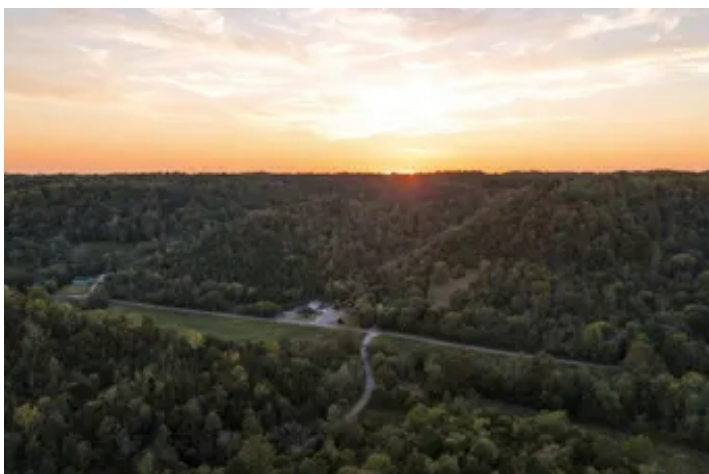


**CEDAR RIDGE FARM 240± Acre Barndominium Estate,
Working Farm & Premier Hunting Retreat**
1244 Morrison Creek Rd
Gainesboro, TN 38562

\$3,800,000
239.3± Acres
Jackson County



CEDAR RIDGE FARM 240± Acre Barndominium Estate, Working Farm & Premier Hunting Retreat
Gainesboro, TN / Jackson County

SUMMARY

Address

1244 Morrison Creek Rd

City, State Zip

Gainesboro, TN 38562

County

Jackson County

Type

Farms, Hunting Land, Ranches, Recreational Land, Residential Property, Timberland

Latitude / Longitude

36.326367 / -85.598045

Dwelling Square Feet

5,400

Bedrooms / Bathrooms

3 / 3

Acreage

239.3

Price

\$3,800,000

Property Website

www.mossyoakproperties.com



CEDAR RIDGE FARM 240± Acre Barndominium Estate, Working Farm & Premier Hunting Retreat Gainesboro, TN / Jackson County

PROPERTY DESCRIPTION

CEDAR RIDGE FARM

240+/- Acre Barndominium Estate, Working Farm & Premier Hunting Retreat

1244 Morrison Creek Road | Gainesboro, TN 38562

Mossy Oak Properties Tennessee Land & Farm proudly presents Cedar Ridge Farm!

Welcome to Cedar Ridge Farm, an extraordinary approximately 240-surveyed-acre estate nestled in the beautiful countryside of Jackson County, Tennessee. This remarkable property offers an exceptional combination of luxury country living, agricultural opportunities, premier hunting and outdoor recreation, and outstanding privacy.

At the heart of this magnificent estate stands an impressive custom-built barndominium, constructed in 2021, offering approximately **5,400 square feet of total heated and cooled space, including the attached 40' x 60' workshop.**

From its spacious living accommodations and luxurious gourmet kitchen to the extensive agricultural improvements, abundant natural water sources, and established recreational amenities, Cedar Ridge Farm has been thoughtfully developed for comfort, functionality, and year-round enjoyment.

Whether you're searching for a luxury country estate, productive working farm, private hunting retreat, recreational paradise, or multigenerational property, Cedar Ridge Farm presents an exceptional opportunity to own a truly special piece of Tennessee countryside.

CUSTOM-BUILT BARNDOMINIUM

Built in 2021, this impressive barndominium combines rustic elegance, modern conveniences, and exceptional functionality.

Interior Features:

- Approximately 5,400 square feet of total climate-controlled space, including the attached workshop
- Two oversized primary bedroom suites, each approximately 30' x 18'
- Three full bathrooms featuring tiled walk-in showers
- Upstairs flex room suitable for a third bedroom, office, or additional living area
- Spectacular great room with soaring 20 foot ceilings
- Floor-to-ceiling gas fireplace with decorative gas logs
- Corrugated galvanized metal ceiling accents
- Decorative ceiling beams and custom wall finishes
- Wood-look luxury vinyl flooring
- Recessed lighting and ceiling fans
- Two laundry areas conveniently located within the primary bedroom closets
- Spacious primary bathrooms with double vanities and separate toilet closets
- Sliding barn doors and upgraded interior finishes
- Exterior doors featuring triple-locking security systems
- Separate heating and cooling system for the upstairs living area

CUSTOM KITCHEN

The heart of Cedar Ridge Farm is its stunning gourmet kitchen, beautifully designed for functionality, everyday living, and entertaining.

Kitchen Features:

- Luxurious 15-foot kitchen island serving as the centerpiece of the kitchen
- Professional-grade 18.9-cubic-foot refrigerator
- Matching professional-grade 18.9-cubic-foot freezer
- Three spacious pantry areas
- Five-burner gas stove and oven



- Built-in microwave
- Garbage disposal
- Abundant cabinetry and countertop space
- Open-concept design connecting the kitchen, dining area, and impressive great room

OUTDOOR LIVING & EXTERIOR FEATURES

Enjoy the peaceful Tennessee countryside from the property's spacious outdoor living areas.

Exterior Features:

- 40' x 8' covered front porch offering approximately 320 square feet
- 16' x 16' uncovered Trex deck offering approximately 256 square feet
- Durable metal roofing and siding
- Spray-foam insulation throughout the barndominium
- Exterior security camera system
- Motion-activated exterior lighting
- Flagpole
- Beautiful rural surroundings offering exceptional privacy

ATTACHED 40' x 60' CLIMATE-CONTROLLED WORKSHOP

One of Cedar Ridge Farm's most impressive improvements is the approximately 2,400-square-foot attached workshop, included within the property's total 5,400 square feet of heated and cooled space.

Workshop Features:

- Four oversized RV-accessible drive-through doors
- Fully heated and cooled interior
- Separate heating and cooling system
- 8' x 8' walk-in cooler
- Extensive cabinetry and countertop workspace
- Full bathroom featuring a walk-in shower
- Ceiling fan and eight hanging shop lights
- 220-volt electrical outlet
- Dedicated electrical outlet for a freezer
- Ample room for vehicles, tractors, farm equipment, recreational vehicles, and storage

This impressive workshop offers exceptional versatility for equipment storage, automotive projects, hobbies, and a variety of other uses.

FARMING & AGRICULTURAL IMPROVEMENTS

Spanning approximately 240 surveyed acres, Cedar Ridge Farm offers an outstanding combination of wooded acreage, open fields, natural water resources, and established agricultural infrastructure.

Agricultural Features:

- Two functional working barns
- Shipping container located inside a barn for additional storage
- Three established hayfields totaling approximately 14 acres
- Established fruit trees including peach, apple, pear, and persimmon
- Working water well
- Multiple natural springs
- Several creeks traversing the property
- Pond
- Extensive internal roads and trails
- Mixture of wooded acreage and open ground
- Unrestricted acreage offering flexibility for agricultural and recreational pursuits
- Greenbelt property tax classification, subject to continued eligibility



Whether you're interested in livestock, hay production, hobby farming, wildlife management, or simply enjoying your own private acreage, Cedar Ridge Farm offers tremendous opportunities.

PREMIER HUNTING & OUTDOOR RECREATION

For the serious outdoorsman, Cedar Ridge Farm presents an exceptional opportunity to own a large recreational property in Tennessee's beautiful Upper Cumberland region.

The combination of expansive wooded acreage, established food plots, natural springs, creeks, and internal trails creates an outstanding environment for wildlife and outdoor recreation.

Hunting & Recreational Features:

- Excellent whitetail deer hunting opportunities
- Outstanding wild turkey hunting potential
- Established wildlife food plots
- Dedicated shooting pavilion and shooting range
- Block hunting cabin
- Multiple natural springs and creeks
- Pond
- Extensive internal trail system for ATV and UTV riding
- Established roads providing access throughout the property
- Abundant hardwoods and natural wildlife habitat
- Open fields suitable for additional wildlife food plots
- Hiking, exploring, and year-round outdoor enjoyment

From early morning deer hunts to afternoon ATV rides and evenings relaxing by the fireplace, Cedar Ridge Farm offers the ultimate outdoor lifestyle.

ADDITIONAL RESIDENCE & RENTAL INCOME POTENTIAL

An additional mobile home provides valuable flexibility for rental income, extended family accommodations, guest quarters, or caretaker housing.

Additional Residence Features:

- Two bedrooms
- Two bathrooms
- Separate septic system
- Additional shop/shed with covered area
- Potential for continued rental use

This additional residence enhances the property's versatility and offers opportunities for supplemental income or multigenerational living.

LAND, WATER & NATURAL FEATURES

The natural beauty of Cedar Ridge Farm is one of its greatest assets. From rolling wooded hillsides and open hayfields to natural springs, creeks, and established trails, this remarkable property showcases the scenic character of Tennessee's Upper Cumberland region.

Land & Natural Features:

- Approximately 240 surveyed acres
- Unrestricted property
- Beautiful wooded terrain
- Approximately 14 acres of established hayfields
- Multiple natural springs
- Several creeks
- Pond
- Established fruit trees



- Wildlife food plots
- Extensive internal roads and trails
- Abundant wildlife habitat
- Working well
- Septic systems
- Greenbelt tax classification, subject to continued eligibility

LOCATION & NEARBY POINTS OF INTEREST

Although Cedar Ridge Farm offers tremendous privacy and seclusion, it remains conveniently situated near surrounding communities, shopping, dining, medical facilities, and some of Tennessee's most popular outdoor destinations.

Estimated Driving Times:

- Gainesboro, TN - 15 minutes
- Cummins Falls State Park - 25 minutes
- Cookeville, TN - 30 minutes
- Cordell Hull Lake - 30 minutes
- Livingston, TN - 35 minutes
- Carthage, TN - 45 minutes
- Dale Hollow Lake - 45 minutes
- Center Hill Lake - 45 minutes
- Lebanon, TN - 70 minutes
- Nashville International Airport - 90 minutes

Enjoy convenient access to Dale Hollow Lake, Center Hill Lake, and Cordell Hull Lake, offering excellent opportunities for boating, fishing, kayaking, swimming, and other water activities.

Nearby Cummins Falls State Park provides scenic waterfalls and hiking opportunities, while the surrounding Upper Cumberland region is known for its natural beauty, outdoor recreation, and charming small-town communities.

PROPERTY HIGHLIGHTS AT A GLANCE

- Approximately 240 surveyed acres of unrestricted Tennessee land
- Custom-built barndominium constructed in 2021
- Approximately 5,400 square feet of total climate-controlled space, including the attached workshop
- Two oversized primary bedroom suites
- Three full bathrooms
- Additional upstairs flex room
- Impressive great room with soaring ceilings
- Luxurious 15-foot kitchen island
- Attached 40' x 60' climate-controlled workshop
- Four oversized RV-accessible workshop doors
- 8' x 8' walk-in cooler
- Two functional working barns
- Additional two-bedroom, two-bathroom mobile home
- Block hunting cabin
- Shooting pavilion and shooting range
- Approximately 14 acres of established hayfields
- Multiple natural springs and creeks
- Pond
- Established wildlife food plots
- Extensive internal road and trail system
- Excellent deer and turkey hunting opportunities
- Working well and septic systems
- Unrestricted acreage
- Greenbelt tax classification, subject to continued eligibility



- Convenient access to Cookeville, Gainesboro, and three major recreational lakes

EXPERIENCE THE EXCEPTIONAL AT CEDAR RIDGE FARM

Properties offering this remarkable combination of acreage, modern improvements, agricultural infrastructure, natural water resources, and recreational opportunities are truly special.

Whether your vision includes a luxury country estate, productive working farm, premier hunting property, private recreational retreat, multigenerational homestead, or simply a peaceful escape from the demands of everyday life, Cedar Ridge Farm offers the space, freedom, and versatility to bring that vision to life.

From its impressive custom-built barndominium and climate-controlled workshop to its luxurious 15-foot kitchen island, established hayfields, working barns, hunting facilities, natural springs, creeks, and extensive trails, every aspect of this extraordinary estate contributes to a remarkable ownership opportunity.

Discover Cedar Ridge Farm, where luxury country living meets approximately 240 acres of Tennessee freedom, privacy, and outdoor adventure.

PRIVATE SHOWINGS & ADDITIONAL INFORMATION

Serious, qualified inquiries only. To ensure a professional and accommodating showing experience, all prospective buyers must provide a current mortgage pre-approval letter or satisfactory proof of funds prior to scheduling a private showing.

A minimum of 24 hours' advance notice is required for all showings. All showings are by appointment only.

For additional information about Cedar Ridge Farm or to schedule your private tour, please contact:

Josh Smith, Broker

Mossy Oak Properties Tennessee Land & Farm

Phone: [615-388-3091](tel:615-388-3091)

Email: josh@mossyoakproperties.com

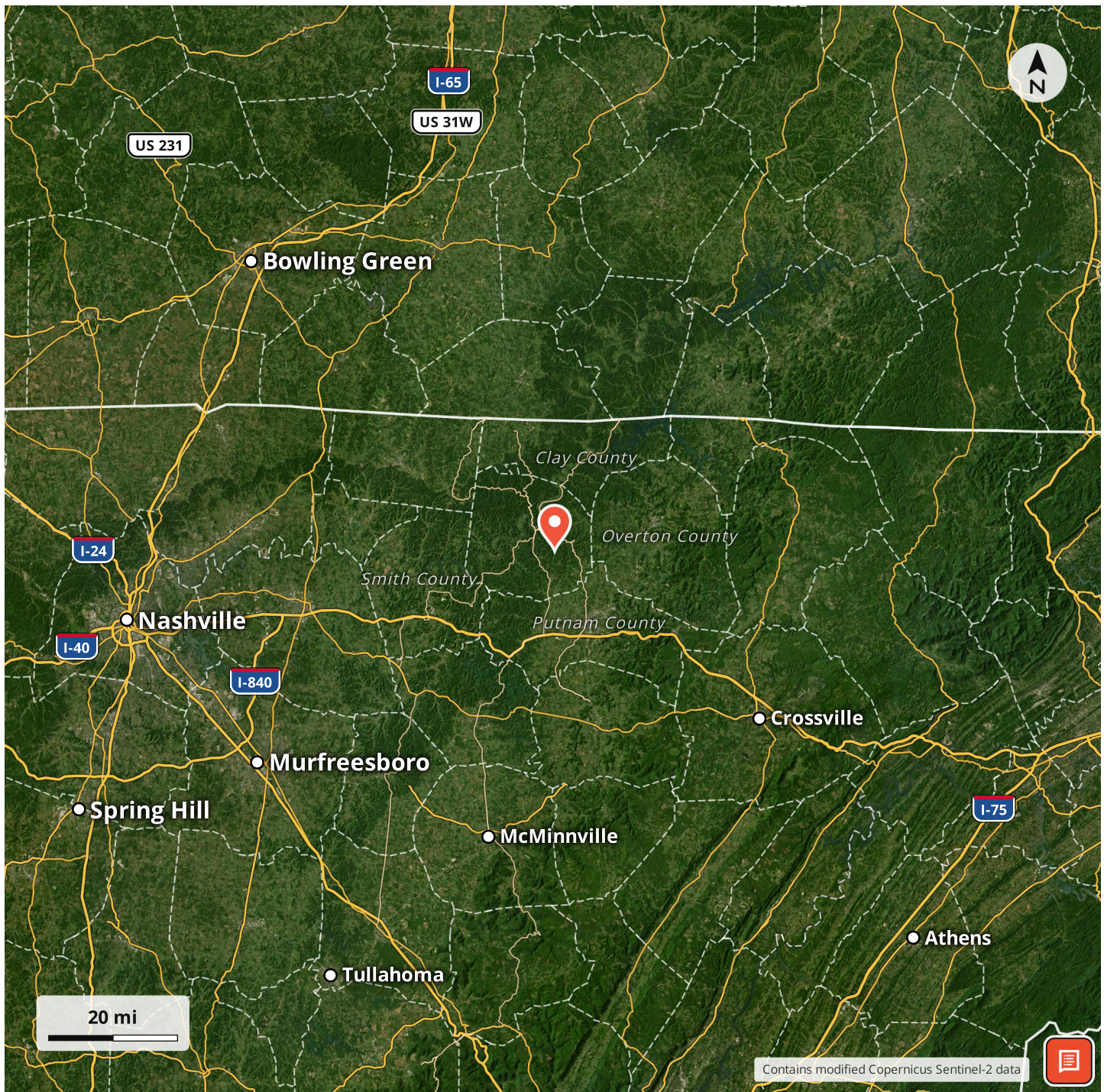
Mossy Oak Properties Tennessee Land & Farm invites you to experience this extraordinary property firsthand. Schedule your private showing today!



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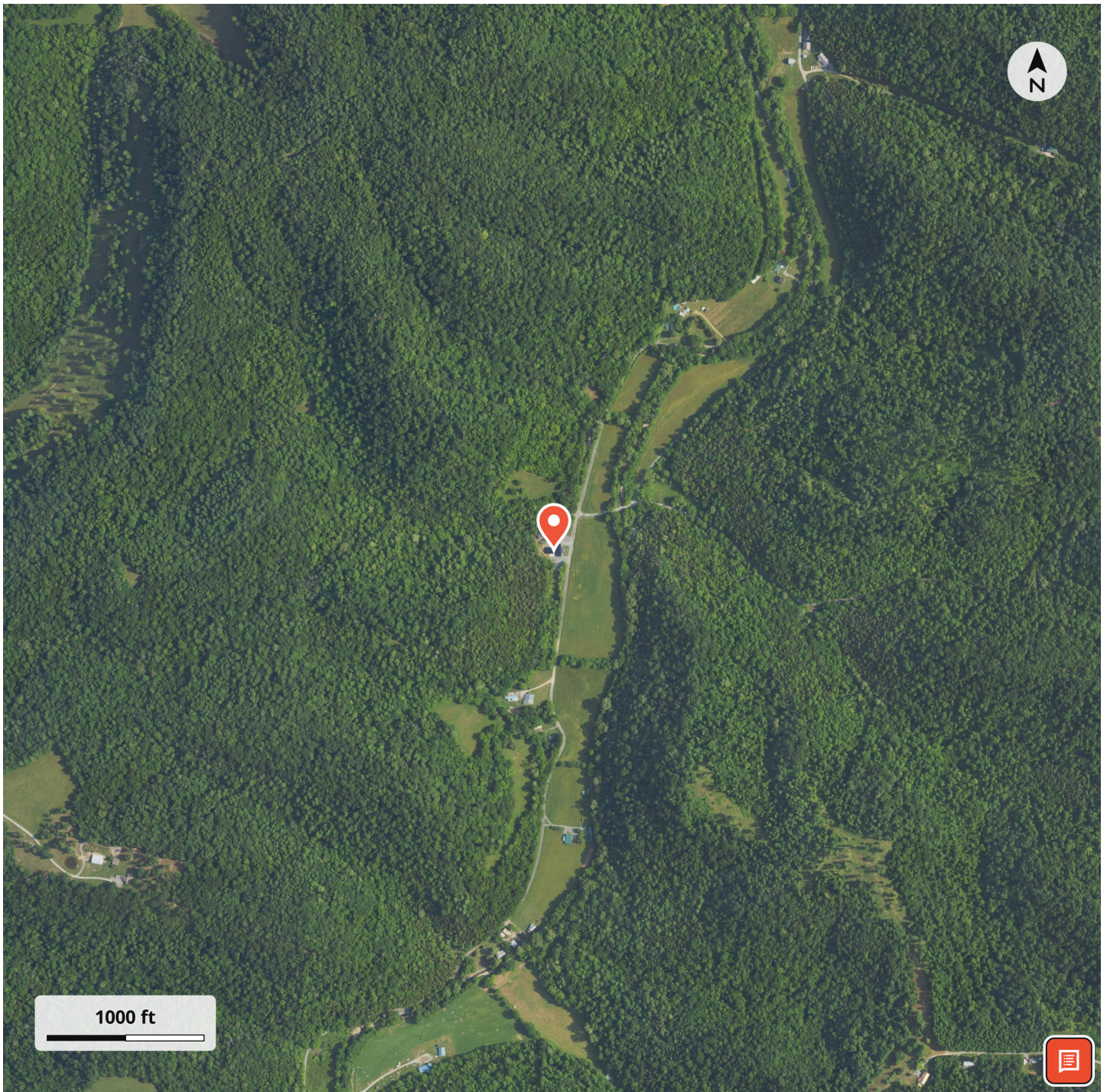
Regional Map



Locator Map



Aerial Map



**CEDAR RIDGE FARM 240± Acre Barndominium Estate, Working Farm & Premier Hunting Retreat
Gainesboro, TN / Jackson County**

LISTING REPRESENTATIVE

For more information contact:



Representative

Josh Smith

Mobile

(615) 388-3091

Email

josh@mossyoakproperties.com

Address

1276 Lewisburg Pike

City / State / Zip

Franklin, TN 37204

NOTES

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This image shows a single 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.



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

DISCLAIMERS

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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.



Mossy Oak Properties Tennessee Land & Farm
1276 Lewisburg Pike Ste. B
Franklin, TN 37064
(615) 879-8282
<https://www.mossyoakproperties.com/>

