

ABSOLUTE REAL ESTATE AUCTION

*Selling to the Highest Bidder
with No Seller Reserve*



FRIDAY, JULY 24, 2026 • 12:00 PM
LIVE ON-SITE & ONLINE

PUBLIC PREVIEWS

- Sunday, July 19 • 2:00 PM – 4:00 PM
- Friday, July 24 • 10:00 AM – 12:00 PM

18385 McCALEB LANE
PRIMM SPRINGS, TENNESSEE



Charming Stone
Residence



Scenic Pond
& Water Features



5±
Private Acres



Breathtaking
Valley Views



Ultimate
Privacy

Nestled on approximately 5± private acres in the scenic hills of Primm Springs, this extraordinary property offers a rare combination of privacy, natural beauty, and breathtaking views. Perched above picturesque Lick Creek, the home overlooks a stunning valley framed by mature hardwoods, creating a peaceful retreat that feels miles away from the hustle and bustle while remaining conveniently located to Columbia, Franklin, and Dickson.



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A PRIVATE RETREAT WITH ENDLESS POSSIBILITIES

The residence offers approximately 2,535± square feet of professionally measured living space with 4 bedrooms and 2 full bathrooms. This home's floor plan provides flexibility for family living, entertaining, guests, or remote work while taking full advantage of the property's spectacular views and peaceful setting.

A spacious rear deck spans the home and provides the perfect setting to relax, entertain, and enjoy the spectacular year-round views, abundant wildlife, and tranquil surroundings. The property's natural beauty is enhanced by a beautifully designed koi pond and towering hardwood trees that create an unmatched sense of seclusion.

Additional improvements include a detached 12' x 24' studio building that is ideal for a home office, art studio, fitness room, workshop, guest space, or hobby area. An in-ground pool, currently nearing completion, has been strategically positioned to capture the incredible valley views and is designed to create an exceptional outdoor living and entertaining space.

The site of a former detached garage includes an existing concrete slab, providing an excellent opportunity for a future garage, workshop, storage building, or additional improvement.

Whether you're seeking a primary residence, weekend getaway, creative retreat, or investment opportunity, this property offers endless potential and the perfect canvas for the next owner to personalize and enjoy.

Properties offering this level of privacy, natural beauty, creek frontage, panoramic views, and recreational amenities are rarely available. This is truly a property that must be experienced in person to fully appreciate.



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THE KOI POND & POOL STORY

*A stunning water feature designed
with beauty, craftsmanship,
and flexibility in mind.*

Now, the next owner
gets to decide its future.



POND FEATURES



Ultima II backwashable
filter rated for up to
10,000 gallons



UV light system rated for
up to 40,000 gallons



Pond capacity
approximately
2,500 gallons



New concrete coping
installed in 2025



THE FUTURE IS YOURS



The future of this space has intentionally been left to the next owner. Whether restored as a swimming pool, maintained as a water feature, filled and sodded to create additional yard space, or transformed into an expanded patio, deck, or outdoor living area, the property offers multiple possibilities for customization.



Restore the lower pool
as a swimming pool



Continue utilizing the area
as a beautiful water feature



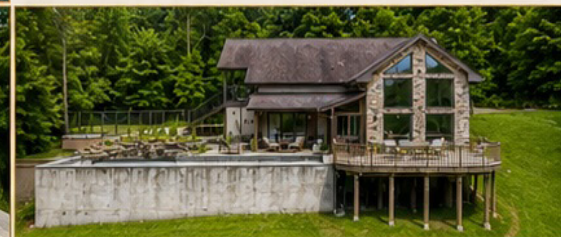
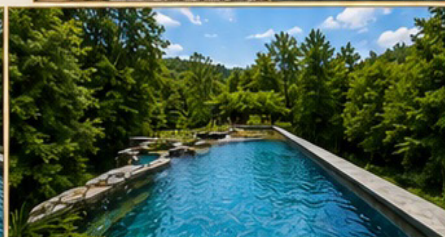
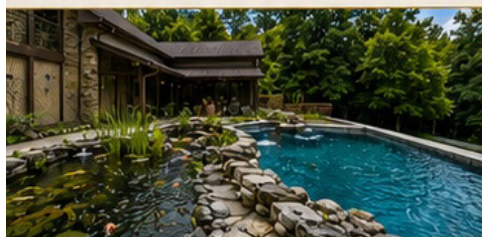
Expand outdoor entertaining space
with a larger deck or patio



Create additional lawn
and yard space



Design a custom outdoor living area
tailored to your lifestyle



*This one-of-a-kind water feature offers
endless potential to create the outdoor
retreat of your dreams.*

A RARE OPPORTUNITY.
YOUR VISION. YOUR LEGACY.

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MAJOR IMPROVEMENTS & UPGRADES TIMELINE



2002

New toilets, new mantle, fireplace updates, log siding installation, custom bookcases **\$6,198**



2004

Pond & pool installation **\$45,000**



2004

New deck **\$10,268**



2005

Better living sun porch **\$10,000**



2005

Aggregate driveway & guest house built. New heat and air unit (2025) **\$20,100**



2017

Vinyl updates around porch & Centurian stone, new Pella windows, bathroom remodel **\$23,910**



2018

New roof, new gutters, new skylights, new fascia boards, remodeled bedroom, closets, new doors, paint, new mirrors **\$25,048**



2019

New pond landscaping **\$4,000**



2020

Front porch updates, new iron railings, new decking **\$10,000**



2020

New water filters for sinks **\$962**



2021

Upstairs remodel, glass window installation at primary bedroom, new flooring, drywall, paint **\$13,478**



2021

Media room updates including dry install, new storm door and paint **\$7,040**



2022

New window trim around large living room windows **\$1,300**



2023

Outdoor deck upgrades **\$4,084**



2023

Rear siding installation **\$6,600**



2025

New pool coping & new driveway **\$18,000**



New well pump, wire and pipe. Approximately 280 ft depth **\$4,500**

**TOTAL INVESTMENT OF
OVER \$200,000**



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