

Brokers of Farms, Sporting & Timber Properties

Four Springs Farm
Ethridge, Tennessee
\$945,000 - 101 Acres +/-
Equipment Extra (See equipment page)



One bedroom, bath with shower, great room and utility room cabin under construction

Cumberland Land Company

TEXT to Owner Agent – Greg Seat - 615-397-1638 or greg@cumberlandlandcompany.com

Co-Listed with Paul Morrison – Mossy Oak Properties

615-522-7298 pmorrison@mossyoakproperties.com

Introduction

Four Springs Farm is one of the very best hunting properties in the 100 acres +/- size range in the entire state of Tennessee. Four Springs is located in Giles County, Tennessee, just a short drive from Franklin or Brentwood. This property is owned by an experienced wildlife biologist and soil scientist. High quality food plots and over 100 specialty fruit and nut trees have been planted for deer and turkeys. These habitat improvements as well as highly productive soils, quality timber and substantial water resources provide the basis of this managed hunting property. In addition, there is a quality log siding cabin under construction that can be finished by the seller (the price of the property includes the cabin completion as planned). There is also a barn suitable to store your equipment and UTV/ATV's. An approximately 400 tree chestnut orchard is planted for commercial production and strong future income. Additional land may be available to double the total size of Four Springs without doubling the price.

Four Springs is named for the 4 springs on the property, the largest being Buck Hollow Creek. The hollow is named "Buck Hollow" on the USGS topo maps, and thus the creek is called Buck Hollow Creek. Due to being spring fed, Buck Hollow Creek runs at about the same level all year long.

Getting There

This property is located approximately 1.5 hours from Huntsville, Alabama and the Belle Meade area of Nashville. Drive times (at approximately the speed limit) from Franklin at the Highway 96 exit on I-65 is right on one hour and one hour and ten minutes from the Old Hickory Exit on I-65 in Brentwood.



View from one of the ladder tree stands – fall is a great time to be in the woods and/or in a deer stand

Giles County, Tennessee

This property is located in the north-central part of Giles County, just south of Columbia in Maury County. Giles County is south of Brentwood along I-65 and adjoins the Alabama state line. Rainfall in Giles County averages 57" per year with snowfall averaging 2". Average high temperature in July is 89 degrees and the average low in January is 26 degrees. Giles County has a four-season climate with each season approximately the same length.

The Chickasaw tribe inhabited the area before expansion of the frontier. The county is named for a senator who introduced the bill to make Tennessee the 16th state of the union. There are about 30,000 residents of Giles County with 8,000 folks located in the county seat of Pulaski. Pulaski has a historic county courthouse located in a classic southern town square and is the home of UT Southern. In the immediate area of Four Springs Farm there are approximately 200 conservative Amish families. The Amish are a good source of labor for farm and general construction work in the area. Fresh eggs, strawberries and garden grown vegetables are available for purchase from the local Amish population.

Land and Agriculture

At one time the farm was used for cattle and hay and could again be used for livestock. Perimeter fencing surrounds the property. Some of the fence is in good condition and some is in poor shape. The two ponds on the property were used for cattle in the past. There is some cross fencing still remaining on the property should you decide to run livestock it will be an asset. Currently, there are approximately 11 acres that has been planted in a chestnut orchard. Approximately 400 chestnut trees have been planted. If the orchard is converted to organic status (easy process that seller can help accomplish since there has been nothing used on the chestnuts that would violate organic principles) when the orchard is closer to commercial production, the orchard could produce a nice income with about 10 weeks of work. This orchard should produce a high 5 figure or low 6 figure net income hiring others to do the work and selling wholesale. Retailing the chestnuts will a little more than double the income. An alternate for the chestnut orchard is to plant screening "Green Giant" trees backed by fast growing pines and use the orchard for deer and turkey. Chestnut trees were wiped out early in the last century due to a blight. However, they were once very common in the Eastern Deciduous Forest. Literature from the time when the chestnut trees were prevalent stated that chestnuts were highly preferred over all acorns including white oak acorns by wildlife. This included elk, deer, turkey, squirrels, grouse, buffalo and even wild pigs preferring chestnuts to acorns.

About 15 of the chestnut trees produced in 2022. Approximately 35 trees produced in 2023 and about 100 trees produced in 2024. It looks like close to 200 trees will produce chestnuts in 2025. By 2026-2027, all of the trees should be bearing except replacements which is a low number. The orchard should reach commercial production with strong income around 2032 or so. It is possible to keep the chestnut orchard, have a low number of livestock and maintain the hunting quality on the property if a new owner desires to have all three facets of use.



There is a huge potential to add farm to table products to this farm. This would add to the chestnuts and planted fruit trees and could include strawberries, blueberries, or any number of fruits and vegetables along with a small number of grain-fed bison or cattle. This is in addition to the land to table aspect of wildlife harvest. All can be organic if the new owner wishes.

No harmful sprays have been used in the chestnut orchard for the 9 years that the current owner has stewarded this property.

The soils are productive on large parts of this farm.

The picture is one of the larger American Hybrid Chestnuts that is bearing.

General Hunting – Giles County

Historical records show that Giles County is one of top counties in Tennessee for deer & turkey Hunting. Harvest records below include county results excluding WMA because not all counties have WMAs so that makes for a hard comparison. You have to hunt where the animals are located and Giles County is a good place.

DEER HARVEST:

- 2019 – Giles County #1 in total antlered bucks and #1 for total deer harvest
- 2020 – Giles County #1 in total antlered bucks and #1 for total deer harvest
- 2021 – Giles County #1 in total antlered bucks and #1 for total deer harvest
- 2022 – Giles County #1 in total antlered bucks and #1 for total deer harvest
- 2023 – Giles County #1 in total antlered bucks and #1 for total deer harvest
- 2024 – Giles County #1 in total antlered bucks and #1 for total deer harvest

TURKEY HARVEST:

- 2019 – Giles County #4 in total spring turkey harvest
- 2020 – Giles County #4 in total spring turkey harvest
- 2021 – Giles County #10 in total spring turkey harvest
- 2022 - Giles County #12 in total spring turkey harvest
- 2023 – Giles County #5 in total spring turkey harvest
- 2024 – Giles County #12 in total spring turkey harvest

NOTE - The TWRA has stopped fall turkey hunting in a few Tennessee counties including Giles County and moved the spring season start date two weeks later than the normal date. Moving the season back has reduced the calling back and forth that makes turkey hunting so much fun and more of an ambush type of hunt. Hunters should voice their opinion on this in the public comments section of TWRA website and call at least one of the Tennessee Wildlife Resources Commissioners. There are 95 counties in Tennessee.



Nice buck in the middle of the pack – clover plot foreground & Summer plot behind

Giles County is in Tennessee Unit 2 for deer hunting. Units 1, 2 and 3 have the most liberal deer harvest allowances in Tennessee. The deer hunting season starts with an early velvet archery hunt in late August on private property and limited State WMA's. There are substantial periods for archery, muzzleloader and rifle hunting. Archery starts the continuous season on the fourth Saturday in September and deer season is open until early January. The buck limit is two for the season with a maximum of one buck for a single day. The doe limit is three per day. There is also a late season (January) doe only hunt for private property only.



Included are two Young Sportsman Hunts. The first youth hunt is in October and the final one is at the end of the regular season in mid-January. Maximum age for the youth hunts is sixteen.

Foxes have a fall/winter season. Coyotes are common and they can be hunted all year long. Squirrels, raccoons, bobcats and doves are commonly found at Four Springs Farm.

Lasted through the 2021 season – buck in lead is the better buck

Turkey hunting is also very good in Giles County and at Four Springs Farm. The Spring season starts in mid-April and runs for about six weeks. The spring limit is two male turkeys. Only one can be a jake and the other must be a two-year-old turkey or older.

There are other benefits allowed by Tennessee hunting regulations for landowners hunting on their own property. Landowners do not need hunting licenses nor do they need to wear hunter orange or pink. Certain relatives are included, and you do not need to live on the land for this advantage.

Four Springs Farm Hunting/Fishing

- Dove field to hunt 5-6 shooters – usually 35 to 50 doves fly over or into the dove field on a 2-3 hour hunt (shooters not counting youth)
- Easily harvest 2 good bucks and a management buck plus 3-4 young does per year
- Current owner usually shoots a turkey on opening day – could easily harvest 2-3 turkeys per year
- Great opportunity to have predator/varmint hunts on the property. Owner currently does.
- The creek has an occasional bass but not in numbers to make fishing realistic
- Liberal squirrel hunting seasons exist and there are some fox squirrels and a boatload of gray squirrels at Four Springs. Rabbits are common and could be hunted.
- Deer with 16.5", 18" and 19.5" wide racks have been shot in the last few years at Buck Hollow and trending to be more bucks and better bucks on this property
- The largest pond could be enhanced for a quality fishing experience. I think it would a great trophy bluegill lake and the current owner could help with this. Think 1.5 to 2-pound bluegills.
- Evening armadillo shoots can be fun for kids/grandkids as well as adults
- Trapping for varmints and coyotes will help the general hunting
- Bobwhite Quail are often heard whistling in the spring, enough quail for hunting in some years



Turkey on the new road to the "Creek Field" being developed

Deer Stands



A Summit ladder tree stand

The deer stands are Summit ladder stands. They are tall, sturdy and have very large foot platforms so you can turn in all directions to shoot. There are 12 stands included with the property sale.

- Nine are over-sized solo stands with plenty of room
- Two are buddy stands to take your kids or grandkids
- One stand is a solo that is not oversized

These stands were added a little at a time as the owner studied the deer movements. The owner has shot a compound bow with no problems from these stands.

Road Frontage and Screening

The driveway that leads to the cabin is across a small sliver of the neighbor's property. This can be viewed on the survey attached in the appendix. This easement was prepared by a competent land attorney and includes the neighbor's signature and the signature of their mortgage company. A copy of the easement is in the appendix. The easement is also on the deed and title insurance of most recent purchase. The easement has been recorded at the courthouse and is iron clad.

What this means for the hunter is that there is little access to the property by others. The food plot development on the area nearest the road has to be protected from the road view. The front area was felt to best be used for an orchard and the decision was made to plant approximately 400 chestnut trees. The eight acres closest to the road are mowed close for deer season so the deer do not feel comfortable in this area during daylight.

Approximately 180 Green Giant evergreen trees are planted to provide a permanent screen to the front wildlife food plots and wildlife fruit trees that are planted. These screening trees now average about 12 feet tall. This screen is behind the commercial orchard. For the past few years and for a few more years teosinte has been and will need to be planted each year to provide screening. This screening is very efficient. The area now planted in teosinte can be reduced in the future when the Green Giants screen is mature enough to supply a permanent screen. At that point, the teosinte area could be converted to a rotation of various annual food plot plantings.



Green Giant Screen Tree



Teosinte (a predecessor to corn) Mid-Summer deer bedding Will provide a screen for entire hunting season



Teosinte in February – Still a thick screen in until after deer season Closes. Bobwhite Quail love this planting for late winter food source.

Wildlife Habitat Improvements

When the owner first bought this property, it had potential but very little work had been done to maximize the habitat. The essentials of water, good timber with many large oaks, general area game populations, low trespass potential and productive soils provide a basis to build a great hunting property. The owner is a soil scientist and wildlife biologist so the soils were checked with a soil auger before the purchase was made. Location in a broad area surrounding the owned property that is about 70-80% woods and 20-30% open which is great for deer and turkey is another factor needed for a hunting property.

Shortly after the current owner bought this property, he began to prepare food plots, improve the trail system, cut trees as needed and otherwise start the habitat building process. These improvements have been steadily completed over time and have included the planting of wildlife-oriented fruit and nut bearing trees. This is an on-going process.



Dove field/screening/corn just plowed



Exclusion cage shows browse of deer



Winter food plot with a perennial clover field behind it with a wildlife fruit tree orchard – stand in back corner

Planted Fruit and Nut Trees

Three strategies have been implemented for the installation of fruit and nut trees. One strategy is to plant the fruit and nut trees in perennial clover plots or other open areas to provide additional food for the deer. Deer are often observed standing on their back legs to get at the fruit and nuts. Over 100 specialty trees have been planted.

The three strategies for planted fruit and nut trees include:

1. Planting them in open areas and clover plots in large numbers
2. Planting them near deer stands in woods edges
3. Planting small pockets of trees in openings in the woods

Wildlife trees that have been planted by the current owner:

- Several varieties of crab apples
- Tigertooth Jujubes (When these trees are loaded, you don't see them on the ground as the deer scoop them up). Excellent nutrition for people also.
- 8 pecan trees planted together including several Tennessee Sweet Pecans
- 12 tree wildlife chestnut tree orchard, with 2 honey locusts at the end of this orchard
- Special Honey Locusts that have lots of pods and big beans that drop in late November into December (Basically spineless. Only four varieties of over 30 varieties produce the big pods and beans)
- Pear trees bearing from September to December including the "Wallhanger" and "Clydes Christmas Pear" as well as several other pear varieties – Probably 10-12 varieties of pears have been planted.
- Various Japanese Persimmons that bear at different times in the fall
- Grafted persimmon trees taking a high producing female and grafting to a common persimmon rootstock. A few persimmons produce heavier and for a longer period of time and there is one on the farm that is like this among a very large number of producing native persimmons on the property. The grafted trees will be female (only female native persimmons produce fruit) and will take on the traits of the mother tree.
- Plums
- A very large number of apple varieties – approximately 20
- Gobbler sawtooth oaks

NOTE: The Wallhanger and Clydes Christmas Pears are proprietary to the property owner who grafts them onto hardy pear rootstock. The rights were bought from a research wildlife biologist at the University of Georgia.



Perennial clover field with wildlife fruit tree orchard



Look at the head and then look at the top of the rack. This buck is coming right by one of the owner's favorite deer stands. The seller should have been there that day.

Property Timber Description

The property is a diverse hardwood forest. Some very light and wildlife specific harvest has been completed by the current owner. This was to create new fields (under development), trails and bedding zones. None of the prime oaks have been harvested.

There is a small amount of timber harvest that needs to be completed including:

- A few mature pine trees
- Some trees at the edges of existing fields
- There are a few trees left to cut in one of the new fields and at the expansion of another food plot
- Trees such as hickories that are around deer stands so that a combination of pure American Chestnuts and hybrid American Chestnuts can be planted in their place
- The money from tree cutting could be invested back into the property by the new owner



One of many mature white oak trees on the property



Acorns from the white oak tree to the left

There is a substantial number of oak trees on the property that are mature and bearing as well as unbelievable numbers of oak trees younger than the 25-35 years of age that is needed for bearing. There is also a healthy population of native persimmon trees.

Mature white oaks noted on the property include:

- White Oak (*Quercus alba*) This is the oak in the white oak family of oaks that people call the white oak. There are monsters scattered over the property like the one above that are bearing heavily.
- Post Oak – it grows in edges and has acorns that deer readily prefer and there are several very large post oaks on the property
- Chestnut Oak – An exception to the rule as this tree will bear at an early age. The chestnut oak acorns are very large and drop early in the fall. Deer will eat them until other acorns start dropping.
- Chinkapin Oak – Bark similar to White Oak – leaves similar to chestnut – acorns highly favored by deer

Red Oaks provide value as deer browse as they are generally later in dropping acorns than white oaks and they last longer on the forest floor than white oak acorns. Mature red oak species noted on the property include:

- Black Oak – Looks like the Northern Red Oak and is very common
- Northern Red Oak – Also common – acorns are a little larger than the Black Oak
- Southern Red Oak – Also very common on the property
- Scarlet Oak – A common tree on the property
- Shumard Oak – A very few in moist areas along the waterways

Soil Types on Property

Soils have properties that are unique allowing them to be mapped showing the edge of one soil type and the start of another. This is called soil mapping. The current owner worked as a Soil Scientist for the USDA-Soil Conservation Service (now called NRCS) for over three years and mapped over 100,000 acres. The soil maps completed by the government are sometimes just plain wrong and even if done well still have inclusions of soils that are different soil types mapped into a broader mapping unit that is necessary because of the scale of these maps. There are several mistakes on the soil map completed by the NRCS for Four Springs.

In the areas where food plots are located, or food plots are being developed and in orchards the predominant soil types are as follows:

- Humphreys Soil Series – very deep, well drained soils on foot-slopes and stream terraces such as the upper side of the new creek field being developed
- Mountview Soil Series – Probably the best upland soil in Middle Tennessee – a well-drained soil on the slightly convex fields in the center of the planting on the farm
- Fullerton Soil Series – Deep well drained soil on some of the slopes
- Lobelville Soil Series – Very deep, moderately well and well drained soils in flood plains which is part of the new creek field being developed. This particular field will rarely flood and if it does, it will be for a short duration probably measured in hours.
- Dickson Soil Series – In close proximity to the Mountview on more level areas, a moderately well drained soil that will do well for all crops except alfalfa and possibly corn.

The bottom line is that crops and tree plantings have been completed with the soil type in mind.



Field just after plowing to plant screen/bedding crop

Soil fertility is constantly changing unlike the soil series type. The amount of fertilizer is decreased where food plots have been planted regularly. A special wildlife food fertilizer that was developed by the owner and is sold commercially is used as the basis for the fertility program at Four Springs. Lime is needed on areas that will be newly planted. Lime has been bought and is at the farm. The owner limes the fields per soil tests using a lime buggy that he owns.

Soil Management and Conservation

Annual plantings (planted spring and fall, think soybeans, corn, oats, winter wheat) are planted only on level to nearly level areas. Small oddly shaped areas and gently sloping areas are planted in perennial clover mixes. These perennial clover mixes can last 15 years or longer without plowing if properly maintained. These practices result in the **generation of 3-5 tons of new top soil per acre per year** on average for all the food plots that are present.

Soil tests are taken so only the right amount of fertilizer is applied considering the productivity of the soil, the soil pH and the plants being grown. Applying too much fertilizer for the soil to handle (cation exchange capacity is the technical term) results in the fertilizer moving through the soil until it reaches an impermeable layer (rock, hardpan, or layer really high in clay) and then it follows the impermeable layer and ends up in the streams and is the source of non-point agricultural pollution.

The current owner has prioritized soil conservation while still creating productive food plots in a manner that can be sustained for the long haul.

Property Water Resources

Four Springs is blessed with great water resources. Water resources include:

1. Public water supplied by Minor Hill Utility District. The water line has been run to the cabin and the barn.
2. Hand dug well – This water is not high quality but is available as a backup for watering trees or plants and for mixing herbicides and pesticides. The well has never been dry that the current owner knows about.
3. Small pond below the barn. This pond is used by deer quite often. It is small but has not been dry under current ownership of about nine years.
4. Large pond could be renovated for better fishing. Currently it has some bluegill and bass. It has not been dry or even close during the current owner's time.
5. A spring creek comes into the property from a neighbor's property and has never been dry during the current owner's time. This spring creek joins another spring that originates on the subject property and then empties into Buck Hollow Creek.
6. A second spring creek runs below the small pond. When there is decent rain, part of this spring runs on top of the ground and then goes below ground unless the rain is heavy. However, at one point the spring comes out of the ground and has never been dry during the current owner's time. This spring joins the spring noted above.
7. Spring seep – this seep is located further down from the joining of the two springs and adds water in them just before the combined spring creek joins Buck Hollow Creek. Bass have been seen in the lower part of this spring creek.
8. Buck Hollow Creek is the crown jewel of the natural water on the property. It flows internally to the property for most of the length and is the quintessential babbling brook running over a mostly rock bottom. It was not even close to drying out during the droughts of late summers of 2022 to 2024.



Buck Hollow Creek during the winter

Property Improvements

Cabin

The cabin is under construction. This is a high-quality small cabin consisting of one bedroom about 11' in each direction, one bath with shower, great room (14'x 18') including kitchen and a utility room. The utility room has room for a stack washer/dryer, tankless water heater, 200 Amp electric service and a whole house water filter if the new owner desires to have one. The owner spent several years as a general contractor. This was between the time that he worked for the government until about 12 years ago including approximately 27 years. The current owner is working on the cabin and it is framed, roofed, windows installed, wired, plumbed and gas lines run. Log siding work complete, all eave work is complete, the porch ceiling is complete, and the columns and rails on the front porch are complete. Many of the materials to complete the cabin have been bought and paid for. The owner is currently working on the cabin about one day per week. All exterior boards are being stained on all six sides before they are installed. **Everyone that enters the cabin is surprised by the size. It is bigger than it looks from the outside.**



Porch columns, rails and ceiling



Cabin Siding Application



Cabin view from road

The price of the property includes the completion of the cabin. Expected completion is fall, 2025.

A copy of the floor plan is attached in the appendix. What is scheduled and **purchased** to complete the cabin is noted below:

- Ductless heat pump
- Tile, grout and all materials for the shower – includes a Schuler Water Proof System that is bomb proof
- Dye, etching and sealer system for the concrete floor (Dye is different from stain)
- Rinnai tankless water heater – Will be installed in the utility room
- Toilet
- Plumbing fixtures
- The electric panel is 200 amp which is overkill. It will be labeled. Where power comes in outside to the pole there is another 200 amp panel. The electric feed to the cabin from the pole is underground. An underground connection to the barn can be completed for a reasonable cost.
- Two ceiling fans for the great room and bedroom plus all light fixtures have been purchased
- Dishwasher, disposal and range
- Plywood for the interior walls of the utility room
- The ceiling (great room is vaulted) of the great room, bedroom and bath will be tongue & groove
- The second coat will be applied after the siding is complete and will include two insecticides provided by the log siding company. All sealer for the outside has been bought.
- The two interior doors
- A duct for a wood stove has been roughed in but will not be provided or installed
- All interior walls will be tongue and groove horizontal paneling and will be sealed on all six sides before installation with a second coat after installation. The sealer for the inside has been bought.

- Cabinet construction can be discussed between buyer and seller
- The covered front porch is 6' wide and goes across the entire front of the cabin. The porch support poles are pine rough looking and the rails between two sections of the porch match the log siding.
- The shingles used are GAF Timberline HD shingles. These are high quality shingles. There have been no leaks since the installation.
- The windows are clad outside and wood inside and include screens
- The front door and utility room door are installed and pre-primed. Color can be selected by the new owner.
- The concrete sidewalk provides handicap accessible entry to the cabin

Barn

The existing wood barn is in good shape and is about 30'x50'. It has an interior loft that was put in after the original barn was built. The barn is large enough to house your equipment and tools. Right now, building materials are located in the barn and the owner still has room for a tractor, 2 UTV's, ATV, mower, 2 tank sprayers and miscellaneous items. There are two loads of gravel on site that can be used for the floor of the barn and/or the driveway.

Cabin Fruit Trees

Several fruit trees have been planted in the cabin lot including peach, pear, apple and cherry.



The three peach trees have been loaded the last 2 years



Existing Barn will hold equipment and ATV/UTV's

Two Small Sheds

There are two small sheds that are not in good shape. The best use is to tear them down and use the wood for another project. However, they are useful while much of the barn space is taken with building materials and is useful for some tool storage during construction of the cabin.

The Commercial Chestnut Orchard

This orchard is at the front of the property and separate from the chestnuts planted for wildlife in the middle of the property. This orchard has hybrid American Chestnut trees and some Chinese Chestnut trees. Most commercial orchards are Chinese Chestnut trees so the hybrids should bring more money per pound. There are maybe 2 or 3 more orchards that the seller knows about that might come together to form a co-operative.

Chestnuts are not really nuts but a grain. They can be ground into meal/flour or used to make beer. For chestnuts that are not of commercial value, they can be sold as hog finishing feed. There has been nothing done to the orchard to jeopardize organic status. Organic status will raise the value of the chestnuts. Because most commercial orchards (and not many of them) raise Chinese Chestnuts it is hard to compare the value for the hybrid American Chestnuts. Just like all commodities, the price could rise and fall but this orchard when reaching full production should have a high five figure or six figure income even if you hire all work to be done by others and sell wholesale. Amish could be used to pick up the chestnuts.

There are maps for each of the orchards including the chestnut orchard and these maps will be turned over to the new owner.

Property Line Marking

The entire property line is marked with long lasting forestry paint and custom metal signs that meet the state codes. You can't buy these signs anywhere that I have knowledge. They have to be custom ordered and the owner did that. The seller will go with the new buyer and mark the boundary lines again. There is no need to walk the boundary and not freshen up the paint.

Property Size

When the current owner contracted to buy Four Springs, it was listed as 109 acres. This is probably due to rod and chain surveying. A new survey was made and shows 95.5 acres measured as a flat plain. Even though the property has about 35 acres that is level or nearly level to gently sloping, the actual land surface is close to 140 acres. That is the common reason that some people say that one tract feels or hunts bigger than another tract of the same surveyed size. Additional land might can be bought at a reasonable price doubling the size of Four Springs.

Miscellaneous Information and Random Pictures

- All of the pictures shown in this sales brochure were taken at Four Springs
- A copy of a quality survey is included in the appendix with the maps
- Owner has camera chips that can be shown to prospective buyers from the property game cameras
- The largest turkey shot on the property by the current owner had 1 3/8" spurs
- See the disclaimer near the end but the current owner would love to help the next owner
- There are two small patches of Lycopodium on the property. This is an uncommon plant and is being looked at for medicinal purposes. These areas should not be disturbed.



Dogwood Tree – Spring is pretty with all the trees blooming

Quail jumped up on the fence to sing – lime pile in background



The "Main Drag"

Lycopodium



The "Elk Buck"



A nice 3.5 year old buck at Mineral Lick



A stud buck obviously during hunting season



Arial View of Four Springs



Secluded Clover Patch



Closeup of clover in "Woods Field - 2025



This buck was passed on 35 yard shot in 2023 and seen on property in 2024 season. He will an absolute wall hanger in 2025 if he made it through the 2024 season.

Equipment that can be purchased separately by New Buyer if wanted



The tractor is a Kubota MX4700 (47 HP) and is ideal for 6' equipment. (Note: the barn is really not leaning like the picture shows but angle of camera) The tractor has a draft stop which helps with plow depth, front bucket, filled tires and is in excellent condition with about 265 hours total which is barely broken in. This tractor was serviced in 2025 for the 250-hour service.

Tractor attachments include a 6' chisel plow, 6' heavy duty cultipacker with tool box, 6' disk, and 1500 lb lime buggy which can also be pulled by Honda Pioneer.

Other equipment used to manage Four Seasons (All equipment is not included in sale but is available to purchase)

- Honda Pioneer 700 UTV, low hours, roof and windshield, liner for bed to keep the folded seats clean. The rear converts easily and quickly from work bed to two rear bucket seats so it can carry 5 people.
- Two 25 gallon boom Sprayers on Trailers (A full tank will spray one acre)
- Kunz Mower -Great for orchard, food plot and trail mowing. Great Condition. Sells for about \$5000.
- A new Honda Rancher ATV bought in April of 2025 with front basket and fertilizer spreader
- Older Polaris Ranger that runs great, has a large dump bed. A property workhorse.
- 6' x 10' Trailer with metal floor

This is the equipment that the current owner has used to manage the farm. Individually, the equipment is conservatively worth about \$65,000. If bought with the farm, the price for the equipment is \$50,000.



The Kunz mower is excellent quality and built like a tank. It can mow behind a tractor, large ATV or a side by side. The Kunz mower can mow directly behind the machine pulling it or offset.

Offset mowing is most the best option. When you run over an area to be mowed with a tractor or other machine the tires of the tractor or equal press down the grass, clover or whatever is being mowed and it springs back up in a few days. Mowing offset with the Kunz leaves lots of wheel marks as picture shows but they disappear in a few days and the area will be uniform height.

Green Belt Status and Taxes

This property has been enrolled in the Green Belt program essentially allowing for lower property taxes in exchange for not making the property a residential development. Multiple houses for kids and kin would not nullify the Green Belt status. The best house site was not used to build the cabin and is available for a new owner to have the best location on the property to build a new home if desired. The 2024 real estate taxes were \$411. The taxes may go up a little when the cabin is finished. All mineral, wind, timber and natural resources rights of every type are included with the property sale.

Summary

Four Springs is a turn-key hunting property and/or farm to table setup. As always, the new owner may want to change up a few things but the property is ready to hunt and use as is.

Owner Disclaimer

The owner wants to make known that he is a licensed real estate broker in the state of Tennessee. The owner is a wildlife biologist and soil scientist and owns Forage Tech – a business that sells proprietary minerals and fertilizer, food plot seed, wildlife fruit and nut trees and some food plot equipment.



Young pear tree that is bearing well. Fruit trees in background are also bearing.

For Showings (Do not go to property without one of the listing agents – If you do, you will be prosecuted!)

The owner/agent has an UTV that will seat 4-5 individuals. An older Polaris Ranger is also available for showing that will carry 2-3 individuals.

To Schedule with one of the Listing Agents:

-Greg Seat – Cumberland Land Company – 615-397-1638 (Text first or leave voice mail – Owner/Agent will return the text or voice mail promptly) or email at greg@cumberlandlandcompany.com

-Paul Morrison – Mossy Oak Properties – 615-522-7298 or pmorrison@mossyoakproperties.com

Appendix

1. Floor plan copy for cabin (Better plans are available on site)
2. Food plot food plan for Buck Hollow
3. Aerial Map
4. Topographical Map
5. Survey
6. 5 Page Entrance Easement



The deer nutrition program is proving it works. Look how fat these does are at this time of year. At many locations the does will be showing their ribs at this time of year.

A hand-drawn floor plan of a mobile home, oriented horizontally. The plan includes the following labeled areas and features:

- Top Left:** A small rectangular area labeled "POTTY".
- Top Center-Left:** A section labeled "CLO" (Closet) with two rectangular outlines.
- Top Center-Right:** A section labeled "REF" (Refrigerator) with a rectangular outline.
- Top Right:** A section labeled "SHOWER" with a trapezoidal outline.
- Far Top Right:** A section labeled "SINK" with a rectangular outline.
- Below Sink:** A section labeled "WATER FILTER" with a rectangular outline.
- Below Water Filter:** A section labeled "ELECTRIC PANEL" with a rectangular outline.
- Bottom Left:** A large rectangular area labeled "KITCHEN" with a "SINK" and "STOVE" indicated.
- Bottom Center:** A large rectangular area labeled "LIVING ROOM" with a "TV" and "FIRE" (fireplace) indicated.
- Bottom Right:** A large rectangular area labeled "BED ROOM" with a "BED" and "DRESSER" indicated.
- Entrance:** A small rectangular area at the bottom center labeled "ENTRANCE".
- Windows:** Several windows are indicated by small rectangular outlines along the walls.
- Doors:** Arrows indicate the locations of doors, including one leading to the "ENTRANCE" and another leading to the "BED ROOM".
- Dimensions:** Some areas have dimensions noted, such as "6' x 8'" for the kitchen and "10' x 12'" for the living room.

Food Plot Plan –Giles County–Buck Hollow –Spring - 2024

Field #	Field Description	Field Size	pH Level	P Level	K Level	Spring 2024 Planting	Fall 2024 Planting	Notes for Management
1	Dove Field	.75 Ac	6.4	39	372	Teosinte & Corn	Wheat	1 ton or buggy ok, 1 bag 8/16/16, 2 bags 0-45-0. 4 bags N
2	Screening Field	1 Acre	6.0	65	413	Teosinte & Corn	Wheat	2 tons lime or 3 buggies, 1 bag 8/16/16, 1 bag 0-45-0, 6 bags N
3	Upper Center Field	.75 Ac	N/A	N/A	N/A	Future Native Mix	Future Native Mix	N/A
4	Center Field Addition	.7 Acre	5.4	13	221	Eagle Soybeans	Winter Mix	3 ton rate, 2 tons or 3 buggies, 2 of each fertilizer
5	Pocket Field Test	.3 Acre	6.6	TBD	TBD	Eagle Soybeans	Winter Mix	Guess, 3 bags of lime, 1 bag 8/16/16. 1/2 bag of 0-45-0
6	Pocket Field Clover D	.50 ac	5.7	25	264	Over Seed Clover	Over Seed Clover	2 tons rate, 1 ton total, 2 buggies, 1 bag 8/16/16, 1 bag 0-45-0
7	Pecan Field	.50 Ac.	N/A	N/A	N/A	Future Native Mix	Future Native Mix	Lime if possible, 2 tons rate or 1 ton or 1 buggy
8	Center Field Clover W	1 acre	5.5	26	108	Over Seed Clover	Over Seed Clover	Up to 4 buggies of lime, 2 bags of 8/16/16, 0-45-0 & 0-0-60
9	C.F. Small Annual	.25 Ac	5.8	33	172	Soybeans	FT Winter Mix	1 buggy of lime, 1 bag 8/16/16, 1/2 bag 0-45-0, 1 bag 0-0-60
10	C.F. Small Clover –W	.25 Ac	6.1	29	223	Over Seed	Over Seed	1 from above, 1 bag 8/16/16, 1/2 bag 0-45-0
11	Alfalfa Field	1 Acre	5.9	12	177	Eagle Soybeans	Cover & Alfalfa	Need to Test for May Planting, probably 2 tons
12	Main Drag Strip	.25 ac	N/A	N/A	N/A	Future Native Mix	Future Native Mix	N/A
13	Wildlife Chestnut	.25 ac	N/A	N/A	N/A	Future Native Mix	Future Native Mix	N/A
14	Back Field Now	.5 acre	6.2	11	120	FT Mix or Clover	Oats	Need to test if May Planting
15	Woods Field	.25 ac	5.3	7	295	Eagle Soybeans	Cover & Clover	3 ton rate, 1 buggy, 1 bag 8/16/16, 1 bag 0-45-0, 1 0-0-60. 3 N
16	Creek Field	1.5 Ac	TBD	TBD	TBD	Unfinished	Unfinished	No Lime or fertilizer
17	Bridge Spot	.25 ac	TBD	TBD	TBD	Unfinished	Unfinished	No lime or fertilizer
18	Front Chestnut Orch.	5.5 Ac	TBD	TBD	TBD	Possible Hay	Possible Hay	No lime or fertilizer
19	New Chestnut Area	1.33 A	TBD	TBD	TBD	Possible Hay	Possible Hay	No lime of fertilizer
20	Barn Field/Pond Area	2.5 ac	TBD	TBD	TBD	Possible Hay	Possible Hay	No lime or fertilizer



Field Notes:

Need to combine 9 & 10 to an Annual Field when Back Field is established

Need to combine Field 4 and Field 5 by Fall, 2024

Spring Materials Needed (Check fertilizer stock after I fertilize some down there)

Teosinte seed

20 lbs or so of short duration corn for dove field

Corn for Long Strip

13 bags of Nitrogen Fertilizer

3.5 to 4 bags of Eagle Soybeans, Plant all annuals in soybeans except dove field and long strip.

3 bags 0-45-0, 3 bags 8/16/16, all the bag lime I have, the rest of fertilizer is at the cabin.

Four Springs Farm - 100 Acres +/-
Tennessee, AC +/-



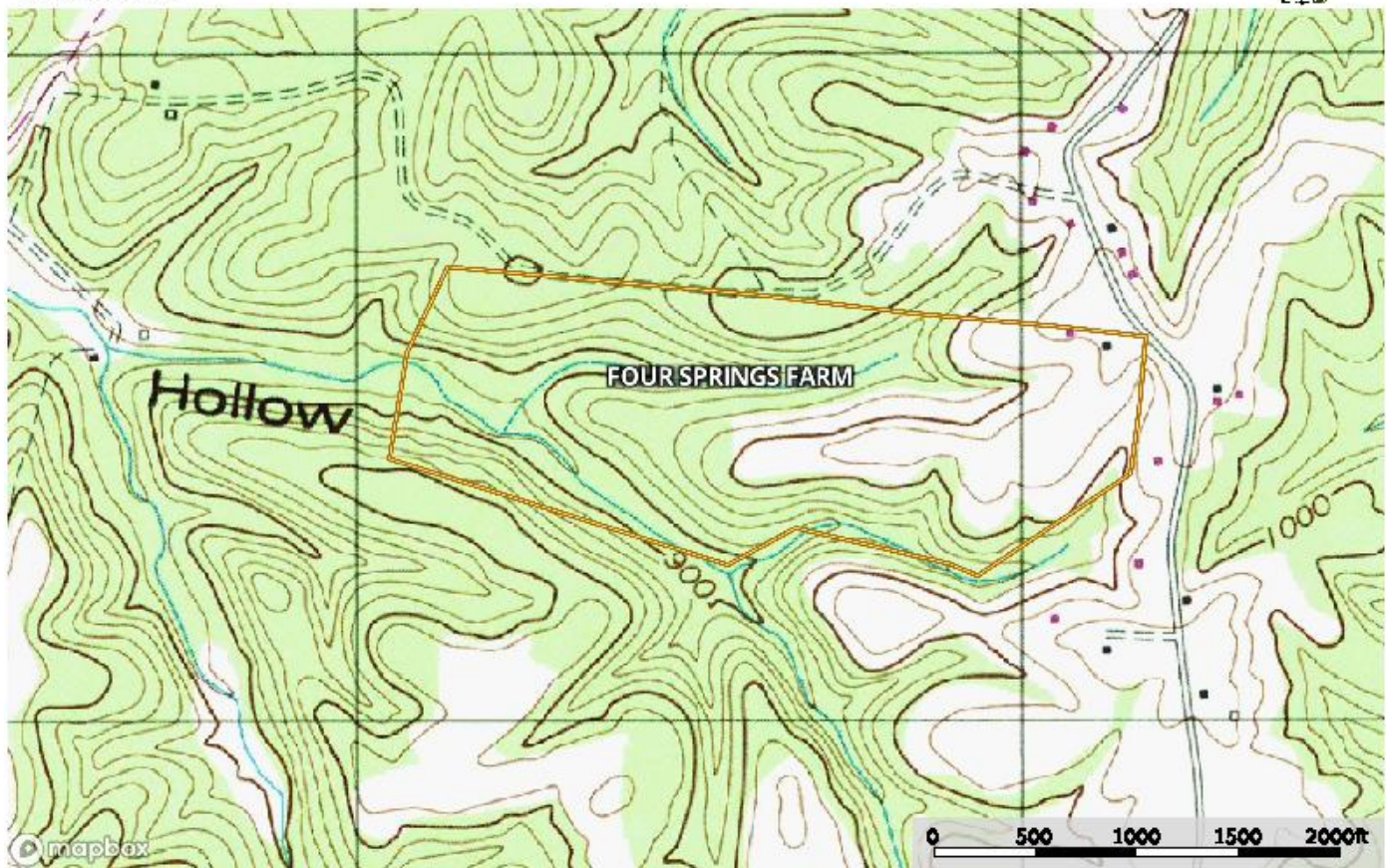
Greg Seat
P: 615-397-1638
greg@cumberlandlandcompany.com

Imagery ©2022

0 200 400 600 800ft

id.
This information contained herein was obtained from sources deemed to be reliable. Land of "id." Services makes no warranties or guarantees as to the completeness or accuracy thereof.

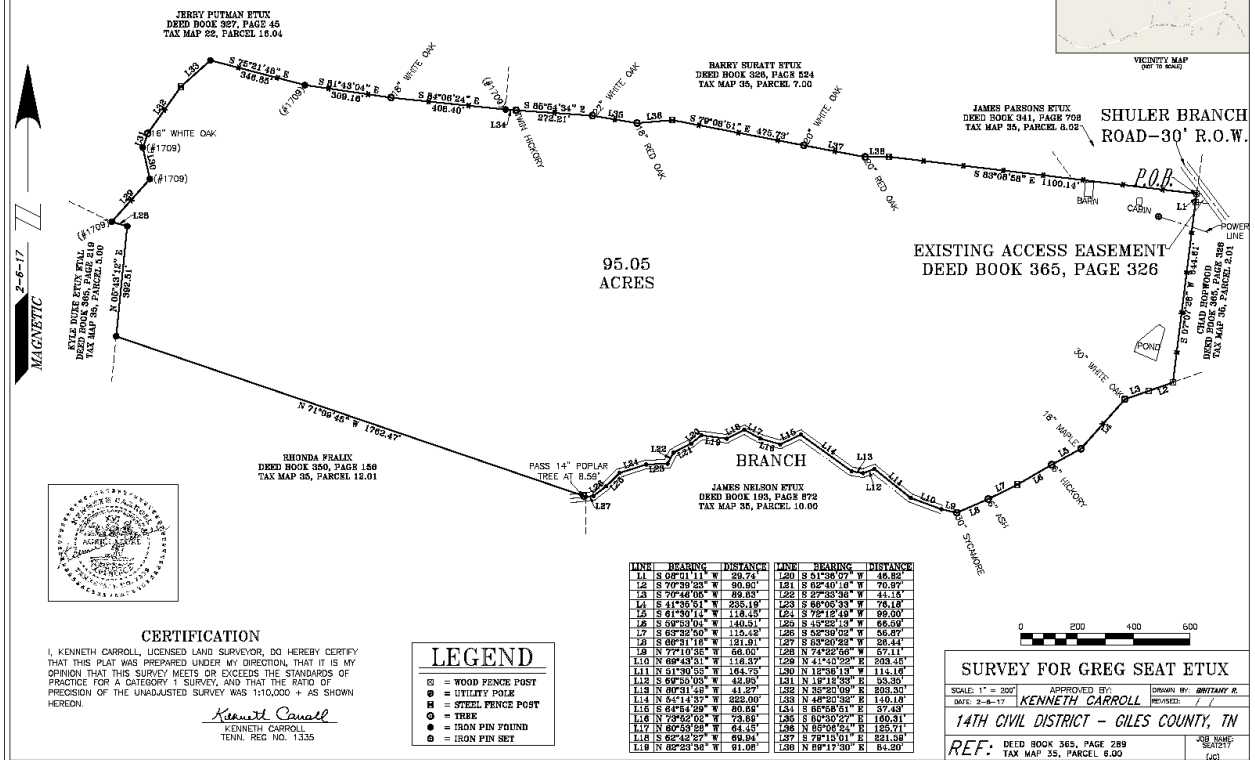
Four Springs Farm - 100 Acres +/-
Tennessee, AC +/-



Boundary 1

Greg Seat
P: 615-397-1638 greg@cumberlandlandcompany.com

id. The information contained herein was obtained from sources deemed to be reliable. Land of the Garden makes no warranties or guarantees as to the completeness or accuracy thereof.



ACCESS EASEMENT

This agreement entered into this 12 day of September, 2015, by and between Chad M. Hopwood, hereinafter referred to as ("Grantor"), and Roy Dewitt Norman, hereinafter referred to as ("Grantee"), as follows:

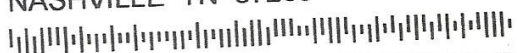
WITNESSETH:

WHEREAS, Grantor herein has an ownership interest in a certain tract of real property located in Giles County, Tennessee, described in Book 347, Page 298 in the Register's Office for Giles County, Tennessee, hereinafter referred to as ("Grantor's Tract"); and Grantee herein is the owner of a parcel of land adjacent to the Grantor's Tract, more particularly described in Book 16, Page 355, Register's Office for Giles County, Tennessee hereinafter referred to as ("Grantee's Tract"); and

WHEREAS, Grantee does not have any recorded access to Grantee's Tract, and the Grantor desires to grant to Grantee an easement across a portion of Grantor's Tract for access from Shuler Branch Road to Grantee's Tract for access to Grantee's Tract.

NOW, therefore, Grantor for and in consideration of ten dollars and other good and valuable consideration in hand paid to Grantor, receipt of which is hereby acknowledged, hereby grants and creates for the benefit of Grantee and Grantee's Tract a perpetual non-exclusive easement for vehicular and pedestrian traffic and ingress and egress over, across, on, through and within that portion of the Grantor's Tract described in Exhibit "A" attached hereto and made a part hereof for all purposes, together with the right of ingress and egress for all purposes incident to grant. Said easement is for the purpose of affecting ingress and egress to and from Grantee's

15105006
BELLE MEADE TITLE AND ESCROW C
109 KENNER AVE STE 201
NASHVILLE TN 37205



Inst # 15105006
Book 0365

10/26/2015
Page 326

Tract to the adjacent public road, and is for the benefit of Grantee, his successors, assigns, mortgagees, licensees, invitees, tenants, guests, and employees, and is appurtenant to the Grantee's Tract:

Legal Description
See Exhibit "A" attached hereto

The United States Department of Agriculture Rural Housing Service joins in this instrument for the purpose of consenting to the grant of this easement and of subordinating their existing deed of trust lien(s), of record in Book 489, Page 762, Register's Office for Giles County, Tennessee, to the easement created herein.

Nicole Kelley Hopwood, wife of Chad M. Hopwood, joins in the execution of this instrument to convey her marital interest, if any, in subject property

Inst # 15105006 10/26/2015
Book D365 Page 327

EXECUTED this the September 12 day of August, 2015.

Chad M. Hopwood
Chad M. Hopwood, Grantor

Nicole Kelley Hopwood
Nicole Kelley Hopwood, Grantor

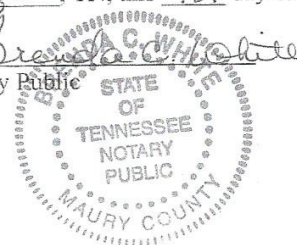
STATE OF TENNESSEE
COUNTY OF GILES

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Chad M. Hopwood and wife Nicole Kelley Hopwood, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes herein contained.

Witness my hand and official seal at Ethridge, TN, this 12 day of September, 2015.

My commission expires: 2/21/18

Brenda C. White
Notary Public



STATE OF TENNESSEE
COUNTY OF DAVIDSON

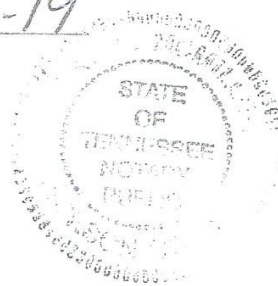
The actual consideration or value, whichever is greater, for the transfer is \$ 0.00

[Signature]
Affiant

[Signature] Subscribed and Sworn to before me, this the 16th day of September, 2015.

[Signature]
Notary Public

My commission expires: 1-6-19



THIS INSTRUMENT PREPARED BY:
Costner Law Office, PLLC
725 Cool Springs Blvd STE 600
Franklin, TN 37067

Inst # 15105006 10/26/2015
Book D365 Page 329

United States Department of Agriculture

By: Suzanne L Beavers
Its: Area Specialist

STATE OF TENNESSEE
COUNTY OF LAWRENCE

Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named Suzanne L Beavers with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that She executed the within instrument for the purposes therein contained, and who further acknowledged that She is Area Specialist of the United States Department of Agriculture and that She is authorized by United States Department of Agriculture to execute this instrument on its behalf by itself as such authority.

Witness my hand and official seal at Lawrenceburg, Tennessee, this 10
day of August, 2015. September.



My commission expires: 12/04/2017

Suzanne L. Beavers
Notary Public at Large

Inst # 15105006 10/26/2015
Book D365 Page 328

EXHIBIT A

Land lying in the 14th Civil District of Giles County, Tennessee:

Being a portion of that property conveyed to Chad M. Hopwood from Fannie Mae A/K/A Federal National Mortgage Association by deed of record at Book 347, Page 298, Register's Office for Giles County, Tennessee, described as follows:

Beginning at the northeast corner of 2270 Shular Branch Road at a fence post travel thence N 24-10-16 E 12.29' to a point on the R/W of Shular Branch Road, thence along the R/W of Shular Branch S 36-01-26 E 54.19', thence N 83-45-47 W 42.19', thence N 10-11-16 E 28.48' to the point of beginning containing 888 SF and is the only access to the property described above. According to a survey by Elkins Surveying Company, Dated July 1, 2015.

Inst # 15105006 10/26/2015
Book D365 Page 330



BK: D365/326-330 BN: 51165
#:15105006 10/26/15 10:15 AM
MTG TAX 0.00
TRN TAX 0.00
REC FEE 25.00
DP FEE 2.00
REG FEE 0.00
TOTAL 27.00

RECORDED BY: TAMMY
KAY GIBBONS, REGISTER
GILES, TENNESSEE