

COMPASS RE

White Oak Falls – Hunting Lodge and Wilderness Retreat in West Tennessee

3105 Coy Hill Road, Olivehill, TN 38475

Offered at: \$13,499,000



Nestled in the heart of West Tennessee, White Oak Falls is a 2,000 acre (1,200; 780 leased) private sanctuary offering an unparalleled hunting and outdoor experience. Exclusively accessible to registered guests, this pristine property combines rugged natural beauty with refined accommodations, making it the ideal destination for hunters, hiking, nature enthusiasts, sporting clays and archery, wildlife viewing and those seeking a memorable getaway.

MLS with Photos, Videos, Etc.: [HERE](#)

Interview with Owner about the Property: [HERE](#)

Video Tour: [HERE](#)

White Oak Falls Website: [HERE](#)

Additional Virtual Tours: [HERE](#)

MORE INFORMATION

PROPERTY TAX INFO			
Hardin County ID	Description	Acres	Property Tax
03079002.00	Coy Hill Rd (151 ac)	151	276.00
03079004.00	Coy Hill Rd (92 ac)	92	207.00
03079001.00	Coy Hill Rd (525 ac)	525	1,186.00
03079001.01	Coy Hill Rd (437 ac)	437	900.00

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Total:		1,205	\$2,569.00
**Property is enrolled in Green Belt program. Approximately 5ac (site of Structures) to be surveyed and removed from Green Belt program.			

Survey of the property is available on Deeds

Plot Map (Roads, Plots, Fields, Waterfalls etc.) - [HERE](#)

Hardin County Tax Maps – [HERE](#)

Internet/cable info: Starlink (current), Fiber to be available in ~90 Days

Easements: None

Miles of electric on property: 8,200 FT

Septic info: Individual Septic Tanks (6)

Estimated Monthly Expenses: [HERE](#)

Projections: [HERE](#)

ROADS, STRUCTURES, EQUIPMENT

ROADS		
Type	Est. Linear Ft	Description
Gravel Roads	17,952	Coy Hill Rd and Access to Cabin
Timber Access Roads	14,719	
Road Fencing	8,200	Custom Pipe Fencing
Bridges	-	Private concrete bridge across Smith Fork Creek
Creeks	18,480	Approx. 3.5 miles of Creeks
**Estimated 16 acres of planted food plots in woods		

STRUCTURES

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Name	Square Ft	Shop	Decks	Total	Description
Lodge	6,581	-	600	7,181	Primary Guest lodging
Bunkhouse	3,309	5,339	-	8,648	Secondary Guest lodging and storage
Venue	2,100	-	2,400	4,500	Event Venue
Cabin	1,000	-	-	1,000	Off-grid guest cabin
RV Hookups	-	-	-	-	Utility hookups for 3 (Electric, Water, Sewer, WiFi)
Homesites	-	-	-	-	Utilities for 3 additional building sites at Ponds (Electric, Water, Sewer)
**Water Gathering System - 10,000 Gallons of fresh water storage, 500 Gallon per minute capacity from natural spring. This comprises 6 additional structures to house equipment.					

EQUIPMENT					
TYPE	YEAR	MAKE	MODEL	DESCRIPTION OF EQUIPMENT	Value
Tractors	2023	KUBOTA	M7-152D		\$150,000
Tractors	2023	KUBOTA	M6		\$150,000
Tractors		JOHN DEERE	Belly Mower	Belly Mower	\$18,000
Construction Equipment	2024	KUBOTA	Skidsteer	Skidsteer	\$165,000
Construction Equipment	2024	KUBOTA	KX080-5R3A	Excavator	\$165,000
Mower	2023	KUBOTA	Mower	Mower	\$19,500
Mower		EXMARK	Mower		\$5,000
UTV		Can Am	Defender	Mike's Grey	\$25,000
UTV	2022	Polaris	RZR	RZR XP4 4-Seater	\$18,000
UTV	2022	Polaris	RZR	Crew XP 1000 Northstar	\$25,000
UTV	2019	Can Am	Defender	Defender 6X6 DPS	\$12,500
UTV	2022	Can Am	8MNC	Grey 4-seater	\$11,000
UTV	2022	Can Am	8RNA	Green 4-seater	\$11,000
Trucks	1995	Land Rover	Defender	Client Transport	\$40,000
Trucks	1996	Land Rover	Defender	Client Transport	\$40,000
Trailers	2022	Texas	7x16	Equipment Transport	\$9,575

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		Bragg		Trailer	
Trailers	2015	Maxe	28FT	Gooseneck	\$10,500
Trailers	2015	Lark	VT8.5X24TA -7000	Venue Storage	\$5,500
Trailers	2013	C&W	8X20	Utility Trailer	\$2,500
Trucks	2016	Ford	F-350	1 Ton - Single Rear Wheel	\$13,105
Welder	2018	Miller	Welder		\$1,800
Farm Implements		ADAMS	1000 GAL	Water Tank	\$1,000
Farm Implements	2008	ATHENS	116	Heavy Duty Disk - 20 ft	\$11,500
Farm Implements	2008	BARON BROS.	NA	Spreader-Lime Buggy - 10ft	\$1,950
Farm Implements	2020	DOYLE	304SS	Fertilizer Buggy	\$10,000
Farm Implements	2008	BRILLON	NA	Seeder	\$8,250
Farm Implements		ROME	14622	Double Levee Plow	\$1,000
Farm Implements	2016	Brillion	PDT12	Cultipacker	\$6,800
Farm Implements	2010	LAND PRIDE	5015	Bush Hog - 15ft	\$5,900
Farm Implements	2018	Armstrong		Heavy Duty Disk - 12 ft	\$13,300
Farm Implements	2010	FRONTIE R	BD1110	No Till Drill - Grain	\$11,600
Farm Implements	2008	ATHENS	156	Chisel Plow - 11ft	\$1,750
Farm Implements	2018	Armstrong		Heavy Duty Disk - 12 ft	\$7,500
Water Pump				6" Dry Prime Water Pump	\$6,000
Drag					\$500
Spray Rig					\$500
12' Bionic Blade					\$1,500
Box Blade					\$1,500
Angle Blade					\$1,500
				Total:	\$990,030

TIMBER INFORMATION

Forestry Mgmt Plan – [HERE](#)

Property Timber Map with Breakdown of hardwood, open pine, etc – [HERE](#)

Timber Management Plan - [HERE](#)

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Timber Appraisal Available [HERE](#)

HUNTING INFORMATION



About: Started in the Spring of 2024, White Oak Falls offers an exclusive hunting experience for registered guests staying at The Lodge or The Off-Grid Cedar Cabin. Our expansive 2,000-acre property is ideal for hunting opportunities, including whitetail deer, turkey, and upland birds. As a registered guest at The Lodge or The Off-Grid Cedar Cabin, you'll have access to a range of exclusive hunting experiences and outdoor activities. In addition to hunting, guests can enjoy hiking, sporting clays, shooting, and our indoor bow simulator range. Whether you're an experienced hunter or new to the sport, White Oak Falls is the perfect destination for an unforgettable hunting adventure.

Hunting Brochure: [HERE](#)

Menu for Lodging and Hunting Pricing info: [HERE](#)

Tree stands info: Enclosed shooting houses (10), Double ladder stands (10), Single ladder stands (3), Ground Boxes (4)

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Hunting Lease Agreement [HERE](#)

VENUE, LODGE, AND CABIN



The Venue at White Oak Falls, where breathtaking nature meets elegant design. The versatile event space is the perfect backdrop for life's most important moments, from romantic weddings to impactful corporate retreats. Set against the stunning scenery of the surrounding landscape, The Venue offers a unique blend of rustic charm and upscale sophistication.

The Lodge at White Oak Falls: A 7,500 sq. ft. retreat featuring five bedrooms, luxurious amenities, and expansive living spaces, ideal for groups, corporate retreats, or special events.

The Off-Grid Cedar Cabin: A secluded cabin offering a rustic experience with modern comforts, perfect for couples or individuals seeking tranquility amidst nature.

Floorplan for Main Cabin: [HERE](#)

Wedding Brochure: [HERE](#)

Bookings, Projections, Expenses: [HERE](#)

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ACTIVITIES AT WHITE OAK FALLS



Hiking: South Central Tennessee has so much to offer outdoors enthusiasts, and hikers will not be disappointed in the beauty found at White Oak Falls. With over a thousand acres and 5 miles of roads and trails to explore, there are multiple ways to take advantage of all the property offers. For hikers and people wanting to enjoy the scenery, there are challenging trails chock full of rock formations, heart-pumping routes, and leisurely paths for those wishing to explore the terrain with family members and a more investigative eye.

Water Abounds and Nature: Outdoor enthusiasts and nature lovers will be delighted to revel in the backdrop while taking in the sounds and smells found throughout the 3 miles of streams and 7 waterfalls dotted among the trails. With water comes gorgeous blankets of moss, another special sight in the area! While touring White Oak Falls, you can encounter a stunning combination of topography, from old-growth forests of hardwood timber to hundreds of acres of fresh-scented plantation pines. With over 200 acres of open fields of native grasses and flowers, you may come across herds of Whitetail deer, a variety of upland birds, and assorted small game, including red squirrels, chipmunks, foxes, and raccoons.

Bird Watching: Diversity abounds at White Oak Falls, exemplified in the bird population here. Bring a pair of binoculars while touring the landscape, as you may encounter several types of songbirds and woodland birds, depending on the season, including:

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- Red-headed woodpecker
- White-breasted & brown-headed nuthatches
- Eastern bluebird
- Pine warbler
- Orchard Orioles
- Carolina chickadee
- Tufted titmouse
- Northern cardinal
- American Goldfinch

Waterfowl flourish in the area, thanks to the nearby Tennessee River and Pickwick Lake State Park. Birdwatchers will delight in seeing:

- Ring-billed gulls
- American coots
- Common loons
- Pie-billed & Horned grebes
- Bufflehead, Mallard & Ruddy ducks
- Double-crested cormorant
- Great blue heron
- Bald eagles

CONTACT:



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