

Southern Pride Distillery and Southern Pride Cattle Ranch

48.74 Acres | Lincoln County, TN



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Activities & Amenities

Cattle/Ranch
Commercial Building
Farm/Crops/Ag
Fishing
Income Producing
Natural Spring
Outbuilding/Barn/Shed/Shop
Pond/Lake
Stream/River
Water View
Waterfront
Wooded

Land Details

Address: 108 Smith Mill Road,
Fayetteville, Tennessee 37334, USA
Closest Town: Fayetteville
Total Acres: 48.74
Deeded Acres: 48.74
Zoning: Commercial/Res/Ag
Topography: Level
Vegetation: Pasture, wooded, water
Include Business?: Yes
Estimated Taxes: \$5,000 - 2025
Source of lot size: Assessor/Tax Data



Property Summary

Nestled conveniently in southern Middle Tennessee between Nashville and Huntsville, Alabama, this nearly 50 acre paradise features a turn-key distillery business, fully functioning cattle operation, plus a fully prepped private estate build site with utilities in place. This property offers a multitude of water features that include a year-round spring fed creek, three ponds and a robust spring that provides artesian water for the distillery.





Land

After almost 35 years in the cattle and spirits industry, the current owner of this two income operation has decided to retire and hand off this incredible ready-to-go, income generating property for the next chapter. The entire 48.74 acres is being sold as one contiguous property that conveys in three tracts as shown below

48.74 Acres:

- Tract 1 – 1.36 acres zoned commercial for the distillery operation
- Tract 2 – .58 acres zoned residential with a small farm house
- Tract 3 – 46.80 acres zoned agriculture and residential

Artesian Spring Water:

- Robust artesian spring water approved by the TN Department of Agriculture, the FDA, and the TTB for the production of spirits and potable for human consumption
- Cottrell Spring Branch Creek is a lively year-round, spring fed creek that runs down the center of the property
- Two deep water ponds stocked with bass and bluegill
- Cattle Pond

Utilities Onsite:

- Water – Lincoln County Board Of Public Utilities
- Electric – Fayetteville Public Utilities
- Natural Gas – Fayetteville Public Utilities
- Septic – 3 Private Septic Systems

Paved County Road Frontage:

- 1/4 mile of paved road frontage

Currently Enrolled in the Greenbelt Program:

- Significantly reduced property taxes



Improvements

The distillery improvements include four multifunctional buildings plus topnotch production equipment. The fully operational spirits business conveys with the Distilled Spirits Permit, DSP-TN-21007.

Distillery Improvements, Equipment, Inventory:

- 60×60 Distillery Building With 16×20 Tasting Room
- 50×60 Warehouse With Attached 50×60 Pavilion
- 60×60 Shop
- 45×90 Equipment Building
- Copper Distillation Equipment From Vendome
- Stainless Steel Fermentation Equipment
- Inventory of barrels and tanks of existing spirits

The farm is partially wooded with multiple pastures that are cross fenced with two barns, a loafing shed, and a quaint little farm house.

Farm Improvements:

- 60×64 Cattle Working Barn
- 46×60 Hay Barn
- 40×50 Loafing Shed
- 30×45 Farm House

Want to build your own private residence on the property? Tucked away is an existing residential concrete foundation with all utilities available plus an in-ground pool.

Residence Footprint In Place:

- Over 1/4 mile of paved and gated driveway lined with black four-board plank fencing.
- Concrete foundation plus an in-ground swimming pool in place.
- Thoughtfully and privately positioned on the north central part of the property.

Fencing:

- Four Board Plank Fencing
- Wire Perimeter And Cross-fencing

Additional Equipment: (photos available upon request)

- Kubota Tractor 4×4 – model M5-111 with enclosed cab, plus attachments
- John Deere Tractor 4×4 – model 460
- John Deere Bush Hog – model HX10
- John Deere Backhoe 4×4 – model 310E
- Cat Telehandler – model TH63
- Kubota Zero Turn Mower – model ZD1211
- 20' Gooseneck Cattle Trailer
- Yale-60VX Tow Motor





Recreation

This property seems to envelop you with the magical sights and sounds rural Middle Tennessee is known for 365 days of the year. Outdoor adventure awaits!

- The two larger ponds are loaded with bass and bluegill eager to bend a rod. Enjoy catch and release or keep a few for a fresh fish fry!
- Hop on an atv to check cattle or just clear your mind riding around this amazing property.

General Operations

Distillery Business:

- Established brand – Southern Pride Distillery
- Website – www.southernpridedistillery.com
- Social Media
- Portfolio of labels

Cattle Operation:

The cattle ranch currently operates under the TN Master Beef Producer Program, and the distillery business literally feeds the cattle business with the bi-product called “mash.”

- The full-circle businesses work so smoothly together from grain to bottle
- The cattle ranch has the flexibility of scaling up or down
- Cross-fencing for rotational grazing in multiple pastures
- Year-round flowing water with a solid gravel bottom accessible from every pasture

Potential Wedding and Event venue:

Please call Pat Doyle directly at (615) 490-2771 to discuss the asking price, plus the business details for the distillery and cattle business.

Region & Climate

Southern 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.

Location

- 10 minutes from Fayetteville, TN
- 25 minutes from Huntsville, AL
- 1 hour from Franklin, TN
- 1 hour and 30 minutes from Nashville, TN

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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.

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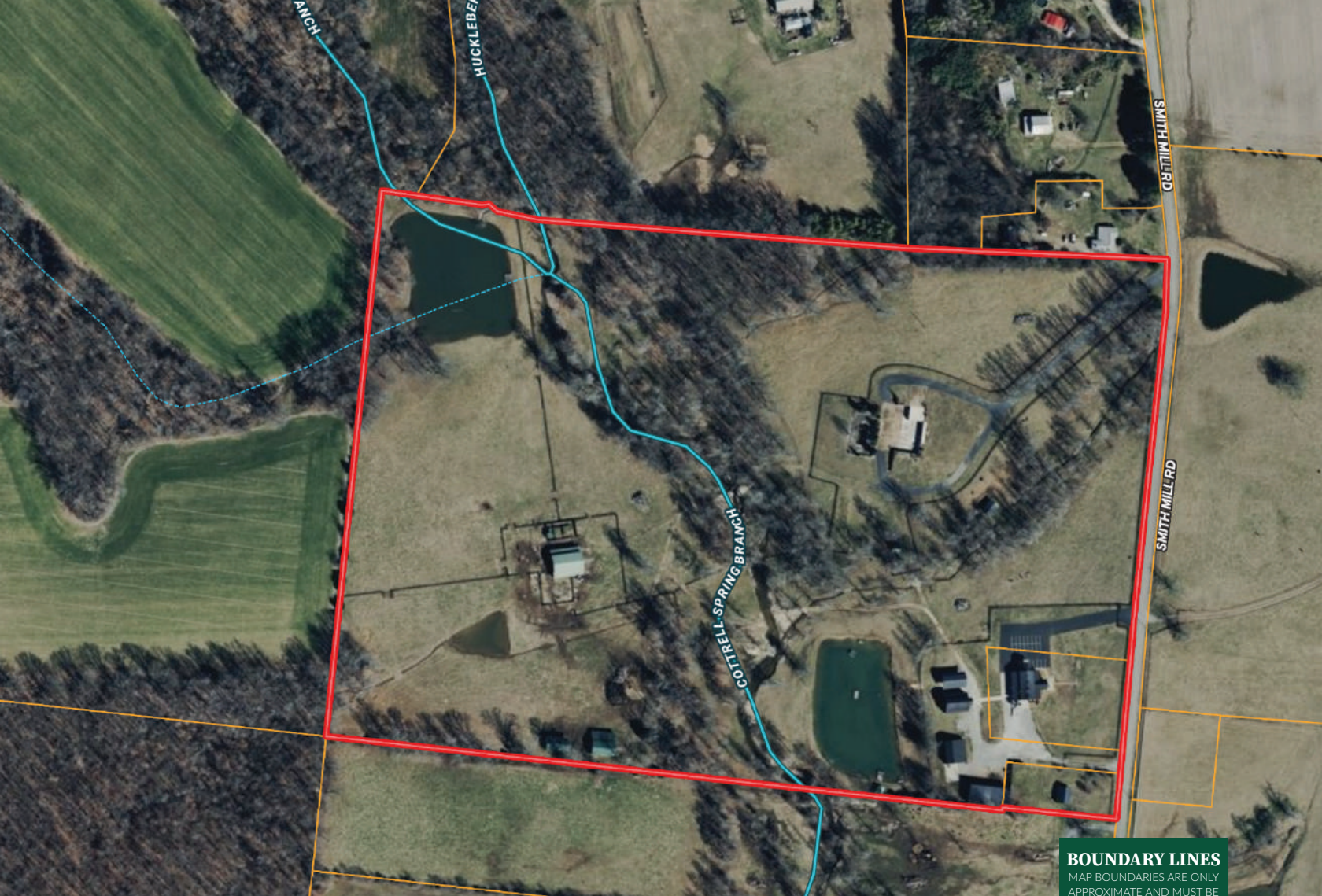


"The service you get transcends anything I've ever heard of. They literally turn your vision into reality. I mean, who else does that for you. Nobody"

- RICK STEINER, SELLER/BUYER

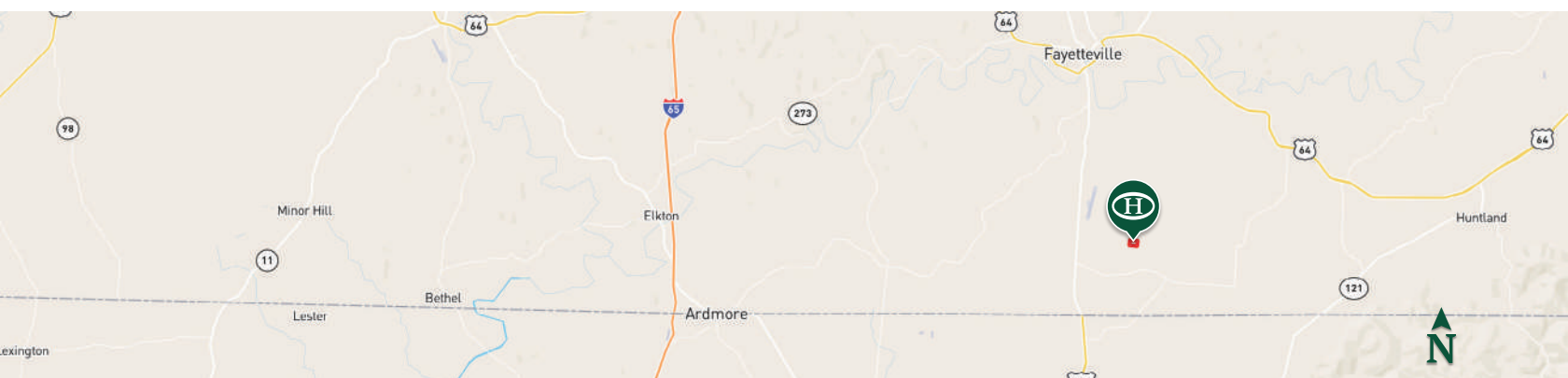
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 Boundary

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



Pat Doyle

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


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