

Barnhill Road

Primm Springs, Tennessee



Dan McEwen

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McEWEN
GROUP, LLC

*Your Local Tennessee
Real Estate Experts*

Barnhill Road

Primm Springs, Tennessee

63.570 Acres



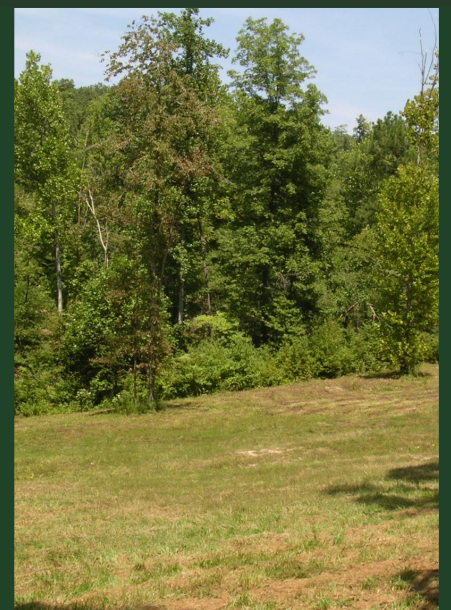
Towering oak, ash, poplar, and hickory fill almost every acre of this property, with a sprinkling of dogwood, sourwood and redbud for added beauty. There is a small year round spring branch that meanders from beginning to end the length of the property fed by other small rock bottom streams. A reminder of yester year frontier life speaks from the remnants of old decaying split rail fence spotted near the back property line. You have your own private road system throughout the property for driving, horseback riding, four-wheeling, or meditative walks to communion with this natural world. Every precaution has been taken to make nature king, including a wooden bridge for crossing the major stream and a few cleared food plot areas for the animals. Small waterfalls and cool breezes provide all the background harmony for the many birds and resident wildlife in this paradise.

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Even natural properties need convenience, making this magical wonderland yet more enticing. With over 900 of road frontage on North Lick Creek Road, it is located only 2.5 miles from the 840 exit on Pinewood Road in Williamson County.

To ensure the natural preservation of this property, restrictive covenants through a partnership with the Tennessee Land Trust is in place. Now you can breathe easier. Build your dream home, shelter for your animals, greenways, gardening, natural harvest of the resources, but no subdivisions or commercial development

Price \$549,900

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Aerial Map

[Click to View Interactive Map](#)

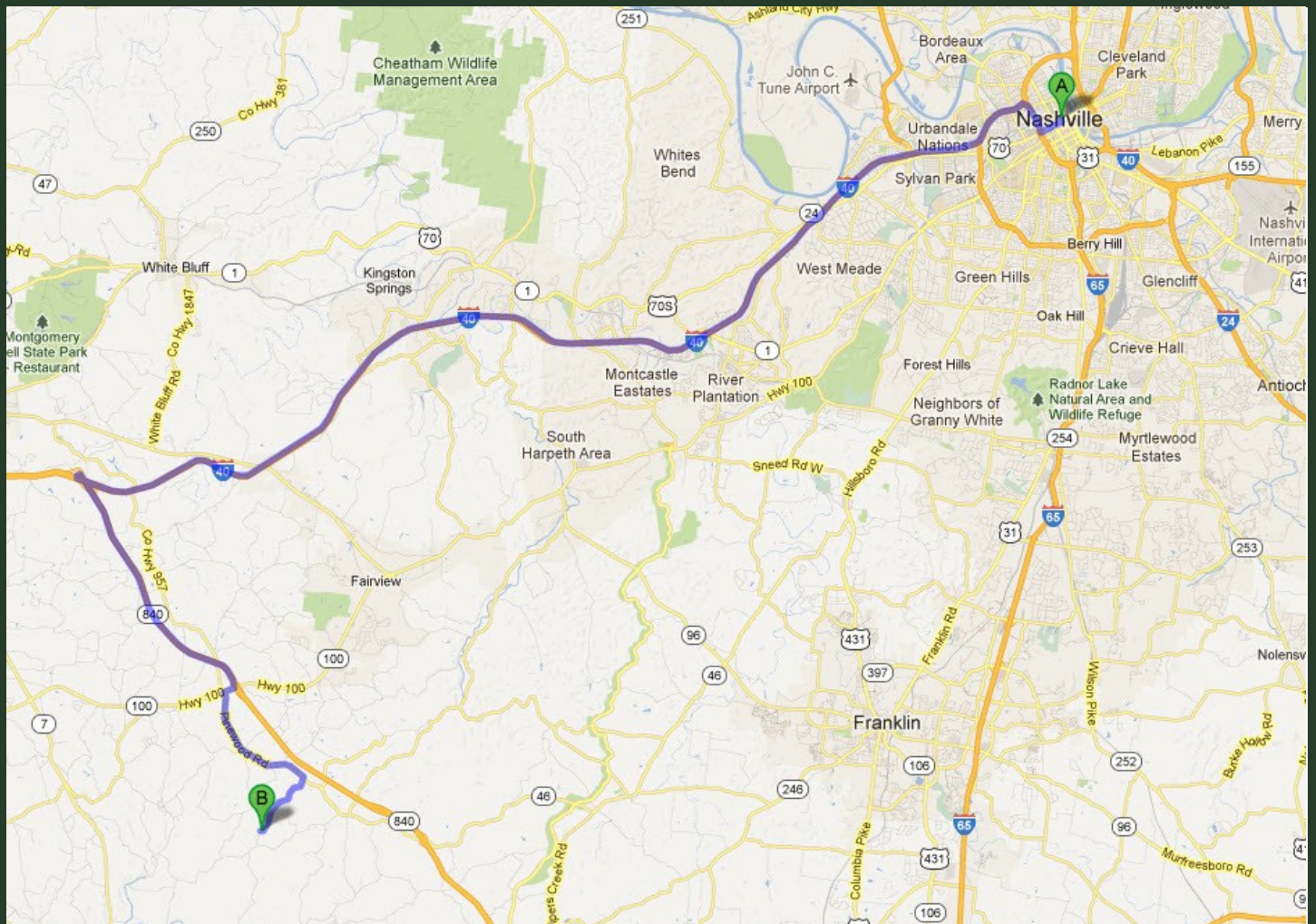
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Locator's Map

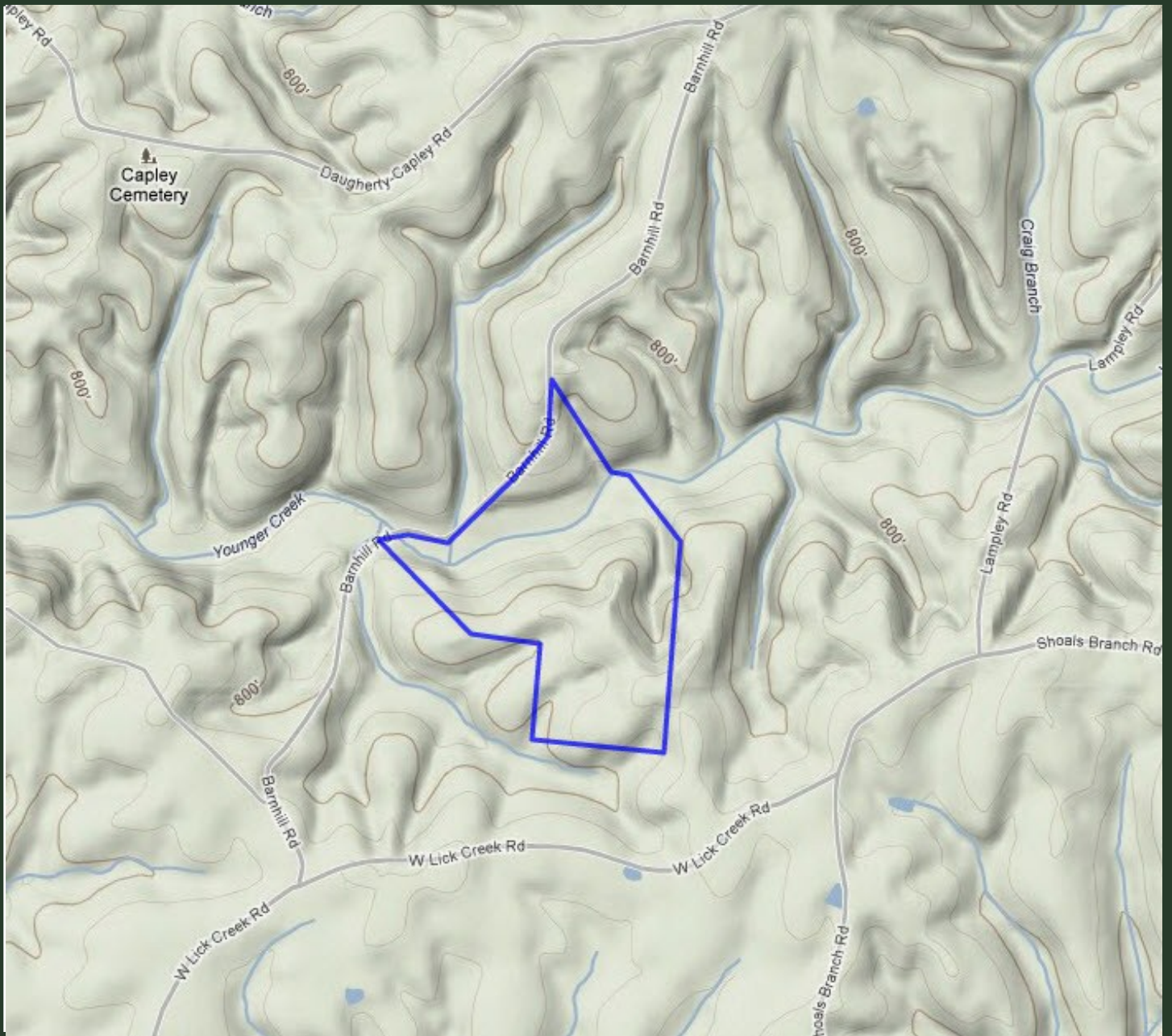
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Terrain Map

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**RESTRICTIVE COVENANTS FOR
BARNHILL ROAD ACREAGE
PRIMM SPRINGS, TENNESSEE**

Prepared by Robert Pulley, Chief Manager
Trace Properties, LLC
P.O. Box 114
Lawrenceburg, TN 38464

Acreage owned by Trace Properties, LLC located on Barnhill Road in Williamson County, Tennessee shall be occupied and used as follows:

No tract, at present or future revision, shall contain less than ten (10) acres. Each tract shall be used as a residence for a single family and for no other purpose. Each tract shall contain no more than one (1) residential building per ten (10) acres. The buyer of the tract must also occupy the single-family residence. No residential tract shall be used for rental purposes or leased for water, mineral, or air rights. No radio broadcast tower, stand alone cellular broadcast tower or large satellite dish shall be placed on any tract.

Each recorded plat shall show the location, dimension, and boundaries of each tract.

The minimum square footage of living area of any residence erected shall be One Thousand Four Hundred (1,400) square feet above ground. Garages, carports, porches, basements, extra cabins, bunk houses or guest quarters, separate home office or studio buildings, and similar space shall be in addition to and not included in the above stated minimum square feet requirements.

There shall be no unfinished siding, exposed cinder or concrete block. Each residential building shall be constructed with a continuous block foundation. No residence shall be built on stilts or any foundation that exposes the land underneath the house. No home shall have more than five percent (5%) exterior vinyl.

Any building to be located on any tract shall comply with a minimum building setback line of 150' from Barnhill Road and 125' setback from any adjoining owners' property line. Exceptions to the adjoining owner's property line include: spring houses, pump houses, outbuildings required to house utilities that are essential to the property.

Upon the commencement of construction of any building or other structure, the same shall be pursued to completion with due diligence, and no construction shall be abandoned or discontinued prior to completion for more than thirty (30) days. In any event, construction must be completed within eighteen (18) months of its commencements subject to delays due to Acts of God, fire, windstorm, civil tumult, riots, revelation, strikes, epidemics, economic collapse, bankruptcy, owner disablement or terminal illness. Owner will be responsible for maintaining a neat and orderly construction.

No outbuilding, basement, tent, shack, garage, mobile homes, trailers; shed, or temporary building or any kind shall be used as a residence, either temporarily or permanently. Tract owners may temporarily park recreation vehicles on property for the purpose of weekend getaways, mini-vacations, or daily outings. No more than one (1) said vehicle shall be parked on the owner's property at a time. Recreational vehicles used on the property as weekend getaways, mini-vacations, or daily outings must be out of view of any designated common area and specifically located on owned tracts only.

No modular or mobile type building shall be placed on any tract for use as a residence. The inherent beauty of the land must be retained. All outbuildings on any tract shall be constructed with similar building materials as the residential building on said tract except for barns.

Animals, livestock, or poultry may be raised, bred, or kept on any tract so long as they are not kept, bred, or maintained for commercial purposes. "Subsistence based farming" defined as predominantly for the owner's consumption but allows for selling surplus animal products for profit (like participating in a CSA or off-property food stand) but only to the amount to offset cash flow requirements of owning a personal mini-farm are excluded from the restrictions. Dogs, cats, and other household pets must be under the owners control at all times.

No tractor-trailers will be allowed to park on property grounds except for delivery of materials during construction. No recreational vehicles, buses, or travel-trailers shall be stored on any tract in such a manner that they would be visible from Barnhill Road. No major mechanical work shall be done on automobiles, boats, motors, and trailers, etc. situated on any tract, except in any emergency. There shall be no exterior storage of any inoperable vehicle for longer than thirty (30) days.

All off-road vehicles operations such as four-wheelers, motor bikes, mopeds, or other pleasure gasoline powered equipment will be expected to keep noise level to a minimum. Such vehicles are for farm management use only, not recreational pleasure and are restricted to the parcel owner's tract only.

No rubbish, trash, garbage, or other waste material shall be kept or permitted on any tract except in sanitary containers located in appropriate areas concealed from public view. Trash or garbage shall not be permitted to be burned out of doors, except for tract clean up of brush or tree limbs.

No signs or billboards of any kind shall be displayed to the public view on any tract except signs used by the owners to advertise property for sale or used for titling or naming the property such as ("Barnhill Farms" for example) in which case the titled sign would have an artisan or professional quality to it.

Trace Properties, LLC shall undertake the work of cleaning and enhancing of all remaining acreage owned by Trace Properties on Barnhill Road in Williamson County, TN. The completion of that work, and the sale, or other disposal of is essential to the establishment and welfare of the acreage as an ongoing residential community. In order that such work may be completed and the improvement be established as an occupied residential community as soon as possible, nothing in this declaration shall be understood or construed to:

- a. Prevent Trace Properties, LLC. or the employees, contractors, or others controlled by Trace Properties, LLC or their representatives from taking such action and doing such things as they determine may be reasonably necessary or advisable in connection with the completion of such work;
- b. Prevent Trace Properties, LLC or the employees, contractors, or subcontractors of Trace Properties, LLC from construction and maintaining, on any part or parts or the land owned or controlled by Trace Properties, LLC or their representatives, such activity as may be reasonably necessary for the completion of such work, the establishment of the improvements for residential purposes and the disposition of tracts by sale or otherwise.

These restrictions shall remain in full force and effect for a period of twenty-five (25) years after the date of their approval as specified herein, and for additional ten (10) year periods, unless and until the owners of a majority of the tracts in the subdivision should at the end of the initial twenty-five (25) year period, or at the end of any ten (10) year period succeeding said initial period, decide in writing to terminate these restrictions. In addition, these restrictions may be amended at any time in writing by a party of two or more majority owners of not less than two-thirds of the restricted tracts.

These covenants are recorded in the Registers Office of Williamson County, Tennessee and are to be considered restrictions on all of the real property located on Barnhill Road. For Source of Title, see: Record Book _____, Page _____, Registers office of Williamson County, Tennessee.