

Twin Lakes Estate

325.00 Acres | Carroll County, TN | \$6,790,000



HAYDEN  OUTDOORS.

Twin Lakes Estate

TOTAL ACRES:

325.00

PRICE:

\$6,790,000

COUNTY:

Carroll County

CLOSEST TOWN:

Huntington, TN



Presented by



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HAYDEN OUTDOORS.
REAL ESTATE





About This Property

This expansive Tennessee estate offers an unrivaled blend of privacy, custom craftsmanship, and stunning waterfront views while spanning over 300 contiguous acres. The majestic custom-built luxury home and guesthouse are prominently positioned overlooking the deep-water, spring-fed lake loaded with bass and crappie waiting for you to cast a line. As you step inside, the soaring floor-to-ceiling glass literally brings the outside in.



Activities & Amenities

Dock/Pier
Farm/Crops/Ag
Fishing
Food Plots
House/Cabin
Hunting - Big Game
Hunting - Small Game
Hunting - Turkey
Income Producing
Pond/Lake
Water Access
Water View
Waterfront
Wooded

Land Details

Address: 157 Howley Ln, Cedar Grove, Tennessee 38321, USA
Closest Town: Huntington
Total Acres: 325.00
Deeded Acres: 325.00
Zoning: Ag
Elevation: 500
Topography: Level, Gentle Rolling
Vegetation: Wooded, grass
Tillable/Crop/Orchard Acres: 30
Estimated Taxes: \$9,542 - 2025
Source of lot size: Assessor/Tax Data

Building Details

Price: \$6,790,000
Homes: 1
Homes: Premium Custom Estate
Style of Home(s): Custom Estate
Price per sq. ft.: 400
Finished Sq. Ft.: 10924
Stories: 2
Bedrooms: 6
Full Bathrooms: 6
Half Bathrooms: 1
Basement: Full finished
Electricity Provider: Carroll County Electric
Water Provider: Private Well
Parking Types: Attached Garage, Driveway
Total # of Spaces: 6
Other Improvements: Fence
Fence Type: Wood
Cooling Systems: Forced Air Cooling
Heating Systems: Fireplace, Forced Air
Foundations: 12 Inch Poured Concrete Slab
Waterfront Features: Private Deep-WaterLake
Exterior Features: Brick
Flooring: Hardwood, Laminate, Tile
Siding: Brick, Masonry



Land

Set across over 300 acres, the exterior of this custom estate is every bit as extraordinary as the residence itself, offering a rare blend of privacy, recreation, and natural beauty. A stunning spring-fed lake, approximately 14 feet deep, serves as the centerpiece of the property, providing exceptional opportunities for fishing, kayaking, and peaceful enjoyment of the surrounding landscape. Stocked with bass, crappie, and bluegill, the lake creates a year-round playground for family and guests while enhancing the property's scenic appeal.

This outstanding property features more than 2,000 feet of frontage along Highway 70, offering tremendous flexibility and long-term value. The extensive road frontage provides the potential for multiple access points, allowing for a variety of future uses and development options if desired. Whether envisioned as a private estate, family compound, recreational retreat, or investment property, the substantial Highway 70 frontage enhances both accessibility and versatility while creating opportunities for future subdivision or multiple homesites.

Beyond the water, the land unfolds into a diverse mix of timber, rolling terrain, open meadows, and abundant wildlife habitat. An established trail network winds throughout the property, providing miles of access for ATV riding, horseback riding, hiking, and exploring the countryside with family and pets. The acreage also offers outstanding deer and turkey hunting, with ideal habitat and natural travel corridors supporting healthy wildlife populations. Whether enjoying a morning hunt, an afternoon on the water, a horseback ride through the woods, or an evening hike overlooking the lake, this exceptional property delivers an unmatched outdoor lifestyle in a private and picturesque setting.





Improvements

The approximate 8700 sq ft custom estate home is constructed with timeless brick and topped with an architectural roof, blending durability with classic design. Multiple outdoor living spaces, including three balconies, provide elevated vantage points to take in the sweeping views of the estate. The home is further supported by a full, finished walkout basement with 12-inch poured foundation walls, along with a floored attic for additional storage. Thoughtful infrastructure elements such as a sump pump and advanced drainage system surround the home, ensuring long-term integrity.

The attached garage with space for 6–7 vehicles is designed with both practicality and versatility in mind, featuring convenient drive-through capability, a separate alarm system, propane heater, fire suppression system, and LiftMaster side-mount openers. Above the garage, the 2200 sq ft guest residence offers additional accommodations, perfect for visitors or extended stays.

Modern efficiency and security are seamlessly integrated throughout the property. Exterior LED lighting enhances both ambiance and visibility, while a comprehensive camera system—including cellular-enabled coverage across the property and a Honeywell system near and within the home—provides peace of mind. Utilities are equally impressive, with a well water system featuring updated computerized controls, septic system, buried power lines, and propane service. Solar panels, installed within the past two years, produce approximately 14.5 kilowatts, offering significant energy efficiency well beyond the home's typical usage.

The interior of this extraordinary custom estate home is defined by exceptional scale, craftsmanship, and state-of-the-art amenities, offering a level of luxury and detail rarely found. Featuring six spacious bedrooms and six full plus two half bathrooms, the home is thoughtfully designed to provide both grand entertaining spaces and private retreats. The main-level primary suite is a true sanctuary, highlighted by generous proportions, reinforced construction, and a spa-caliber bath complete with heated floors, whirlpool tub, multi-jet shower, double vanities, large walk-in closets and premium refined finishes throughout.

Throughout the home, soaring ceilings exceeding 12 feet are accented by striking cedar faux beams, while ½-inch





solid oak hardwoods and marble flooring create a timeless and elegant foundation. A custom all-oak staircase serves as a stunning architectural centerpiece, complemented by Marvin anti-glare, impact-resistant, tinted windows dressed with full window treatments. Modern convenience meets high performance with fiber internet, CAT5 wiring, surround sound, central vacuum system, and a comprehensive fire suppression and security system.

The gourmet kitchen is impeccably appointed with Viking appliances, including a gas range, double ovens, warming drawer, and built-in microwave, along with a Sub-Zero refrigerator and freezer. Designed for both function and style, it features granite, marble, and quartz countertops, dual cast iron sinks, a large island, pantry with roll-out cabinetry, under-counter lighting, and a spacious eat-in area with adjoining keeping room. A wet bar, wine cooler, ice maker, and reverse osmosis water filtration system further enhance the home's entertaining capabilities.

Additional interior highlights include a private mother-in-law suite, exercise room, media room, and a fully equipped theatre with surround sound, recliners, remote blinds, and dedicated amenities. The wine cellar is designed for true connoisseurs, featuring a chiller system, cigar ventilation, and plumbing for a future wet bar. A versatile basement with floating ceiling panels and water-resistant construction adds further flexibility.

Comfort and efficiency are paramount, with five geothermal HVAC units, humidity control, R36 insulation, three tankless water heaters, and a gas forced air system. A wood-burning fireplace with propane starter and custom masonry adds warmth and character, while a three-passenger elevator ensures effortless access throughout the home. Every element of this residence has been carefully curated to deliver an unmatched living experience combining luxury, innovation, and enduring quality.

The well-appointed guesthouse offers approximately 2,200 square feet of comfortable, private living space—ideal for hosting family, friends, or generating rental income. Featuring 2 spacious bedrooms and 2.5 bathrooms, the layout is both functional and inviting, designed to accommodate extended stays with ease. The home is equipped with a gas stove and separately metered utilities, providing flexibility for use as an income-producing property. Modern conveniences include an electric water heater, propane gas central heating and air, and a dedicated alarm system connected to the garage for added security and peace of mind. Thoughtfully designed and fully self-sufficient, this guesthouse is a valuable and versatile addition to the property.





Recreation

Recreational opportunities abound across more than 300 acres of meticulously managed land, offering an exceptional outdoor experience for hunters, anglers, and nature enthusiasts alike. The property boasts prime deer and turkey habitat, with a proven history of Quality Deer Management (QDM) supporting healthy wildlife populations and outstanding hunting opportunities. A beautiful stocked lake and additional water features provide excellent fishing for bass, crappie and bluegill, creating year-round enjoyment for family and guests.

An established trail network winds throughout the property, making it easy to explore every corner of the landscape. Whether riding ATVs, horseback riding through the scenic countryside, taking a leisurely hike with the dog, or simply enjoying the beauty of the outdoors, the well-maintained trails offer endless opportunities for recreation and adventure. Combining premier hunting, fishing, and trail riding, this property delivers the complete outdoor lifestyle in a private and picturesque setting.

Lake Halford is the largest man-made small impoundment lake in West Tennessee with more than 22 miles of shoreline. The Tennessee Wildlife Resources Agency began management of Lake Halford (formerly known as the Carroll County 1000-acre Recreational Lake) in 2022. Just minutes north of the property, Lake Halford is open to fishing and recreational activities.

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.

Agriculture

Approximately 30 acres is tillable for row crop. A local farmer currently leases (cash rent) the acreage and rotates between corn and soybeans.

Water/Mineral Rights & Natural Resources

All owned mineral rights to convey.





Region & Climate

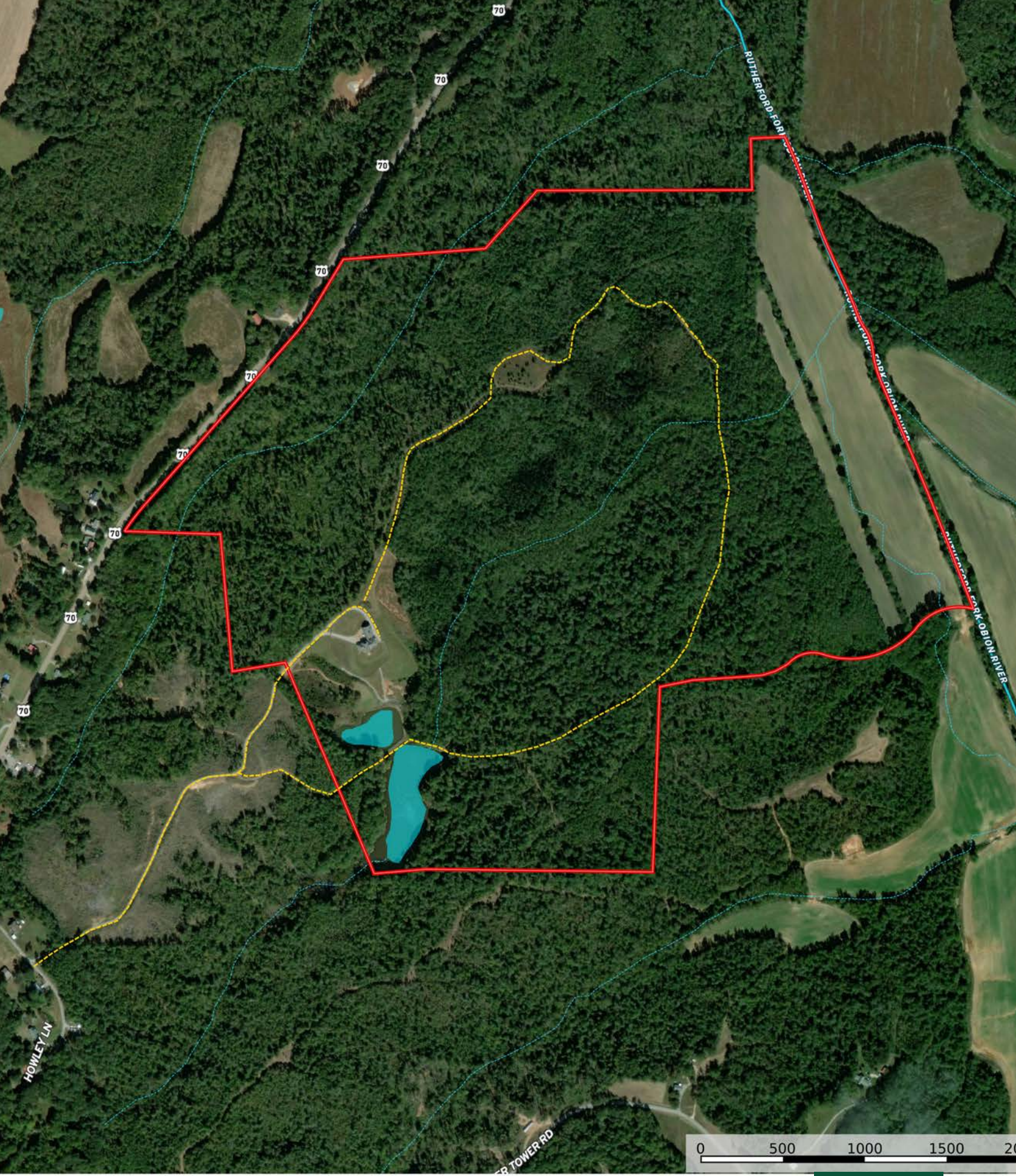
West Tennessee enjoys a comfortable four-season climate that allows residents to experience the best of each time of year. Spring brings mild temperatures, blooming landscapes, and vibrant greenery, while summers offer warm days perfect for fishing, boating, and outdoor recreation. Fall is highlighted by crisp air, colorful foliage, and ideal conditions for hunting and outdoor recreation. Winters are generally moderate providing a pleasant seasonal change without prolonged harsh weather. This balanced climate supports year-round outdoor enjoyment and enhances the region's appeal for both full-time residents and recreational property owners.

Location

- 15 minutes from Huntington, TN – Walmart Supercenter
- 25 minutes from Jackson, TN – Walgreens, restaurants, hospital, grocery shopping
- Jackson airport offers routes connecting Atlanta and Chicago
- 90 minutes from Memphis, TN
- 2 hours from Nashville, TN



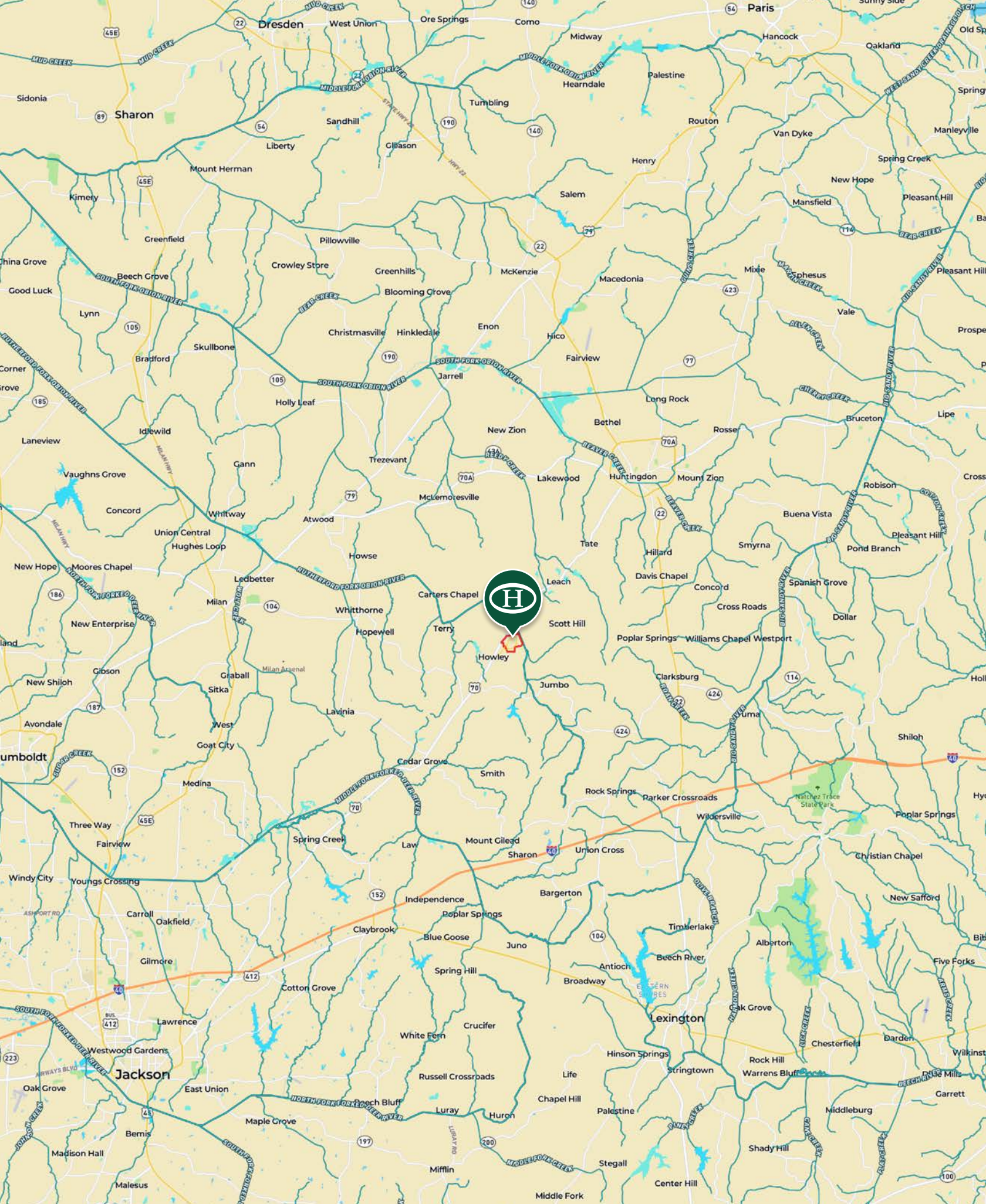




- Road / Trail
- ▭ Boundary
- Stream, Intermittent
- River/Creek
- ▭ Water Body



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





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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