

**Bon Accord Farm 45 Acres**  
2111 Hoovers Rd  
Duck River, TN 38454

**\$2,385,000**  
45.010± Acres  
Hickman County





**Bon Accord Farm 45 Acres**  
**Duck River, TN / Hickman County**

**SUMMARY**

**Address**

2111 Hoovers Rd

**City, State Zip**

Duck River, TN 38454

**County**

Hickman County

**Type**

Farms, Horse Property, Single Family, Recreational Land,  
Residential Property

**Latitude / Longitude**

35.71931 / -87.27787

**Dwelling Square Feet**

3225

**Bedrooms / Bathrooms**

3 / 2.5

**Acreage**

45.010

**Price**

\$2,385,000

**Property Website**

<https://mcewengroup.com/property/bon-accord-farm-45-acres-hickman-tennessee/76043/>



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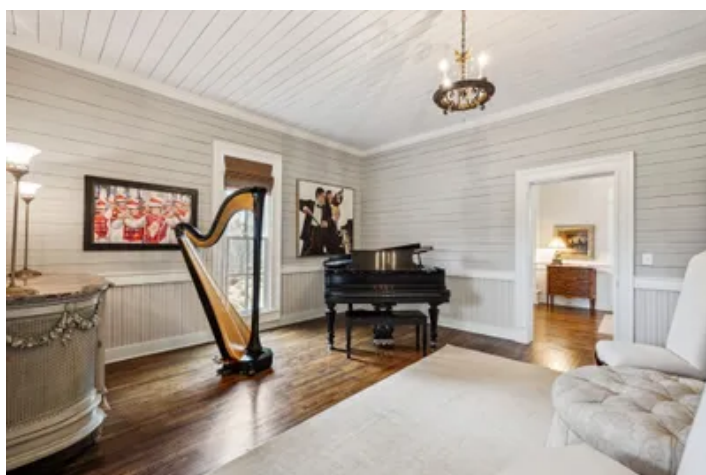
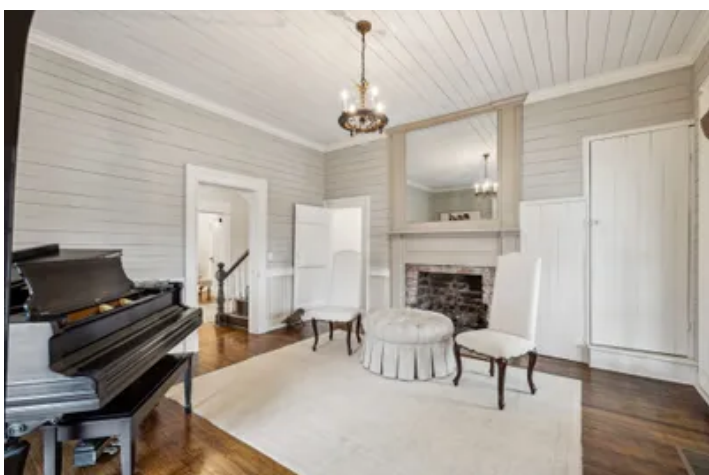
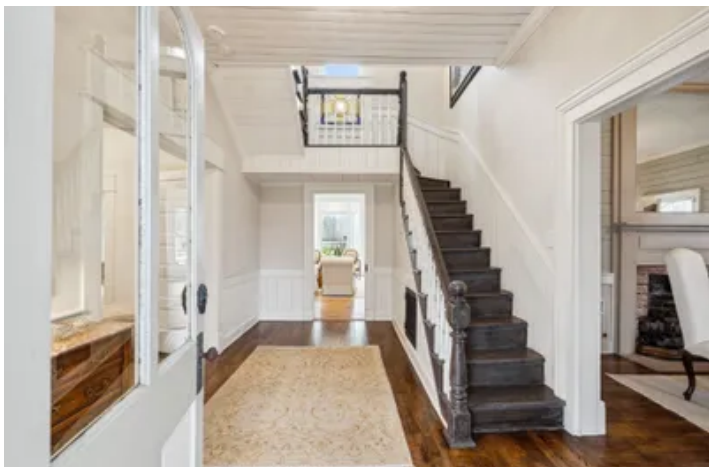
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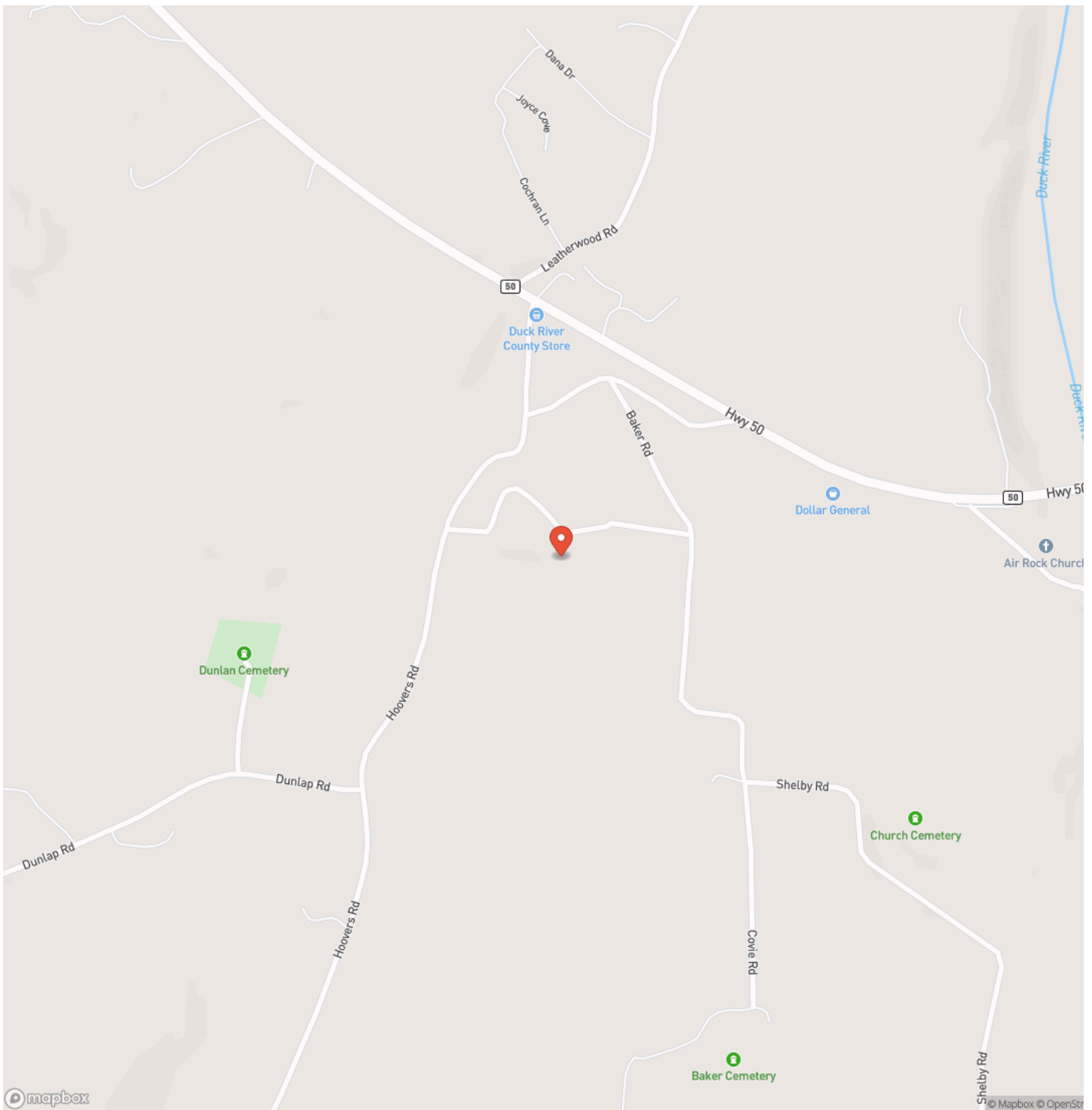
**PROPERTY DESCRIPTION**

This picturesque 45-acre property encompasses gently rolling pastures framed by board fencing and is anchored by a charming 3-bedroom, 2.5-bath Victorian home. Originally constructed in the early 1800s, the home underwent a significant rebuild in 1905 and has been meticulously renovated twice—first in 2017 and most recently in 2024—to preserve its historic character while incorporating modern elegance. The home features charming details including multiple porches that offer sweeping views of the surrounding landscape of pastures, paddocks, and spring-fed pond that is stocked and ready for use. The property also boasts a well-appointed four-stall barn with tack room, wash bay, hay loft and office/gym space that incorporate timber from the original barn. Updated in 2024, the beautifully renovated and furnished one-bedroom bunkhouse, includes modern appliances, laundry room, and city water. The bunkhouse has notably served as a creative retreat for recording artists in recent years. Furthermore, the property also possesses several historic structures, including a salthouse/smokehouse that dates back 150 years. This enchanting property is truly one-of-a-kind, offering a serene retreat and an opportunity to appreciate the history and splendor of the area.

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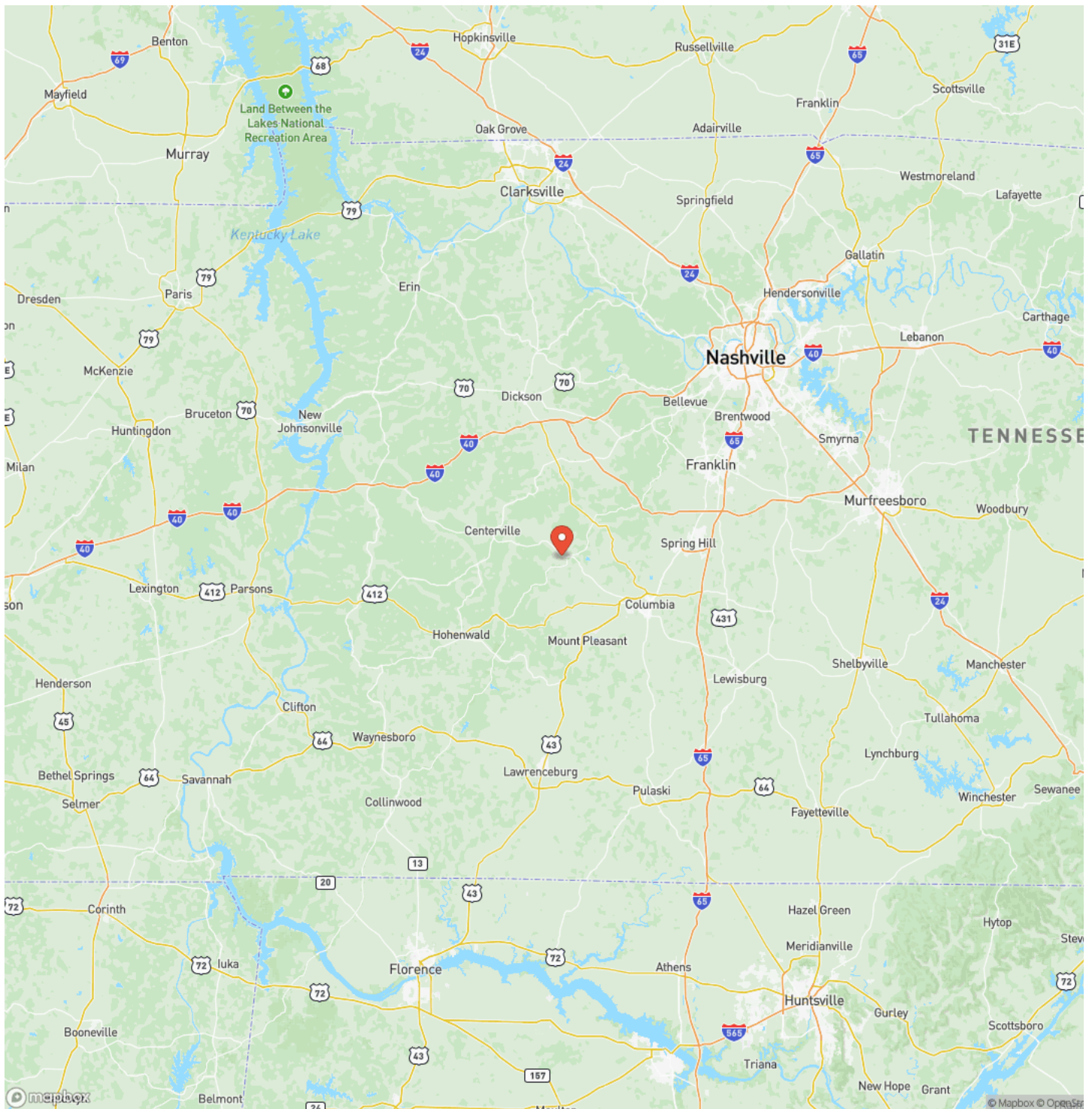


## Locator Map





## Locator Map

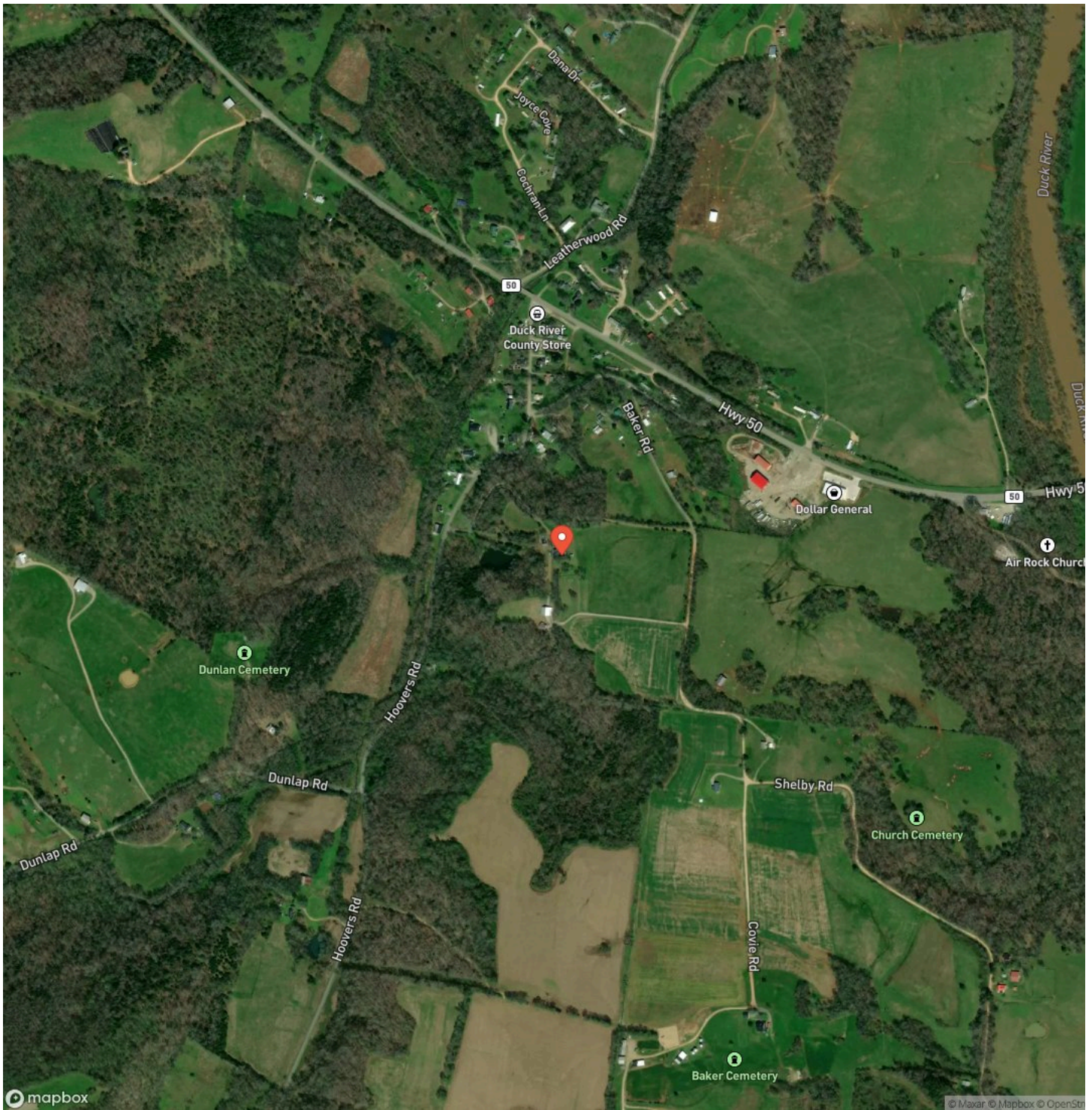


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## Satellite Map



**Bon Accord Farm 45 Acres**  
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## LISTING REPRESENTATIVE

**For more information contact:**



### Representative

Nora Chalifoux

## Mobile

(615) 707-1061

## Email

nora@mcewengroup.com

### Address

City / State / Zip

## NOTES

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.



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## **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.



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