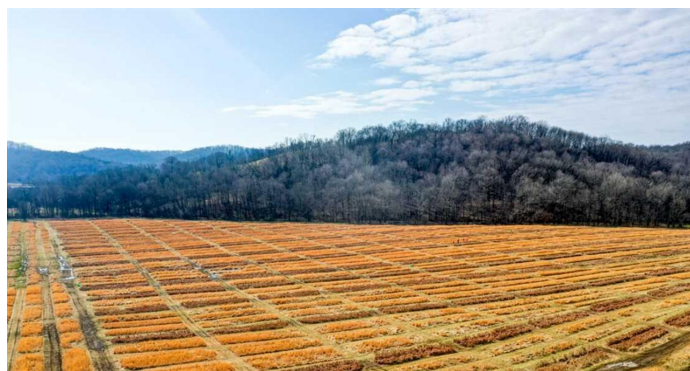


**Quail Valley Hunt Club - 267 Acres With 2  
Homes, Kennels, Barns, Spring Fed  
Ponds/Creeks**  
199 Quail Valley Rd  
Petersburg, TN 37144

**\$1,549,000**  
267 +/- acres  
Bedford County





# Quail Valley Hunt Club - 267 Acres With 2 Homes, Kennels, Barns, Spring Fed Ponds/Creeks Petersburg, TN / Bedford County

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## **SUMMARY**

### **Address**

199 Quail Valley Rd

### **City, State Zip**

Petersburg, TN 37144

### **County**

Bedford County

### **Type**

Farms, Recreational Land, Residential Property

### **Latitude / Longitude**

35.3926 / -86.6076

### **Dwelling Square Feet**

1080

### **Bedrooms / Bathrooms**

3 / 1

### **Acreage**

267

### **Price**

\$1,549,000

### **Property Website**

<https://www.mossoakproperties.com/property/quail-valley-hunt-club-267-acres-with-2-homes-kennels-barns-spring-fed-ponds-creeks-bedford-tennessee/14210/>



## **Quail Valley Hunt Club - 267 Acres With 2 Homes, Kennels, Barns, Spring Fed Ponds/Creeks Petersburg, TN / Bedford County**

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### **PROPERTY DESCRIPTION**

Quail Valley Hunt Club located in Petersburg, Tennessee is one of the states finest quail hunting and dog training facilities is now being offered for sale exclusively by Mossy Oak Properties. Quail Valley Hunt Club, just outside of Lewisburg, sits on 267 acres in Bedford County within a broad valley amongst the hills of Middle TN. Just far enough from the city (1 hour from Nashville, TN) to get away from the noise and enjoy the countryside, but close enough to be convenient for an afternoon hunt or a long weekend. Large fields planted in sorghum provide cover for the birds, while cut strips allow for the dogs to work and hunters to easily position themselves for the shot. At the center of the main farm are the kennels and the cabin, built in the late 1800s and perfect for porch-sitting after the hunt. Farm consists of around 200 acres of large open fields for hunting, row cropping etc with some timber on the remainder of the property. There are 2 spring fed ponds, and some creeks on the property. At the center of the farm are the kennels, hay barns, implement sheds and small old log cabin currently being used as a bird cleaning station and headquarters for all the administrative duties associated with the business. There is 3BR/1BA owner's lodge (1080 sq ft) being sold As-Is. Older white Victorian home in video has SOLD separately and is no longer available (price has been reduced to reflect)

This end of the road private farm, is currently one of Tennessee's last remaining working quail farms. The actual business (with active memberships) can be purchased separately from the real estate, please inquire with the Listing agent for details. Buyer's agent to confirm all pertinent information including schools. There is no Survey available. Please contact James Spencer for details at 615-804-2571 or [Email listed above]





**Quail Valley Hunt Club - 267 Acres With 2 Homes, Kennels, Barns, Spring Fed Ponds/Creeks  
Petersburg, TN / Bedford County**

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## Locator Maps





# Aerial Maps



**LISTING REPRESENTATIVE**

For more information contact:



**Representative**

James Spencer

**Mobile**

(615) 804-2571

**Office**

(615) 879-8282

**Email**

[jspencer@mossyoakproperties.com](mailto:jspencer@mossyoakproperties.com)

**Address**

706 Columbia Ave

**City / State / Zip**

Franklin, TN 37064

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**NOTES**

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## This image shows a blank sheet of white paper with horizontal ruling lines. The lines are evenly spaced and run across the width of the page. There are no margins, text, or other markings on the paper.





## **DISCLAIMERS**

Information in this brochure is provided solely for information purposes and does not constitute an offer to sell or advertise real estate outside the states in which broker or agent licensed. The information presented has been obtained from sources deemed to be reliable, but is not guaranteed or warranted by the agent, broker, or the sellers of these properties. This offering is subject to errors, omissions, prior sale, price change, correction or withdrawal from the market without notice. All references to age, square footage, income, expenses, acreage, carrying capacity, and land classification, etc. are approximate. Prospective buyers are chargeable with and expected to conduct their own independent investigation of the information and the property and to rely only on those results. Sellers reserve the right to accept or reject any and all offers without liability to any buyer or cooperating broker.

Maps are provided for illustration purposes only, the accuracy is not warranted. Parcels on interactive maps are not adjusted to match aerial backgrounds. This information is for reference purposes only and is not a legal document. Data maps contain errors. The seller and seller's agent are making known to all potential buyers that there may be variations between the location of the existing fence lines and the legal description of the deeded property. Seller and seller's agent make no warranties with regard to the location of the fence lines in relationship to the deeded property lines, nor does the Seller make any warranties or representations with regard to the specific acreage contained within the fenced property lines. Seller is selling the property in an "as is" condition, which includes the location of the fences as they exist. Boundaries shown on the accompanying maps are approximate, based on county parcel data. The maps are not to scale. The accuracy of the maps is not guaranteed. Prospective buyers are encouraged to verify fence lines, deeded property lines and acreages using a licensed surveyor at their own expense.



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**Mossy Oak Properties Tennessee Land & Farm**  
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(615) 879-8282  
[www.moptennessee.com](http://www.moptennessee.com)

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