



KEITH SPRINGS MOUNTAIN
WINCHESTER, TENNESSEE





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WINCHESTER, TENNESSEE

\$7,900,000 | 1,806± ACRES



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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.

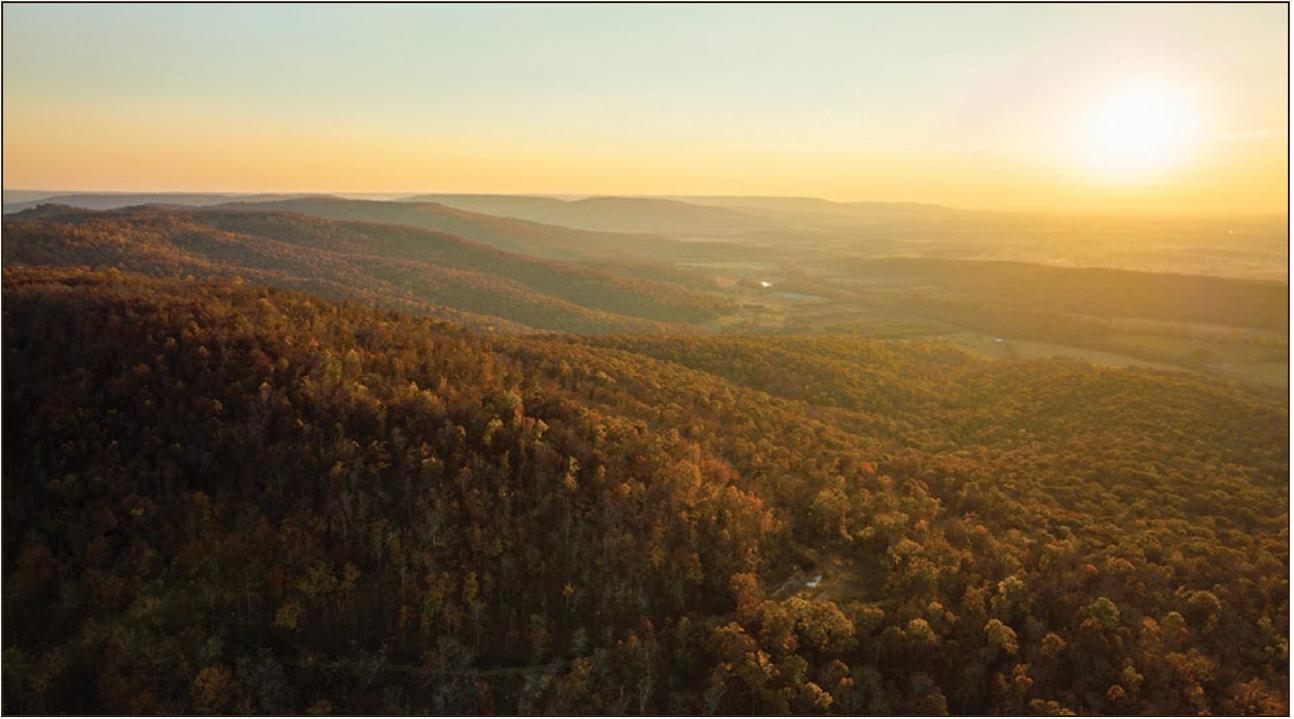
Since 1946, Hall and Hall has specialized in serving the owners and prospective owners of quality rural real estate by providing mortgage loans, appraisals, land management, auction and brokerage services within a unique, integrated partnership structure.

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
EATON, COLORADO	MISSOULA, MONTANA
STEAMBOAT SPRINGS, COLORADO	VALENTINE, NEBRASKA
SUN VALLEY, IDAHO	COLLEGE STATION, TEXAS
TETON VALLEY, IDAHO	LAREDO, TEXAS
HUTCHINSON, KANSAS	LUBBOCK, TEXAS
SHERIDAN, WYOMING	WEATHERFORD, TEXAS
BILLINGS, MONTANA	CHARLOTTESVILLE, VIRGINIA

SALES | AUCTIONS | FINANCE | APPRAISALS | MANAGEMENT



EXECUTIVE SUMMARY

Keith Springs Mountain is a ridge and valley landscape with sweeping mountain views that embodies quintessential middle Tennessee scenery. This rural farm spans 1,806± acres, only 12 minutes southwest of Winchester and 25 minutes from Sewanee – a charming community and home to The University of the South. Offering a very diverse landscape, the property transitions 880 feet in elevation from fertile valley farmland and pastures to the top of the Cumberland Plateau with over two miles of spectacular brow views. The farm currently supports a small cattle and hay operation, with the primary use being a family’s private sanctuary and recreational oasis.





LOCATION

At the base of the Cumberland Plateau, Keith Springs Mountain is in South Central Tennessee and only a short distance southwest of Winchester with an address of Belvidere. The property has paved road access on both the east and west sides off Buncombe Road (1.2 miles of frontage) and Iron Gap Road (0.6 miles of frontage).

Winchester’s Municipal Airport is only fifteen minutes from the property and supports private aviation with a 5,000 foot runway and fueling services. Nashville’s International Airport is only an hour and thirty-five minutes away.



Nashville, TN.....	1 hour 40 minutes
Chattanooga, TN.....	1 hour 20 minutes
Huntsville, AL.....	50 minutes
Sewanee, TN.....	25 minutes
Winchester, TN.....	12 minutes

LOCALE

Keith Springs Mountain is in a vibrant and recreational diverse area of Tennessee. Here are some noteworthy venues nearby.

Winchester, TN: Just 12 minutes from Keith Springs Mountain is the historic town of Winchester. The historic square has been well preserved, offering a glimpse into a prior time of small-town America. Winchester's variety of shops, restaurants, and local art offers the convenience to some amenities and essentials.

Sewanee, TN: Home to The University of the South, Sewanee is located only twenty-five minutes from Keith Springs Mountain. 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 2,600 residents are teachers and artists, creating a lively community that highly values the arts and education. Sewanee is also host to many outdoor activities.

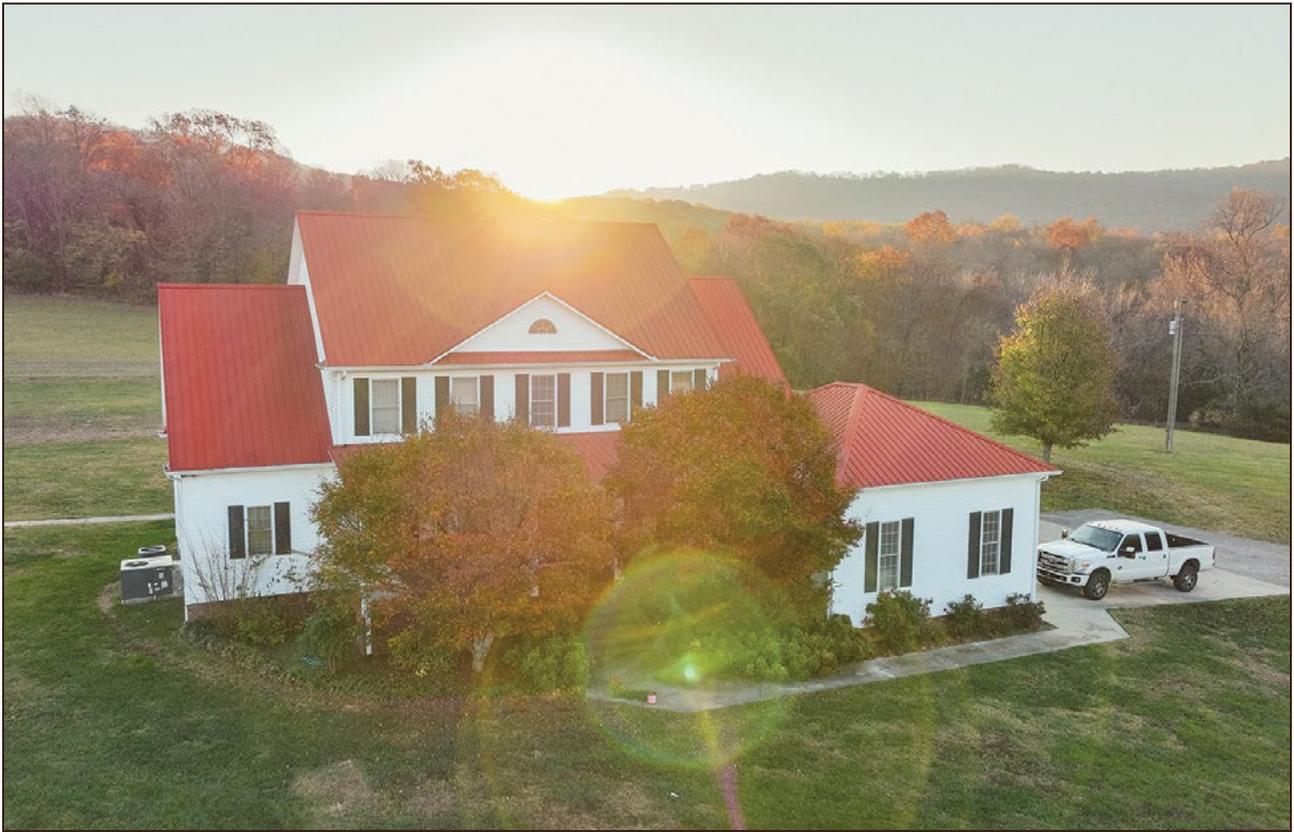
Tims Ford Lake: Only twenty minutes from Keith Springs Mountain, Tims Ford Lake is truly one of Tennessee's most inviting bodies of water. Surrounded by Tims Ford State Park, the reservoir offers the owner of Keith Springs Mountain very convenient access to boating and lake activities if so desired.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



Walls of Jericho and Bear Hollow Mountain WMA: Only fifteen minutes from the east gate, outdoor enthusiasts may explore 8,900± acres of state-protected land, offering a much broader landscape to explore outside of Keith Springs Mountain. Bear Hollow offers a few 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 great hiking, mountain biking, and horseback riding opportunities.

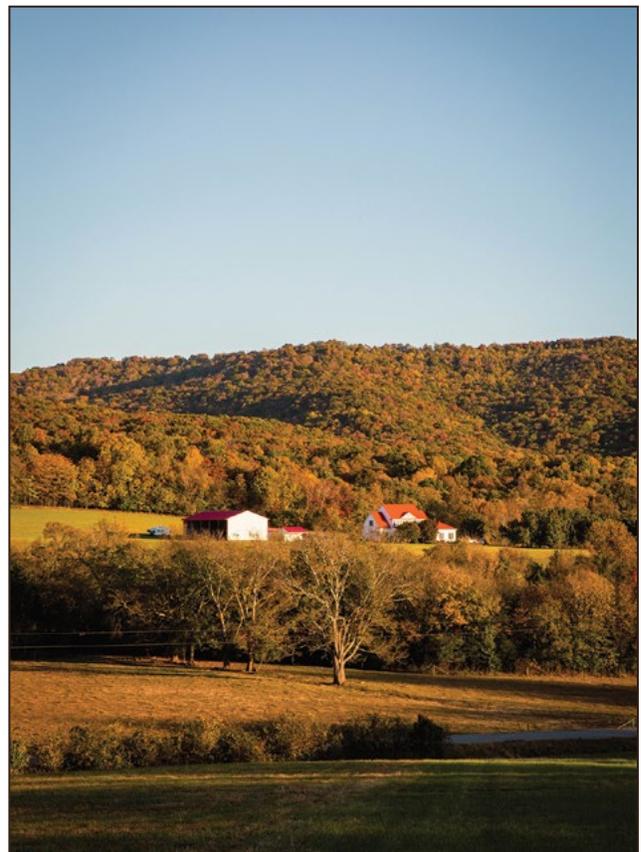


IMPROVEMENTS



FARMHOUSE

Built in 1999, the classic farmhouse main home is 3,096± square feet and sits quaintly on a hill with spectacular views. The farmhouse is four bedrooms and three and a half bathrooms with a two-car garage. Next to the house is a swimming pool and pool house that is perfect for family gatherings.



EQUIPMENT BUILDING

Built in 2020, this 3,200 square foot metal building is enclosed on the three sides with tall ceilings and is capable of storing large tractors and farm implements.

SHOP

This building is 24' X 30' with a concrete floor and can be used as the farm's shop or another garage space.

HAY BARN

At approximately 2,000 square feet, this is another metal building currently used for storing hay. Next to this is a corral and working pen for cattle. There is also a 50 foot well that produces 60+ gallons per minute of high-quality water.

LOFT BARN

Built decades ago, this loft barn is 32' X 50' with an attached shed that provides additional storage.



RECREATIONAL CONSIDERATIONS

This landscape is host to a variety of outdoor recreation including hunting, ATV-use, camping, hiking, climbing, and exploring caves to name just a few activities. There is an excellent trail and road system throughout the property that supports the recreation.





For the Sportsman, the hunting on the property is exceptional, and there is plenty of opportunity to manage more intensely for wildlife. The property is absolutely brimming with whitetail deer and turkeys. Strutting gobblers are a daily sight during the spring months, and deer are seen on every outing. Dove fields and quail programs could easily be managed on the property.



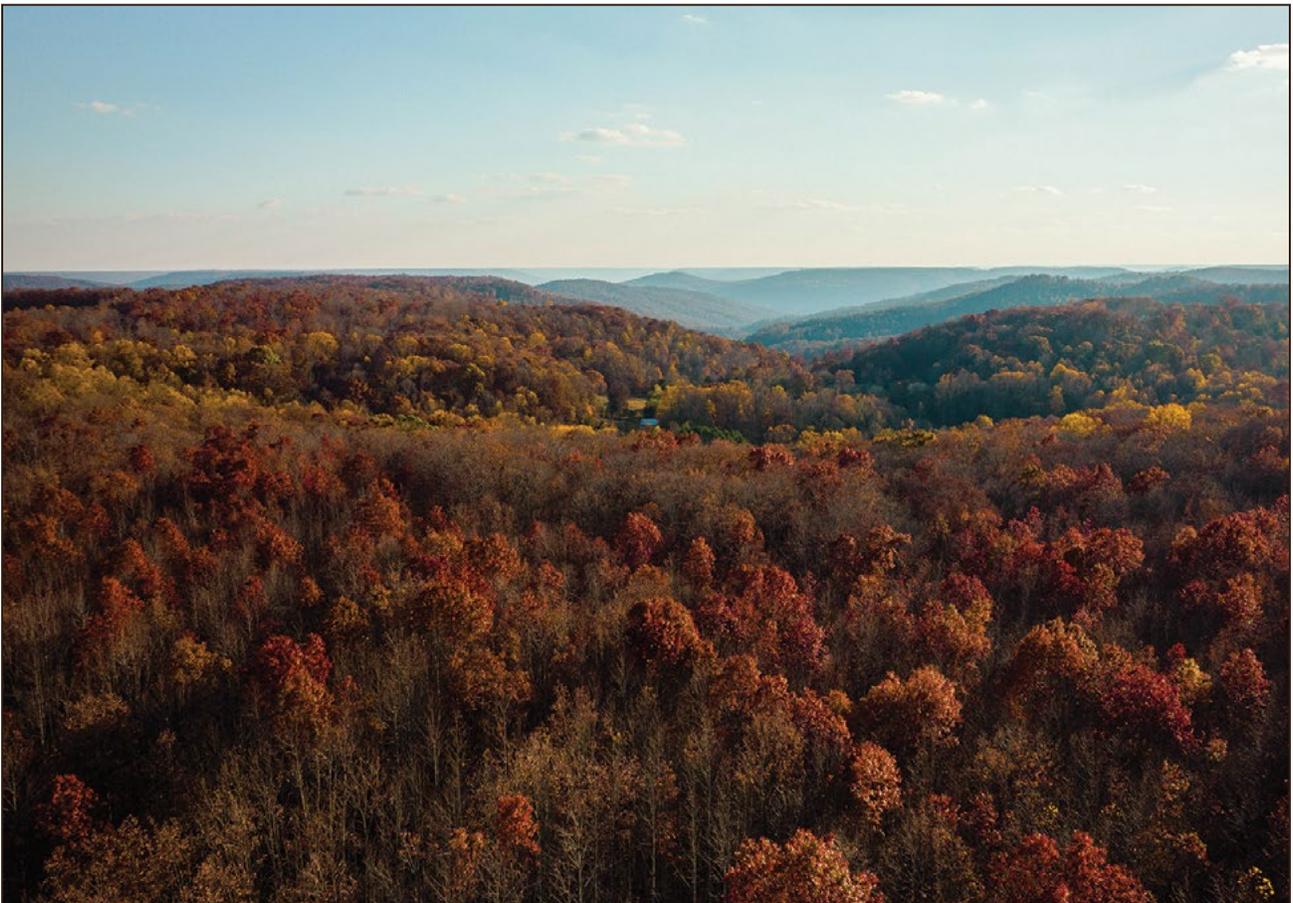
CLIMATE

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

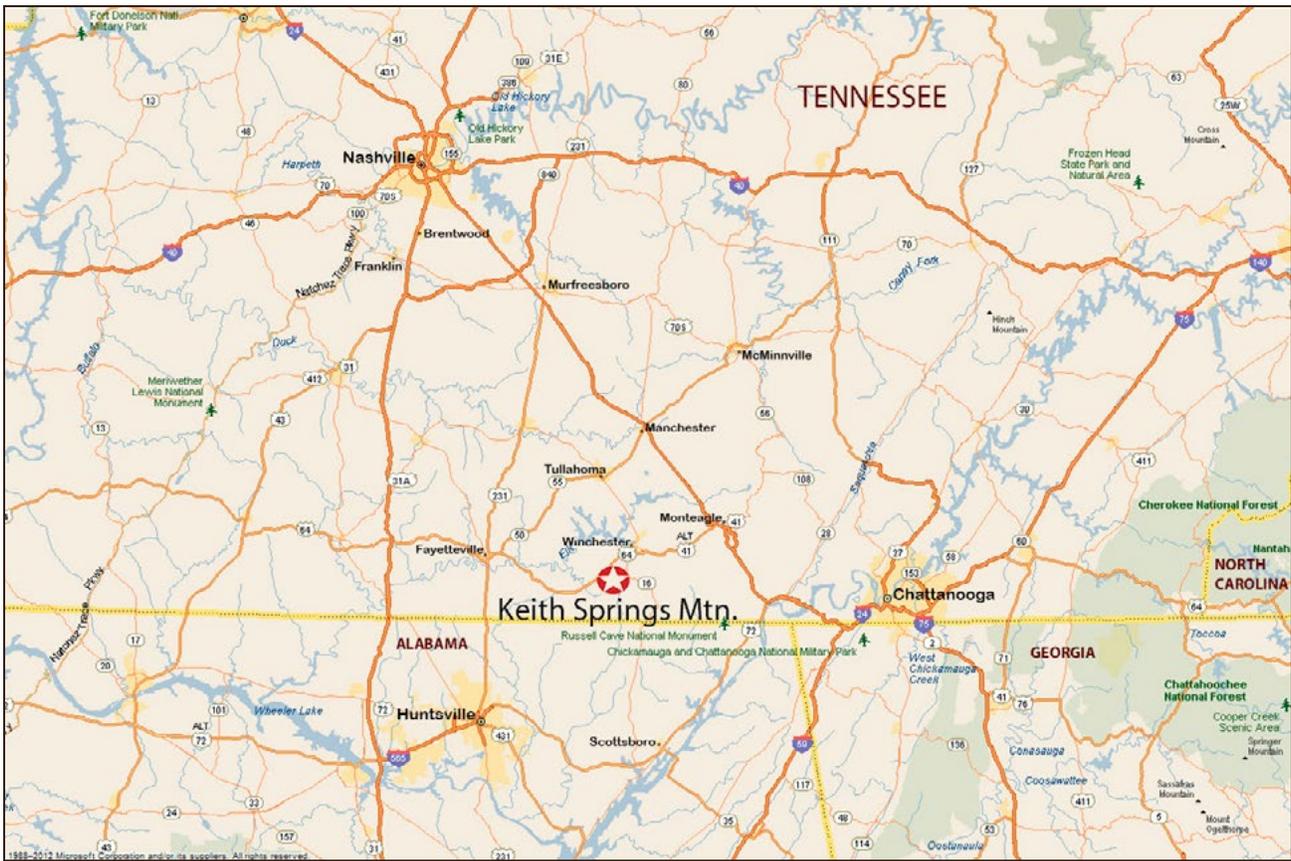
The annual property taxes are approximately \$7,550.



BROKER'S COMMENTS

This property is in my absolute favorite part of Tennessee. This corridor of middle Tennessee is just simply drop dead gorgeous! Plus, you have convenient access to the most vibrant areas of the state between Nashville and Chattanooga. With a rare mix of land class types, the diversity on these 1,800± acres makes it a very unique and engaging property.

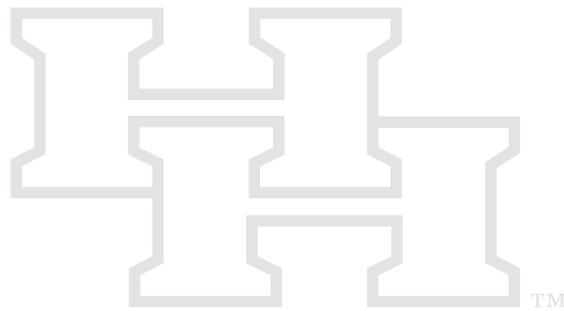




Click on map above for link to MapRight map of property.

PRICE

\$7,900,000



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. [Jerome Chvilicek](#) or [Dan Bergstrom](#) at (406) 656-7500, [Jim Fryer](#) at (406) 587-3090, or [Brant Marsh](#) at (406) 596-2111 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. [Jerome Chvilicek](#) or [Dan Bergstrom](#) at (406) 656-7500, [Jim Fryer](#) at (406) 587-3090, or [Brant Marsh](#) at (406) 596-2111 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. [J.T. Holt](#) at (806) 698-6882 is available to describe and discuss these services in detail and welcomes your call.
- 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

[Adam Deakin](#) • (970) 716-2120

[Monte Lyons](#) • (806) 438-0582

[J.T. Holt](#) or [Alex Leamon](#) • (806) 698-6882

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.

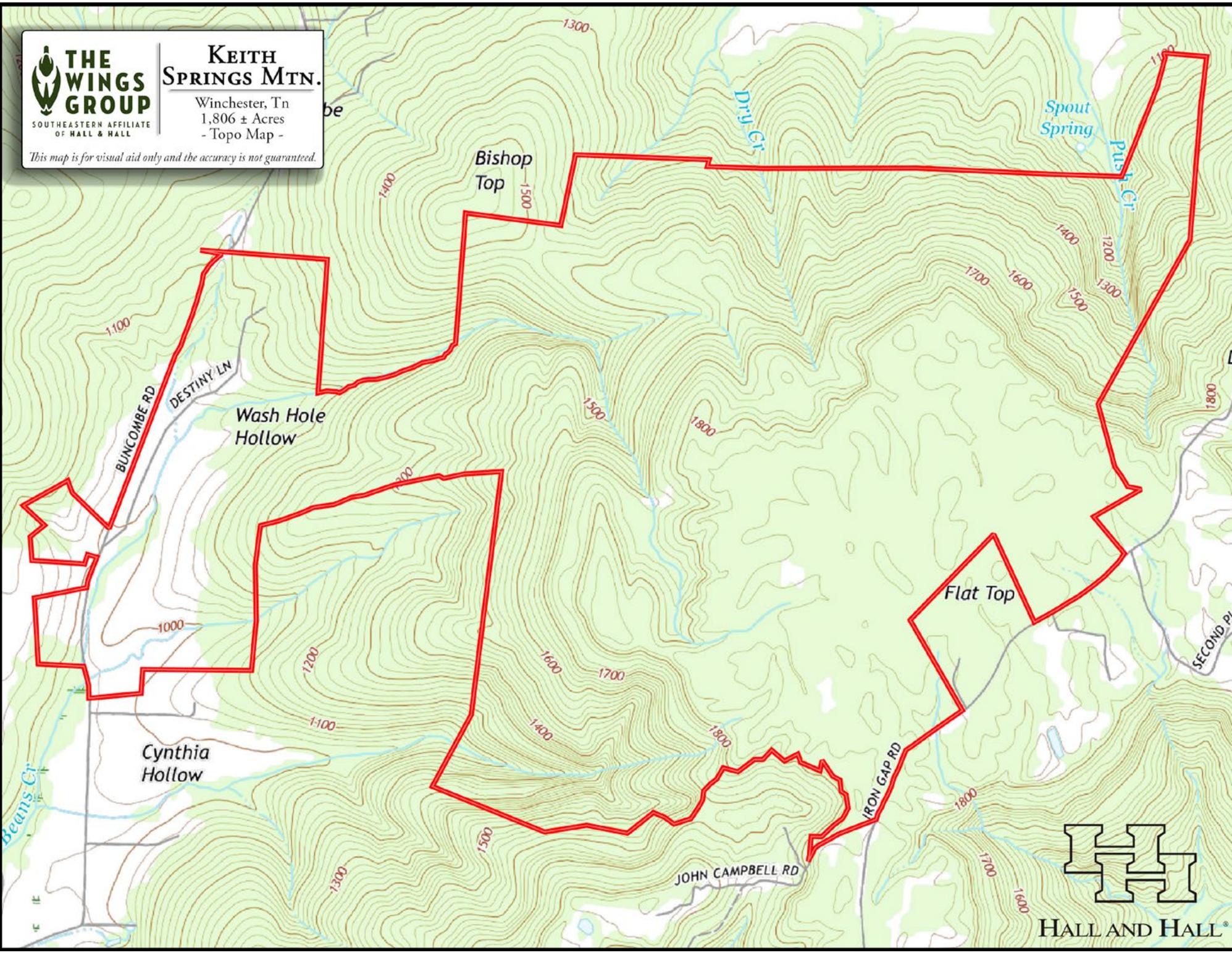
Elliott Daveport, Jr. of The Wings Group and Bill McDavid of Hall and Hall are the exclusive agents of the Seller.



KEITH SPRINGS MTN.

Winchester, Tn
1,806 ± Acres
- Topo Map -

This map is for visual aid only and the accuracy is not guaranteed.



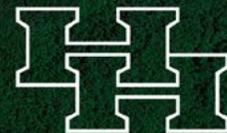
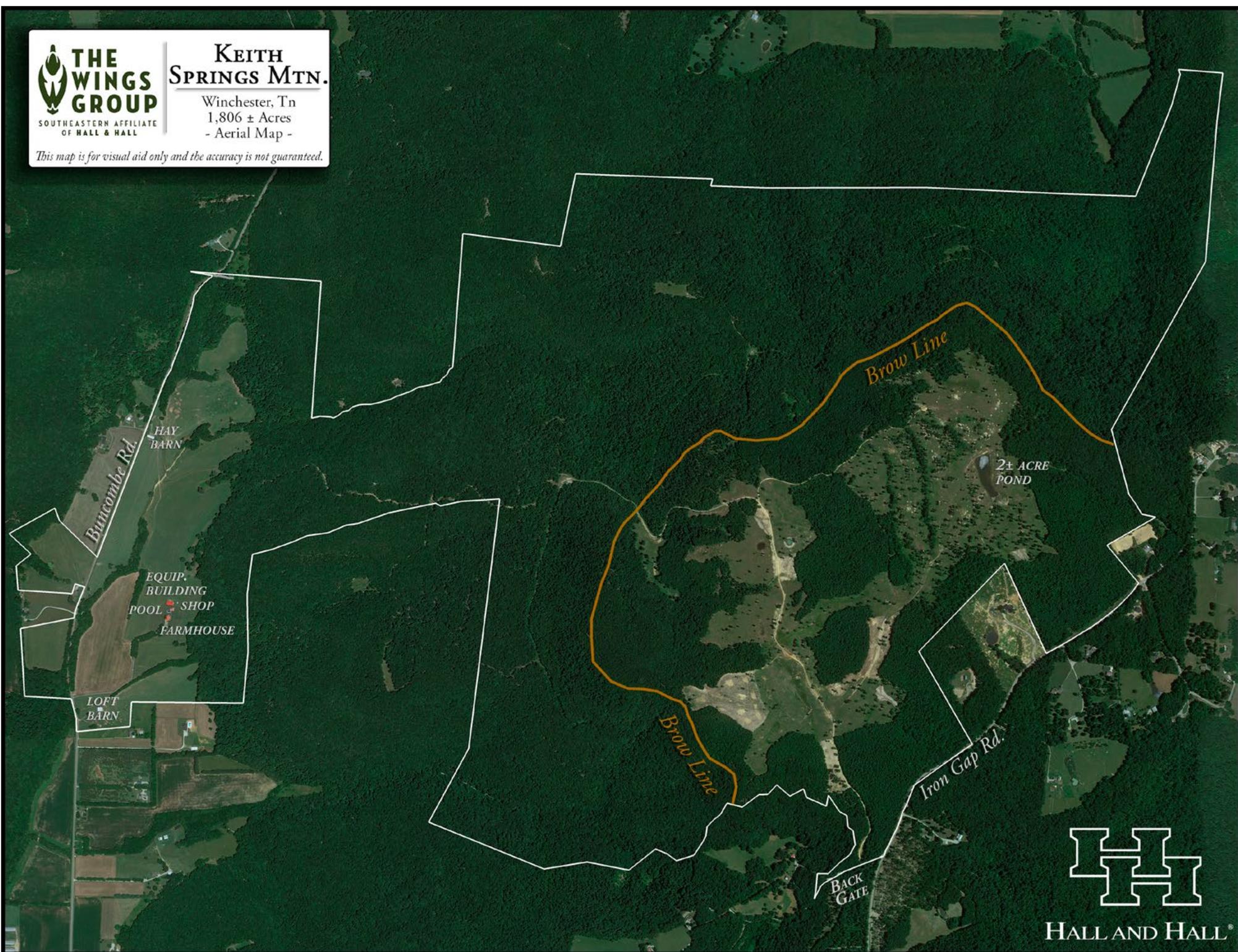
HALL AND HALL®



KEITH SPRINGS MTN.

Winchester, Tn
1,806 ± Acres
- Aerial Map -

This map is for visual aid only and the accuracy is not guaranteed.



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