

# Braetoun Meadows Estate

75.23 Acres

Bedford County, TN

\$3,190,000



HAYDEN  OUTDOORS



# Braetoun Meadows Estate

TOTAL ACRES:

75.23

PRICE:

\$3,190,000

COUNTY:

Bedford County

CLOSEST TOWN:

Normandy, TN

*Presented by*



**Pat Doyle**

📍 Broker, Licensed in KY & TN  
✉ PDoyle@HaydenOutdoors.com  
📞 615.490.2771



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



www.HaydenOutdoors.com | 866.741.8323





### About This Property

Braetoun Meadows is a "one of a kind" Middle Tennessee premium estate property defining what rural living dreams are truly made of! This amazing turnkey property nestled majestically at the end of a long paved driveway, checks all the boxes for location, high-end improvements, plus gated privacy and security.







## Activities & Amenities

Cattle/Ranch  
Equestrian/Horse Property  
House/Cabin  
Hunting - Big Game  
Hunting - Turkey  
Natural Spring  
Outbuilding/Barn/Shed/Shop  
Propane  
Wooded

## Land Details

Address: 132 Normandy Tullahoma Road,  
Normandy, Tennessee 37360, USA  
Closest Town: Normandy  
Total Acres: 75.23  
Deeded Acres: 75.23  
Zoning: Res/Ag  
Elevation: 1000  
Topography: Level, rolling  
Vegetation: Pasture, wooded  
Estimated Taxes: \$4,865 - 2024  
Source of lot size: Survey

## Building Details

Homes: 2  
Homes: Main House, Lodge  
Style of Home(s): 2 story  
Finished Sq. Ft.: 7170  
Bedrooms: 5  
Full Bathrooms: 5  
Basement: None  
Parking Types: Attached Garage,  
Carport, Driveway  
Total # of Spaces: 5  
Outbuildings: 4  
Cooling Systems:  
Forced Air Cooling  
Heating Systems: Fireplace,  
Forced Air, Wood Stove  
Foundations: Concrete slab  
Exterior Features: Brick





## Land

This 75.23 acre gated estate boasts stunning improvements prominently positioned atop the highest elevation on the property. Privately tucked away nearly a mile up the beautifully paved driveway awaits the gorgeous improvements.

Bring the outdoors inside as you seamlessly become part of nature while watching the abundance of wildlife from the inside comfort of this amazing sanctuary-like setting. Healthy numbers of whitetail deer, turkey, and countless bird species call this wildlife paradise home.

Beautiful mature hardwoods, and lush grass pastures make this the ultimate private residence and recreational playground. Walk out the back door and play fetch with your dog, go for a hike, hop on an ATV, or go hunting – it's all beautifully set up for your very own private outdoor recreation. The property is eligible for the "property tax reduction" Greenbelt Program significantly reducing property taxes.







## Improvements

Upon entering the beautifully paved private driveway, you'll immediately notice a nicely restored 100+ year old, 2-story red barn. Moving along through the majestic gated entry, the driveway naturally funnels you up through this gorgeous, park-like property for nearly a mile. As you crest the top of the hill, the stunningly beautiful improvements are revealed.

## Main House

The custom brick 2-story 5000+ sq. ft. main house with an attached garage, has 4 bedrooms, and 4 bathrooms complete with a newly installed 4x6 elevator providing convenient access to the upper floor. The expansive and beautifully appointed eat-in kitchen area flows seamlessly making this a very comfortable and cozy gathering space with a gas fireplace that seems to warm your soul.

Meticulously designed main floor living includes a very comfortable screened-in porch, private library, living room, music room and formal dining room boasting crown molding and premium finishes throughout. The spacious upstairs is accessed by a prominent open staircase near the front of the house, plus an elevator offering convenient access from the back. The stunningly beautiful and expansive primary bedroom suite has an amazing spa-like bathroom area with double vanity and walk-in shower. Down the hall there are three additional bedrooms, a large laundry room, plus endless closet and storage space custom designed by California Closets.

## Additional "Main House" Features:

- California Closets custom designed kitchen cabinets, cupboards, pantries, closets throughout, plus a very large 20x15 walk-in dressing room with endless features for the lady of the house.
- Screened-in porch, large Trex composite back deck, covered porches, and metal fenced back yard.
- Utility district water with the premium iSpring Water Filtration System, propane and septic.
- Propane powered backup generator automatically kicks on in the event of a power outage.
- High speed Starlink internet WiFi, ADT security system. Fiber available.







### **Lodge/Guest House**

Walk across the driveway to the newly built 2000+ sq. ft. guest house conveniently positioned across from the main house. This 2-story lodge-like design was custom built with high-end appointments and finishes throughout and is sure to capture your heart and never let go. Features include an amazing cathedral ceiling, granite countertops, stainless steel appliances, a wood burning fireplace, full bathroom, laundry and much more. This expansive space is turnkey ready for your very own enjoyment on movie nights, watch the big game, plus ideal for guests, or entertaining. The large open wing is currently used as an office and workout area.

### **Additional "Lodge/Guest House" Features:**

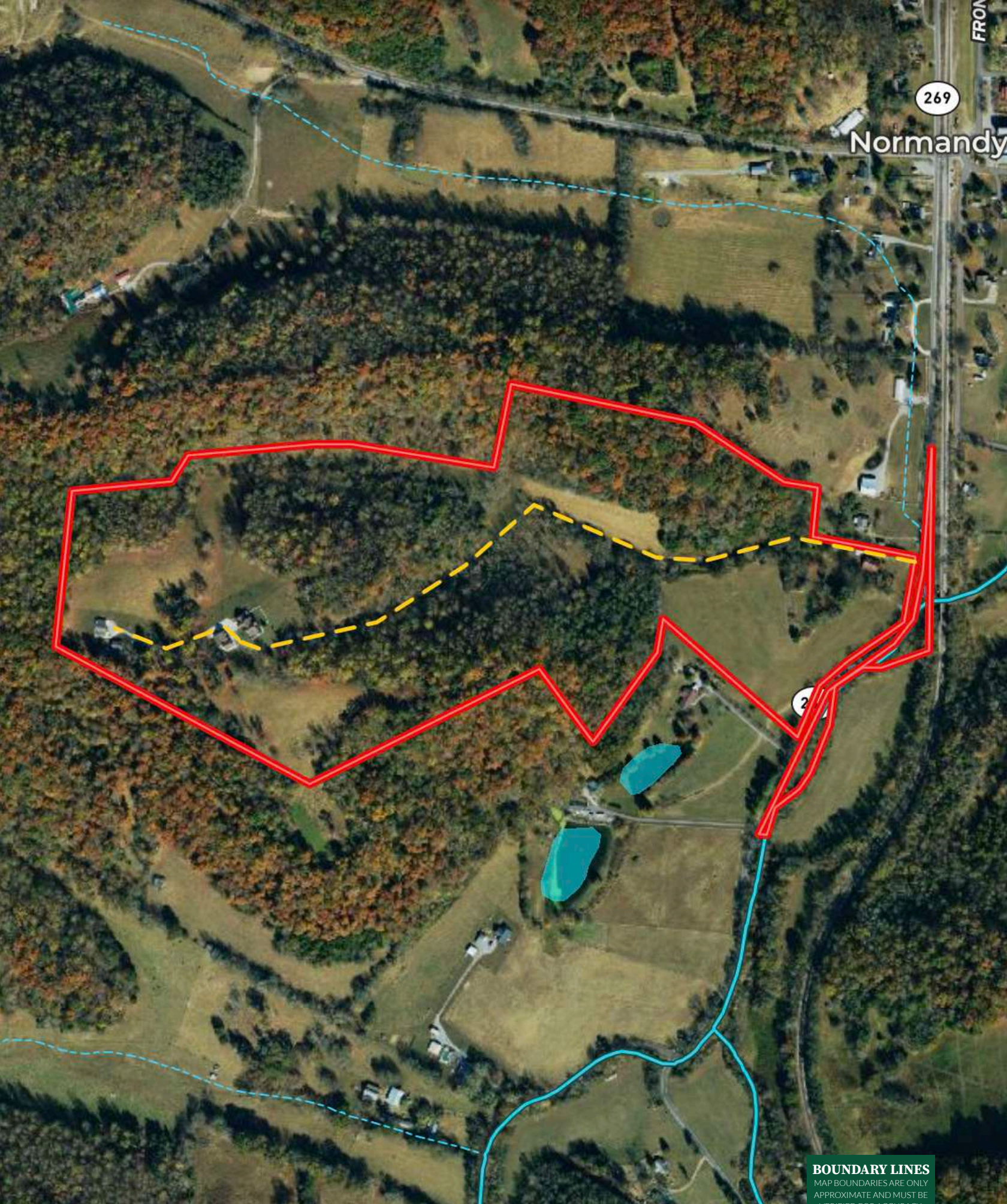
- Covered back patio area designed for outdoor living and grilling.
- Large room currently used as a workout area / private office space / hobby area.
- Propane powered backup generator ready in the event of a power outage.
- High speed Starlink internet WiFi, ADT security system. Fiber available.

### **Other Significant Improvements:**

- Shop / Office – 30×32 insulated, cedar plank walls, power, water, HVAC, wood fireplace, covered porches.
- Covered Equipment Shed – 42×46, 16' high with power and lights.
- Chateau Roof Open Space – 20×26 with power, lights and water.
- Red Barn near entrance – 46×60 2-story, 10×60 overhang, 12×16 old milk barn.
- Gated Stone Entrance with matching stone mailbox.
- Utility district water with the premium iSpring Water Filtration System, propane and septic.
- Pump House – 6×8 insulated.








269

Normandy

2

 Boundary

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









## Recreation

Enjoy your very own private, park-like, outdoor recreation playground. Walk out the back door and play fetch with your dog, go for a hike, hop on an ATV, target practice, or go hunting – it's all beautifully set up for your very own private outdoor recreation.

## Normandy Lake

Trailer your boat a short 5 minute drive from the property and launch at the paved public access. Summertime water sports on the 17 mile-long lake is a huge favorite, plus enjoy some of the finest year-round fishing in Tennessee for bass and crappie.

## Duck River

The Duck River watershed is one of the nation's most biologically diverse river systems. Over 500 species of fish, insects, and other aquatic life inhabit the ecosystem. Whether it's fishing or kayaking, you can't go wrong enjoying a day on the Duck.











## Agriculture

The pasture at the front of the property is nicely maintained for annual hay production. A typical year yields two cuts, one in early June, and a second in September.

## Region & Climate

Middle Tennessee experiences 4 distinct seasons of weather. Springtime green-up is stunningly beautiful with comfortable daytime temperatures in the 60's and 70's. Summertime highs range from the mid 80's to low 90's. Fall colors are gorgeous on this property with temperatures generally in the 70's during the daytime. Winter is moderate by most standards boasting daytime temperatures in the 40's-50's and nighttime lows in the 30's-40's – with the rare, but seemingly always welcomed light snowfall.

## Normandy Lake And Duck River

Year-round fishing, summertime boating and water sports.

## Tennessee Whiskey Trail

5 minutes down the road is the George Dickel Distillery hidden away in Cascade Hollow surrounded by 600 protected acres of forest and crystal-fresh springs. Since 1870, the distillery has been faithful to the recipe George A. Dickel created and perfected and they continue to craft George Dickel Whisky just as it was made then – Handmade







the Hard Way. You'll see grains being mashed, watch the spirit come off the stills, and the chill-charcoal mellowing process that gives Dickel that extra bit of smoothness.

Visit the world-famous Jack Daniel Distillery in Lynchburg. "We love entertaining our guests just about as much as we love making Tennessee Whiskey here at the Jack Daniel Distillery. And like any good host, we're always more than happy to show you around the place. We offer a variety of distillery experiences to fit you."

### **Tullahoma, Tennessee**

Just a short 10 minute drive to the thriving town of Tullahoma for all your shopping needs and conveniences. Publix, Kroger, Walgreens, Tractor Supply, Lowes, Walmart Supercenter, Vanderbilt Hospital, Restaurants, and much more.

### **Location**

- 5 minutes to Normandy Lake and the Duck River
- 10 minutes to Tullahoma, TN
- 45 minutes to Murfreesboro, TN
- 1 hour and 10 minutes to Nashville, TN







## 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 regard 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 bring buyers to purchase our properties. We offer cooperating 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 Real Estate

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

DISCLAIMER: Hayden Outdoors Real Estate 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 2024 Hayden Outdoors Real Estate. 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.**  
**REAL ESTATE**



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