



DEERFIELD RANCH



A GRAND ESTATE

Nestled in the heart of the Tennessee Hills is a beautiful respite called Deerfield Ranch. This luxurious hideaway is the perfect place for hunters, nature lovers, or those simply seeking a peaceful escape. Enjoy breathtaking views, miles and miles of trails, a fully-furnished log home and abundant game provided by this private retreat. These are just a few of the many amenities this property has to offer.



DEERFIELD RANCH

A Sportsman's Paradise

Rolling hills and dense foliage shelter bountiful white tail deer, turkey, waterfowl and many other species of wildlife. The property is fully equipped with all the provisions for the expert hunter, fisherman, or outdoorsman.



Photos courtesy of Honest Abe Log Homes, Inc.



THE ESTATE

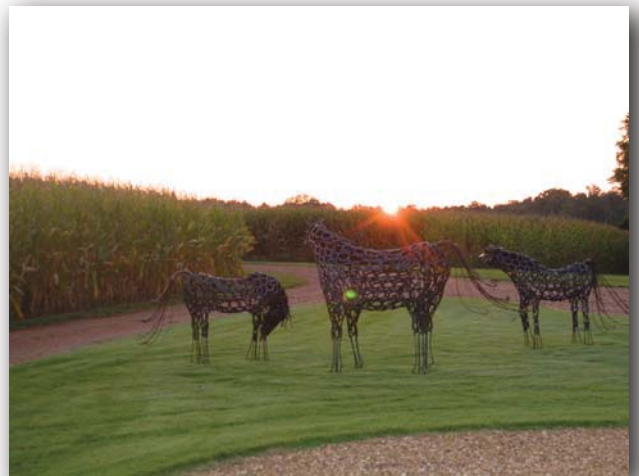


Beautiful Spaces

The award-winning design of the \$1 million+ luxury log cabin home has caught the attention of the National Association of Home Builders, the Log Home Council and the Building Systems Council. Both the indoor and outdoor space accommodate groups or families in comfort. Fine log cabin craftsmanship,

attention to detail and design that caters to both the sportsman and the style-conscious all

unite with sweeping vistas in this peaceful estate setting. Thoughtful elements like a wraparound porch, an outdoor wood burning fireplace and a loft provide great spaces where family and friends can enjoy the view. A separate upstairs flat over the garage is connected to the main residence by an attached stairway. An open great room, dining and kitchen area allow guests to gather, while a spiral staircase adds a unique style element and provides access to the loft without dividing the space.



1,053 Acres in two parcels
Private Access
Luxury Log Cabin
Upstairs Flat
Bunkhouse
Three Stocked Lakes
Dock
Natural Wildlife Habitat
Outstanding Views



Main House:

4,158 SF A/C Sq Ft
3,456 SF Covered Porch
8,694 SF Total Under Roof
4 Bedrooms w/private deck access
2 Bathrooms
Gourmet Kitchen
Outdoor and indoor fireplaces
Lodge style furnishings
Waterfront home site

Upstairs Flat:

1,080 SF
1 Bedroom / 1 Bath
Fully Equipped Kitchen
Bar

Finely Crafted Workmanship

From the selection of the materials to the careful consideration of the views, every detail of the living space was designed with quality and beauty in mind. Guests enjoy rustic charm without sacrificing modern comforts. Hand-hewn log construction, stacked stone, plank floors and Hickory cabinetry create a cozy atmosphere, while flat screen televisions, ceiling fans and a security system provide the most current technology.





Luxurious Finishes

The home is fully-furnished and decorated in a lodge motif. More than \$250,000 in elegant furnishings and fixtures set the tone for relaxing, while design accommodates the sportsman. Vaulted beam ceilings, wide windows with glorious views and expertly placed lighting are just some of the details that make this luxury log cabin special. Each bedroom has private access to the exterior deck, with plenty of space to hang your hat or wipe your boots after a day exploring the abundant hunting opportunities.



GENERAL FACTS

Lake Plan:

The lake is naturally fed by the Obion River, which provides an abundance of bass and crappie. The lake provides natural fertility envied by many man-made lakes. A formal management plan has not been created.

Wildlife Plan:

Current management practices include: food plots, feeders, mineral blocks, habitat trails and farming plots, which provides residual bounty for animals

Trophy deer and turkey are sustained by food source and natural habitat for cover, which currently exists on the property.

The combined properties include over 25 miles of trails, tree stands and farm plots to make this a unique experience.

Currently all crops produced are sold under annual contract, however plenty of remnants remain after harvest. It is at owner's discretion as to how much of the harvest is reserved for wild game.

A portion of the property can be converted to waterfowl habitat.

Inventory of existing feed sources:

- 18 feeders

- 10 gravity flow – 750 lbs

- 8 solar power spreaders – 250 lbs

- 8 acres of food plots with 8 additional plots to be created in 2014

- White clover, alfalfa and oats

- Mineral licks

- Mineral salt licks





Breathtaking Views

Deerfield Ranch includes lake access on property for fishing and wildlife viewing. The private lake located on Deerfield One spreads out wide just beyond the deck of the log cabin for spectacular views. Deerfield Two offers additional water views and include several smaller lakes.





Experiences & Opportunities



Crop Income & Wildlife Food Sources



Abundance of Game





THE ASSETS



Comprehensive Amenities

Set on 1,053.59 acres of private land divided into two parcels (Deerfield One & Two), Deerfield Ranch is fully equipped for hunting, fishing or wildlife observation. Trophy deer, turkey and waterfowl are abundant here, and the Ranch has all of the accompaniments for a successful and entertaining trip. Deer stands, feeders, docks, a duck blind, boat and all-terrain vehicles are all on property. A private lake also indulges the sport fisher. Deerfield Two is equipped with a bunkhouse. The full-time Property Manager handles maintenance of all equipment and assists with visiting hunters and guests.





APPEAL & POTENTIAL

Deerfield Ranch is comprised of two amazing property parcels.

Lodging

Main lodge - 4158 sq ft custom log home

4 bedrooms

2 bathrooms

Fully furnished kitchen

Laundry room

Wrap around deck

3 car garage with adjoining upstairs flat

Sleeping area

Full bath

Full bar

Pool table

Newly refurbished 4 bedroom bunkhouse

2 full baths

Full kitchen

Covered porch

All furnishings included in all lodges

Property 1053.59 acres

Farmland 280.0 acres

Timber 733.59 acres

Lakes 40.0 acres

Equipment

Argo Utility Vehicle

Bad Boy Buggy, Ambush

Bad Boy Buggy, Recoil

Polaris Ranger 950

Polaris Ranger

G3 fishing boat

Miscellaneous farm equipment

50 Hunting stands

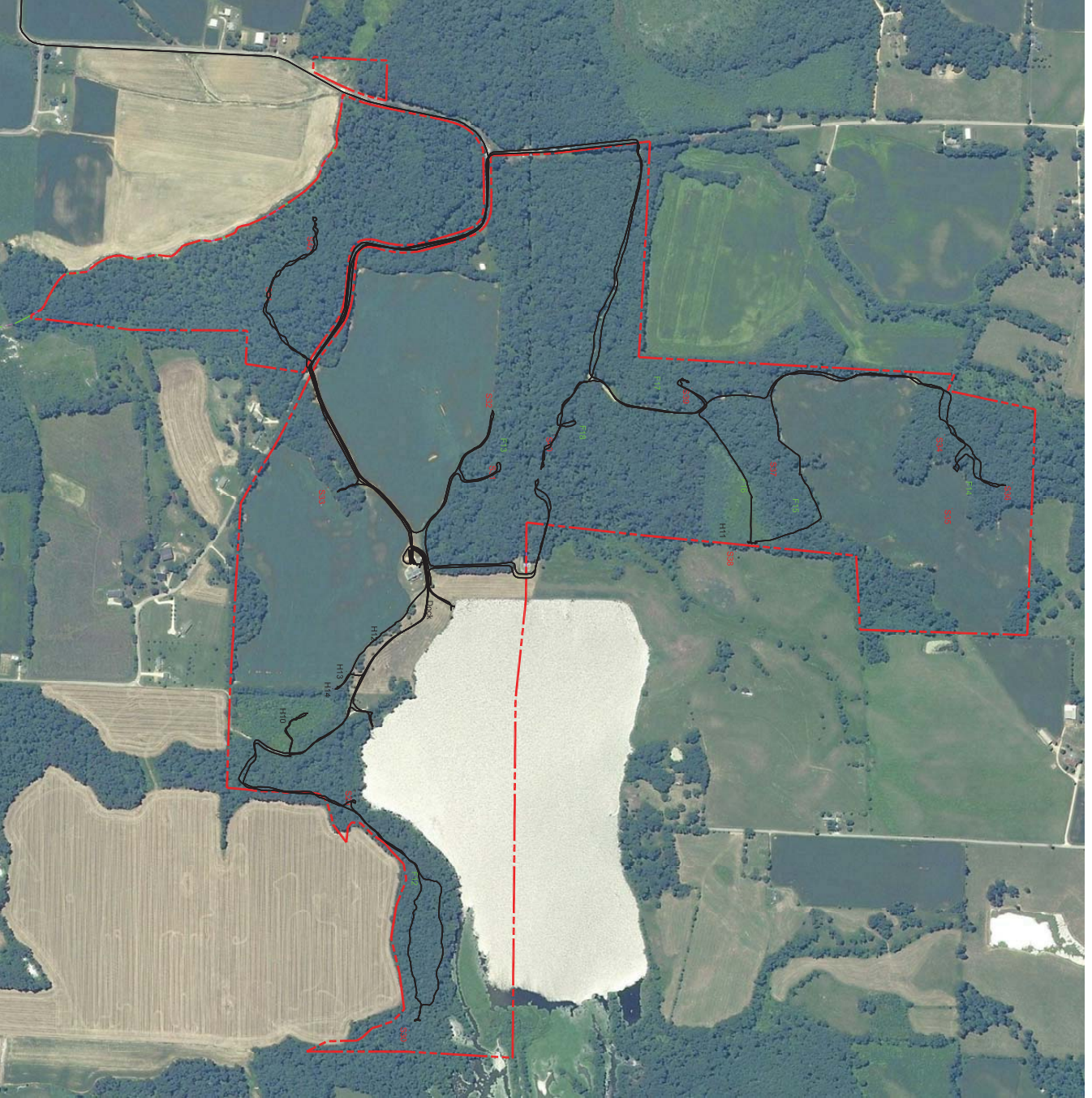


Equipment and Infrastructure:

- 5 Utility Vehicles
- 50 Deer Stands
- Wildlife Feeders
- Bass Boat
- Floating Dock
- Private Lake
- Duck Blind
- Established Hunting Trails



Deerfield One Aerial View

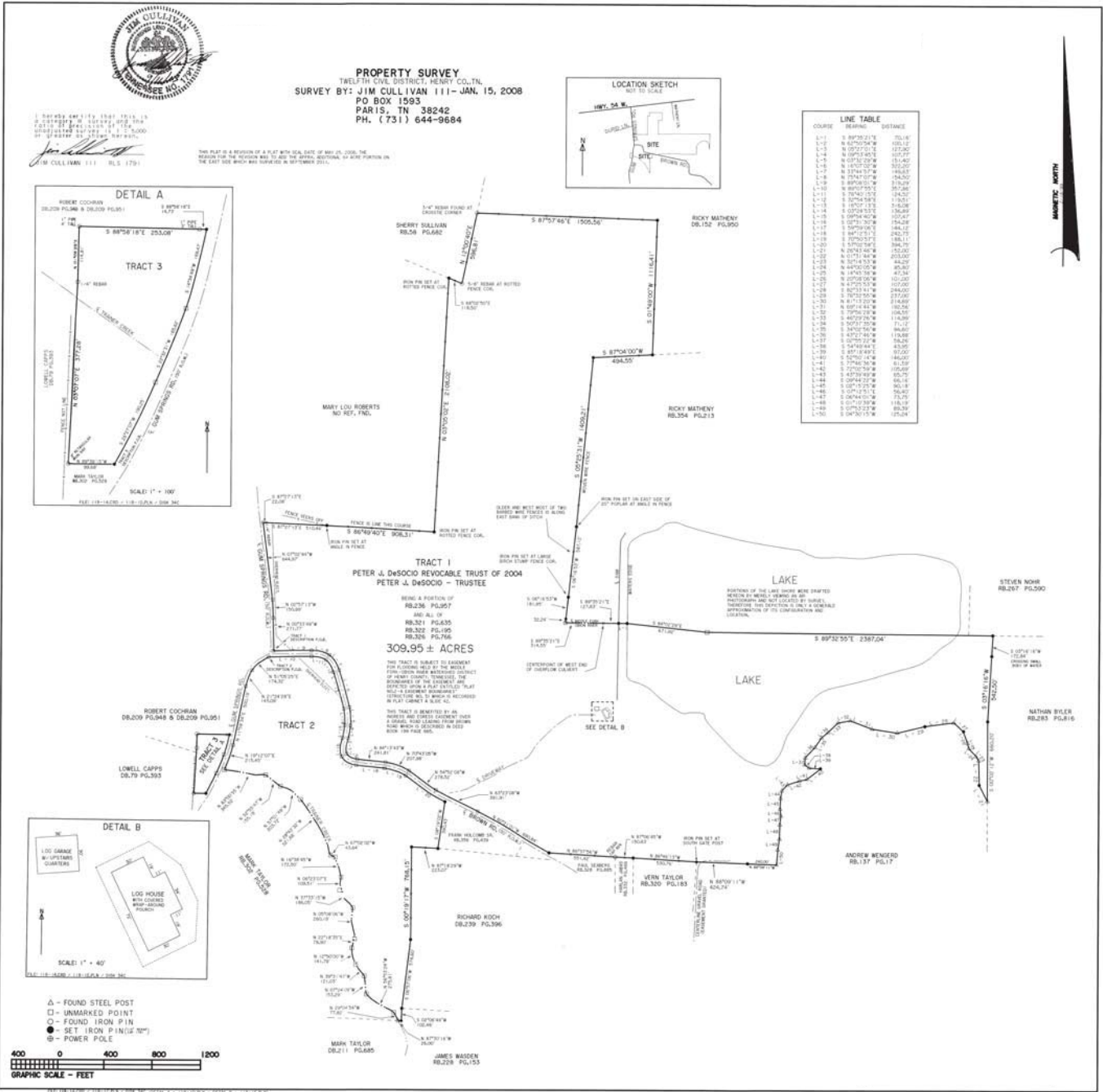


~~~~~ Indicate Trails

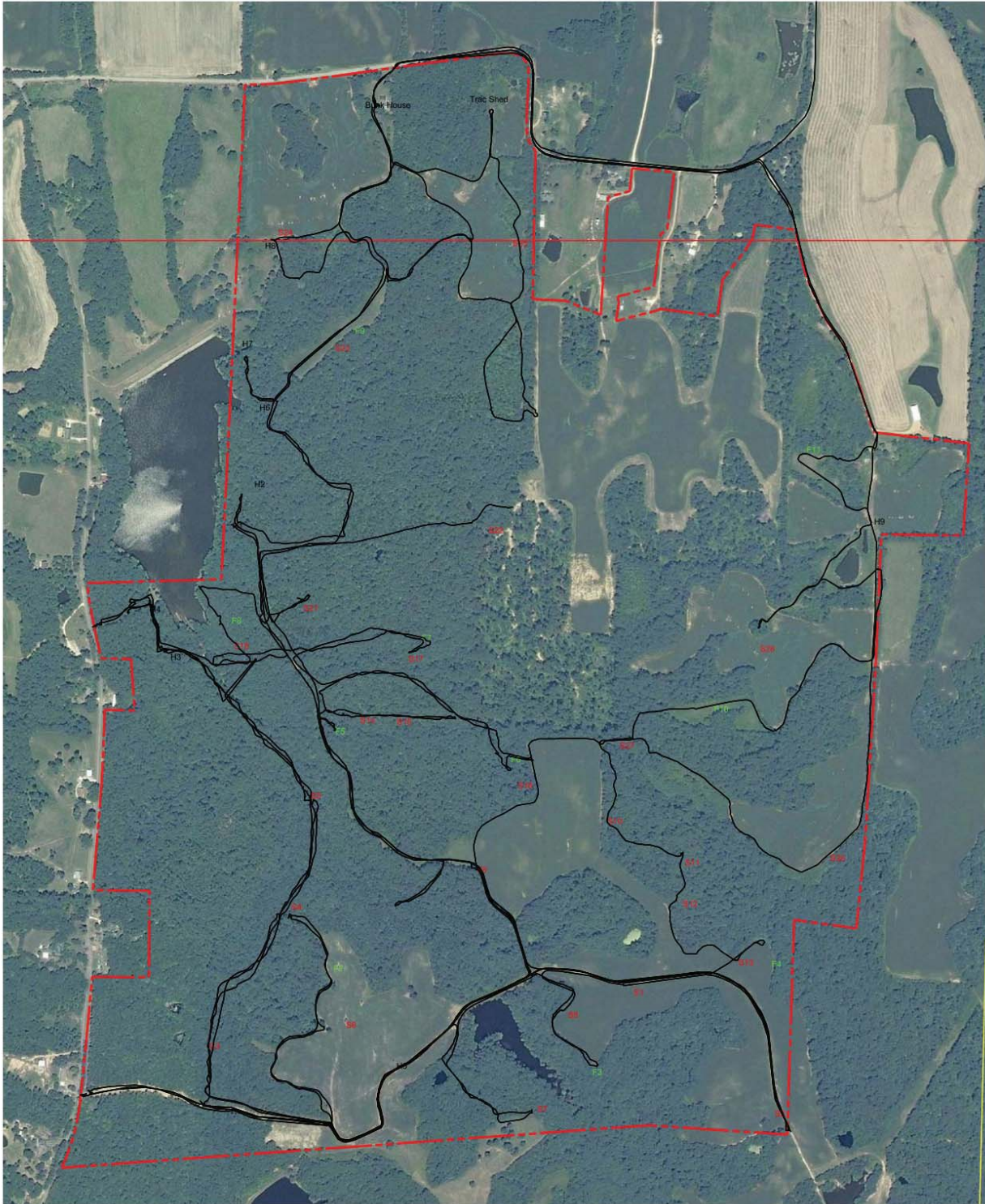
Red #s Indicate Deer Stands



# Deerfield One Survey



# Deerfield Two Aerial View



~~~~~ Indicate Trails

Red #s Indicate Deer Stands



Deerfield Two Survey



PROPERTY SURVEY
 CIVIL DISTRICTS TWELVE AND FOUR, HENRY CO., TN.
 SURVEY BY: JIM CULLIVAN 111 - AUG. 27, 2013
 P.O. BOX 1593
 PARIS, TN 38242
 PH. (731) 644-9684



I HEREBY CERTIFY THAT I HAVE PERSONALLY AND INDEPENDENTLY EXAMINED THE ORIGINAL RECORDS OF THIS SURVEY AND THAT THE SAME ACCURATELY REPRESENT THE ACTUAL SURVEY MADE BY ME OR UNDER MY CLOSE PERSONAL SUPERVISION AND IN ACCORDANCE WITH THE REQUIREMENTS OF THE TENNESSEE SURVEYING ACT.

Jim Cullivan
 J. CULLIVAN 111 - PLS. 111



| LINE | BEARING | DISTANCE |
|------|---------------|----------|
| 1-1 | S 89°02'00" W | 250.00 |
| 1-2 | N 89°02'00" W | 250.00 |
| 1-3 | S 89°02'00" W | 250.00 |
| 1-4 | N 89°02'00" W | 250.00 |
| 1-5 | S 89°02'00" W | 250.00 |
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| 1-7 | S 89°02'00" W | 250.00 |
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| 1-9 | S 89°02'00" W | 250.00 |
| 1-10 | N 89°02'00" W | 250.00 |

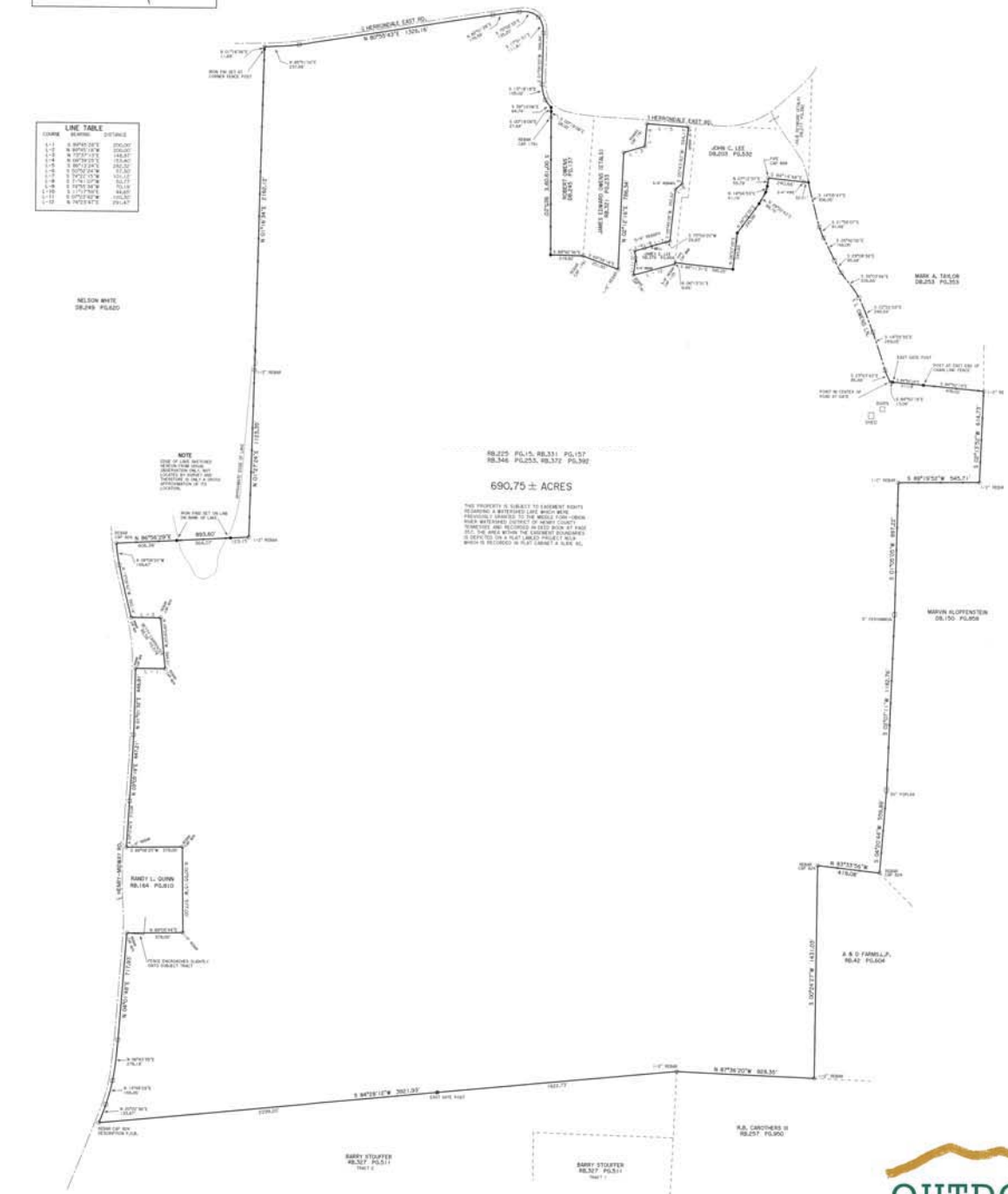
NELSON WHITE
28.25 PL25

NOTE
 THIS PROPERTY IS SUBJECT TO EASEMENT RIGHTS TO THE STATE OF TENNESSEE FOR THE CONSTRUCTION AND MAINTENANCE OF HIGHWAYS AND BRIDGES.

88.225 PL15, 88.331 PL157
 88.346 PL233, 88.317 PL360

690.75 ± ACRES

THIS PROPERTY IS SUBJECT TO EASEMENT RIGHTS TO THE STATE OF TENNESSEE FOR THE CONSTRUCTION AND MAINTENANCE OF HIGHWAYS AND BRIDGES. THE AREA WITHIN THE DASHED LINE IS NOT PART OF THIS SURVEY AND IS NOT TO BE CONSIDERED AS PART OF THIS SURVEY. THE AREA WITHIN THE DASHED LINE IS NOT TO BE CONSIDERED AS PART OF THIS SURVEY.



- D - UNMARKED POINT
- - FOUND IRON PIN
- - SET IRON PIN (1/4" Ø)
- ⊙ - POWER POLE

