

PRICE REDUCED

# Franklin Tennessee Paradise Farm

36.93 Acres

Williamson County, TN

\$5,950,000



HAYDEN  OUTDOORS



# Franklin Tennessee Paradise Farm

TOTAL ACRES:

36.93

PRICE:

\$5,950,000

COUNTY:

Williamson County

CLOSEST TOWN:

Franklin, TN



*Presented by*



**Pat Doyle**

📍 Broker, Licensed in TN

✉ Pdoyl@HaydenOutdoors.com

📞 615.490.2771



**HAYDEN OUTDOORS.**  
**REAL ESTATE**







## Property Summary:

This beautiful Franklin, Tennessee property is truly what dreams are made of! Location, location, location, plus all the high-end improvements and privacy, makes this the ultimate turnkey Williamson County private estate property.

Nestled nicely at the end of a long paved driveway, sits one of Middle Tennessee's finest "checks all the boxes" private estate properties, bordering 1/2 mile of beautiful Starnes Creek and the historic Harpeth River.



## Activities & Amenities

ATV/Off Road  
Equestrian/Horse Property  
Farm/Crops/Ag  
Fishing  
Food Plots  
House/Cabin  
Hunting - Big Game  
Hunting - Predator/Varmint  
Hunting - Small Game  
Hunting - Turkey  
Mineral Rights  
Outbuilding/Barn/Shed/Shop  
Stream/River  
Water Access  
Water View  
Waterfront  
Wooded

## Land Details

Address: 6326 Arno Road,  
Franklin, Tennessee 37064  
Closest Town: Franklin  
Total Acres: 36.93  
Deeded Acres: 36.93  
Zoning: Residential / Ag  
Topography: Flat with slight roll  
Vegetation: Manicured yard, woods, pasture,  
wildlife plots.  
Tillable/Crop/Orchard Acres: 10  
Mineral Rights: Yes  
All owned mineral rights will convey.  
Estimated Taxes: \$5,598 - 2022  
Source of lot size: Assessor/Tax Data

## Building Details

Homes: 2  
Homes: Brick Home, Log Home  
Style of Home(s): 2 Story  
Price per sq. ft.: 300  
Finished Sq. Ft.: 7,300  
Bedrooms: 8  
Full Bathrooms: 5  
Half Bathrooms: 1  
Basement: None  
Parking Types: Detached Garage, Attached Garage,  
Carport, Driveway  
Total # of Spaces: 10  
Outbuildings: 4  
Types of Outbuildings:  
Barn 37 x 37  
Metal Building Shop 80 x 50  
Metal Building Storage 50 x 30  
Detached Storage Garage 60 x 30





## Land

Boasting two gorgeous homes, a horse barn, huge metal building shop, a large fenced garden, plus storage galore, makes this the ultimate family compound or income producing investment property.

Bring the outdoors inside as you seamlessly become part of nature while watching the abundance of wildlife from the inside comfort of this cozy setting. Healthy numbers of whitetail deer, wild turkey, ducks and countless bird species call this 37 +/- acre wildlife paradise their home.

This property is thoughtfully laid out with all the improvements positioned on the front 15 acres, thus leaving the back 22 acres for recreation and wildlife habitat. The expansive and groomed trail network meanders along the high banks of Starnes Creek and Harpeth River, then crisscrosses through the beautiful woods, pastures and lush wildlife plots, making this the ultimate private recreational playground. Walk out the back door and play fetch with your dog, go for a hike, hop on a horse or ATV, or go hunting – it's all beautifully set up for your very own private outdoor recreation.

The property is eligible for and currently enrolled in the "property tax reduction" Greenbelt Program.







## Improvements

Upon entering the paved private driveway off Arno Road, you'll immediately notice the stately, black four-board wood fencing that naturally funnels you approximately 1/4 mile to the beautifully appointed improvements. First you'll notice the gorgeous 2,300 sq. ft. custom log home. Three big bedrooms, two full baths plus an expansive drive-through carport and front porch area. Meticulously designed main floor living with premium finishes throughout. This home also offers the ability to finish an 800 sq. ft. upstairs loft area into two additional bedrooms plus a full bathroom.

Next you'll notice the stately 5,000 sq. ft. custom brick home overlooking the gorgeous year-round flow of Starnes Creek. The expansive and beautifully appointed kitchen flows seamlessly into the great room boasting a huge rock fireplace and vaulted two-story ceiling. The floor to ceiling premium Pella windows throughout the home literally brings the "outdoors in" and makes you feel one with nature on this Franklin Tennessee Paradise Farm. Five bedrooms, three and a half bathrooms, game room, media room, plus a separate entrance to the nicely appointed 750 sq. ft. studio efficiency apartment complete with kitchenette, six sky lights and a large picture window with a gorgeous view of the barn and fenced paddock. This home offers luxury living with million dollar private views.







The thoughtfully appointed 37 x 37 barn with hay loft and tack room is nicely equipped with sliding double doors on both ends, plus cement flooring throughout except for the 4 stalls which have rubber matting and pine shavings to comfort the animals. The four-board fenced paddock is ready for your horses.

The 80 x 50 custom built, fully insulated metal building shop is the ultimate climate controlled space for working on your projects or indoor hobbies. Equipped with three premium insulated 12 x 12 sliding doors, plus an excellent indoor motorhome space that has a 12 x 14 sliding overhead door. Large office space and storeroom, plus a plumbed and roughed in space for a full bathroom. Plenty of power in the building to run virtually any power tool. This is a highly sought after, but rarely found improvement that is turnkey ready.



This property also has storage galore including an 50 x 30 custom metal building with 220V electric, four 10 x 10 sliding doors, and is fully insulated.

The detached 60 x 30 garage has three overhead sliding doors, plus a 28 x 25 open-end equipment area.





Turn that green thumb loose with the conveniently positioned 100 x 50 garden area that is nicely enclosed with four-board varmint proof fencing, and 20 year weed cloth protection. Truly a gardener's field of dreams.

The property also has premium four-board fencing, a paved driveway, plus the metal building shops have a concrete drive and expansive parking area. A beautiful fire pit to huddle around, and a very comfortable elevated wildlife viewing structure / deer hunting blind.

This property is perfect for a Family Compound!

## Recreation

This property checks all the boxes for the outdoor recreation enthusiast! The extensive, groomed trail network throughout the property offers the ultimate private playground for whatever your heart desires. Saddle up your horse, hop on an electric buggy or ATV, take a nice walk, wet a line in the Harpeth River, or go hunting on the 22 acre north side. Franklin Paradise Farm is a true recreational paradise! Turnkey ready for your horses!

Relax on the private back decks of both homes while grilling steaks, or grab your coffee and a good book and enjoy the cozy fireplaces, or venture out onto the front porches and be one with nature. A Perfect 10 offering excellent hunting for deer, turkey and small game.







**Other Improvements:** Paved driveway, fencing, and 100 x 50 garden that is equipped with 20 year weed cloth and protected with varmint proof fencing.

**Fence Type:**  
Four Board Fencing

**Cooling Systems:**  
Forced Air Cooling

**Heating Systems:**  
Fireplace, Forced Air  
**Foundations:**  
Concrete

**Waterfront Features:**  
Starnes Creek runs along the west side of the property. Harpeth River runs along the north side of the property.

**Exterior Features:**  
Over 1/2 mile of water frontage, plus a beautifully maintained yard, landscaping, and common area. 22 acres of woods and pasture along the along Starnes Creek and Harpeth River.







## **Agriculture**

The northern side of the property has approximately 5 acres of beautifully manicured and very lush wildlife food plots. The abundance of water, food, cover and seclusion are the primary reasons the wildlife flourish here year-round. Many mature hardwood, mast producing trees sprinkled throughout.

## **Water/Mineral Rights & Natural Resources**

This property is blessed with Tennessee's natural resources. The highlight is the way the property borders over 1/2 mile of Starnes Creek and Harpeth River. Mature hardwood timber throughout, plus it's important to note that all owned subsurface rights convey.

## **Region & Climate**

Middle Tennessee has a generally mild year-round climate, while still providing four distinct seasons. The average high temperature in the summer is 85 degrees compared to an average high of 50 degrees in the winter. The average annual rainfall is around 50 inches providing plenty of moisture to keep the landscape healthy, lush and thriving.

The Franklin area of Middle Tennessee boasts the highly rated Williamson County schools along with world-class private schooling choices. The brand new campus of the highly regarded Page High School and Page Middle School are just a short drive down Arno Road from this property.











## History

Franklin, Tennessee was founded in 1799 and was named after Benjamin Franklin. It is widely considered one of the absolute best places to live in Tennessee.

## Location

Location, location, location! Just 25 minutes south of Downtown Nashville, and only 10 minutes from all the conveniences of Franklin, this property offers the ultimate peaceful rural living yet close-by access to all the necessities. World-class healthcare, grocery shopping, restaurants, drug stores and much, much more are just 10 minutes away.

Conveniently located 10 minutes SE of Franklin.

This property is perfectly positioned 2 miles north of Highway 840 that takes you 5 minutes west to I-65, and 15 minutes east to I-24.





Harpeth River

ARNO RD

Lampkin  
Bridge  
Estates

**BOUNDARY LINES**  
MAP BOUNDARIES ARE ONLY  
APPROXIMATE AND MUST BE  
VERIFIED FOR ACCURACY.

 Boundary





# Hayden Outdoors

## *Buyer Process*

**BUYER QUALIFICATION:** Each potential purchaser will be evaluated with respect to very specific submission requirements. Confidentiality will be held in the highest regard. Sellers will be made aware of each potential purchaser's ability to perform, should that become their goal.

**PROPERTY SHOWINGS:** With regards to scheduling showings on your property, Hayden Outdoors understands and respects your livelihood and personal items. The property will be presented to potential purchasers by a Hayden Outdoors representative by appointment only, unless arranged otherwise.

**REPRESENTATION OF OFFERS:** Hayden Outdoors will advise and support sellers in the presentation and representation of offers. Hayden Outdoors will supply active and current marketing materials when dealing with each potential offer. Offers must be presented in a timely manner, and Hayden Outdoors brokers will travel to present the offers, and in special cases, Hayden Outdoors may execute a webinar for presentation.

**BROKER PARTICIPATION:** Hayden Outdoors welcomes outside brokers to promote and sell our properties. We offer industry commission rates to participating brokers. All properties marketed with Hayden Outdoors are exclusively promoted and listed through the real estate process.

**EQUAL HOUSING:** Hayden Outdoors is proud to be an Equal Housing Opportunity Brokerage. All real estate advertised is subject to the Federal Housing Act, which makes it illegal to advertise "any preference, limitation, or discrimination because of race, color, religion, sex, handicap, familial status, or national origin, or intention to make any such preference, limitation, or discrimination."



*"The service you get transcends anything I've ever heard of. They literally turn your vision into reality. I mean, who else does that for you. Nobody"*

*- RICK STEINER, SELLER/BUYER*

Scan to see more  
testimonials







THE BRAND THAT SELLS THE *Land*®

Hayden Outdoors is a family-owned real estate company and brokerage with a background in the cattle and ranching business. In 1976, Leo Hayden founded the company as the Property Exchange, working with farms and ranches for sale near Hays, Kansas. The brokerage moved to Goodland, Kansas in 1981 and became Hayden Inc. In the late 1990's, Leo was joined by his two sons, Dax and Seth, to help grow the business in multiple states. In 2003, Hayden Outdoors was formed to represent sellers and buyers on farm, ranch, and recreational properties in the Great Plains and Rocky Mountains.

The team at Hayden Outdoors has grown and prospered to include over 200 brokers, agents, and an excellent full-time staff supporting the sale of rural land. Hayden Outdoors represents the finest farms, legacy properties, working ranches, hunting lands and recreational properties from coast to coast.

Over time, we have built our team to be composed of brokers and agents with experience and knowledge in their markets and an affinity to "Do what they say they will". Hayden Outdoors is about honesty and integrity with customers and a rich sense of land stewardship. We understand land, water, habitat, livestock, wildlife, minerals and what is necessary to maximize value for our clients. **We truly love the great outdoors!**

We are blessed to work with the owners and buyers of the farms, ranches and other fine recreational properties we represent, because it is still the diversity of owners over the years that make these places so special.

At Hayden Outdoors, we're proud to say that we only work with the **best** brokers and agents who are experienced farmers, ranchers & outdoor enthusiasts.

### **Hayden Outdoors, LLC**

**501 Main St.#A, Windsor, CO 80550 | 970.674.1990 | [www.HaydenOutdoors.com](http://www.HaydenOutdoors.com)**

DISCLAIMER: Hayden Outdoors, LLC is a licensed real estate brokerage in multiple US states. For a complete list of states and territories, please visit [HaydenOutdoors.com/About](http://HaydenOutdoors.com/About). © Copyright 2022 Hayden Outdoors, LLC. All information provided is deemed reliable but is not guaranteed and should be independently verified. Hayden Outdoors and its affiliates make no representation or warranties as to the accuracy, reliability, or completeness of the information, text, property boundaries, graphics or other items contained in this magazine.

The sale offering is made subject to errors, omissions, change of price, prior sale or withdrawal without notice.





**HAYDEN OUTDOORS<sup>®</sup>**  
**REAL ESTATE**



866.741.8323 • [www.HaydenOutdoors.com](http://www.HaydenOutdoors.com)