmer climates, people choosing where they want to live based on lifestyle/amenities and a very robust stock market. All of these trends have led buyers to our market over the last year in UNPRECEDENTED NUMBERS. Our market began heating up in early 2020



Because market reports and trends are most accurate when calculated over a period of time, we'll be updating this information EVERY 6 MONTHS. Look for a new report in December, 2021. Until then, we'll keep this information here for those of you who haven't yet checked it out.

and the increase in demand has accelerated ever since. Last year we began running out of homes to sell these buyers in many sub-markets, and currently, the amount of available homes (supply) is far less than the amount of buyers (demand). Consequently, there has been an increase in prices/home values, much shorter time to sell (many homes selling before or immediately when they hit the market) and sellers are negotiating very little if at all on their asking prices. In some cases, homes are selling for more than asking price. VERY EXCITING TIMES FOR HOME SELLERS! The lot market has also gotten better as the number of available homes declined. Buyers have been purchasing lots at a higher pace than last year and looking to build. On the building front, costs have been going up throughout the county and also in our market. Materials costs have soared and there is a shortage of workers resulting in higher construction costs and longer building times. As you might expect, this has also made the cost and time to remodel go up as well.

All in all a very busy and exciting time at Lake Oconee and this is the best market (HIGHEST DEMAND) Kim and I have ever seen! As you can see from the statistics below, the market has been extremely "hot" and home sales in particular have been very strong. Our short term forecast at the mid-point of 2021 for the market is for demand to remain strong. There is nothing to indicate that the trends that have caused our market to go up will diminish in the near term. We often get asked if we think our market is "over-priced" and if we are at the "top". While no one knows for sure, we do know if you smooth out our market valuation over the past 30 years, our current valuations are not significantly above the 3-4% historical appreciation line for real estate. In other words, our values are in line with historical real estate appreciation and do not indicate we are over-priced. If you don't believe it, just compare our prices to other resort areas in the southeast.

Bottom line = we feel now is a great time to sell and also to buy in our market. It is critical that you utilize someone who knows the market and current valuations (LIKE US!) to help you get top dollar for your property if you are a seller, or to help you find available properties quickly if you are a buyer!

Here is a quick 2021 mid-year market comparison with last year:

	Jan-May 2020	Jan-May 2021
HOMES SOLD	436	541
AVERAGE SOLD PRICE	\$386,000	\$599,000
LAKE HOMES SOLD	129	158
LAKE LOTS SOLD	19	59
GOLF COMMUNITY HOMES SOLD	89	206
GOLF COMMUNITY LOTS SOLD	10	32
TOTAL REAL ESTATE SOLD	\$185,000,000	\$409,000,000



We have **over 400 5-star reviews** across Zillow, Realtor.com, Facebook and Google!

My wife and I looked at numerous houses over a period of years and never could find exactly what we were looking for. The Kim and Lin Logan team never gave up on us and told us that we would eventually find the right house for us. After a number of years and a couple of contracts that didn't work out their/our patience paid off and we found the perfect house for us. ~ Zillow review

*Kim has a great team! **Kim has great contacts, a lot of excellent marketing and exceptional knowledge of the area.** They all assisted us in so many ways with getting our home ready for sale - to include staging - and keeping it ready to show using their recommended service providers who were always quick to complete work and always fairly priced. Our sale happened faster than we expected and we appreciate all their hard work. Thank you!! ~ doucettejm5*

Kim and Lin have assembled one of the best teams I've seen in any industry. From the start they were very responsive to all my questions and anything needed. They communicated every step of the way and were always just a phone call or text away. Their market knowledge is second to none but their attention to detail sets them above others I spoke with. I would list with them again in a heartbeat ~ justinburgess57

*The Kim and Lin Logan Team are very impressive. They help the home seller along from the very first right through the closing. My sibling and I co-owned our parents house which had been on the market for 15 months. After signing with Kim and Lin, they reviewed the home, made suggestions about what we needed to do, and where the pricing should be. Once on the market, the team actually showed it multiple times each week until it was sold: in 10 weeks. **We are so very impressed with all aspects of their company and all the players on the team.** Thank you Kim & Lin Logan Team ~ Rockintc*

What a well oiled machine these folks are!! The team handled everything with our best interest always coming first!! Great bunch of folks to work with.....great experience! No wonder they're the number one Realtor in lake country!! ~ ams5861

*Very helpful from start to finish. Excellent assistance with effective staging of our home. **Always maintained a high level of communication.** We never felt like we were forgotten. Highly recommend. ~ dkmonson8*

Kim and Lin are selling my home...actually their whole team is selling my home! The helpful ideas for staging really made a difference, the photos and marketing tools really show off my home's assets, the staff in the office are prompt and reliable setting up showings, obtaining and providing feedback and answering my every question! I couldn't ask for more! ~ StephanieColeman5

*The Kim and Lin Logan team provided outstanding guidance on pricing and staging our house to sell. They drove a lot of prospects to our home with their excellent marketing and kept us advised of the feedback from those showings. They helped us negotiate a final sales agreement and walked us through the closing and moving process. **They are a first class team of real estate professionals.** ~ Mjdjjohnson*

Excellent service and professionalism by Kim & Lin Logan team! Starting with the staging and some ideas to give our home the edge it needed to get sold to the advertising and planning of our open house. We enjoyed working with everyone on the team and look forward to using them in 2018 to find our perfect retirement home on the lake. We would definitely recommend using Kim and Lin Logan Team. ~ lauriewilliams19

I believe this team is the best I have ever worked with and this is my 7th home purchase. The amount of work and detail that it takes to buy a house today is a mountain of work on the part of a realtor and I appreciate the effort it took to make this possible for my family. Ours was not an easy task and it took some special considerations on their part to keep us happy and they did. They worked hard to get the final closing on the day we asked right up to the last minute. We thank you so much!!!! ~ MARY1763

MEET OUR TEAM

Owner/Broker Kim Logan
with Lin Logan ... and Tank





Kim and Lin Logan

Kim and Lin Logan have been the top selling agents in Lake Oconee and Lake Sinclair for the past two decades. They provide their clients with the highest level of customer service possible, specializing in luxury homes, lakefront lots, golf homes, condos/townhomes and more near Greensboro and in Georgia's lake country.



Traci Nelson

No one knows the lake country like an area native, and Traci is an expert not only at Lake Oconee but also at Lake Sinclair, and the beautiful historic towns that surround each. 100% committed to her buyers, every client enjoys the benefits of her dedication & accessibility.



Madison Zak

Madison Zak grew up in the Lake Country, loving lake life and helping her mom, Kim, with real estate. After graduating college, Maddie returned to the lake she loves to sell the lifestyle. She brings enthusiasm, a wealth of knowledge, and a strong work ethic to advocate for her buyers.



Eric Bach

Eric is dedicated to his clients and diligent with his work ethic. Eric has a passion for Real Estate and a love for the lake life. With an extensive background in fitness and online business consulting, Eric relishes the chance to deliver world-class service to his clients in Lake Oconee.



Jen Hardeman

Jen became a Licensed Realtor at Lake Oconee in 1998 and has a vast knowledge of the great people of Lake Oconee from her experience in home and property sales, Verizon sales, and from her home decor and gift store business, along with those she meets through her childrens attendance at LOA.



Laura Buttimer

Laura's passion for the Lake Country began in 2003 when she won a sales award trip to the Ritz Carlton at Lake Oconee and fell in love with the community. Her business and real estate sales experience, combined with 10+ years at the lake, allows her to apply that knowledge to guide clients to find their perfect lake home.



Caitlyn Hayes-Russell

As a native to the Lake Country Area, Caitlyn truly understands what it means to be a part of the Lake Country Community, whether you live here part time or full time. She has successfully represented Buyers and Sellers on Lakes Oconee and Sinclair for the past four years and works tirelessly to help all her clients achieve their Real Estate goals.



Christy Barbee

Christy Barbee is a recent addition to the Kim and Lin Logan Real Estate Team. She spent the last 10+ years in a customer-service oriented position at the Ritz and fell in love with real estate after purchasing two properties of her own. Christy was recruited by one of our agents who saw her outstanding potential.



Aleisha Kerschner

Aleisha brings a wealth of knowledge and experience to The Kim and Lin Team. As a former Realtor in Florida, she took one trip to Lake Oconee and Lake-Life had her at hello! She has since become an expert in Lake Oconee and Sinclair Real Estate and demonstrates her passion and love of Real Estate through her dynamic work ethic!



Lisa Phillips

With an eye for interior design and a genuine love for helping others, Lisa harmonizes her gifts with knowledge gained from years of building homes with her husband. She believes she has found her niche as a Realtor and greatly enjoys lavishing exemplary customer service to her clients.



Alexa Phillips

A Georgia native, Alexa was a collegiate athlete, learning the utmost importance of client satisfaction and the need for perfection. She has found her passion in real estate and has brought her work ethic to the KLL team. Her love for others highlights an intense drive to become one of the best agents on the lake.



Gordon Deeds

Gordon was immersed in real estate from an early age and developed a deep appreciation for the industry, and knew one day he'd pursue a career as a Realtor. Gordon joins a deep passion for real estate with a professional character honed by years of excellence in corporate customer service.



Mark Watkins

Mark decided to pursue this passion for real estate after retiring from a lengthy career as Director of Aviation for a Fortune 200 company. His experience has taught him how to provide world-class service and attention to detail. He passes his service excellence to his clients while introducing them to the lake lifestyle he loves so much.



Tank Logan

Tank is an 8-year old English bulldog who takes his position of company mascot with great sense of respect and responsibility. He has worn hats, glasses, holiday costumes and feather boas with pride since he was just a pup. He is the third English Bulldog to join the real estate team. He can often be seen in the office visiting the agents.

IN 2020, WE DONATED NEARLY

\$25,000!

HELP US MAKE A DIFFERENCE!

For each sale, our company makes, a percentage is donated to the Brittney Cares Charity to help folks just like these...



James Fowler, Jr and family House Fire

On Saturday March 6th, they went to bed in the home they've leased for three years just as they would any other night.

At around 9:00 PM, the family hurt the faint sound of a breaker tripping across the house.

The breaker has tripped multiple times in the past, and it had checked out. But five minutes later the smell of smoke started drifting into their rooms.

A fire broke out behind the stove. Fortunately, the family was able to gather their pets and escape before the fire consumed the entire home.

But now, the Eatonton family of three is devastated by the loss their home and personal items.



Book Donation Foster children in Putnam and Greene Counties

On Friday, February 12, Brittney Cares donated 85 Kibby Gets a Little Sister books to the foster children in PUTnam and Greene counties. The book, written by Mom's Choice Gold Ntrional Award-Winning Author Andrea Cassell, is a beautifully illustrated book which teaches children about accepting changes in their family and how to adjust to a new family member. Andrea states, "This book, which is told through the eyes of my dog Kibby, is a perfect gift for foster children in our community who are transitioning into a new family situation. We are so grateful to Brittney Cares for placing this book into the hands of these precious children." In addition



From the left, Kibby Books author Andrea Cassell, Traci Nelson of Kim Logan Realty and Kim Logan complete donation of 85 "Kibby Gets a Sister" books through Brittney Cares to local foster homes.

Brittney Cares makes book donations

Kim and Lisa Logan, a successful real estate team in Georgia's Lake Country, have always believed in giving back to their community. When their precious daughter was taken from them in 1998, they struggled in coming forward with their lives. One morning, as they sat on their porch, looking toward the area where she had lost her life, they saw a pair of...
be bestowed through our charity Brittney Cares. Through our donations, as well as the generosity of our agents and friends, we have been able to reach the hearts of families all over Georgia.
On Friday, February 12th, Brittney Cares donated 85 Kibby Gets a Little Sister books to the foster children in Putnam and Greene counties. The book, written by Mom's Choice Gold National Award-Winning Author Andrea Cassell, is a beautifully illustrated book which teaches children about accepting changes in their family and how to adjust to a new family member.
Andrea states, "This book, which is told through the eyes of my dog Kibby, is a perfect gift for foster children in our community who are transitioning into a new family situation. We are so grateful to Brittney Cares for placing this book into the hands of these precious children."
In addition to Kibby Gets a Little Sister, Andrea Cassell is the author of Kibby the Space Dog and Kibby Moves to Georgia. For additional information on her books, go to www.andreacassell.com. If you would like to make a donation to Brittney Cares, please contact Kim at 706-292-0757 or kim@kibbybooks.com.

If you would like to donate, please send a check to Brittney Cares at 1041 Village Park Walk Suite 204 Greensboro, GA 30642.



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Brittney Cares, LLC is a 501(3)(c) charity organization. A receipt for your donations will be provided.
Thank you for your generosity.



SEE WHAT'S

JULY/AUG

JULY

Fri, Jul 2

The Basics of Bees

2:30 – 3:30 PM

**Sparta-Hancock County Library
8984 E Broad St, Sparta, GA**

Sparta-Hancock County Library is hosting a free hour long educational event for kids called The Basics of Bees starting at 10:30 a.m. every Friday from June 4th to July 2nd. The Basics of Bees is, Inside the Hive, Honey, Beekeeping and Pollinator gardening

Fri, Jul 2

Ben Bostick

7 PM

**Lake Oconee Bistro
1130 Lake Oconee Pkwy, Eatonton, GA**

Ben Bostick is a South Carolina-raised, Georgia-based outsider country songwriter, musician, and busker. Bostick describes the sound of the album as “music for driving at high speeds, moving heavy things, drinking, and fighting.”

Sat, July 3, at dusk

**Ritz Carlton Lake Oconee Back Lawn
Fireworks! Guests only permitted on the lawn, but the show can be seen from the lake!**

Sat, Jul 3

Classic City Band of Athens

7 – 9 PM

**Madison Morgan Cultural Center
434 S Main St, Madison, GA**

Join us on the front lawn of the Cultural Center for this old-fashioned, festive event. Bring your picnic baskets, tables and/or chairs and enjoy a FREE concert of traditional patriotic music by the Classic City Band of Athens. Secure a guaranteed area & table with a sponsorship. Limited opportunities are available, please call the Center at (706) 342-4743 for details.

Sun, July 4, at dusk

Reynolds Great Waters

Recreation Activities & Live Entertainment 6 - 8:00 PM; Dinner Buffet 6 - 8:30 PM

Fireworks at dark. Hang out after fireworks until 11:30 PM to the tunes of the Logan Daniels Duo.

Sun, Jul 11 – Sat, Jul 17

Camp Swamp

**Sun, Jul 11, 3 PM – Sat, Jul 17, 10 AM
1400 Maxeys Rd, Union Point, GA**

Camp Swamp in Penfield, Georgia is offering weekly camps from June 2nd to July 17th. Each camp begins at 3 p.m. on Sundays and ends at 10 a.m. on Saturdays. Kids from 9 to 18 years old can enjoy. Bible classes and devotionals as well as exciting outdoor activities including soccer, laser tag, swimming, fishing, a 300-foot Slip N Slide, a 12-foot pool slide, Ultimate Frisbee, low ropes course, arts and crafts, ping pong, paddle boating, and more. www.campswamp.com for more information.

HAPPENING AT THE LAKE...

JULY/AUG

Mon, Jul 12 – Tues, Jul 13
Juniors Golf Tournament
Greensboro, GA

54-hole stroke play tournament open to any male and female golfer currently competing at any college-level golf program, including rising freshmen, OR amateurs at least age 16 with a 1.0 or less. www.amateurgolf.com for more information.

Mon, Jul 12 – Wed, Jul 14
Seniors Golf Tournament
Great Waters Course at Reynolds Lake Oconee

112 Plantation Dr, Eatonton, GA

New in 2021, this is a 54-hole stroke play tournament for national seniors with four divisions: Senior, Super Senior, Legend and Grand Master. www.amateurgolf.com for more information.

Thu, Jul 15
Free Firefly Nights in the Park
7:30 – 10:45 PM
Madison Town Park, Madison

Pick up food from one of our great Downtown restaurants – be sure to ask about Firefly Nights Specials – and settle in for an upbeat show from The Hobohemians. “The Hobos” are an Athens band who plays popular music from the 1910s, 20s and 30s. Release your inner bohemian with some toe-tapping goodness! Paul Lombard and his fingerpicking style blues will kick off the evening at 7:30pm – and it’s FREE!

Mon, Jul 19 – Fri, July 23
Summer Art Camp
Jul 19, 8 AM – Fri, Jul 23, 11 AM
The Plaza Arts Center
305 N Madison Ave, Eatonton, GA

July 19-23; 8 a.m. until 11 a.m. Ages 6-12. Campers will create art projects daily ranging from basket weaving to painting. This camp is sure to be a blast!

Fri, Jul 23 – Sun, Jul 25
Bushcraft Essentials
Jul 23, 9 AM – Sun, Jul 25, 12 PM
Georgia Bushcraft, LLC
1150 Carruth Rd, Watkinsville, GA

Join us for an in-depth two day workshop with experienced woodsman, ‘Bushcraft Kelso’ where you’ll learn the essentials of Bushcraft. This hands-on course will teach you foundational woodland skills like making primitive tools, important wilderness knowledge on plant and animal life as well as other basic self-reliant education.

THIS BASIC BUSHCRAFT WORKSHOP COURSE WILL BE BROKEN DOWN INTO THESE 3 AREAS:

- TOOL & UTENSIL MAKING, BUSH CRAFT, KNOWLEDGE (LOCAL RESOURCES):

COST: \$100 Per Person, Family and GABC Member Discounts available. www.georgiabushcraft.com for more information.



SEE WHAT'S

APR/MAY

Sat, Jul 24

Firefly Super Sprint Triathlon

11 AM

1151 East Ave, Madison, GA

The Firefly Super Sprint Triathlon is on Saturday July 24, 2021. It includes the following events: Super Sprint Triathlon Individual and Super Sprint Triathlon Relay. www.trisignup.com for more information.

Mon, Jul 26 – Fri, Jul 30

13th Annual Summer Camp

Mon, Jul 26, 8 AM – Fri, Jul 30, 3 PM

Saltamacchio's Tang Soo Do Karate

899 Harmony Rd, Eatonton, GA

Saltamacchio's Tang Soo Do Karate School is having their 13th Annual Summer Camp this July. From 8 a.m. to 3 p.m. Monday, July 26th through Friday, July 30th, kids will participate in activities such as meditation, stretching, exercise, karate, games, crafts, movies, child safety, bully prevention and more! For more information, click [here](#) or contact Master Ray at 706-991-9925.

AUGUST

Sat, Aug 7 – Sun, Aug 8

Fall Line Rambler

Sat, Aug 7, 9 PM – Sun, Aug 8, 1 AM

Duke's Lounge & Dawg House

162 Sinclair Marina Rd NE, Milledgeville, GA

Fall Line Rambler will be performing live at Duke's Lounge & Dawg House in Milledgeville from 9 p.m. to 1 a.m. on Saturday, August 7th.

Thu, Aug 12 – Fri, Aug 13

4K Races

Rock Eagle 4-H Center

350 Rock Eagle Rd, Eatonton, GA

The 4's Races Four 4Ks for 4-H Two "Home Run" Runs--Two "Come Home" Runs August 13-14, 2021. Run the Home Run runs (Quafolium 4K and Fourward 4K) as virtual races anytime between August 10-14. Submit times no later than dark thirty on 8/14 using this LINK: <https://forms.gle/RrYDT8idF3Rq62EbA>. The Come Home runs (IHTR 4K and Lucky 4K) must be run in person at Rock Eagle on Saturday, August 14. IHTR 4K at 7:34 am. The Lucky 4K will begin at 8:24 am. Contact Roger Keel at rkeel@mindspring.com for more information.

Fri, Aug 13 - Tue, Aug 17

On Set Cinema – Friday The 13th Part VI

Fri, Aug 13, 4 AM – Tue, Aug 17, 11 AM

Hard Labor Creek State Park

5 Hard Labor Creek Rd, Rutledge, GA

On Set Cinema - Friday The 13th Part VI: Jason Lives at Hard Labor Creek State Park. Come and view Jason Lives where it was filmed!

Sat, Aug 21 – Sun, Aug 22

Hospital/Cemetery Trolley Tours

Aug 21, 10 AM – Sun, Aug 22, 3 PM

Milledgeville-Baldwin County Convention & Visitors Bureau

200 W Hancock St, Milledgeville, GA

Guests can board 'Milly' the trolley and set out

HAPPENING AT THE LAKE...

APR/MAY

on a guided driving tour through the grounds of Central State Hospital, including a stop at Cedar Lane Cemetery and as available Chapel of All Faiths. During the ride, a former Central State employee and tour guide will talk about the history of the institution as well as the redevelopment of the grounds here will be two tours offered each day, 10 a.m. - 12 p.m. and 1 p.m. - 3 p.m. There will be limited capacity, only 12 passengers (50% capacity) per tour to allow for distance seating. Tickets cost \$30. All ticket purchases are non-refundable and not able to be exchanged. Masks will be provided and must be worn during the entire tour. Proper sanitation measures of the trolley will be followed to ensure the health and safety of all passengers.

Tickets will go on sale on the first Monday of that tour's month. Call the Visitor's Center to reserve your tickets at (478) 452-4687.

Sat, Aug 21, 11 AM – 5 PM

Farmview Market

2610 Eatonton Rd, Madison, GA

things to do, events in Madison, local farmers market, bbq, bbq competition from 11 a.m. to 5 p.m. on Saturday, August 21st. Local teams will be serving up authentic southern BBQ for cash prizes up to \$1,000! There will also be live music, chef demos, a farmers market, and more! General admission is FREE! www.farmviewmarket.com for more information.

Fri, Aug 27, 9 PM – Sun, Aug 29, 4 PM

The Lodge at Lake Oconee

930 Greensboro Rd, Eatonton, GA

The FPC Ladies Retreat will be August 27-29, 2021 at Lake Oconee. We are very excited that our speaker will be Carrie Everitt! The theme is "Envy & Coveting: Dressed Up Idols of Unbelief." Cost is \$150, includes conference, lodging and Sat. lunch. Register at <http://ow.ly/9NiY50DOlrE>

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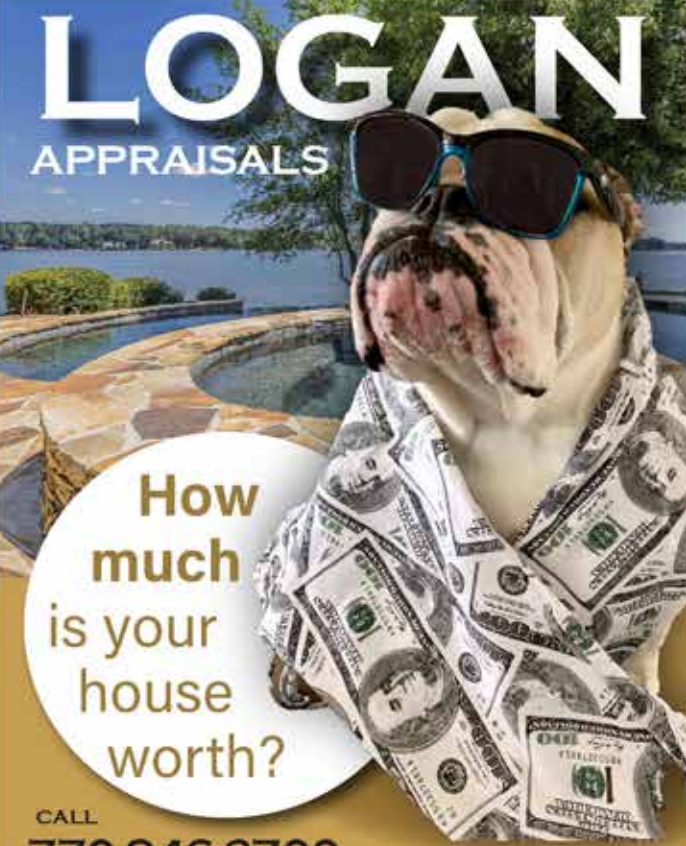
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