

# REAL ESTATE

## *Auction*

Sunday, June 4th @ 2pm (CST)

2355 Campbellville Pk.  
Lynnville, TN 38472

# 99

ACRES

**3**  
BARNs  
**36**  
STALLs

**2 HOMES -**  
EVENT SPACES  
WITH  
APARTMENTS!



*An Equestrian's  
Dream Property!*

**UNLIMITED POTENTIAL!**  
**INCOME PRODUCING OPPORTUNITY!**



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# Aerial Plat



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# Aerial Map







**Auction** ↗

**2347 Campbellville Pike  
Lynnville, TN 38472**

10 Beds, 6 Baths, 1500 SqFt

**MLS #: 2514190**

<b>Status:</b>	Active
<b>Year Built:</b>	1900 Existing
<b>County:</b>	Giles County, TN
<b>Subdivision:</b>	99 acre horse/event farm
<b>Class - Type:</b>	Residential - Site Built
<b>Annual Taxes:</b>	\$4,904   019 014.00
<b>Open House:</b>	Sun 5/7/23 1 p.m. - 4 p.m. <a href="#">More Info</a>
<b>Days On Market:</b>	3

**Public Remarks:** Public Auction held onsite, Sunday June 4th @2pm CST. These types of properties are not available everyday. Previously used as an equestrian facility that hosted multiple events including equestrian & non-equestrian, horse shows, riding clinics, re-enactments, weddings & fox hunting. This 99 acre farm has 3 barns with 36 stalls, 2 homes halfway remodeled, indoor & outdoor riding arena, multiple out buildings, former hot-walker, office spaces, event spaces with apartments & RV/Horse trailer pads with power. Previous owner did not complete all renovations. Details of the upgrades and remodel in media section & on website [www.harrisauctions.com](http://www.harrisauctions.com). PUBLIC PREVIEW DATES: May 7th & 21st from 1-4. A 10% buyer's premium is added to final bid. 10% down required day of sale, balance due in 30 days.

**Directions:** From Columbia take James Campbell Blvd (Hwy 50) to south on Campbellville Pk (Hwy 245). Go 17 mi. Circle G is on the right-you can't miss it. Property is 1 hour from Nashville in Giles Country. Also use: 2355 Campbellville Pike. Lynnville, TN 38472

**General Information**

- **Acre:** 99.13 / Tax Record
- **Floors:** Carpet / Concrete / Finished Wood / Tile
- **Basement:** None / Slab
- **Parking (Open):** 9 / Driveway / Gravel / Unassigned
- **Community Amenities:** Walking Trail
- **Listing Detail:** Exclusive Right To Sell - Reserve Auction
- **Construction:** Fiber Cement / Partial Brick
- **Mailbox:** Mailbox
- **Roof:** Metal
- **Deed Book and Page:** 389 / 561
- **Parking (Garage):** 9 / Detached
- **Stories:** 2
- **Waterfront:** / Creek / Pond
- **View:** Brow / Valley

**Utilities and Features**

- |  |  |
|--|--|
| <p><b>Utilities</b></p> <ul style="list-style-type: none"> <li>• Spring Water / Septic Tank</li> <li>• Electric</li> <li>• Electric</li> </ul> | <p><b>Exterior Features</b></p> <ul style="list-style-type: none"> <li>• Split Rail Fence</li> <li>• Barn</li> <li>• Guest House</li> <li>• Stable</li> <li>• Storage Building</li> <li>• Covered Deck</li> <li>• Deck</li> <li>• Covered Porch</li> </ul> |
|--|--|

**Schools**

<b>Elementary 1:</b>	Richland Elementary
<b>Middle/JR:</b>	Richland School
<b>High:</b>	Richland School

**Compensation**

<b>Buyer Broker</b>	1 ⓘ
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**Miscellaneous**

<b>Miscellaneous:</b>	Balcony
<b>Restrictions</b>	Renting Permitted / Trailers Permitted / Pets Permitted
<b>Energy Features:</b>	Spray Foam Insulation / Storm Windows / Insulated Glass Windows / Sealed Ducting







# Highlights

## Previously - GOODMAN EQUESTRIAN and EVENT CENTER

**99± Beautiful Acres  
with GATED,  
STONE ENTRANCE**

- Dressage
- Hunter Jumper
- Fox Hunting
- Clinicians Extreme
- Cowboy
- Boarding and Training

### 2 CREEKS

- Full and waters run all year round
- Yokley Creek runs through property
- All water on property comes from 4 springs
- Fully equipped and updated well house
- 10,000-gallon holding tank
- 4 ponds from springs on property; one has huge Koi fish, catfish, bass

### BARN #1

- Main Office w/ Lobby for property
- 10 horse stalls
- All rubber matted floors
- Heated
- Redwood Timber
- Cameras for birthing
- Tack Room and Feed Room
- Upstairs apartment has 2 bedrooms, full kitchen, and master bath with Jacuzzi tub

### BARN #2

- Beautiful stained glass on doors at both entrances
- 12 stalls
- Climate controlled
- Bathrooms
- Office
- Kitchenette
- Exercise Room for trainers
- Tack Room

### BARN #3

- 10 Stalls
- Commercial kitchen
- Commercial laundry

- Event/Reception Room fully equipped for weddings, school functions, family reunions, company meetings, etc
- Loft Storage
- Bathrooms
- Event room has 2 large bay doors, 50-amp service; can park 2 buses
- 1 large apartment with Chef's kitchen, Master suite, spa bath with Jacuzzi tub.
- 3 additional bedrooms have separate entrances and bathrooms; can be part of main apartment or locked and rented as separate rooms.
- 4 - 1-bedroom apartments
- Bath House
- Heated
- Hot and Cold Water
- Dog Wash

### HOT WALKER

- From Germany
- Programmable, controlled speeds
- 6 Horse Hook up with room in middle for waiting horses
- Sprinkler system for hot weather

### MACHINE SHOP

- Welding equipment
- Machining equipment
- Heated 2 apartments upstairs for trainers

### INDOOR DRESSAGE ARENA

- Intercom System
- Mirrored wall for training
- Manmade sand good for the horses
- Fully "fitted" for Dressage
- Viewing area w/ full bar area, seating, pool table, bathrooms
- Room to rent w/ private bath

### OUTSIDE ARENA

- Lighted
- Intercom for Judging and Announcements
- Barrel Racing
- Calf Roping
- Ranch Rodeos

### YELLOW FARMHOUSE

- 3 bedrooms
- 1 full bath
- Full kitchen
- 2 gas fireplaces
- Enclosed porch

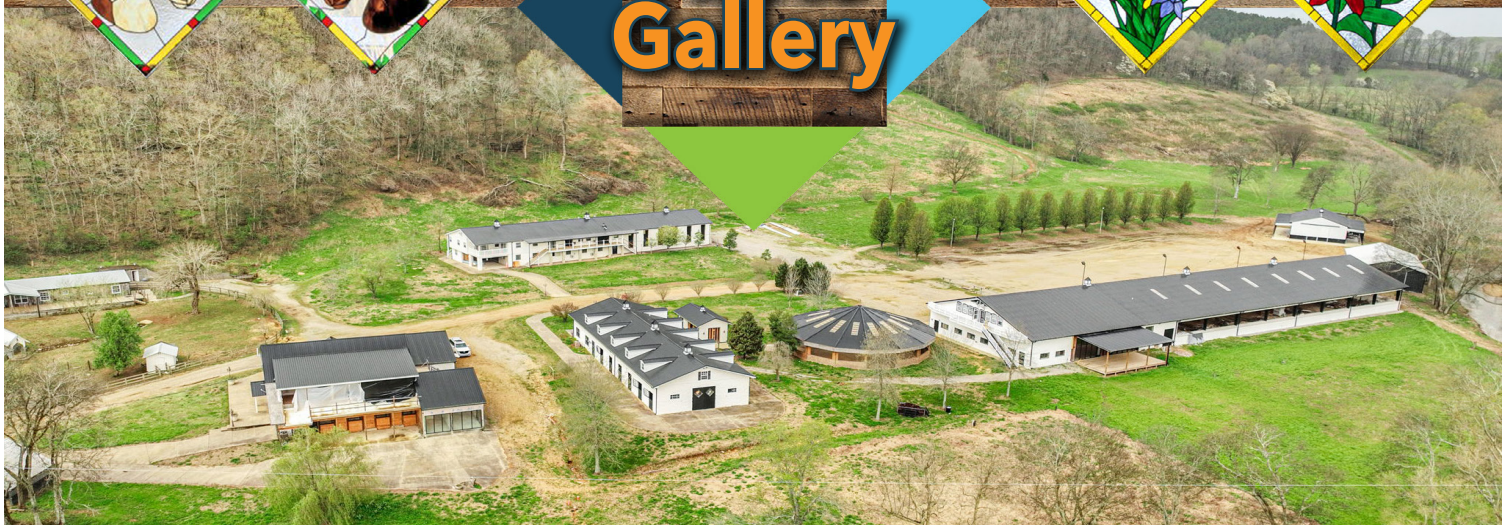
### WHITE HOUSE

- 3 bedrooms
- 2 bathrooms
- Huge front porch
- Fenced front yard
- Obstacle course for field games
- Outdoor entertaining/event space, covered & lighted
- Paddocks 6 paddocks w/ water
- 3 Run-in Barns 40x40 barns w/ water and electricity
- 5 hayfields produce 1500 squares and 150 rolls per year
- Hay Barn w/ full concrete floor
- Trail Riding w/ signage marking trails
- Storm shelter wired for electricity and cable TV
- Helipad On property for quests or local EMTs
- Cleared build site for another home
- 2 Wifi Systems on property
- RV sites w/ electric hookups
- 4 septic tanks plus dump station





# Photo Gallery



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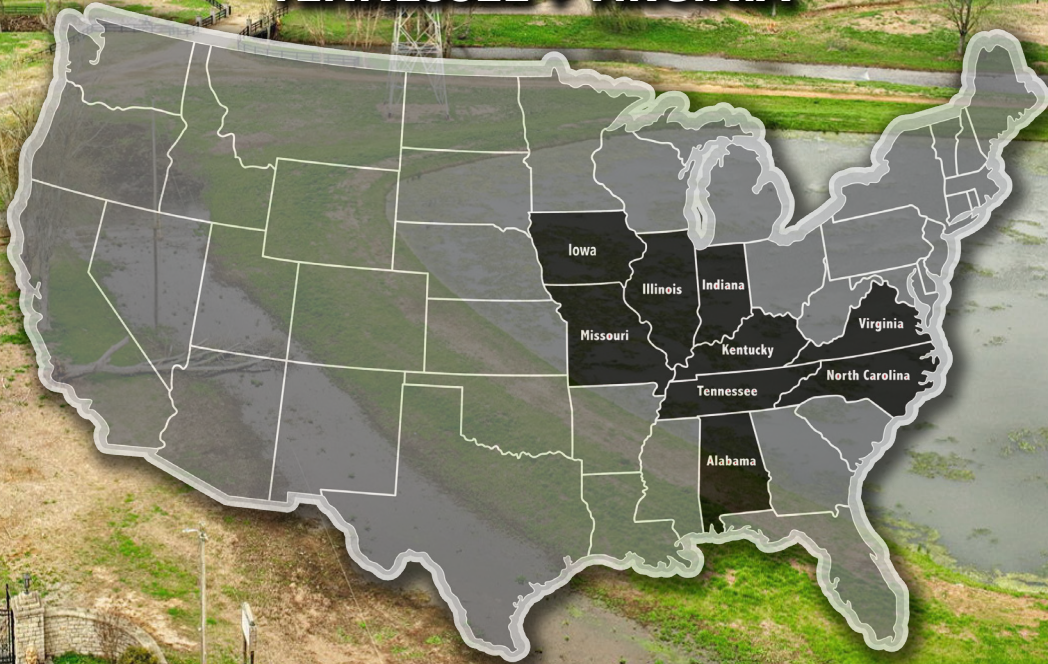
# Photo Gallery







Licenses in:  
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**INDIANA + IOWA + MISSOURI + NORTH CAROLINA**  
**TENNESSEE + VIRGINIA**



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