

An aerial photograph of a large, multi-story house with a dark roof and a chimney, situated on a green lawn. A winding road or path leads from the bottom left towards the house. To the left of the house is a large, irregularly shaped pond with a small dock extending into it. The background is filled with dense green trees and rolling hills under a warm, golden sunset sky. The sun is low on the horizon, creating long shadows and a soft glow over the entire scene.

PITCHFORK FARM

Stanton, TN



SPANNING NEARLY 2,500 ACRES, PITCHFORK FARM IS ONE OF THE MOST
SIGNIFICANT FARM AND ESTATE OFFERINGS IN THE MID-SOUTH.

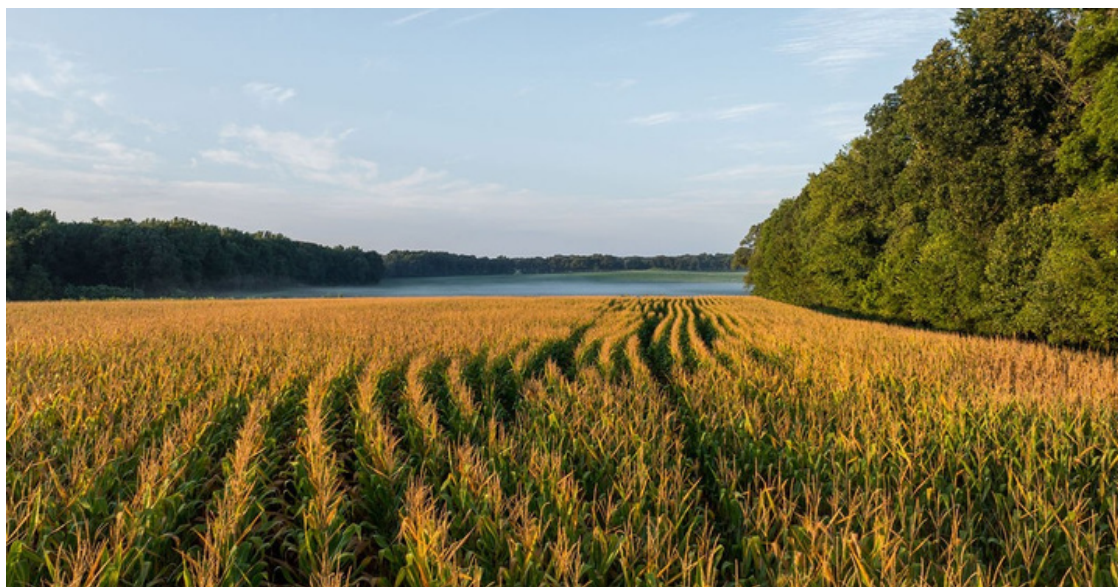


INTRODUCING

1771 Dancyville Eureka Rd

STANTON, TENNESSEE

SPANNING NEARLY 2,500 ACRES, PITCHFORK FARM IS ONE OF THE MOST SIGNIFICANT FARM AND ESTATE OFFERINGS IN THE MID-SOUTH. ESTABLISHED IN 2009, THE PROPERTY COMBINES LARGE-SCALE AGRICULTURAL PRODUCTIVITY WITH REFINED COUNTRY LIVING, ANCHORED BY A 10,036 SQ FT CUSTOM RESIDENCE OVERLOOKING A SPECTACULAR 6-ACRE LAKE AND DOCK. THIS EXCEPTIONAL CUSTOM ESTATE BLENDS TIMELESS SOPHISTICATION WITH MODERN FUNCTIONALITY, OFFERING A RARE OPPORTUNITY FOR LUXURIOUS LIVING AND EFFORTLESS ENTERTAINING.



6 BEDS

—

6/2 BATHS

—

10,036 SQ FT

—

2,506 ACRES

—

\$35,000,000



PROPERTY FEATURES

Spanning nearly 2,500 acres, Pitchfork Farm is one of the most significant farm and estate offerings in the Mid-South. Established in 2009, the property combines large-scale agricultural productivity with refined country living, anchored by a 10,036 sq ft custom residence overlooking a spectacular 6-acre lake and dock. This exceptional custom estate blends timeless sophistication with modern functionality, offering a rare opportunity for luxurious living and effortless entertaining.

At the heart of the main level you'll find a professionally designed chef's kitchen featuring dual Sub-Zero refrigerators, Wolf appliances including steam and combi ovens, dual dishwashers, a butler's pantry, and a striking custom zinc island. Multiple formal and informal living spaces flow seamlessly to expansive covered porches. These outdoor spaces are thoughtfully equipped with fireplaces, overhead heaters, and integrated AV, creating a refined atmosphere for year-round indoor-outdoor living. The basement is purpose-built for entertaining, featuring a five-queen bunkroom with private sleeping pods, a theater room, AV room, full wet bar, and a 1,200-bottle temperature-controlled wine cellar.

The property's landscape is enhanced by three ponds, one of which is the 6-acre lake directly below the residence. The home, pool, and outdoor terraces command unobstructed views across the water, offering a serene backdrop for both daily living and large-scale entertaining. The operation consists of two main divisions: a small square hay enterprise and a row crop business. The farm has substantial headquarters consisting of an office, two shops and covered equipment parking. The entire complex consists of 7.7 miles of internal roads of which 1.0 mile is asphalt from the farms north entrance to the residence.

The dining space is the heart of the home, seamlessly connecting the bar and kitchen. A custom salvaged wood and steel table by Tennessee craftsman Matt Alexander anchors the room, complemented by Olympia Studio Lighting fixtures, custom credenzas, and reclaimed steel window mirrors that enhance light and character. Designed for gatherings, the space offers abundant seating and serving options from the island to the bar top.





The freestanding fireplace with a floating hearth greets you as you enter, clad in hand-forged steel and featuring a bespoke glass rock flame burner system paired with an artisan concrete hearth. Created in collaboration with Twisted Dimension and Modern Edge Concrete, this centerpiece sets the tone for the home's artistry. Throughout, the interiors are wrapped in rich poplar wood paneling with tailored detailing and elevated finishes in every room, creating a warm yet sophisticated backdrop.





An entertainer's paradise, the outdoor living area showcases a resort-style pool and spa, elegant pool house, fireplace, and a fire pit encircled by four inviting outdoor sofas—perfect for gatherings and memorable evenings.

Experience resort-style living every day with a custom gunite pool complete with a tanning ledge and spa. The screened-in back porch serves as an extension of the home, featuring a soaring vaulted ceiling, a cozy stone fireplace, and ample room for a large dining table—perfect for hosting unforgettable gatherings year-round. Dual custom porch swings wrap around to a heated side porch, offering yet another inviting spot to relax in every season. Every detail has been thoughtfully designed, creating spaces that bring family and friends together in comfort and style.





Thoughtfully designed for entertaining large gatherings, the lower level offers an array of spaces for both relaxation and celebration. A private media room invites cozy movie nights, while the 1,200-bottle wine cellar provides the ultimate showcase for a collector's reserve. The custom-designed bunk room with five queen beds ensures ample accommodations for guests, and a spa-like bath with granite slab walls adds a touch of luxury—transforming the lower level into a retreat all its own.



PITCHFORK FARM

2,506± ACRES OF HERITAGE & OPPORTUNITY

Where tradition meets innovation, Pitchfork Farm stands as one of Tennessee's most remarkable agricultural estates. Spanning approximately 2,500 acres, this fully operational farm is both a thriving business and a legacy property designed for generations to come.

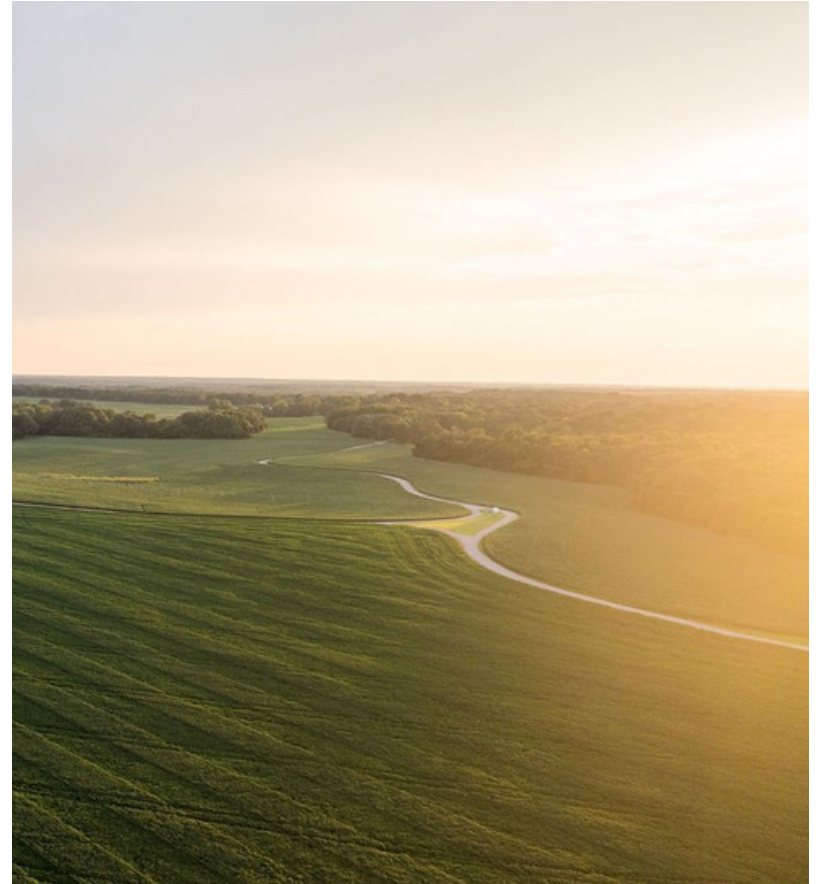
From its stately headquarters—featuring a professional office, two shops, and expansive covered equipment storage—to its 7.7 miles of private internal roads, including a paved mile leading to the residence, every detail reflects thoughtful planning and enduring quality.

The farm began in 2009 with carefully cultivated Bermuda hay, serving the equestrian community with premium forage. Today, that enterprise has grown into a nationally respected brand, producing nearly 50,000 bales annually with state-of-the-art irrigation, climate-protected storage, and the revolutionary Bale Baron system. Its reputation extends beyond state lines, providing forage to horse owners across the Southeast as well as the Nashville and Memphis Zoos.

In 2014, Pitchfork Farm expanded into row crops, planting corn and soybeans across 1,800 acres. Four 50,000-bushel storage bins now provide 200,000 bushels of capacity on-site, streamlining harvests and strengthening the farm's operational efficiency.

Pitchfork Farm is more than an agricultural operation—it is a rare convergence of scale, infrastructure, and prestige. Perfectly suited for those who value both business and lifestyle, this estate offers the opportunity to own a cornerstone of Tennessee's farming heritage while enjoying the beauty, privacy, and enduring legacy that only land of this caliber can provide.





The estate's operations area is both functional and beautifully designed. Oversized pull-through barns allow effortless maneuvering of large tractors and equipment, while multiple outbuildings provide organized storage for every aspect of farm management. The executive office includes full workspaces and a kitchen, with a three-bedroom apartment above—perfect for guest or staff accommodations. Every detail was thoughtfully crafted to combine efficiency with architectural charm.



Inside, a spacious office with kitchen workspaces is paired with a beautifully finished three-bedroom apartment, ideal for staff quarters or extended guests. Outdoors, a stone fire pit with seating and a pavilion draped in string lights offer inviting spaces for entertaining away from the main home, making this area both practical and welcoming.



The farm's operations area is thoughtfully designed to blend functionality and hospitality. The striking red exterior and private entrance create a distinct identity while maintaining seamless flow with the estate.



ADDITIONAL PROPERTY FEATURES

- ARCHITECT - CARSON J LOONEY
- BUILDER - HANK HILL
- LANDSCAPE - MARLEY FIELDS
- 5 BEDROOM / 5 QUEEN BUNKS
- HOPE WINDOWS
- PRIVATE GYM
- MOVIE THEATER
- RESORT STYLE POOL AND SPA
- JOSH AI SMARTHOME SYSTEM
- LED LIGHTING SYSTEM AND
SOUND THAT IS PERFECTION WITH
LUTRON CONTROLS
- 7.7 MILES OF INTERNAL ROADS
- 1 MILE ASPHALT DRIVEWAY
- PITCHFORK FARM IS A THRIVING
HAY BUSINESS PRODUCING
ROUGHLY 50,000 BALES
ANNUALLY AND SERVES THE
HORSE COMMUNITY IN MULTIPLE
STATES AS WELL AS THE
NASHVILLE AND MEMPHIS ZOO'S.
- ROUGHLY 1800 ACRES OF CORN
AND SOYBEANS





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BLACK BOOK
REAL ESTATE

