

SCAREHOUSE OF THE SOUTH

TURN-KEY HAUNTED HOUSE OPERATION

Soperton, GA

Online Real Estate Auction

Exceptional Investment Opportunity with
its Prime Location just off Interstate 16

Bidding Ends: Aug. 20th, 2025

Rusty Lane - Agent
912.531.7007 | www.SouthAuction.com



**SOUTH
AUCTION**





Dear Prospective Bidders:

South Auction is pleased to present this unique investment opportunity featuring an established haunted house attraction located just off Interstate 16 in Soperton, Georgia.

This 30-scene extreme haunt currently operates 5 nights annually but offers tremendous potential for expansion into year-round entertainment operations. The strategic interstate location provides excellent accessibility and visibility for visitors throughout Southeast Georgia.

This turnkey property represents an exceptional opportunity for entertainment entrepreneurs looking to enter or expand in the growing experiential entertainment market.



Rusty Lane, CAI
Owner

478.455.1861

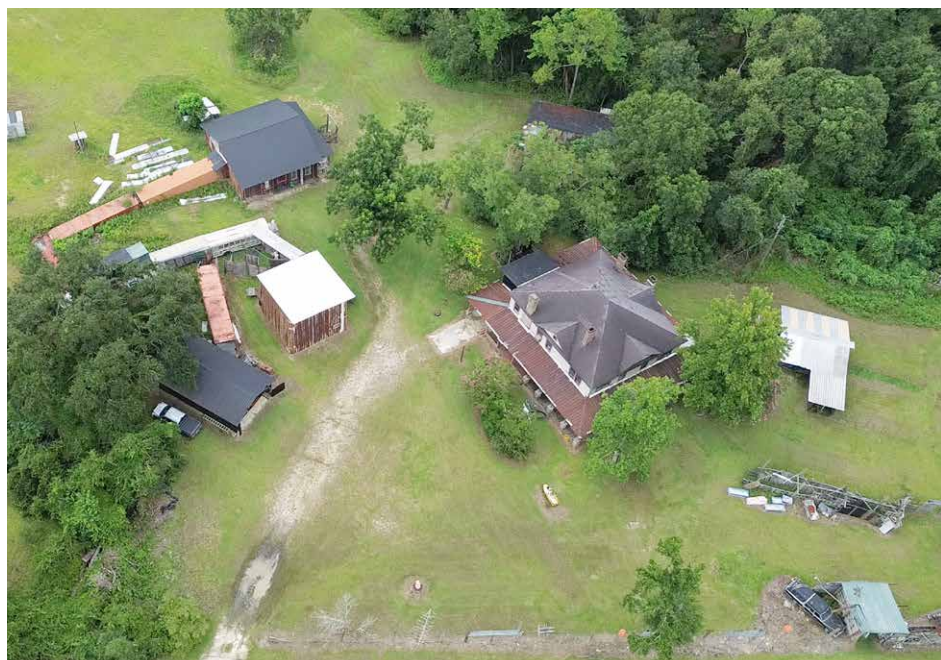
rusty@southauctiongroup.com

338 East Main Street Swainsboro, GA 30401



PROPERTY FEATURES:

- Deep well water system
- 3 separate electric services
- 5,500 sq ft main house (professionally rewired) with three bathrooms
- Multiple structures added as part of the haunted attraction
- Large gymnasium (used for storage) - needs renovation
- Vacant corner lot included with access to septic, power, and water





FINANCIAL & OPERATIONAL DETAILS:

- All property, structures, and equipment are 100% paid for
- Social media accounts included (Website, Facebook, and Instagram)
- Several experienced actors and managers available to continue working
- Current operation: 4-6 nights per season averaging \$15,000-\$18,000 per night with minimal advertising
- Turnkey ready to operate this fall - no major construction needed
- Everything included in sale

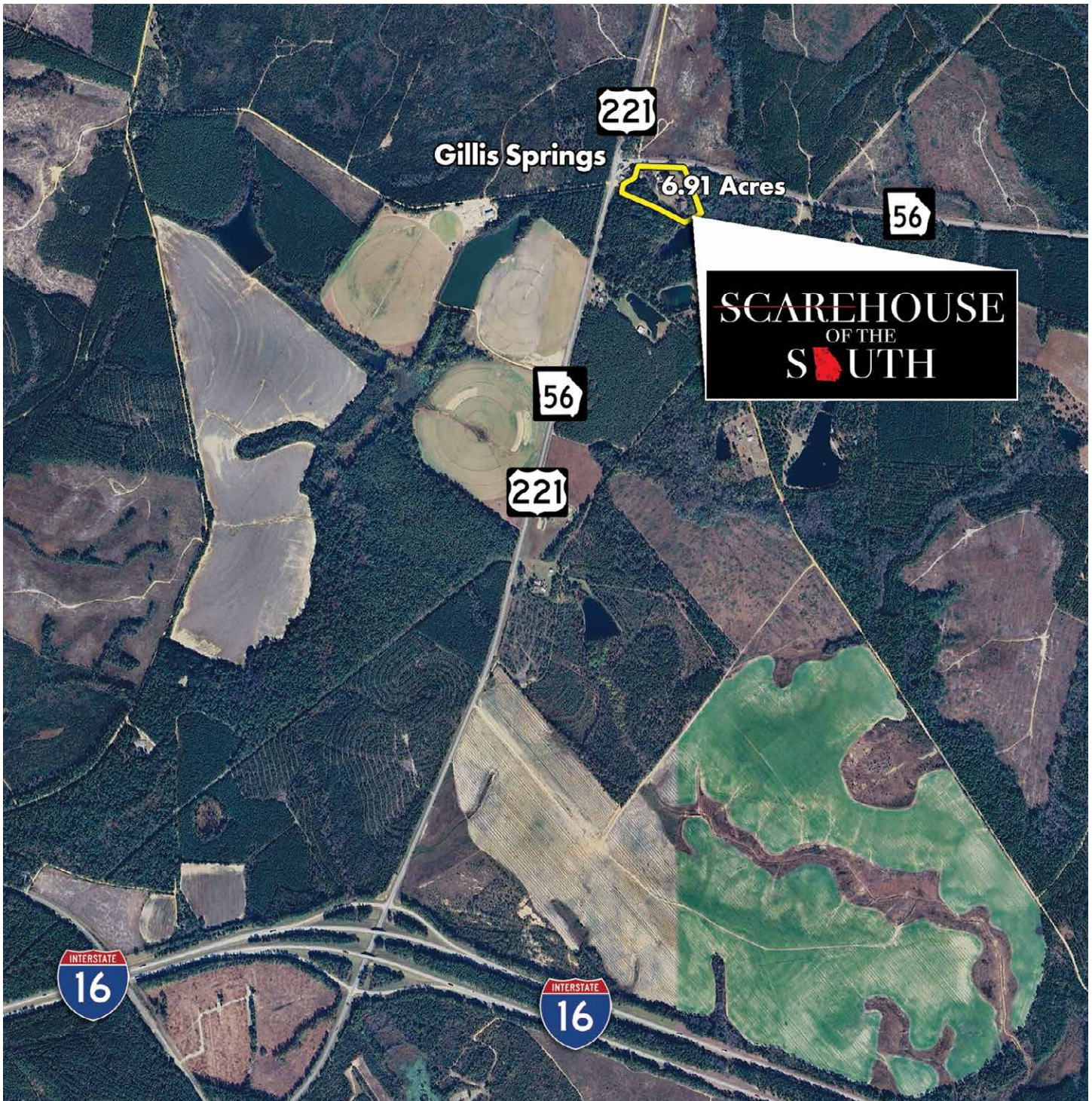
EXCEPTIONAL INVESTMENT OPPORTUNITY

- **PRIME LOCATION:** Strategically positioned just off Interstate 16, providing excellent accessibility for visitors from Savannah, Macon, and throughout Southeast Georgia
- **ESTABLISHED OPERATIONS:** Currently features 30 professionally designed scenes operating as an extreme adults-only haunt for approximately 5 nights per year
- **HIGH REVENUE POTENTIAL:** Exclusive seasonal model allows for premium pricing with significant opportunity for expansion
- **VERSATILE INFRASTRUCTURE:** Existing setup can be easily modified to accommodate family-friendly experiences, seasonal holiday themes, or year-round attractions
- **EXPANSION OPPORTUNITIES:** Property could support escape rooms, immersive entertainment experiences, or extended Halloween season programming
- **GROWING MARKET:** Georgia's expanding tourism industry and rising popularity of experiential entertainment create favorable market conditions
- **YEAR-ROUND POTENTIAL:** Current limited seasonal operation could be transformed into a thriving year-round entertainment destination
- **STRATEGIC VISIBILITY:** Interstate location ensures strong visibility and accessibility for both local customers and tourist traffic
- **TURNKEY INVESTMENT:** Perfect foundation for an entertainment entrepreneur ready to scale operations and diversify revenue streams



LOCATION MAP

Strategically positioned just off Interstate 16, providing excellent accessibility for visitors from Savannah, Macon, and throughout Southeast Georgia





LOCATION MAP



PROPERTY AERIAL MAP



HAUNTED ATTRACTION INCLUDES:

- Ticket booth
- Makeup building
- 2 main offices (includes tools, supplies, props)
- Over 20 Poison Prop animatronics
- 7 large air compressors
- 5 shipping containers
- Squeeze room
- Laser swamp
- 2 hearse cars
- Numerous props, sets, and scenes



PROPERTY PHOTOS



PROPERTY PHOTOS

