Olde Tennessee Trail 145

145.00 Acres | Henry County, TN | $1,799,000



HAYDEN H OUTDOORS

Olde Tennessee Trail 145

TOTAL ACRES:	PRICE:	COUNTY:	CLOSEST TOWN:
145.00	$1,799,000	Henry County	Springville, TN

Presented by



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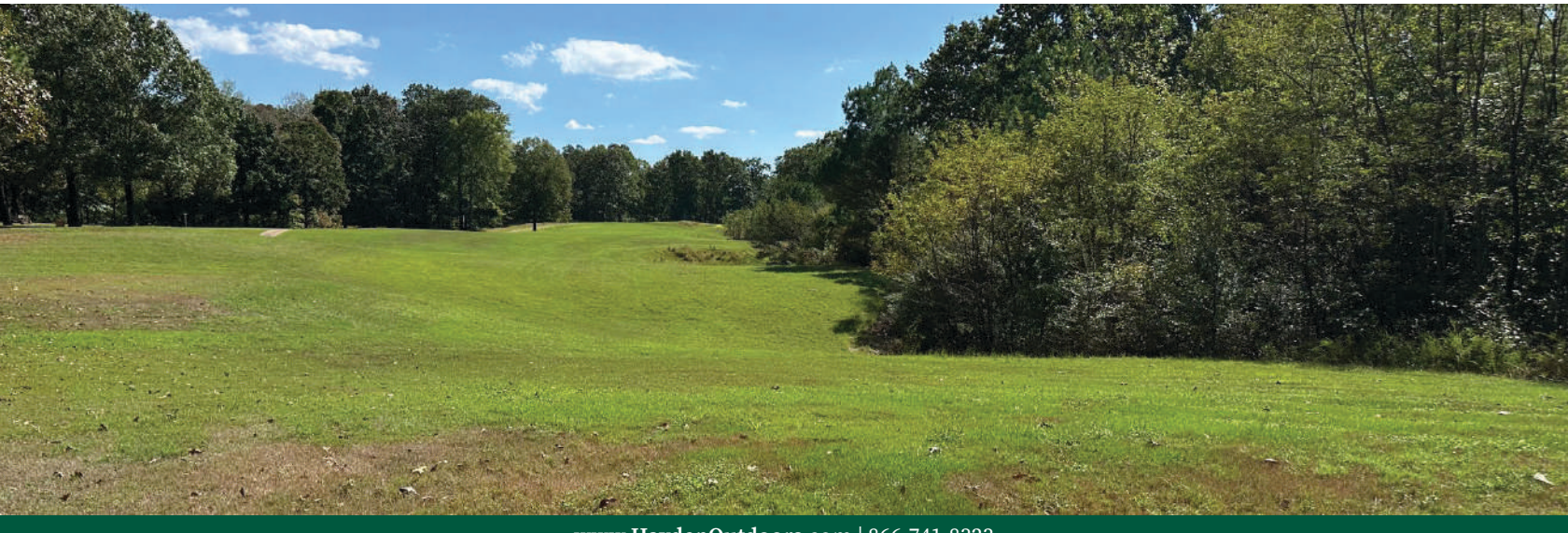
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HAYDEN OUTDOORS REAL ESTATE

HAYDEN OUTDOORS SINCE 1976

About This Property

Offering this amazing 145+/- acre paradise with a beautiful two-story clubhouse nestled near Kentucky Lake in Springville, Tennessee. This expansive property combines breathtaking natural beauty along with endless possibilities whether you envision a private estate or family compound with unmatched recreation, a wedding and event venue, or a multi-use investment property.





Activities & Amenities

ATV/Off Road
Boating/Sailing/Rafting
Commercial Building
Development Potential
Hiking/Climbing
Hunting - Big Game
Hunting - Small Game
Hunting - Turkey
Lodge/Resort
Recreational Business
Timber
Wooded

Land Details

Address: 900 Olde Tennessee Trail, Springville, Tennessee 38256
Closest Town: Springville
Total Acres: 145.00
Deeded Acres: 145.00
Zoning: Res, Ag
Topography: Level, gentle rolling
Vegetation: Wooded, grass
Estimated Taxes: $2,558 - 2025
Source of lot size: Assessor/Tax Data

Building Details

Homes: 1
Style of Home(s): Lodge
Finished Sq. Ft.: 2500+/-
Unfinished Sq. Ft.: 2500+/-
Stories: 2
Full Bathrooms: 2
Half Bathrooms: 1
Basement: Partial finished
Total # of Spaces: 40
Outbuildings: 1
Cooling Systems: Forced Air Cooling
Heating Systems: Forced Air
Appliances: Dishwasher, Refrigerator, Oven, Stainless Steel
Flooring: Carpet, Hardwood, Laminate, Marble, Tile
Siding: Hardi, Wood
Roofing: Asphalt
View: Private, Scenic, Wooded





Land

Discover 145+/- acres of pristine Tennessee countryside offering a rare blend of natural beauty, privacy, and limitless opportunity. Once home to the Tennessean Golf Club, this expansive property features gently rolling hills, mature hardwoods, and wide-open meadows framed by breathtaking panoramic views. The land's layout is ideal for a private estate, family compound, hunting and recreation retreat, or future development.

Whether your vision includes a family legacy property, a multi-use development project or a new residential community, the possibilities here are as vast as the land itself. This is more than land — it's a canvas for your vision.

Improvements

A winding drive leads to the stately clubhouse majestically positioned high atop the rolling wooded landscape featuring floor-to-ceiling windows flooding the interior with natural light, plus showcasing million-dollar panoramic views of the surrounding landscape and nearby Kentucky Lake. The warm wood flooring, two well-appointed bathrooms, and open layout make this an ideal conversion opportunity to a private residence, wedding and event venue, or weekend retreat.

The clubhouse lower level also includes an additional 400+/- square feet of finished walkout basement space and approximately 2500+/- square feet of unfinished basement—ready for conversion into guest quarters, entertainment facilities, future expansion, or keep as unfinished storage.







Recreation

Endless Outdoor Recreation and adventure await across this stunning landscape. Experience unrivaled privacy and endless recreation on the 145+/- acre property including deer and turkey hunting, miles of trails for hiking or ATV's, or just simply soak in the peace of nature all around you. Whether your passion is on the water, in the woods, or simply taking in the views, this property delivers endless opportunities for outdoor enjoyment.

Enjoy world-class bass fishing and an array of water sports on nearby Kentucky Lake, one of the nation's premier freshwater bass fishing destinations. Explore the Land Between the Lakes National Recreation Area, a vast natural playground offering hiking, horseback riding, wildlife viewing, and scenic drives. Launch your boat at multiple nearby public access ramps, or dine at the newly built "open to the public" waterfront Lodge At Paris Landing on the shoreline of Kentucky Lake.

Land Between the Lakes National Recreation Area is a premier outdoor destination offering over 170,000 acres of protected public land between Kentucky Lake and Lake Barkley. The area is renowned for its endless recreational opportunities including boating, fishing, kayaking, hiking, horseback riding, mountain biking, wildlife viewing, and miles of designated ATV and off-road trails. LBL also features abundant public hunting land, scenic overlooks, lakeside campgrounds, beaches, and educational attractions such as the Homeplace 1850s Working Farm and the Elk & Bison Prairie. With two world-class lakes, rolling hardwood forests, and year-round access to outdoor adventure, Land Between the Lakes provides a rare balance of recreation, conservation, and natural beauty that continues to draw outdoor enthusiasts from across the region.











Big Sandy National Wildlife Refuge encompasses more than 14,000 acres of protected wetlands, forests, and bottomland habitats along the Tennessee River and Kentucky Lake. Managed by the U.S. Fish and Wildlife Service, the refuge plays a vital role in wildlife conservation while offering outstanding opportunities for outdoor recreation. Visitors enjoy excellent fishing, waterfowl hunting, deer and turkey hunting, wildlife viewing, birdwatching, photography, hiking, and boating access to quiet backwaters and sloughs. The refuge is especially known for its rich biodiversity, seasonal migrations of waterfowl, and expansive natural scenery. With limited development and a strong conservation focus, Big Sandy provides a peaceful, unspoiled outdoor experience and enhances the natural beauty and recreational appeal of the surrounding Kentucky Lake region.

Paris Landing State Park and Lodge is a premier waterfront destination located on the shores of Kentucky Lake in Henry County, Tennessee. The park offers a full-service marina, sandy swimming beach, lakeside picnic areas, boat ramps, fishing piers, and scenic walking trails, making it a favorite for boating, fishing, and family recreation. The Paris Landing State Park Lodge features comfortable guest rooms and dining overlooking the lake, along with meeting and event space ideal for weddings, retreats, and corporate gatherings. With its beautifully maintained grounds, panoramic lake views, championship golf course, and easy access to Kentucky Lake, Paris Landing provides a perfect blend of relaxation, recreation, and hospitality in one of West Tennessee's most scenic settings.







General Operations

Potential Options To Consider:

- Private Estate
- Family Compound
- Wedding and Event Venue
- Multi-Use Development

Region & Climate

Nestled in northwest Tennessee near the shores of Kentucky Lake, the Paris Landing area offers the perfect blend of small-town charm and natural beauty. This peaceful region is known for its rolling countryside, scenic waterways, and rich outdoor heritage, providing a tranquil retreat while still being just a short drive from the vast amenities of Paris, Tennessee.

The climate is mild and four-season, with warm summers, crisp and colorful autumns, and mild winters that allow for year-round outdoor recreation. Spring brings vibrant blooms and lush greenery, while fall paints the landscape in brilliant colors. With its comfortable weather and abundant sunshine, this highly sought after area is ideal for boating, fishing, hunting, hiking, all while enjoying nature's beauty in every season.

Location

Located in scenic Springville, Tennessee—just minutes from the recreational paradise of Kentucky Lake—this property combines tranquility with accessibility. Experience the best of country living with proximity to marinas, small-town amenities, and major routes connecting to Nashville.

- 15 mins to Paris, TN
- 35 minutes to Dover, TN
- 40 minutes to Murray, KY
- 1 hour 55 minutes to Nashville, TN



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 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

HAYDEN OUTDOORS®
REAL ESTATE

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

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