

48.74± Acre Turn-Key Distillery & Working Cattle Farm |
Lincoln County, Tennessee
108 Smith Mill Rd
Fayetteville, TN 37334

\$5,500,000
49± Acres
Lincoln County



48.74± Acre Turn-Key Distillery & Working Cattle Farm | Lincoln County, Tennessee
Fayetteville, TN / Lincoln County

SUMMARY

Address

108 Smith Mill Rd

City, State Zip

Fayetteville, TN 37334

County

Lincoln County

Type

Ranches, Commercial, Farms

Latitude / Longitude

35.034688 / -86.530301

Bedrooms / Bathrooms

1 / 1

Acreage

49

Price

\$5,500,000

Property Website

www.mossyoakproperties.com



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Fayetteville, TN / Lincoln County

PROPERTY DESCRIPTION

48.74 Acre Turn-Key Distillery & Working Cattle Farm | Lincoln County, Tennessee

Located in southern Middle Tennessee between Nashville and Huntsville, Alabama, this **48.74 acre property** offers a rare combination of an established distillery business, working cattle ranch, and private estate potential. With multiple income-producing opportunities, abundant water resources, and extensive improvements already in place, this ranch is well-suited for someone looking to continue an existing operation or create something of their own.

One of the property's most unique features is its natural water supply. A robust artesian spring provides water for the distillery operation, while year-round Cottrell Spring Branch Creek flows through the heart of the farm. Three ponds, including two stocked with bass and bluegill, add to the property's recreational appeal. The land features a good mix of open pasture and wooded areas, with perimeter and cross-fencing already in place for livestock and rotational grazing.

The property is home to **Southern Pride Distillery**, an established spirits business with a fully operational production facility, tasting room, warehouse, pavilion, and additional equipment buildings. The offering includes copper distillation equipment from Vendome, stainless steel fermentation equipment, existing spirits inventory, and the business's established branding and labels. The distillery's current operation also complements the cattle farm, utilizing spent mash as supplemental livestock feed.

The cattle operation is equally impressive, with multiple fenced pastures, a large cattle working barn, hay barn, loafing shed, and access to year-round water. Currently operating under the Tennessee Master Beef Producer Program, the farm offers the infrastructure needed to continue raising cattle while maintaining the flexibility for other agricultural uses.

For those looking to build a private residence, an exceptional homesite has already been established. A paved, gated driveway stretching more than a quarter mile leads through attractive black four-board fencing to a secluded building location. An existing concrete foundation, in-ground swimming pool, and available utilities provide a head start toward completing a private estate overlooking the farm.

The property consists of three adjoining tracts totaling 48.74 acres, including commercially zoned acreage for the distillery, a residential tract with an existing farmhouse, and approximately 46.80 acres zoned for agricultural and residential use. With approximately a quarter mile of paved county road frontage, public utilities, three private septic systems, and current Greenbelt enrollment, much of the groundwork has already been completed.

Whether you're interested in operating an established distillery, expanding an agricultural business, or owning a private Middle Tennessee farm with multiple recreational opportunities, this property offers a combination of improvements, natural resources, and versatility that is difficult to duplicate.

Property Highlights

Land & Water Features

- 48.74 contiguous acres divided into three tracts
- Approximately mile of paved county road frontage
- Year-round Cottrell Spring Branch Creek
- Artesian spring supplying the distillery
- Two stocked fishing ponds and one cattle pond
- Open pasture, wooded areas, and cross-fenced grazing
- Currently enrolled in Tennessee's Greenbelt Program

Distillery & Commercial Improvements

- Established Southern Pride Distillery business
- 60' x 60' distillery building with 16' x 20' tasting room
- 50' x 60' warehouse with attached 50' x 60' pavilion
- 60' x 60' shop
- 45' x 90' equipment building



- Vendome copper distillation equipment
- Stainless steel fermentation equipment
- Existing spirits inventory, branding, and labels
- Distilled Spirits Permit DSP-TN-21007 included in offering, subject to applicable regulatory requirements

Cattle Ranch & Agricultural Improvements

- 60' x 64' cattle working barn
- 46' x 60' hay barn
- 40' x 50' loafing shed
- 30' x 45' farmhouse
- Four-board plank fencing and wire cross-fencing
- Established rotational grazing pastures
- Creek access for livestock
- Distillery mash utilized as supplemental cattle feed

Private Estate Potential

- Secluded residential building location
- Over mile of paved, gated driveway
- Existing concrete foundation and in-ground swimming pool
- Utilities available at the building site
- Black four-board fencing along the entrance

Utilities & Infrastructure

- Public water through Lincoln County Board of Public Utilities
- Electricity and natural gas through Fayetteville Public Utilities
- Three private septic systems
- Commercial, residential, and agricultural zoning across the three tracts

Additional Equipment

An extensive collection of farm and commercial equipment is also identified with the offering, including Kubota and John Deere tractors, a John Deere backhoe, CAT telehandler, commercial mower, cattle trailer, and forklift. Buyers should confirm the equipment included in the final sale.

Location: Lincoln County, Tennessee | Convenient to Nashville, TN, and Huntsville, AL.

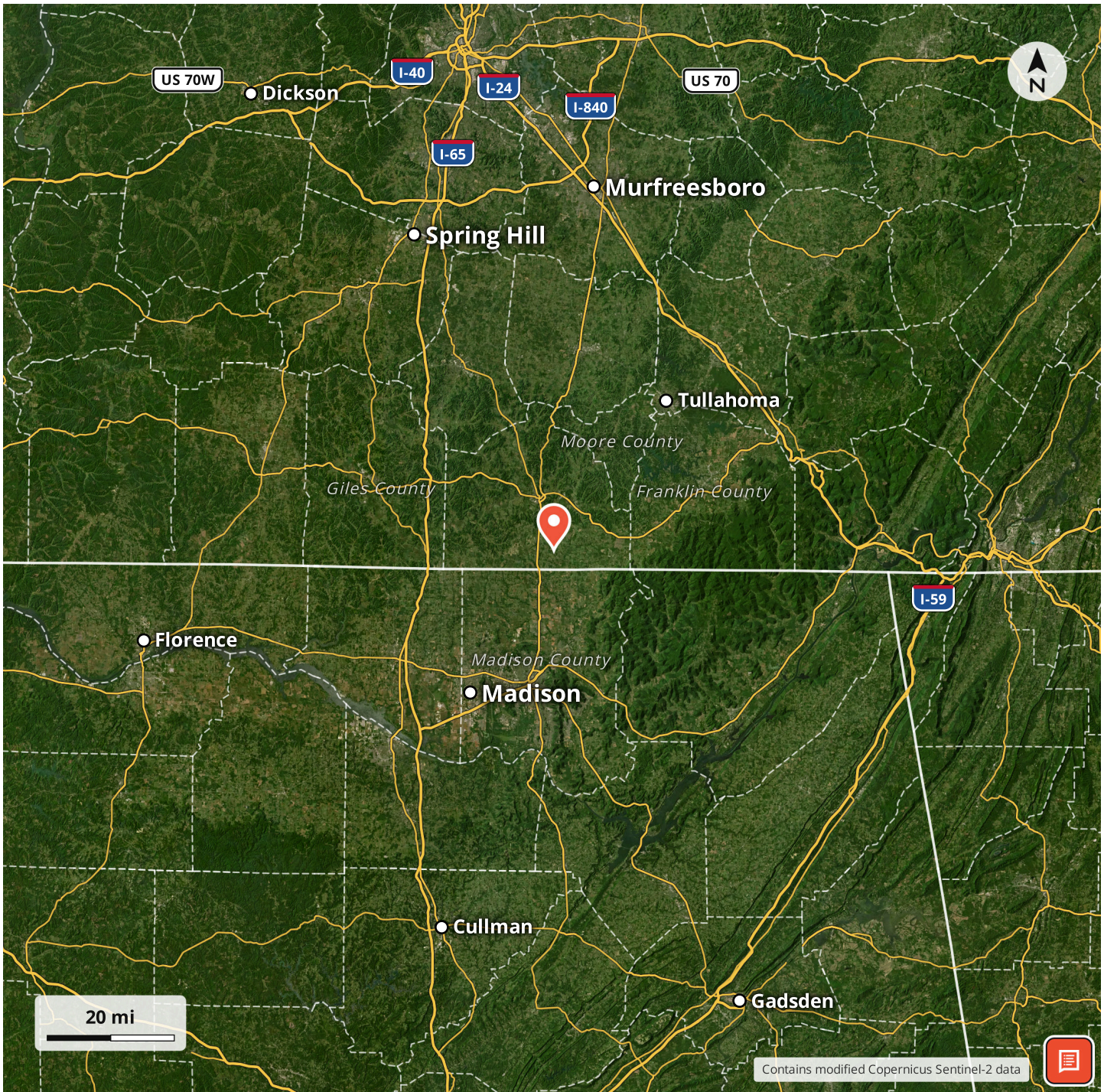
Contact Listing Agent for Info: Jamie Spencer - jspencer@mossyOakproperties.com Proof of Funds Required to Show



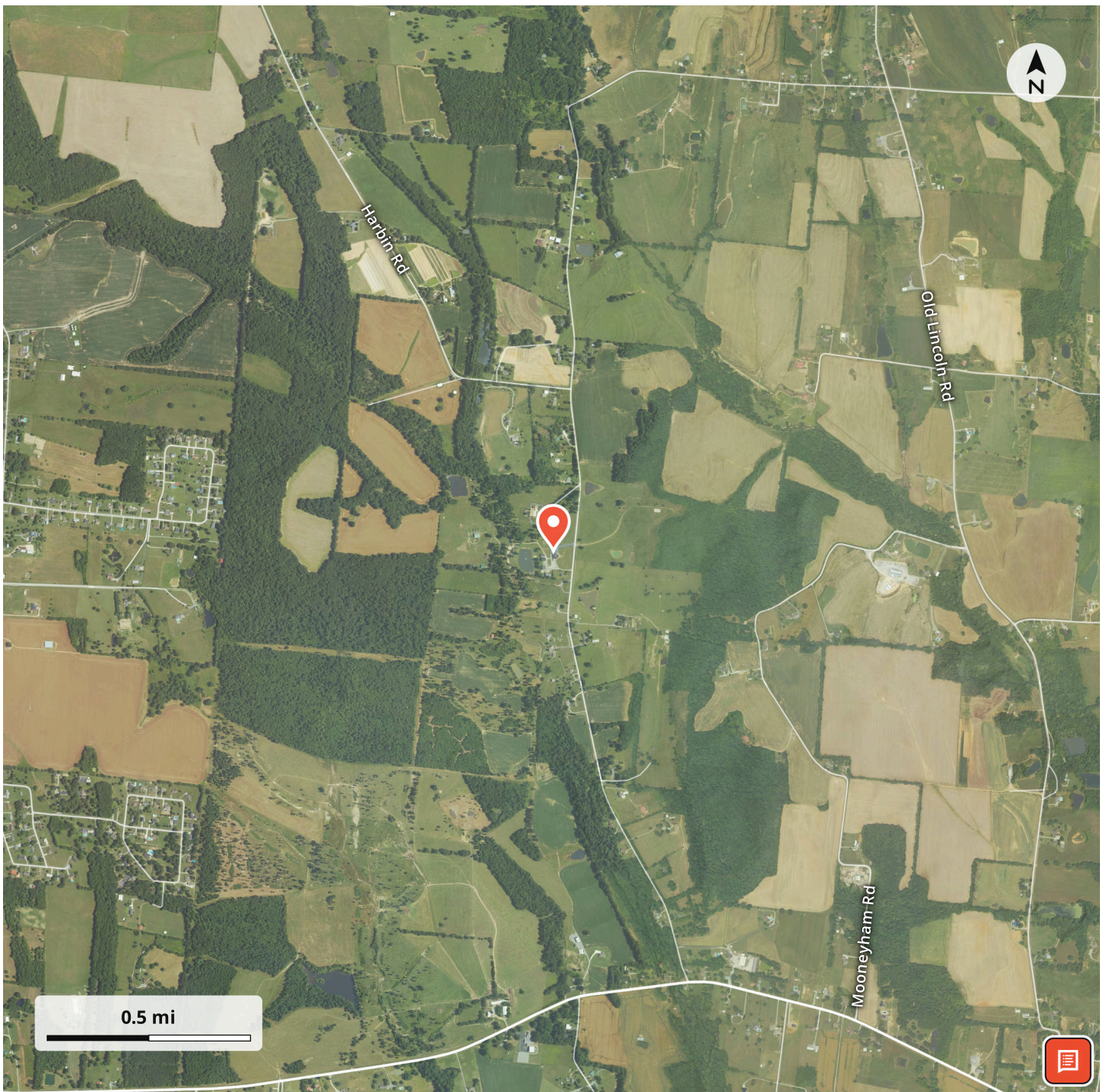
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Regional Map



Locator Map



Aerial Map



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LISTING REPRESENTATIVE

For more information contact:



Representative

Jamie Spencer

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City / State / Zip

Franklin, TN 37064

NOTES

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MORE INFO ONLINE:

<https://www.mossyoakproperties.com/>

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