

# FOR SALE

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## Hardin County Recreational Ranch

Savannah, TN

6,203 ± Acres

\$8,650,000

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This property is a highly improved recreational ranch with private airfield, excellent interior roads, live streams, timber, and a large abundance of wildlife. It offers an estimated \$1,000,000+ spent on a private ranch road network with paved road access and some paved private interior roads. Water is abundant with several ponds and streams, including some live streams. Water wells provide water to the newer structures. Elevation ranges from peaks of many large hills overlooking vast areas down to numerous creek bottoms. Conveniently located only 9 miles from Savannah, the largest town on the Tennessee River.

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## LAND

- 3,000 +/- acres of pine timber varying from 8 to 11 years old.
- 2,500 +/- acres of hardwood timber varying from young to older mature trees.
- 350 +/- acres of rolling pasture grass fields.



## WILDLIFE

Hunting has not been allowed on this ranch for many years. Such a large contiguous block of desirable natural habitat for wildlife without historical hunting pressure is very hard to find. Wildlife are easily viewable from vehicles while driving around the ranch. Morning and evening daylight hours produce consistent viewing of deer and turkey out in the roads. As an example, all the pictures and video of deer where taken one evening over approximately an hour, from a vehicle, while on the ranch. Although wooded now, there are many acres of historical fields on the ranch that could be put back to use for wildlife or commercial farming. The infrastructure, habitat, and wildlife are in place to be utilized as a top end hunting retreat.

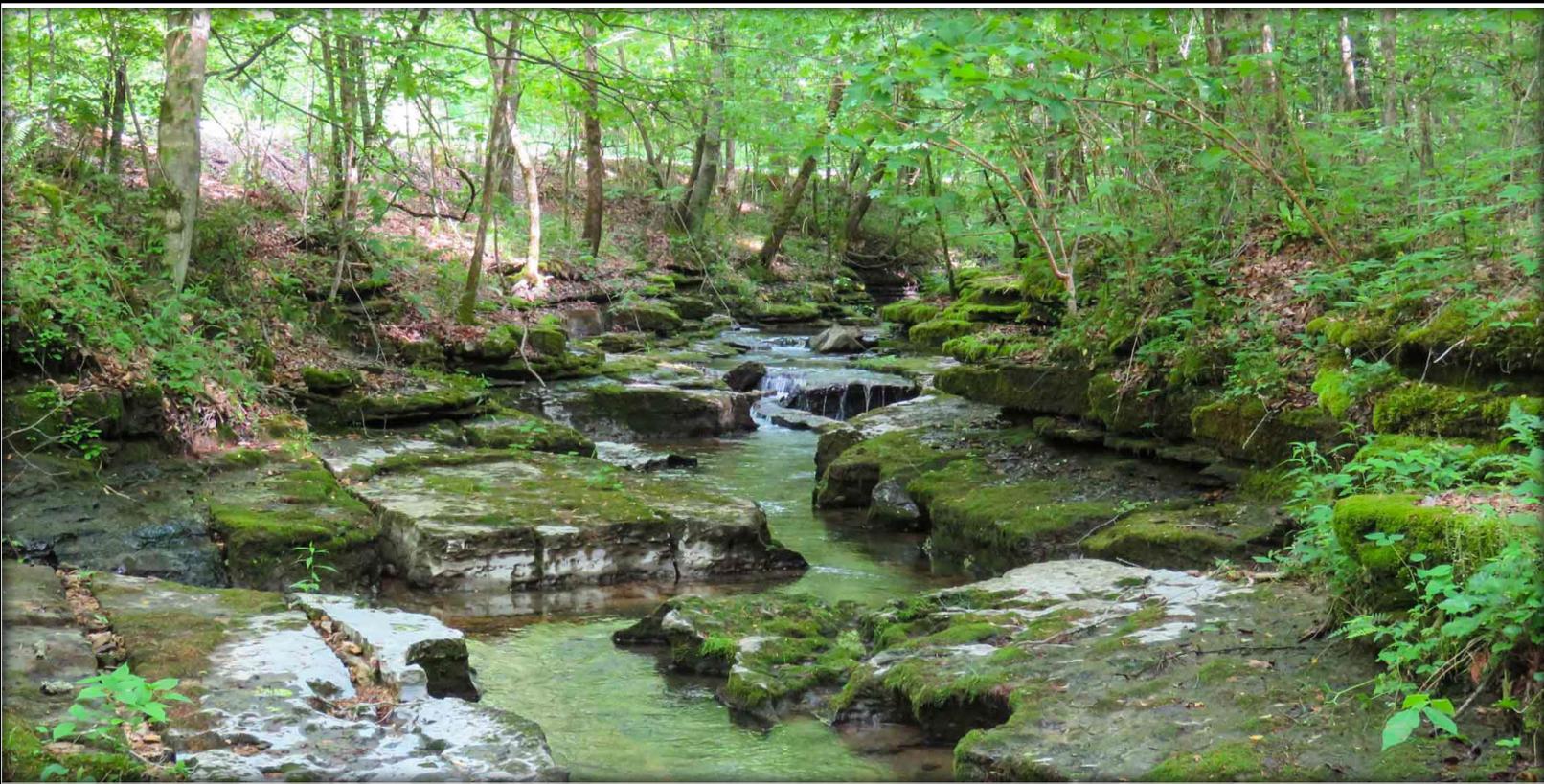


## IMPROVEMENTS

4,600' x 200'+/- airstrip with a control tower. Two very nice metal insulated hangars - each one is 3,500 +/- square feet. Living quarters are comprised of four nicer modular homes. Large double-winged equipment shed with central insulated shop and office quarters. Fiber optic line has been laid to the interior of the ranch. 4 large, high-elevation observation tower stations scattered throughout the ranch provide magnificent views of both landscape and wildlife.

## INTERIOR ROADS

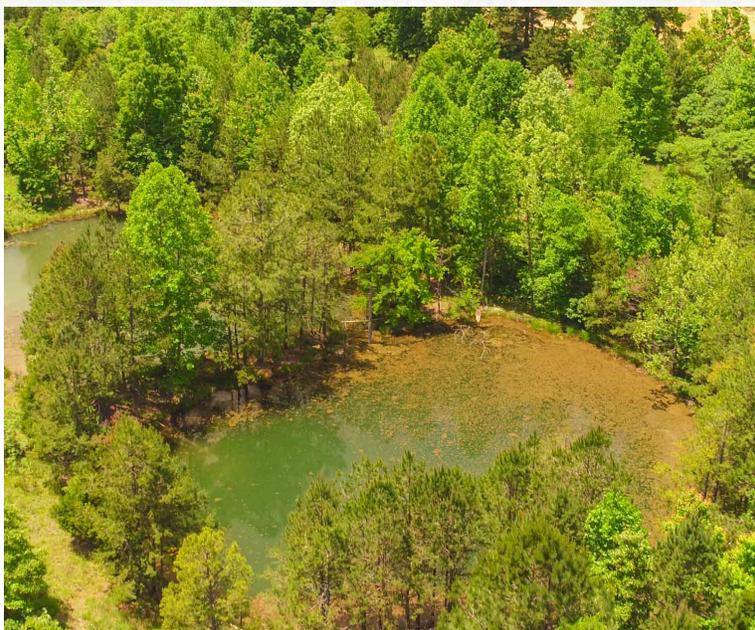
Over 10.5 miles of engineered high-grade all-weather private roads, some of which are paved. Many more miles of natural base interior roads traverse off the main roads, completing a network to which very few other ranches would compare. With no public roads/access through the heart of the ranch, this provides a very unique, large private setting. The infrastructure improvements including the roads and runway were constructed in 2010. All other improvements on the property were constructed from 2011 to 2012.



## RANCH AMENITIES

Water is abundant with several ponds and streams, including some live streams. The topographic changes throughout the ranch provide many potential lake sites. Water wells provide water to the newer structures. Elevation changes from the peaks of many large hills overlooking vast areas down to numerous creek bottoms. Although there are large draws and big hills, the topsoil is considerably good throughout the elevation changes, which provides excellent growth across the ranch.

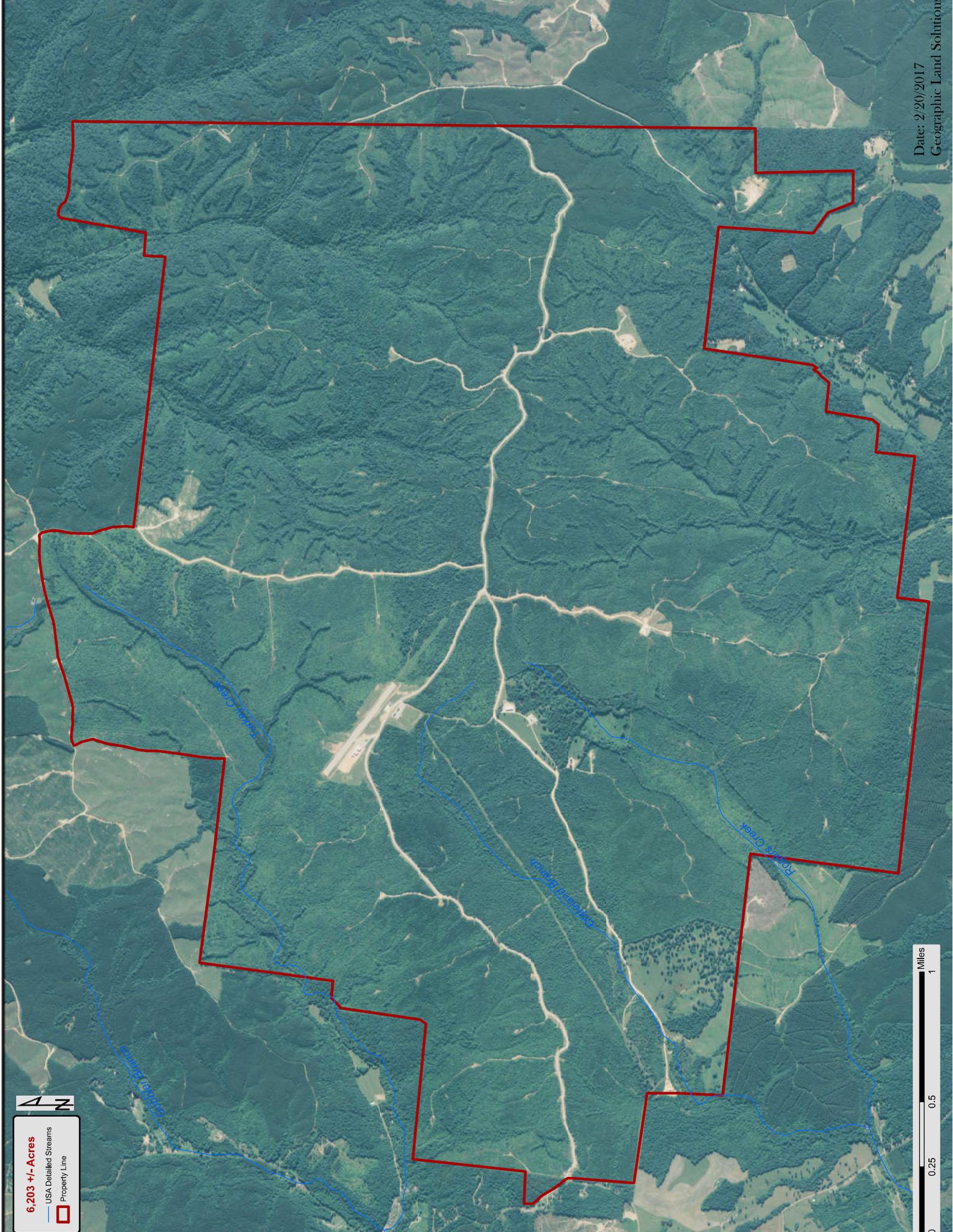
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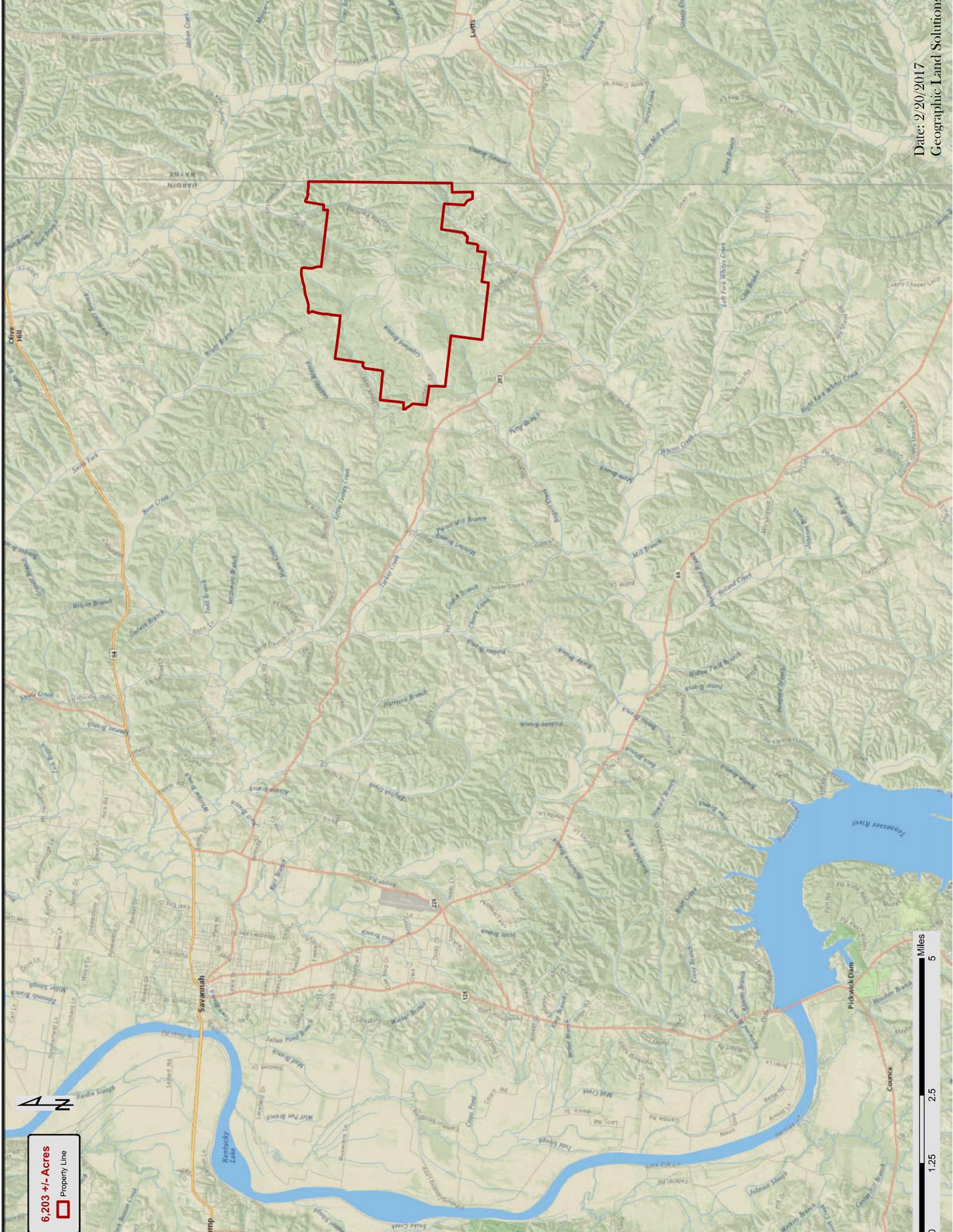


6,203 +/- Acres

— USA Detailed Streams

□ Property Line





6,203 +/- Acres  
Property Line



6,203 +/- Acres

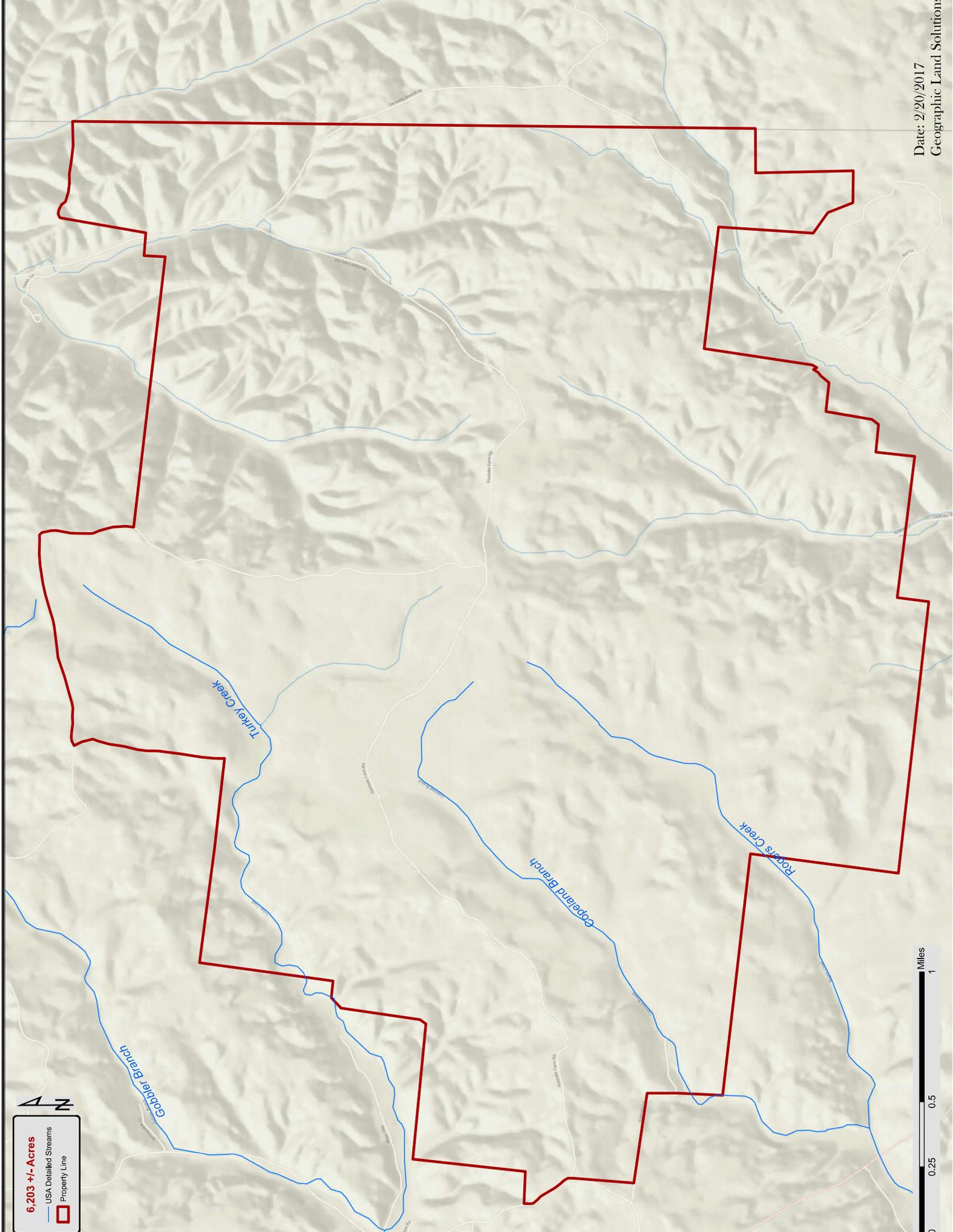
— USA Detailed Streams

□ Property Line

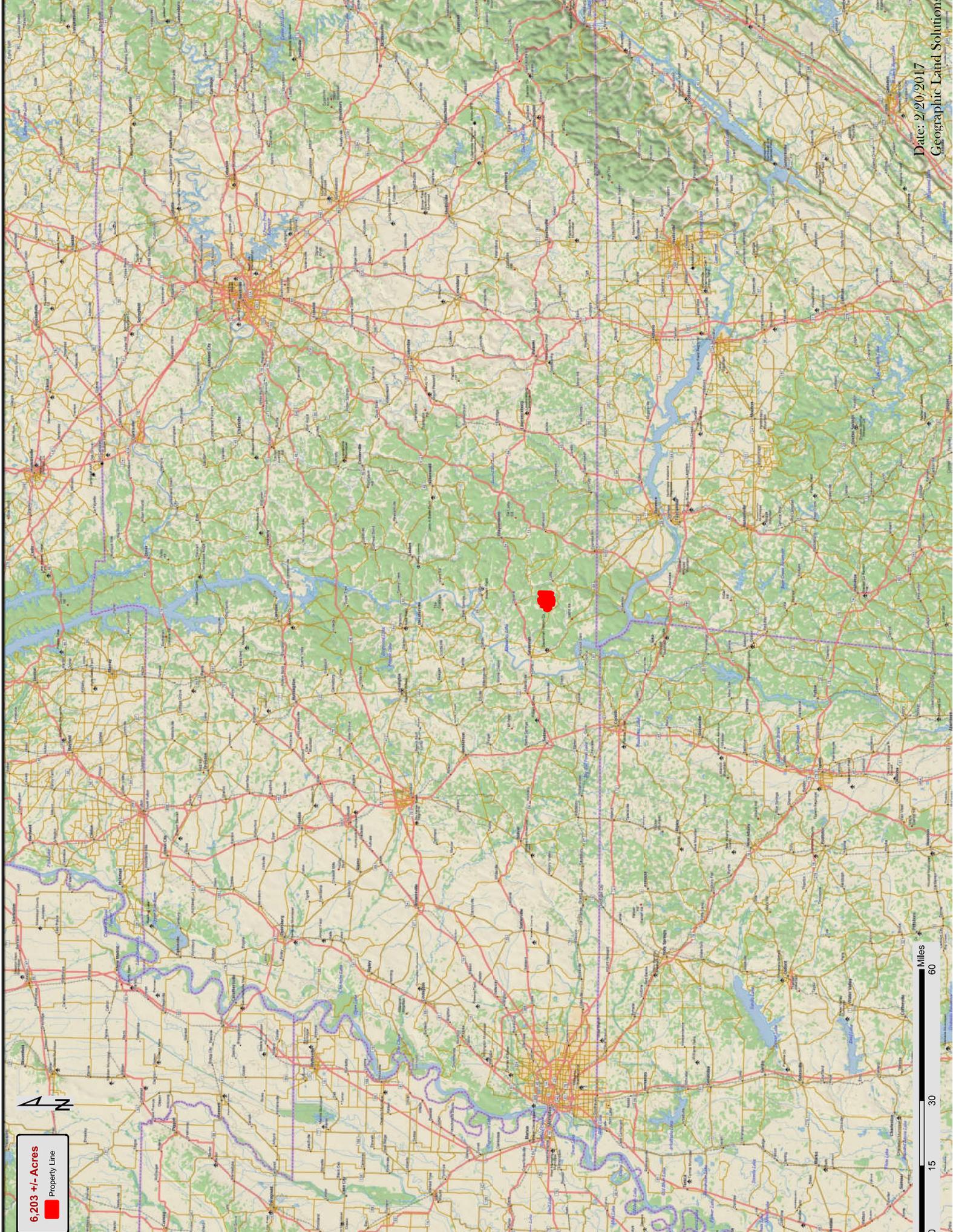


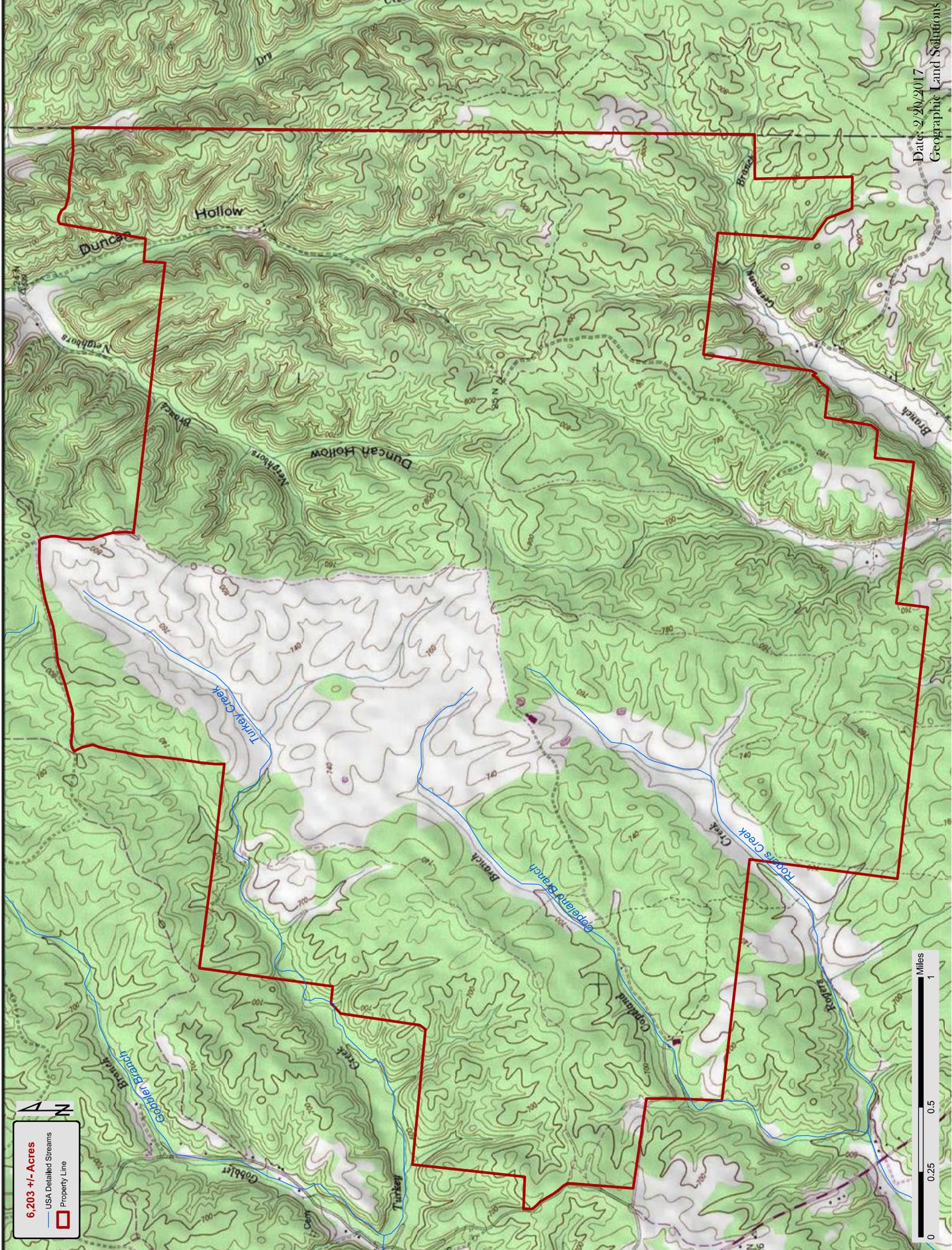
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Geographic Land Solutions



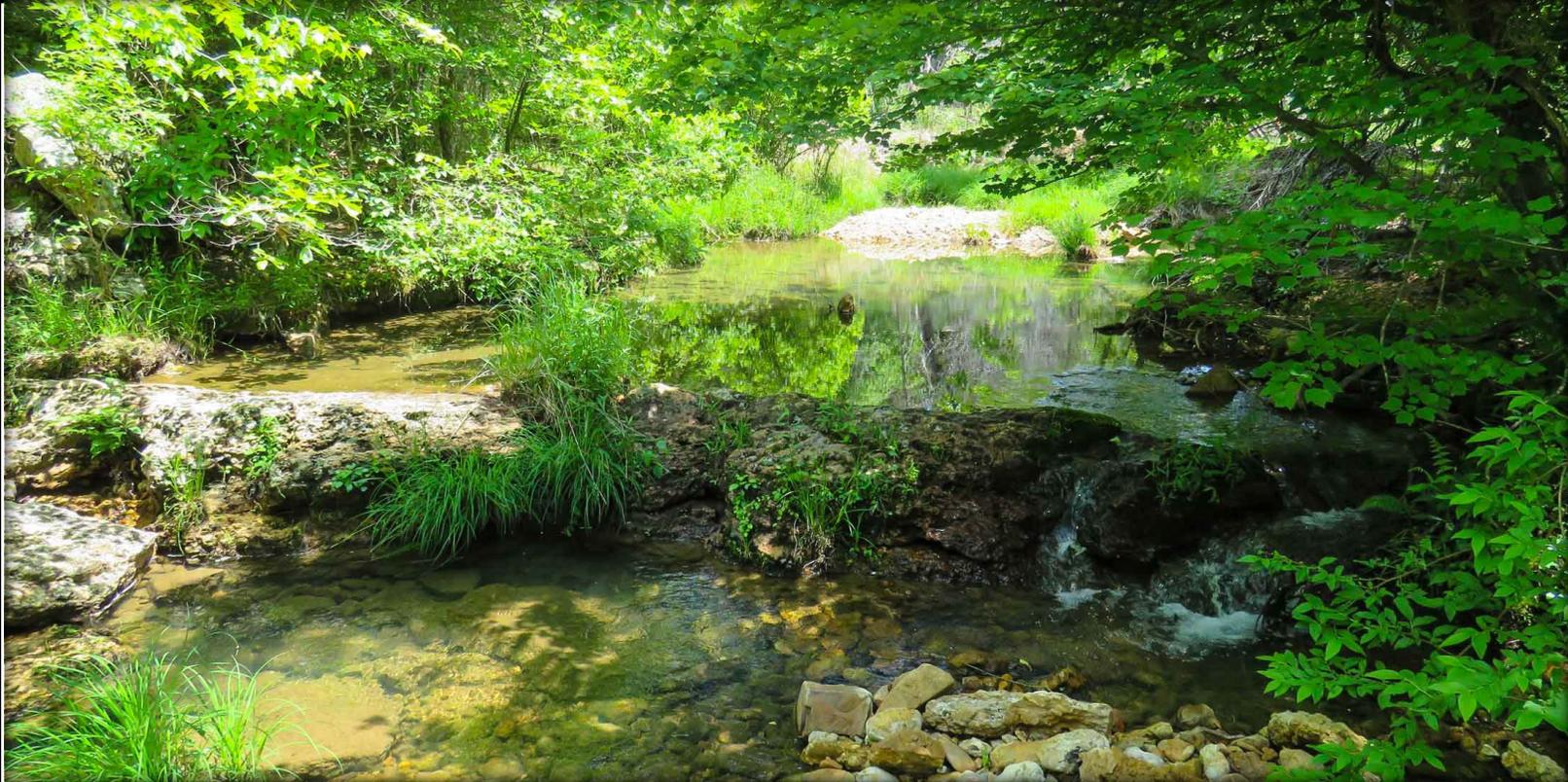
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- - - Property Line





## NEARBY ATTRACTIONS

Conveniently located only 9 miles from Savannah, TN, being the largest town on the Tennessee River. Among many other attributes, Savannah also includes shopping and an airport adequate for larger private jets. Pickwick Landing Dam on the Tennessee River and the renowned Pickwick Lake are minutes in drive time at a distance of 15 miles from the ranch. Pickwick Lake is known for its water sport recreational usages, as well as excellent fishing. Approximate 2-hour drive from either Nashville or Memphis, TN, provide commercial airlines.

## SUMMARY

Ranches of this size and quality with this many attributes are historically limited in availability. This ranch rises to the top of quality, hard assets that make financial sense to own and enjoy at the same time.



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