



ROUND COVE
FRANKLIN COUNTY, TENNESSEE





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\$5,900,000 | 2,159± ACRES



LISTING AGENT: ELLIOTT DAVENPORT, JR.

THE WINGS GROUP, LLC
1428 WILLIAM ST., SUITE C-2
CHATTANOOGA, TENNESSEE 37408

M: 423.364.2092

ELLIOTT@WINGSGROUPLLC.COM



TRUSTED *by* **GENERATIONS,**
for **GENERATIONS**

Land... that's where it all begins. Whether it is ranch land or family retreats, working cattle ranches, plantations, farms, estancias, timber or recreational ranches for sale, it all starts with the land.

Since 1946, Hall and Hall has specialized in serving the owners and prospective owners of quality rural real estate by providing mortgage loans, appraisals, land management, auction and brokerage services within a unique, integrated partnership structure.

Our business began by cultivating long-term relationships built upon personal service and expert counsel. We have continued to grow today by being client-focused and results-oriented—because while it all starts with the land, we know it ends with you.

WITH OFFICES IN:

DENVER, COLORADO	BOZEMAN, MONTANA
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BUFFALO, WYOMING	LUBBOCK, TEXAS
BILLINGS, MONTANA	MASON, TEXAS

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SALES | AUCTIONS | FINANCE | APPRAISALS | MANAGEMENT



EXECUTIVE SUMMARY

Situated on the northern side of the Tennessee-Alabama state line, Round Cove is a stunning 2,159± acres on the Cumberland Plateau near the town of Winchester, Tennessee. The property boasts an exceptionally well built main home with amazing Appalachia views overlooking the valley below known as Round Cove. Uniquely, this property encompasses the entire northern 2 miles of Round Cove and all of the towering ridges surrounding this vast landscape. The privacy is unrivaled and the seclusion for wildlife to thrive in abundance is immense. Adding to this expansive landscape are 74,000 acres of adjacent protected lands that include Bear Hollow Wildlife Management Area and Skyline WMA. Built in 2005 with a major addition and renovation completed in 2016, the main home is ~5,475 sq. ft. and made entirely out of America woods much of which was custom milled onsite. There isn't a piece of sheetrock in the entire place! Round Cove is self-sufficient and totally off the grid. The property is very well maintained with an impressive road system and an intensely dedicated wildlife management program.

LOCATION



Round Cove is located a short distance south of Sewanee on the Cumberland Plateau with a valley address of Huntland, but a more accurately described location would be Sherwood, Tennessee. The property's southern border rests on the Alabama state line. A scenic mountain route along TN-16 leads you to the property's main drive, which is a three-mile deeded road through Bear Hollow Wildlife Management Area. Bear Hollow along with Skyline WMA surround much of the property creating a 74,000-acre corridor of protected lands.

For private aviation, the Winchester Municipal Airport is only 20 minutes away, which has a 5,000-foot runway.

Winchester, TN 20 minutes

Sewanee, TN 35 minutes

Huntsville, AL 1 hour

Chattanooga, TN 1.30 hours

Nashville, TN 1.75 hours



~WINCHESTER, TENNESSEE



~WALLS OF JERICHO

Walls of Jericho and Bear Hollow Mountain WMA and Skyline WMA: Round Cove abuts 8,900 acres of state protected land in Tennessee and 65,000 contiguous acres in Alabama, offering a much broader landscape to explore outside of Round Cove. Bear Hollow offers a number of incredible geological features with its most notable being The Walls of Jericho - a large bowl-shaped amphitheater embedded in limestone with Turkey Creek draining through it. This unique water feature and surrounding land offer a number of great hiking, mountain biking and horseback riding opportunities.

Tims Ford Lake: Only 30 minutes from Round Cove, Tims Ford Lake is remarkably picturesque and truly one of Tennessee's most inviting bodies of water. Surrounded by Tims Ford State Park, the reservoir offers the owner of Round Cove very convenient access to boating and lake activities if so desired. The lake is also renowned for excellent bass fishing. There is a marina on the lake. The State Park is also home to a spectacular Bear Trace golf course.



***TIMS FORD LAKE
& BEAR TRACE GOLF COURSE***

Sewanee, TN: Home to The University of the South, Sewanee is located only thirty minutes from Round Cove. A large part of this quaint town is influenced by the University's beautiful campus. "Downtown" Sewanee offers a collection of charming shops and some of the best dining in Middle Tennessee. Many of the town's 2,300 residents are teachers and artists, creating a lively community that highly values the arts and education. Sewanee is also host to a number of outdoor activities.

Winchester, TN: Just 20 minutes from Round Cove is the historic town of Winchester. The historic square has been well preserved, offering a glimpse into a prior time of small American town. Winchester's variety of shops, restaurants, and local art makes it the perfect place to stop when traveling to and from the property. The town also has Winchester Municipal Airport, which boasts a 5,000-foot runway and is ideal for private aviation.



GENERAL DESCRIPTION

The property has a three-mile deeded gravel driveway through Bear Hollow WMA that is very well maintained. There is a shared gate with the WMA off TN-16 and then a private gate upon entering the property three miles down the gravel driveway. Once on the property, you travel a quarter of a mile to arrive at the main house. All of the property's structures are located near one another on top of the mountain. The main home and guest house sit on the bluff with incredible views overlooking Round Cove and the surrounding mountains. A few hundred yards from the main home is a 1-acre mountain pond with a Cypress post and beam pavilion. The pond is used regularly for fishing and a summertime swimming hole. Also located next to the main home is an organic garden with garden shed and chicken coop. There are ~70 acres on top of the mountain.



The property then descends to the valley below. Even with sections of considerable slope, the internal road system is very impressive making nearly all of the property accessible. As you move down the mountain's side, there are secondary roads that extend along the benches typically taking you to a wildlife food plot. The valley land consists of ~300 acres and just rolls along for two miles transitioning from one well maintained food plot to another that all vary in size and offer a countless number of hunting locations and opportunities. There are 40-acres of food plots all managed in well-established clover stands. There are a total of 18 very nice box blinds of which 13 are on the ground and 5 are elevated. Plus, there are tons of ladder stands scattered around the property.



Noteworthy is that the property encompasses both sides of the mountain surrounding Round Cove giving an owner complete privacy and the ability to manage this property with no concern of outside or neighborly influences.



IMPROVEMENTS



MAIN HOUSE (~5,475 SQ. FT.)

This gorgeous home presides over Round Cove resting on the eastern brow of Bald Mountain. The views are amazing and the sunrises are out of this world. Constructed in 2005 with a major addition and renovations completed in 2016, this tasteful six bedroom, four-and-one-half bathroom residence is perfect for hosting family and friends. Mornings and evenings are best spent on the enormous back decks and covered porches, which take full advantage of the views. Coming from a timber background, the owners of this house paid incredible attention to the woodwork and materials used throughout the house. The house is entirely made of solid American hardwoods inside and outside. There is not a single piece of sheetrock in the house! Pecky cypress is a staple throughout the home along with wide plank white oak floors. There is a custom-built kitchen and a large stone fireplace.



The house is completely off the grid and powered by two 30kw diesel generators (one serving as the backup). Just below the house is a limestone spring providing the home's water, which is filtrated through a commercial system. There are two geothermal systems for heating and cooling.

The house is designed to be a very comfortable living space for a small family, but to also have the ability to host a larger group of friends if so desired.





GUEST HOUSE (~650 SQ. FT.)

Located two hundred yards south of the main residence is the guest house, which also sits on the brow taking full advantage of the magnificent views. It includes one bedroom and one bathroom with a common living area and kitchenette. It provides the perfect accommodation for a guest requiring privacy and comfort.





OTHER STRUCTURES

The property also includes an equipment shed, hi-fenced garden and garden shed, dog kennel, chicken coop, and a pavilion on the lake.



ACREAGE

2,159± acres - plane view (see below)



Every acre contains the same measure of land regardless of whether it is steep, bowl-shaped, or the Great Plains. This is due to long-standing conventions of land surveying and accepted procedures for determining ownership boundaries. There is definitely a catch, however, in that not every measured acre contains the same amount of ground surface. In other words, you'd need a bigger quilt to cover an acre of Vermont than you'd need to cover an acre of Kansas, but they don't measure an acre by measuring the size of the quilt needed to cover it. An acre is a two-dimensional measure of land area. Therefore, an acre of hilly land does have greater surface area than would an acre of flat land.

The impact of this surveying standard is definitely understood when at Round Cove. The property feels like it is much larger than a couple thousand acres.





RECREATIONAL CONSIDERATIONS

The most consummate of outdoorsmen will be thoroughly entertained by the turkey and deer hunting opportunities provided by the peaks and valleys of Round Cove.

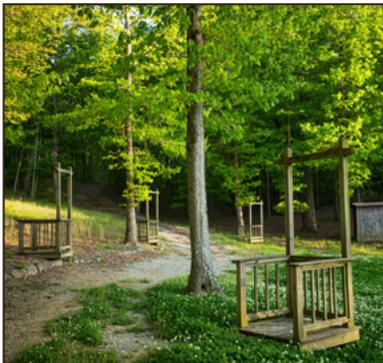


DEER HUNTING

Round Cove has been actively managed for trophy deer for over 15 years. In the opinion of many, it offers some of the finest deer hunting, especially for trophy deer, in this part of Tennessee. It is known that big deer thrive in secluded and remote locations where longevity is a luxury and the norm. The topography of Round Cove and the surrounding expansive landscape provide this safe haven for big deer and Round Cove is large enough to manage and keep these bucks on your property year after year. There are 40-acres of food plots all managed in well-established clover stands. There are a total of 18 very nice shooting houses of which 13 are on the ground and 5 are elevated. Plus, there are tons of ladder stands scattered around the property.

TURKEY HUNTING

Round Cove's population of wild turkeys will rival any place in the southeast. Routinely, the spring turkey season produces a harvest of 20+ gobblers at Round Cove. The habitat is ideal for turkeys and the clover fields pull and concentrate turkeys from a large surrounding area. An owner can expect to hear several birds gobbling each spring morning and to have lots of room and locations to chase these challenging birds.





POND

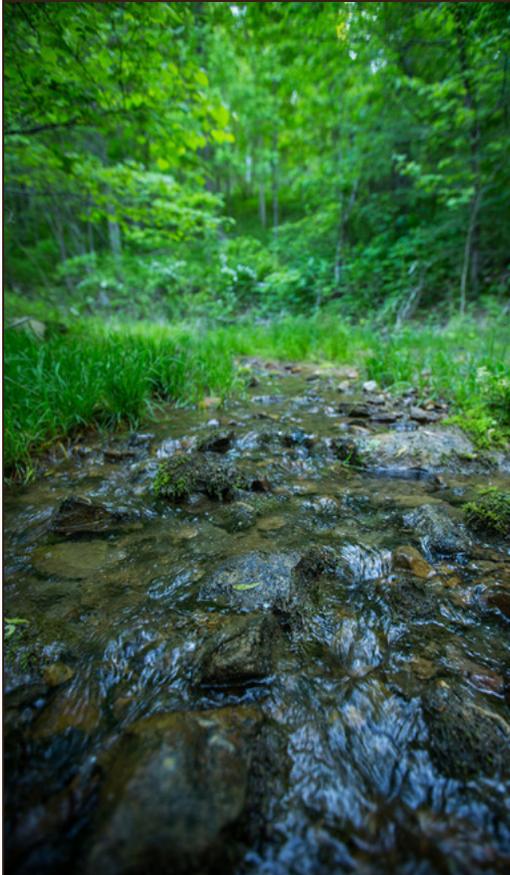
There is a one-acre pond with a Cypress post and beam pavilion. This is the perfect mountain watering hole that is used regularly during the summer as a place to cookout and take a swim. It also offers some nice fishing.

OTHER RECREATION

Round Cove has a very well-kept and impressive trail system that provides both function and entertainment. The ranging topography creates a wildly entertaining biking experience, providing you with rewarding climbs, blistering descents, and relaxing flats. ATVs thrive here and the miles of trails offer excitement and diversity of terrain. Hiking through the property will inspire frequent stops as you pass gorgeous vistas and unique landscapes.

For the green thumb in the family, there is an appropriately hi-fenced garden with several raised beds and a garden shed.





CLIMATE

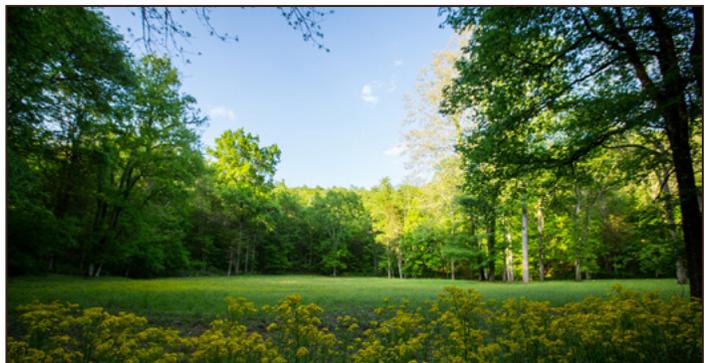
Lying within the humid subtropical zone of the United States, the area offers a mild, pleasant climate and four distinct seasons. Spring arrives in March with mild days and cool nights, and by late May temperatures have warmed up considerably to herald warm summer days. On average, July is the warmest month of the year. The summer months tend to receive more precipitation than other times of the year, and the area has an average annual rainfall of 60 inches. Fall is marked by mild-to-warm days and cooler nights. Winter is usually mild, with the coldest days featuring lows around freezing and highs in the upper 40s to mid-50s. Snow occurs periodically, with an average annual accumulation of approximately four inches.

TAXES

The annual property taxes for Round Cove are approximately \$13,600.

Much of the property is enrolled in Tennessee's Green Belt Program. The Green Belt program allows certain land to be taxed on its present use instead of market value. The law is designed to preserve farm and forest land for valuable food and fiber and to maintain open space for public enjoyment by easing some of the burden of property taxes. The law limits the amount of land that qualifies for greenbelt to 1,500 acres per owner per county.

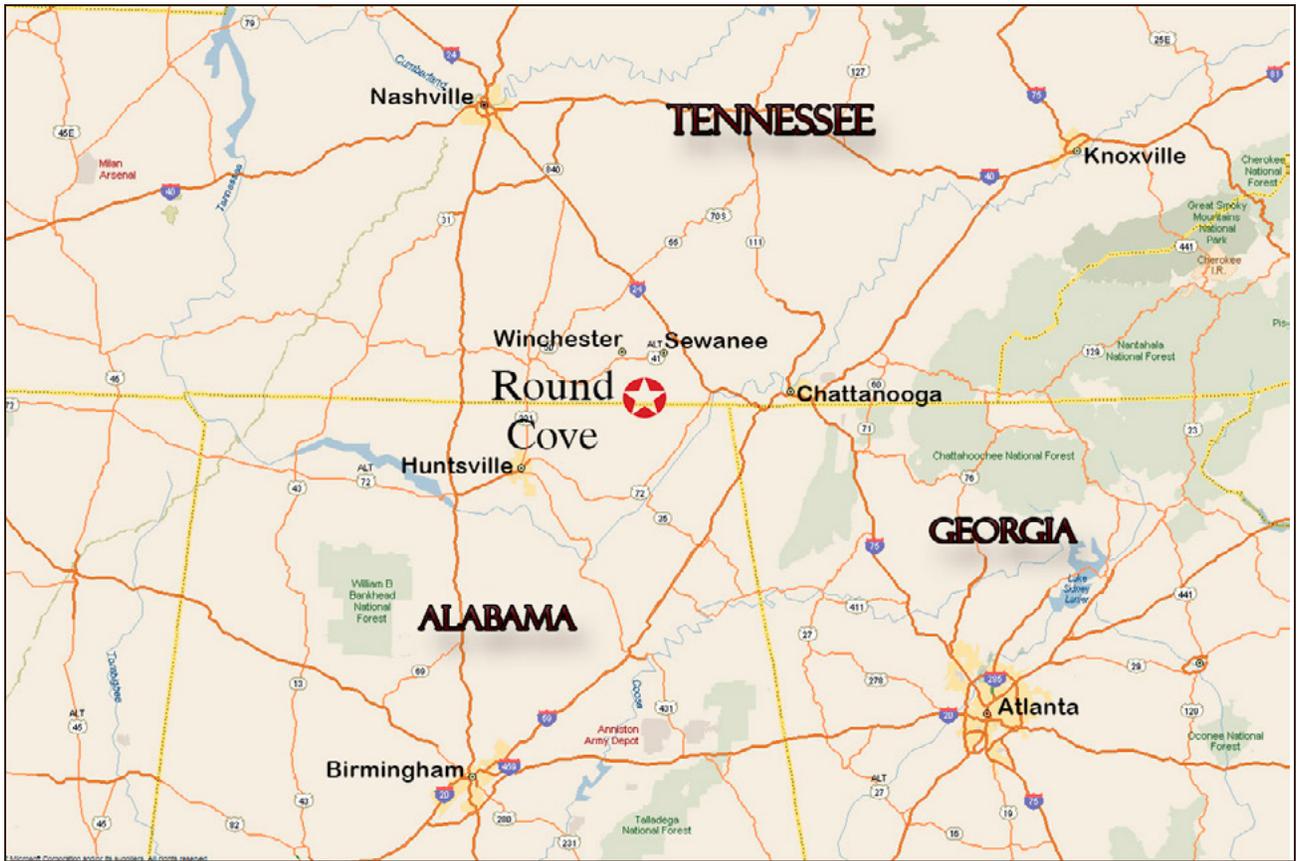
Green Belt is not a perpetual conservation easement. It is a program that helps large landowners pay reasonable property taxes.



BROKER'S COMMENTS

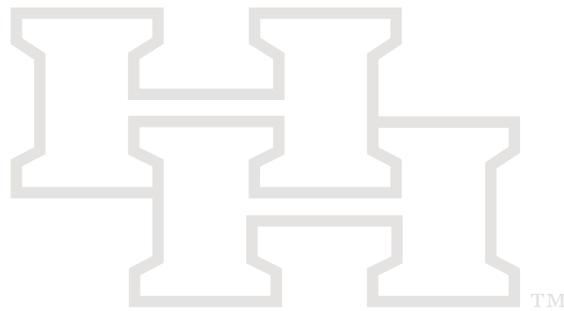
Round Cove is a very unusual place to find in the southeast in that it is extremely private, secluded and off the grid. Yet, it is rather convenient to several nice towns and cities. Having tens of thousands of contiguous and protected acres is a rare situation. In addition, the main house is incredible and its bluff location offers the most gorgeous views not found with other properties. Round Cove is a great fit for the person or family looking for a really well done, turnkey property that offers lots of privacy and excellent outdoor recreation.





PRICE

\$5,900,000



NOTICE: Offering is subject to errors, omissions, prior sale, change or withdrawal without notice, and approval of purchase by owner. Information regarding land classifications, acreages, building measurements, carrying capacities, potential profits, etc., are intended only as general guidelines and have been provided by sources deemed reliable, but whose accuracy we cannot guarantee. Prospective buyers should verify all information to their satisfaction. Prospective buyers should also be aware that the photographs in this brochure may have been digitally enhanced.

ADDITIONAL SERVICES OFFERED BY HALL AND HALL

- 1. MANAGEMENT SERVICES** – Hall and Hall's Management Division has a very clear mission—to represent the owner and to ensure that his or her experience is a positive one. Services are customized to suit the owner's needs. They often begin with the recruiting and hiring of a suitable ranch manager or caretaker and are followed by the development of a management or operating plan along with appropriate budgets. Ongoing services include bill paying, ranch oversight, and consulting services as needed. Even the most sophisticated and experienced ranch owners appreciate the value of a management firm representing them and providing advice on local area practices and costs. [Wes Oja](#), [Jerome Chvilicek](#), [Dan Berstrom](#) or [Brant Marsh](#) at (406) 656-7500 are available to describe and discuss these services in detail and welcome your call.
- 2. RESOURCE ENHANCEMENT SERVICES** – Increasingly the value of a ranch is measured by the quality of each and every one of its resources. Coincidentally, the enhancement of a ranch's resources also increases the pleasure that one derives from the ownership of a ranch. Our management services have included the assessment of everything from wildlife habitat to bird habitat to water resources and fisheries and the subsequent oversight of the process involved with the enhancement of these resources. [Wes Oja](#), [Jerome Chvilicek](#), [Dan Bergstrom](#) or [Brant Marsh](#) at (406) 656-7500 are available to describe and discuss these services in detail and welcome your call.
- 3. AUCTIONS** - Hall and Hall Auctions offer “Another Solution” to create liquidity for the owners of Investment-Quality Rural Real Estate. Our auction team has experience in marketing farmland, ranchland, timberland and recreational properties throughout the nation. Extreme attention to detail and complete transparency coupled with Hall and Hall's “Rolodex” of more than 40,000 targeted owners and buyers of rural real estate help assure that there are multiple bidders at each auction. In addition, the unique Hall and Hall partnership model creates a teamwork approach that helps to assure that we realize true market value on auction day. For more information on our auction services contact [Scott Shuman](#) at (800) 829-8747.
- 4. APPRAISALS** - Staying abreast of ancillary market influences in ever-changing economic conditions requires a broad professional network to tap into. Finding an appraiser who not only understands the numbers but also the differences in value from one area to another is a critical part of making an informed decision. The appraisal team at Hall and Hall, formed entirely of Accredited Members of the American Society of Farm Managers and Rural Appraisers (ASFMRA), has that critical network of brokers and lending professionals. This professional network coupled with diverse experience across multiple regions and market segments allows our appraisal team to deliver a quality product in a reasonable timeframe. For more information contact our appraisal team at (406) 656-7500.
- 5. SPECIALIZED LENDING** - Since 1946 Hall and Hall has created a legacy by efficiently providing capital to landowners. In addition to traditional farm and ranch loans, we specialize in understanding the unique aspects of placing loans on ranches where value may be influenced by recreational features, location and improvements and repayment may come from outside sources. Our extensive experience and efficient processing allows us to quickly tell you whether we can provide the required financing.

Competitive Pricing | Flexible Terms | Efficient Processing

[Tina Hamm](#) or [Scott Moran](#) • (406) 656-7500

[Mike Hall](#) or [Judy Chirila](#) • (303) 861-8282

[Monte Lyons](#) • (806) 698-6882

[J.T. Holt](#) • (806) 698-6884

WORKING WITH A REAL ESTATE PROFESSIONAL

Pursuant to the Tennessee Real Estate Broker License Act, every Real Estate Licensee owes the following duties to every Buyer and Seller, Tenant and Landlord (collectively “Buyers” and “Sellers”):

To diligently exercise reasonable skill and care in providing services to all parties to the transaction;

To disclose to each party to the transaction any Adverse Facts of which Licensee has actual notice or knowledge;

To maintain for each party in a transaction the confidentiality of any information obtained by a Licensee prior to disclosure to all parties of a written agency agreement entered into by the Licensee to represent either or both parties in the transaction. This duty of confidentiality extends to any information which the party would reasonably expect to be held in confidence, except for any information required by law to be disclosed.

To provide services to each party to the transaction with honesty and good faith;

To disclose to each party to the transaction timely and accurate information regarding market conditions that might affect such transaction only when such information is available through public records and when such information is requested by a party;

To give timely account for earnest money deposits and all other property received from any party to a transaction; and

A) To refrain from engaging in self-dealing or acting on behalf of Licensee’s immediate family, or on behalf of any other individual, organization or business entity in which Licensee has a personal interest without prior disclosure of such personal interest and tile timely written consent of all parties to the transaction; and

B) To refrain from recommending to any party to the transaction the use of services of another individual, organization or business entity in which the Licensee has an interest or from whom the Licensee may receive a referral fee or other compensation for the referral, other than referrals to other Licensees to provide real estate services, without timely disclosure to the party who receives the referral, the Licensee’s interest in such referral or the fact that a referral fee may be received.

In addition to the above, the Licensee has the following duties to his/her Client if the Licensee has become an Agent or Designated Agent in a transaction:

Obey all lawful instructions of the client when such instructions are within the scope of the agency agreement between the Licensee and Licensee’s client; and

Be loyal to the interests of the client. Licensee must place tile interests of tile client before all others in negotiation of a transaction and in other activities, except where such loyalty/duty would violate Licensee’s duties to a customer in the transaction.

Unless the following duties are specifically and individually waived in writing by a client, Licensee shall assist the client by:

- A) Scheduling all property showings on behalf of the client;
- B) Receiving all offers and counter offers and forwarding them promptly to the client;
- C) Answering any questions that the client may have in negotiation of a successful purchase agreement within the scope of the Licensee's expertise; and
- D) Advising the client as to whatever forms, procedures and steps are needed after execution of the purchase agreement for a successful closing of the transaction.

Upon waiver of any of the above duties, a consumer must be advised in writing by such consumer's agent that the consumer may not expect or seek assistance from any other licensees in the transaction for the performance of the above.

AN EXPLANATION OF TERMS

Facilitator / Transaction Broker (not an agent for either party):

The licensee is not working as an agent for either party in this consumer's prospective transaction. A facilitator may advise either or both of the parties to a transaction but cannot be considered a representative or advocate of either party. "Transaction Broker" may be used synonymously with, or in lieu of, "facilitator" as used in any disclosures, forms or agreements. [By law, any licensee or company who has not entered into a written agency agreement with either party in the transaction is considered a Facilitator or Transaction Broker until such time as an agency agreement is established.]

Agent or Subagent for the Seller:

The licensee's company is working as an agent for the property seller and owes primary loyalty to the seller. Even if the licensee is working with a prospective buyer to locate property for sale, rent, or lease, the licensee and his/her company are legally bound to work in the best interests of any property owners whose property is shown to this prospective buyer. An agency relationship of this type cannot, by law, be established without written consent.

Agent for the Buyer:

The licensee's company is working as an agent for the prospective buyer, owes primary loyalty to the buyer, and will work as an advocate for the best interests of the buyer. An agency relationship of this type cannot, by law, be established without a written buyer agency agreement.

Disclosed Dual Agent (for both parties):

Refers to a situation in which the licensee has agreements to provide services as an agent to more than one party in a specific transaction and in which the interests of such parties are adverse.

Designated Agent for the Seller:

The individual licensee that has been assigned by his/her Managing Broker and is working as an agent for the seller or property owner in this consumer's prospective transaction, to the exclusion of all other licensees in his/her company. Even if someone else in the licensee's company represents a possible buyer for this seller's property, the Designated Agent for the Seller will continue to work as an advocate for the best interests of the seller or property owner. An agency relationship of this type cannot, by law, be established without a written agency agreement.

Designated Agent for the Buyer:

The individual licensee that has been assigned by his/her Managing Broker and is working as an agent for the buyer in this consumer's prospective transaction, to the exclusion of all other licensees in his/her company. Even if someone else in the licensee's company represents a seller in whose property the buyer is interested, the Designated Agent for the Buyer will continue to work as an advocate for the best interests of the buyer. An agency relationship of this type cannot, by law, be established without a written agency agreement.

Adverse Facts:

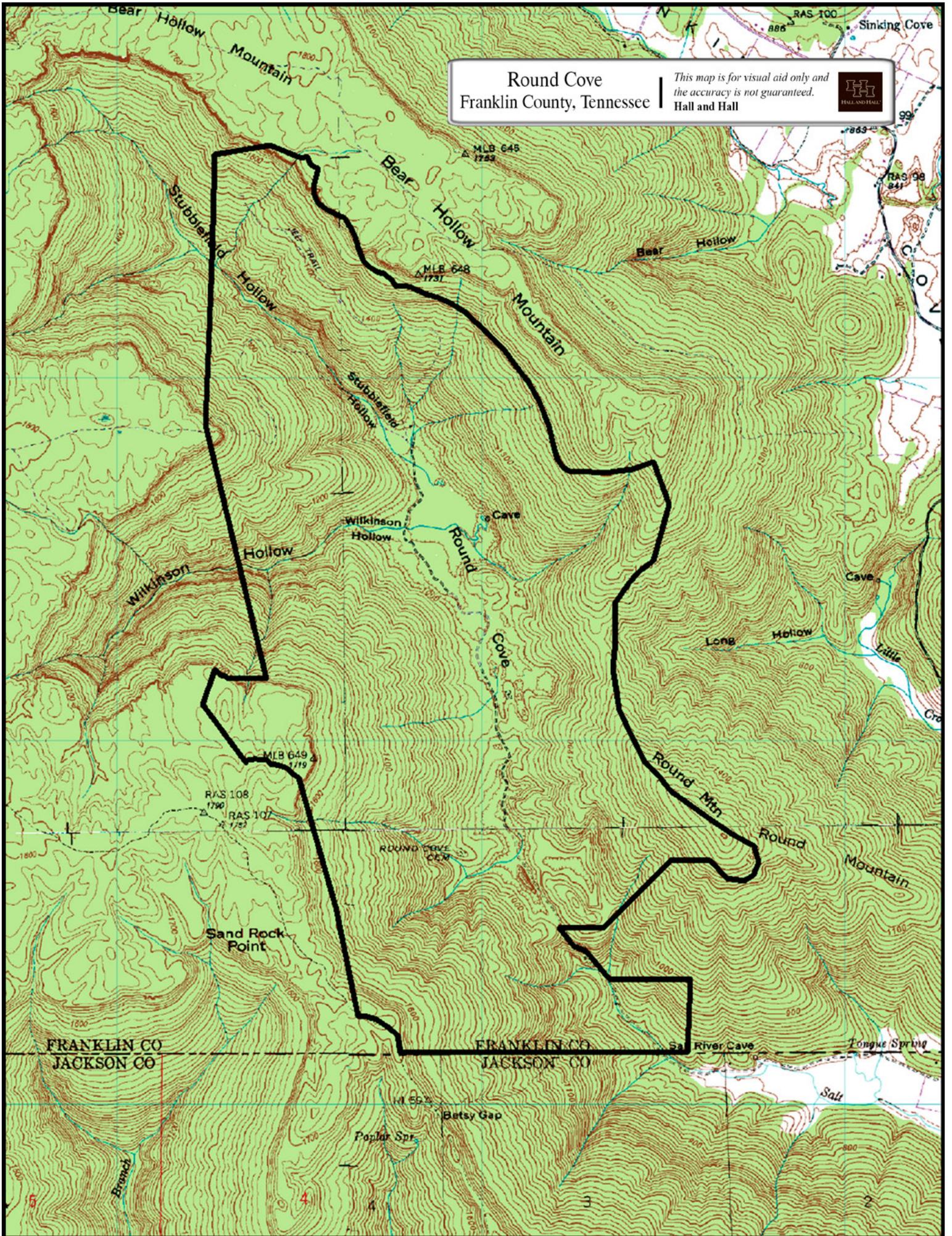
"Adverse Facts" means conditions or occurrences generally recognized by competent licensees that have a negative impact on the value of the real estate, significantly reduce the structural integrity of improvements to real property or present a significant health risk to occupants of the property.

CONFIDENTIALITY:

By law, every licensee is obligated to protect some information as confidential. This includes any information revealed by a consumer which may be helpful to the other party IF it was revealed by the consumer BEFORE the licensee disclosed an agency relationship with that other party. AFTER the licensee discloses that he/she has an agency relationship with another party, any such information which the consumer THEN reveals must be passed on by the licensee to that other party.

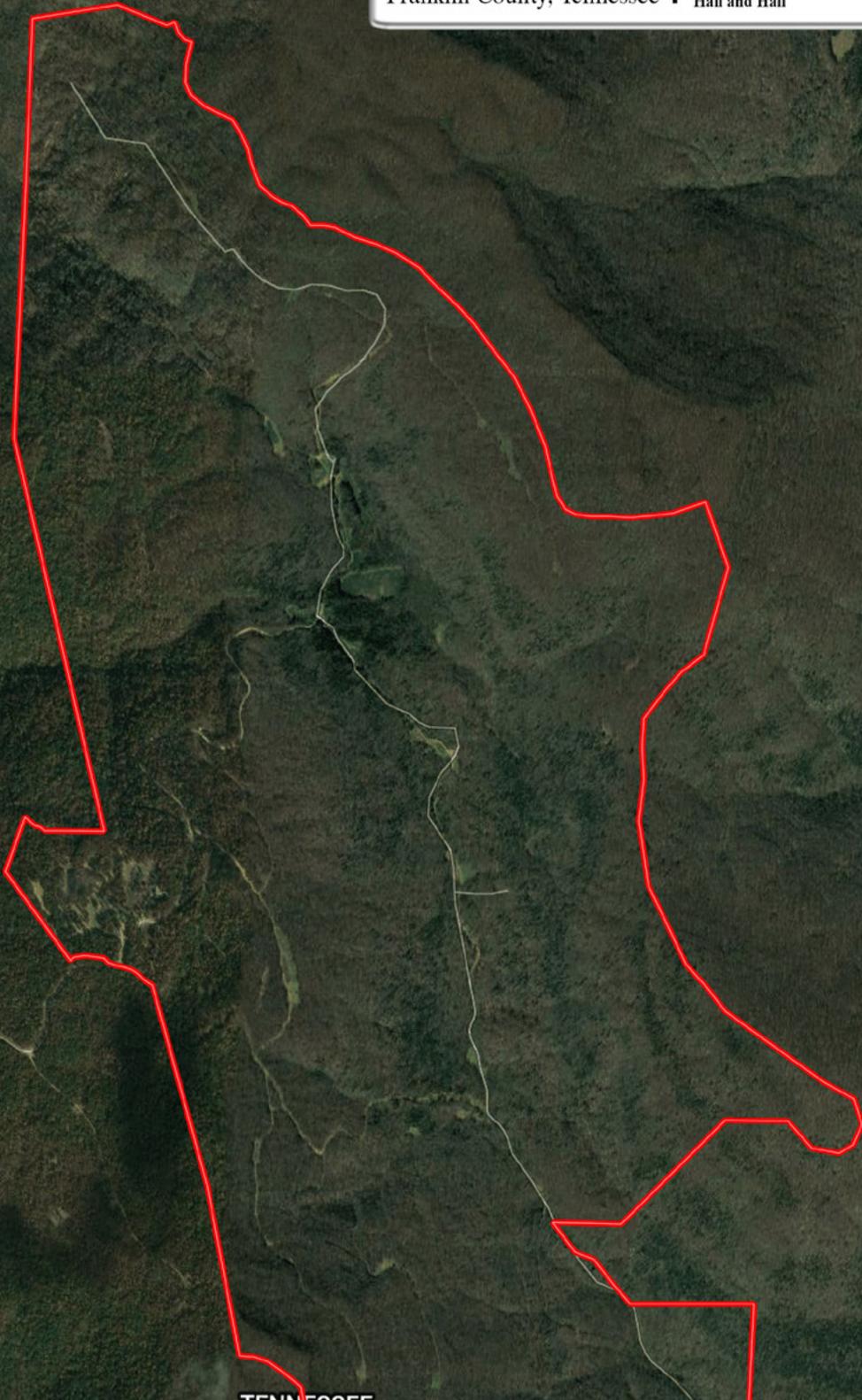
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the accuracy is not guaranteed.
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TENNESSEE
ALABAMA

