



MEADOW CREEK
SPENCER, TENNESSEE

\$7,500,000 | 2,558± ACRES



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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.

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EXECUTIVE SUMMARY

Meadow Creek exemplifies the finest hunting and fishing opportunities to be found in middle Tennessee. On the market for the first time in 50 years, this 2,558± acre property offers an abundance of wildlife that is rarely seen. A QDM program has been in place for several years producing trophy bucks year in and year out, and the turkey hunting represents the best of the southeast, which is a big statement. A unique feature is a three-mile common boundary with Fall Creek Falls State Park, a 26,000-acre wildlife sanctuary. The wildlife flock from the park's safe haven to the managed food plots and grounds of Meadow Creek, allowing the property to support large populations of deer and turkey. Since the 1960s, much of Meadow Creek's habitat has been managed for quail, and until the mid-1990s the current owners enjoyed the spoils of wild birds. Over the last twenty years a release program has been fine-tuned to offer a quail hunting experience that gives bird hunters a glimpse of the good old days. This is a true quail hunt that awards you with strong-flying covey rises. Meadow Creek also boasts a fantastic 65± acre fishery with a quaint cabin sitting on the lake's edge. Meadow Creek is located only one hour from Chattanooga, two hours from Nashville, two hours from Knoxville, two-and-three-quarter hours from Atlanta and three hours from Birmingham. There are nearby airports for private aviation.



LOCATION

Meadow Creek is located on the Cumberland Plateau in both Van Buren and Bledsoe Counties. The property fronts Park Road (Highway 284) and is on both sides of Meadow Creek Road, a gravel road managed by the county.

For private aviation, the Upper Cumberland Regional Airport is only 35 minutes from the property and can support all planes with its 6,000-foot runway. In addition, there is a well-maintained 3,000-foot private runway on an adjacent property that the neighbor has allowed the owners of Meadow Creek to utilize over the years. This allows for immediate access to the property.

20 minutes = Spencer, TN

45 minutes = Cookeville, TN

45 minutes = Crossville, TN

1 hour = Chattanooga, TN

1.75 hours = Knoxville, TN

2.00 hours = Nashville, TN

2.75 hours = Atlanta, GA

3.00 hours = Birmingham, AL



LOCALE

FALL CREEK FALLS STATE PARK

This State Resort Park, situated on the western edge of the Cumberland Plateau, contains 26,000 acres of rugged beauty. Inside Fall Creek Falls are first-class recreational facilities, including an 18-hole golf course and untrammeled pristine wilderness. Fifty miles of trails, including twenty-five miles of hiking trails and twenty miles of biking trails, lead the visitor away from the roads and into the wilderness at Fall Creek Falls. This is Tennessee's largest state park and it includes some of the most spectacular scenery in the South with over half the park designated as a natural area wilderness. The park's 345-acre lake has yielded state record bluegill and channel catfish. Meadow Creek shares a three-mile boundary with the park and this convenience greatly expands on the recreational opportunities for Meadow Creek's owner.



CUMBERLAND PLATEAU

Stretching across eastern Tennessee from Alabama north into Kentucky, the Cumberland Plateau rises more than 1,000 feet above the Tennessee River Valley to a vast tableland of sandstone and shale dating as far back as 500 million years. Carved over time by flowing water, the plateau today is a labyrinth of rocky ridges and verdant ravines dropping steeply into gorges laced with waterfalls and caves, ferns, and rhododendrons. The Cumberland Plateau's rivers and streams sustain some of the country's greatest variety of fish and mollusk species, and the ravines and deep hollows are among the richest wildflower areas in southern Appalachia.

Cumberland Plateau



WILDLIFE RESOURCES

DEER

Meadow Creek 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 the state of Tennessee with numerous bucks seen, photographed or taken each year scoring 150 points or better on the Boone and Crocket scale. In sharing such a large common boundary with Fall Creek Falls State Park, Meadow Creek has the advantage of benefiting from essentially a neighboring 26,000-

acre refuge. The deer grow big in this pristine wilderness and they seek the food sources so prevalent on Meadow Creek. Meadow Creek's landscape is dotted with lots of well-managed food plots that consist of corn, clover, wheat and oats. Fourteen shooting houses, eighteen tripods and thirty ladder stands are in place and ready for use.



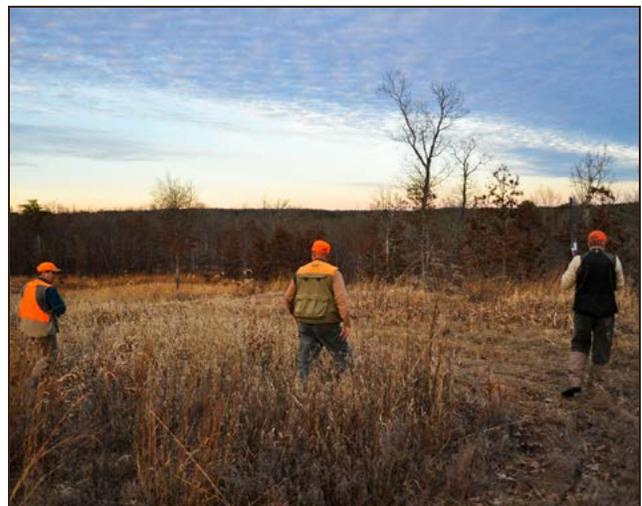
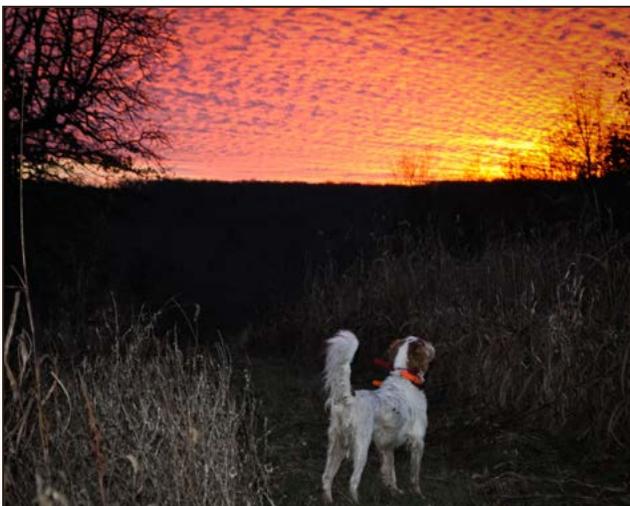
TURKEY

Meadow Creek's population of wild turkeys will rival any place in the southeast. The upland habitat provides excellent nesting conditions and the brood rearing success is particularly high. These uplands are intertwined with hardwood creek bottoms making for some of the most desirable habitat mix that turkeys seek during their spring rituals. As with the deer, lots of food plots and green fields are managed to support the turkey populations and hunting. 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.



Quail

Meadow Creek boasts a really unusual quail hunting experience. While not wild birds, the quail hunting at Meadow Creek is wild bird-esque. You hunt for these birds and when the dog goes on point, you are awarded with strong flying covey rises. The owner and property manager have worked relentlessly over the last twenty years to fine-tune this release program and it is truly a sight to behold. Lots of factors contribute to this final product, but a major component is the fact that much of the landscape has been managed to promote upland habitat since the 1960s. The habitat is just perfect to support a quality quail program, which takes years to establish. A very good kennel of well-breed and trained pointing dogs is in place as well. To understand it, you need to come and see it.





Dove

While not currently being planted, there have been productive dove fields on the property in the past and there are plenty of opportunities to expand and grow this component.

Fishing

A centerpiece of the property is the 65± acre lake. In today's world, permitting to construct a lake of this stature would be extremely difficult and most likely not attainable. Historically, the lake has been a fantastic fishery for largemouth bass and bream. Actively managed, this lake will provide an owner with a trophy fishery. At its deepest point, the lake is 25-feet deep and the dam is in excellent condition with a new syphoning system installed five years ago. Access to the lake is rather unique as the owner's cabin hangs over the edge of the lake with two boat slips underneath.





ACREAGE

- 2,558± acres
- 65± acre lake
- 3 miles of common boundary with Fall Creek Falls State Park





IMPROVEMENTS

MAIN LODGE

2,528± sq. ft.: A cozy main lodge is privately situated overlooking the 65± acre lake and is accessed by a long gravel driveway. Constructed in 1973, this lodge has been kept up very well with some recent renovations done to the kitchen and living space. It provides a very comfortable

and inviting space that is perfect for spending time with family and friends. It includes five bedrooms, three bathrooms, kitchen, great room, loft area, mudroom, and a basement. Given that the lodge hangs over the lake, a neat feature that was incorporated are two boat slips underneath the home that are accessed from the finished basement. There is a large stone fireplace for the cooler months and a nice deck and screened-in porch for enjoying the warmer weather.





CARETAKER'S HOUSE

1,966± sq. ft.: The caretaker's house is a three-bedroom, two-bathroom home that is removed from, but conveniently located to, the main lodge. It is situated near the dog kennels and shop buildings. This one-story home also includes a living room, den, kitchen, laundry room, and a front porch and wood deck. The house was built in 1979 and has been well maintained.

GUEST HOUSE

1,434± sq. ft.: There is a small one-and-one-half-story guest house that has three bedrooms, two bathrooms, kitchen, living area and screened-in porch. It sits on one of the lake's coves and is only a short walk from the main lodge. The home was built in 1971 and is in decent condition.

FARM BUILDINGS

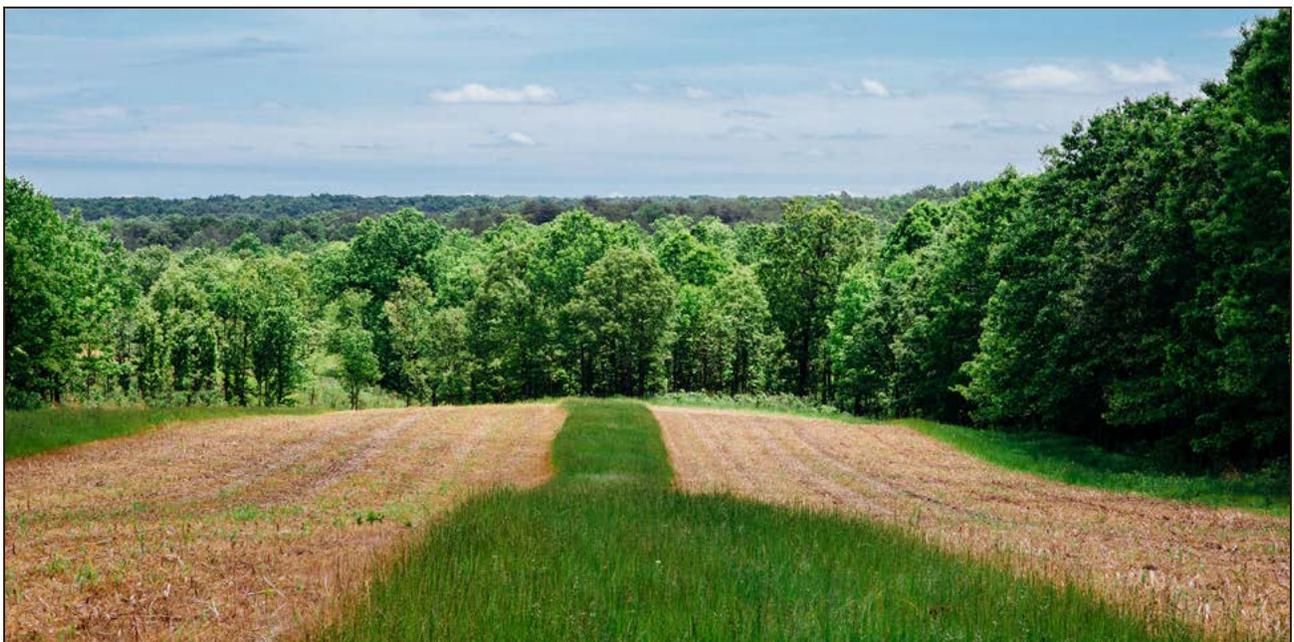
The shop building is a 12-year-old, metal-sided structure that is 1,449± sq. ft. in size. It is used to support the farm's operations. A well-designed kennel with 15 dog runs is located just outside the shop.





CLIMATE

Lying within the United States' humid subtropical zone, 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, and the area has an average annual rainfall of 55 inches. Fall is marked by mild-to-warm days and cooler nights. Winter is usually mild, with the coldest days featuring lows near or slightly above freezing and highs in the upper 40s to mid 50s. Snow occurs periodically, with an average annual accumulation of approximately five inches.





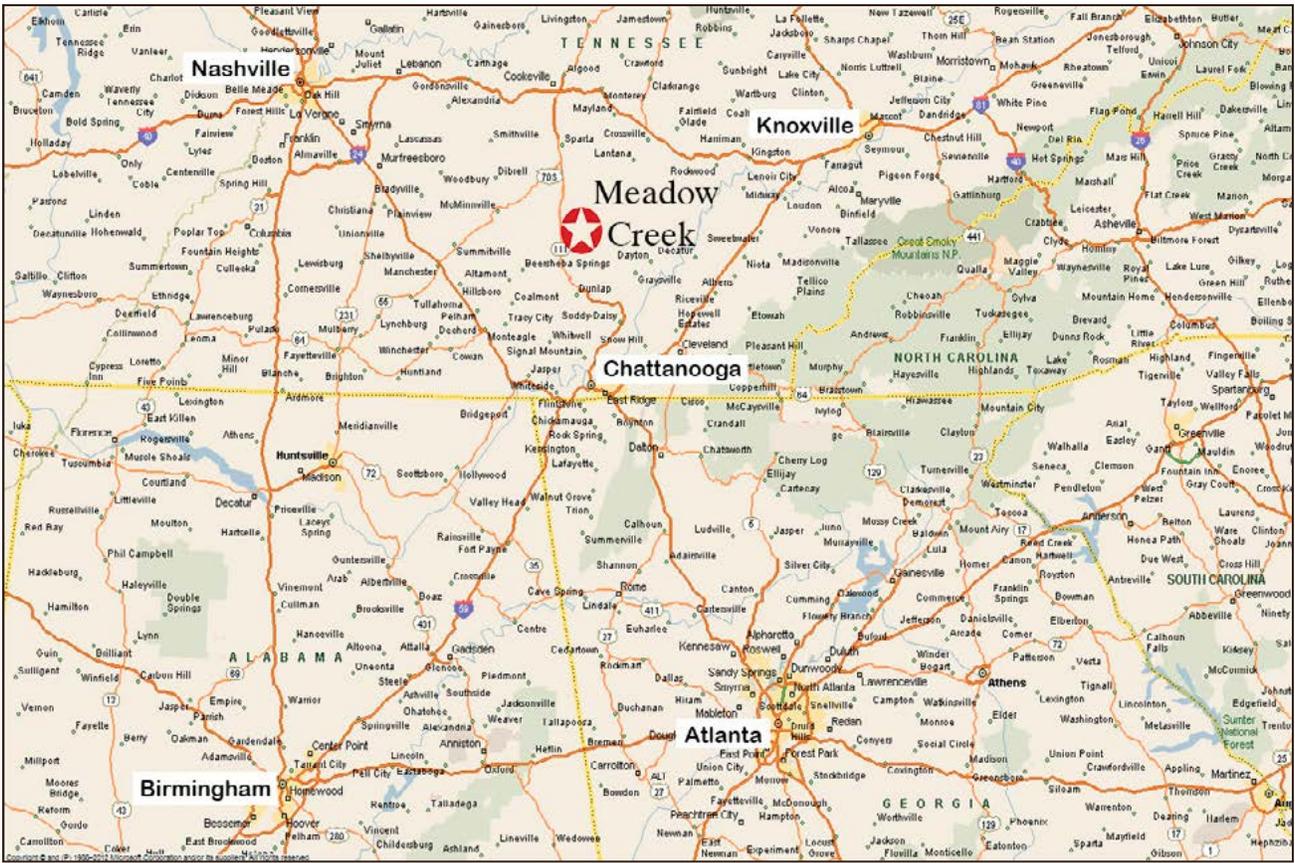
TAXES

The annual property taxes for Meadow Creek were approximately \$10,441 based upon previous years.

BROKER'S COMMENTS

As a land broker, this is the type of property you crave to have the opportunity to represent. Meadow Creek is not just a good tract, but a great tract offering the finest recreational hunting and fishing opportunities in middle Tennessee. Every feature of this property complements the others, and collectively they produce a world-class sportsman's retreat.





Click on map above for link to Google Earth map of property.

PRICE

\$7,500,000



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 and Jerome Chvilicek at (406) 656-7500, Randy Clavel at (308) 534-9000 or Justin Bryan at (325) 260-5883 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 or Dan Bergstrom at (406) 656-7500 or Justin Bryan in our Abilene office at (325) 260-5883 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, rangeland, 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. SPECIALIZED LENDING** - Since 1946 Hall and Hall has created a legacy by efficiently providing capital to the intermountain west. 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 strong relationships with our lenders allows us to quickly tell you whether we can provide the required financing.

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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:

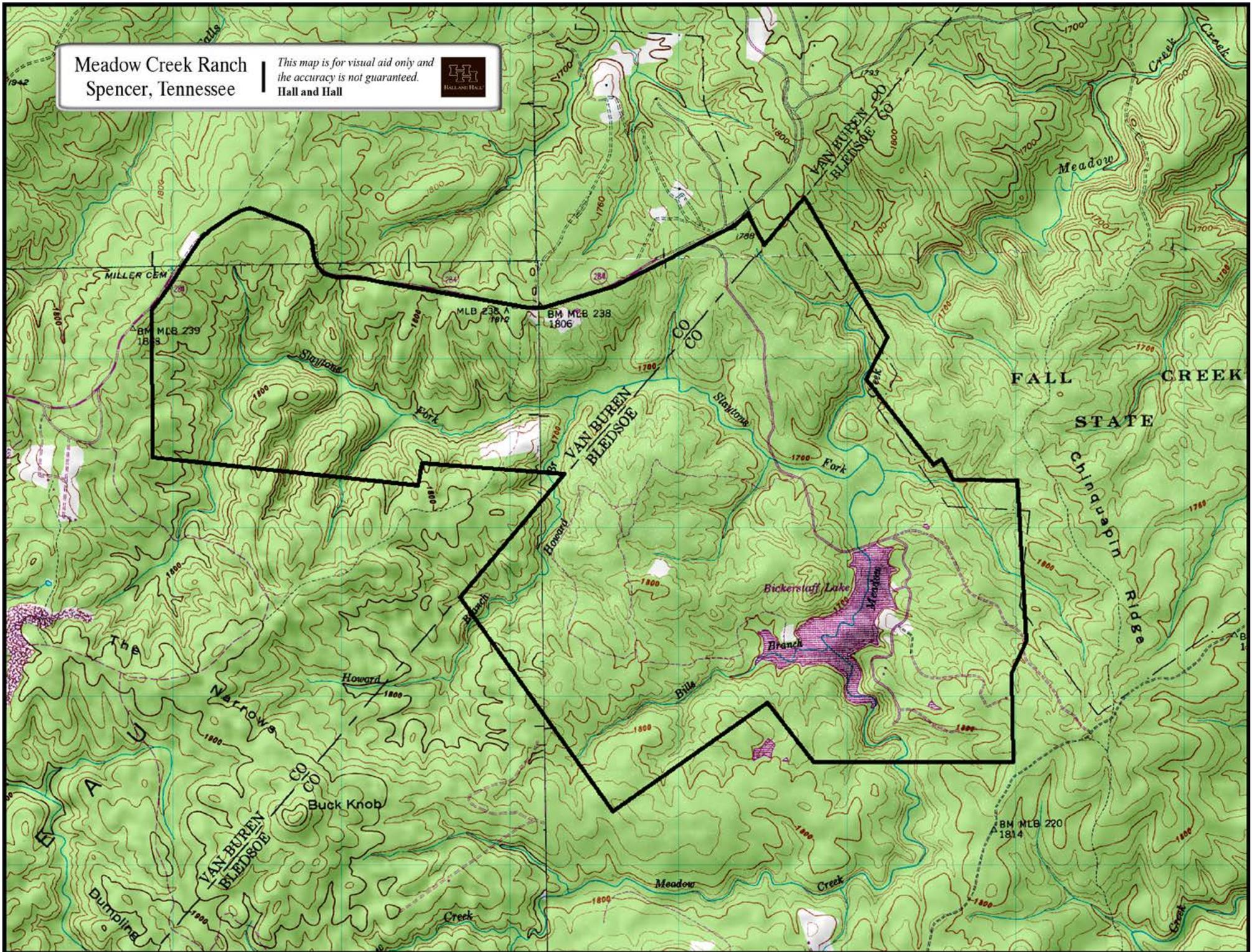
"Adverse Facts" means conditions or occurrences generally recognized by competent licensees that have a negative impact on the value of the real estate, significantly reduce the structural integrity of improvements to real property or present a significant health risk to occupants of the property.

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.

Meadow Creek Ranch
Spencer, Tennessee

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the accuracy is not guaranteed.
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Fall Creek Falls
State Park

Meadow Creek Ranch
Spencer, Tennessee

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