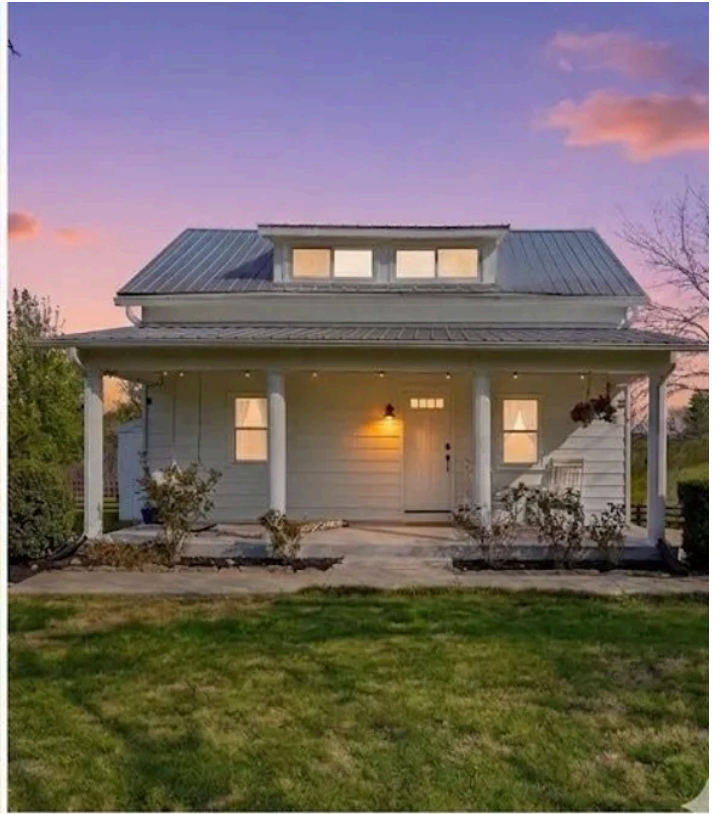


20 Minutes from Downtown Nashville 2 Homes on 15-
Acres in Cheatham County
2830 Lockertsville Road
Ashland City, TN 37015

\$1,830,000
15± Acres
Cheatham County



**20 Minutes from Downtown Nashville 2 Homes on 15-Acres in Cheatham County
Ashland City, TN / Cheatham County**

SUMMARY

Address

2830 Lockertsville Road 2820 Lockertsville Road

City, State Zip

Ashland City, TN 37015

County

Cheatham County

Type

Residential Property, Horse Property

Latitude / Longitude

36.348129 / -87.11908

Taxes (Annually)

2708

Dwelling Square Feet

2500

Bedrooms / Bathrooms

5 / 4

Acreage

15

Price

\$1,830,000

Property Website

<https://www.mossoakproperties.com/property/20-minutes-from-downtown-nashville-2-homes-on-15-acres-in-cheatham-county-cheatham-tennessee/102112/>



20 Minutes from Downtown Nashville 2 Homes on 15-Acres in Cheatham County Ashland City, TN / Cheatham County

PROPERTY DESCRIPTION

A Singular Piece of Tennessee History: 2830 & 2820 Lockertsville Road Ashland City, TN

Located just a scenic 20-minute drive from downtown Nashville, this rare 15-acre estate offers deep historical roots, two distinct homes, and immediate income-producing potential. Selling together, 2830 and 2820 Lockertsville Road present the ultimate Tennessee retreat across expansive, rolling acreage.

The Residences

2830 Lockertsville Road (The Main Residence) Built in 1977, the primary all-brick residence features a bright, open-concept layout spanning approximately 2,500 square feet.

- **3 Bedrooms / 2 Bathrooms**
- Modern kitchen with updated appliances
- Beautiful wood and laminate flooring throughout
- Spacious living areas filled with natural light

2820 Lockertsville Road ("The Phoenix House" / Guest Cottage) This well-maintained historic farmhouse offers approximately 1,800 square feet of inviting, rustic warmth.

- **2 Bedrooms / 2 Bathrooms**
- Features a cozy fire pit area and large covered back patio.
- **Turnkey Business:** Currently operating as a highly successful short-term rental. Crucially, this home conveys with established digital assets, including its dedicated booking platform profile and active social media pages, allowing the new owner to generate income on day one.

The Hermitage Botanical Legacy

The grounds of this estate hold a true "genetic monopoly" and serve as an exclusive sanctuary for the botanical legacy of President Andrew Jackson. Verified by The Hermitage horticultural department, the property features historic old-growth trees, including the **last known surviving male Chinese White Mulberry in America of its lineage**. Furthermore, the landscape is graced by **two fruit trees directly transplanted from former First Lady Rachel Jackson's personal garden** at The Hermitage.

Century Farm Character

Adding to the property's rich, lived-in story is a **historic schoolhouse**. While it isn't a meticulously preserved museum piece, it remains in remarkably great shape for a structure on an over-a-century-old farm, offering incredible potential as a creative studio, workspace, or historic focal point.

Homestead & Equestrian Amenities

Fully equipped for your hobbies and homesteading dreams, the estate features robust infrastructure:

- **Fenced Pastures:** Cleared, rolling acreage securely fenced and ready for livestock or horses.



- **The Barn:** An original old tobacco barn that has been thoughtfully converted into a functional, sturdy horse barn.
- **Greenhouse:** A dedicated space for the avid gardener wanting to cultivate year-round.
- **6-Car Garage:** A massive detached garage offering unmatched space for car enthusiasts, a large workshop, or heavy equipment storage.

Property Overview

Feature	Details
Total Acreage	15 Acres (Cleared, Wooded, and Rolling Slope)
Total Square Footage	~4,300 Sq. Ft. Combined
Income Potential	Turnkey Airbnb with included digital/social assets
Historic Highlights	Hermitage-verified trees & antique schoolhouse
Parking & Storage	6-Car Detached Garage + Horse Barn

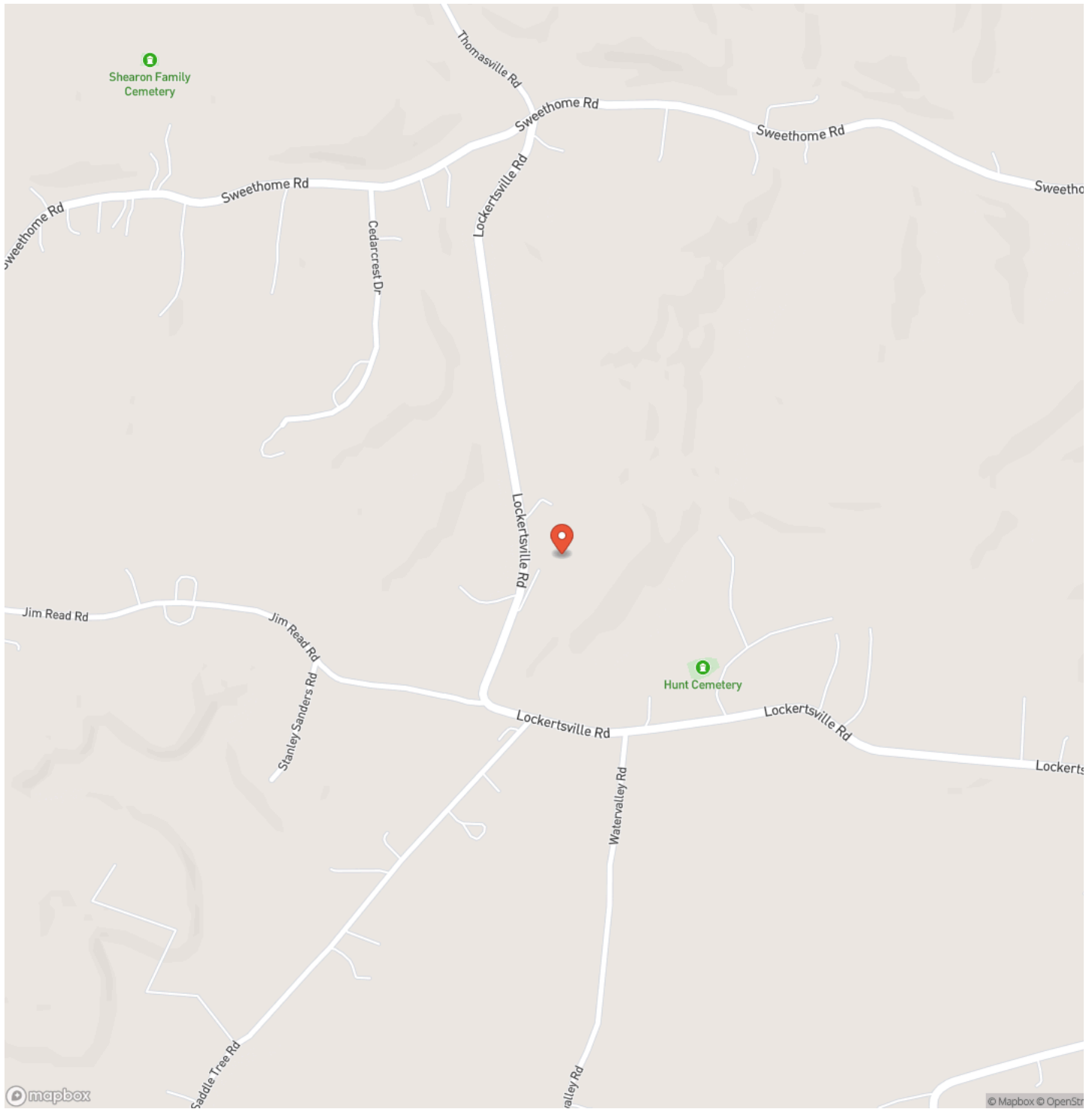
For more information or to set up a showing, please contact Broker, Dennis Jolley [\(615\)-812-0654](tel:615-812-0654) please give 24 hours Notice for showing.



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Ashland City, TN / Cheatham County

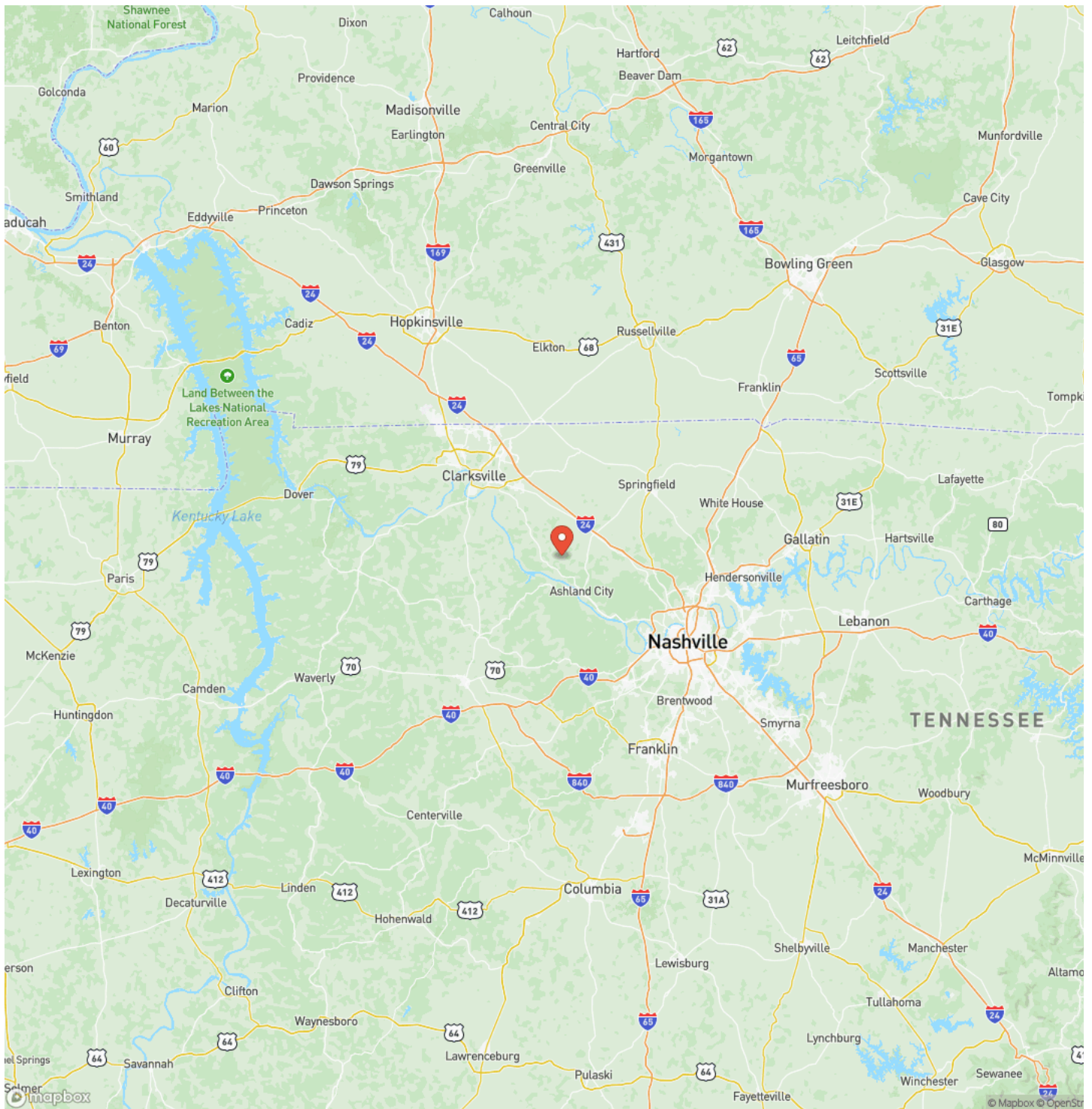


Locator Map



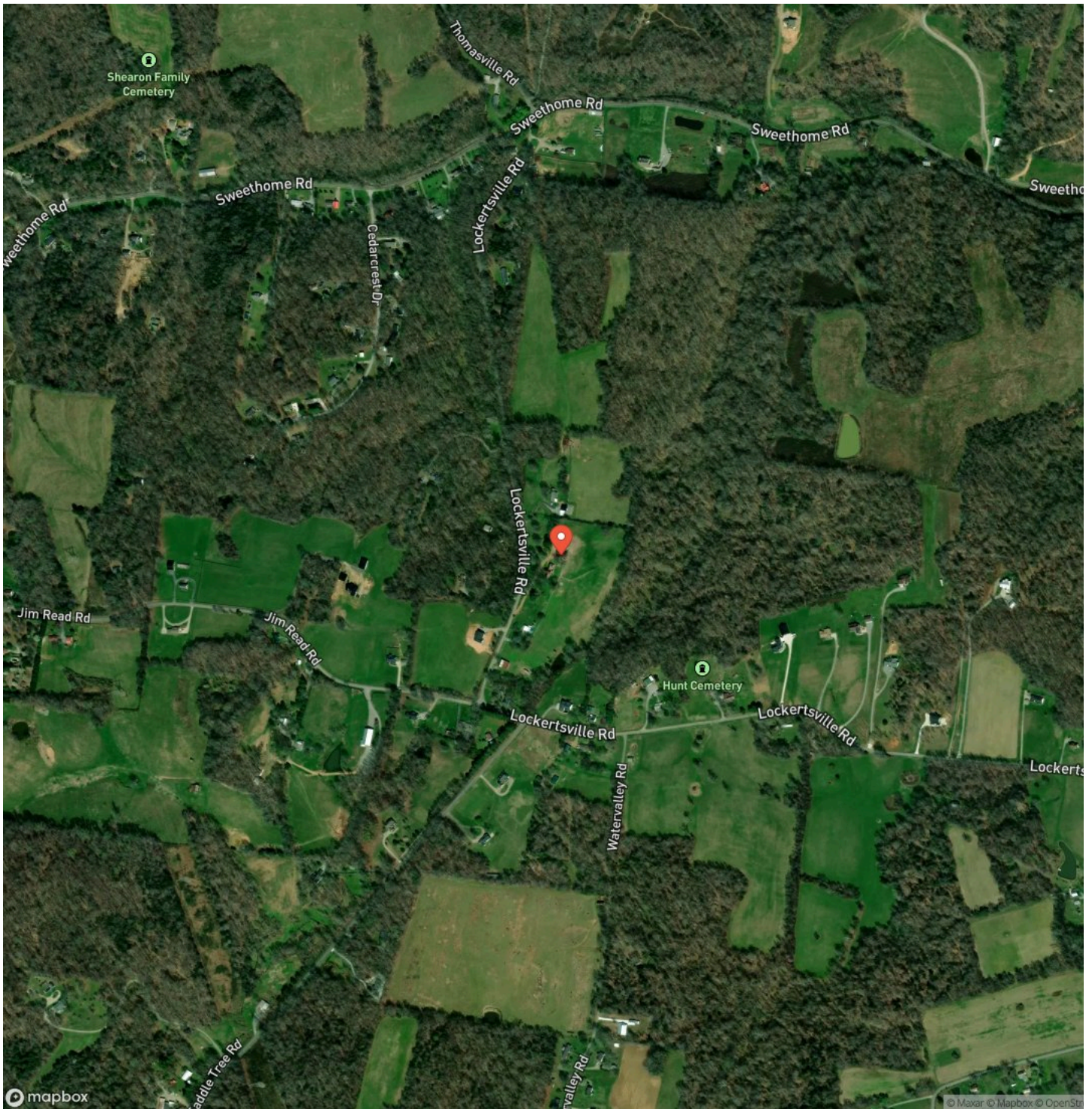
**20 Minutes from Downtown Nashville 2 Homes on 15-Acres in Cheatham County
Ashland City, TN / Cheatham County**

Locator Map



20 Minutes from Downtown Nashville 2 Homes on 15-Acres in Cheatham County
Ashland City, TN / Cheatham County

Satellite Map



DISCLAIMERS

All information believed to be correct. Buyer and buyer's agent to confirm all important information.



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