

A LEGACY PROPERTY IN SOUTHERN MIDDLE TENNESSEE

±675 ACRES | ARDMORE, TENNESSEE

THE
REAL EQUITY
GROUP

COMPASS RE
COMMERCIAL



ONE OF TENNESSEE'S MOST UNIQUE LEGACY PROPERTIES

Where Luxury, Land, and Legacy Become One.

King B Farm is an approximately 675-acre legacy estate where luxury living, hospitality, recreation, agriculture, and generations of stewardship come together on one remarkable property.

Thoughtfully assembled and improved over many years, the estate blends historic character with modern amenities to create a destination unlike any other in Middle Tennessee. From its private residence and established wedding and event venue to its guest accommodations, productive farmland, managed wildlife habitat, and extensive supporting infrastructure, every element has been developed with long-term vision and purpose.

Whether envisioned as a multigenerational legacy property, private family estate or homestead, destination event venue, executive sporting estate, or for any of the property's many other potential uses, King B Farm offers an extraordinary combination of scale, versatility, and quality.

Property Highlights

- ±675 Acres
- Luxury Private Residence/ Lodge
- Established Wedding & Event Venue
- Bridal House & Guest House
- ±110 Acres in Agricultural Production
- 500+ Acres Managed for Wildlife & Recreation
- 1,000-Yard Long-Range Shooting Facility
- Multiple Lakes, Ponds & Springs
- Extensive Equipment Package
- Furniture, Fixtures, & Event Equipment Negotiable
- Approximately 5 Minutes to I-65





ESTATE HOME/LODGE

Thoughtfully Designed for Everyday Living and Extraordinary Gatherings.

At the heart of King B Farm is a private residence/lodge designed to balance everyday comfort with exceptional entertaining. Extensively renovated and expanded over multiple phases, the home blends rustic character with refined craftsmanship, creating spaces equally suited for quiet family life and large-scale gatherings.

Anchoring the residence is The Lodge—a dramatic gathering space featuring soaring ceilings, custom millwork, trophy displays, and a striking live-edge monkey pod table. Designed as the social heart of the property, The Lodge reflects King B Farm's spirit of hospitality while seamlessly connecting the residence to the property's outdoor amenities and recreational lifestyle.

Integrated smart-home technology, two full kitchens, multiple living and gathering areas, beautifully designed outdoor living spaces, and a reinforced concrete gun vault further demonstrate the thoughtful investment that has shaped this remarkable property.

Residence Highlights

- 4 Bedrooms
- 6 Bathrooms
- Lodge-Style Great Room
- Two Full Kitchens
- Custom Millwork & Cabinetry
- Smart Home & Audio Integration
- Resort-Style Pool
- Outdoor Living Areas
- ±303 SF Reinforced Concrete Gun Vault
- Storm Shelter
- Hunting Prep Room
- Secure Storage
- Significant Structural Upgrades





DESIGNED TO BRING PEOPLE TOGETHER

Where Every Gathering Becomes an Occasion.

Purpose-built as a destination wedding and event venue, King B Farm combines elegant event spaces with the infrastructure needed to support memorable gatherings of every scale.

The property features a reception hall with large sliding doors that seamlessly connect the indoor and outdoor spaces, multiple ceremony locations, bridal and groom accommodations, catering support facilities, commercial refrigeration, and dedicated men's and women's restrooms. All venue buildings will convey fully furnished.

From intimate ceremonies to corporate retreats and private celebrations, the venue is designed to create memorable experiences in one of Middle Tennessee's most distinctive settings.

Venue Highlights

- Established Wedding & Event Venue
- Reception Hall
- Three Outdoor Ceremony Locations
- Bridal House
- Groom's House / Guest House
- Commercial Warming Kitchen
- Commercial Refrigeration
- Occupancy for up to 299 Guests
- Proven Event Infrastructure









A PREMIER SPORTING PROPERTY

King B Farm has been thoughtfully developed into an exceptional recreational property where hunting, fishing, shooting sports, and outdoor recreation come together across hundreds of acres of carefully managed habitat.

Food plots, wildlife corridors, ponds, trails, elevated blinds, and multiple hunting improvements support thriving deer and turkey populations, while the purpose-built long-range shooting facility offers targets extending to approximately 1,000 yards.

The result is a property equally suited for private enjoyment, corporate entertainment, charitable events, or multigenerational family traditions.



RECREATIONAL HIGHLIGHTS

- 500+ Acres Managed for Wildlife
- Established Deer & Turkey Habitat
- Fishing Lakes & Ponds
- Short and Long-Range Shooting Facility
- Extensive Trail-Camera Network
- 1,000-Yard Targets with Dedicated Cameras
- 4 Elevated Three-Person Blinds
- 2 Two-Person Blinds
- 1 Elevated Single-Person Blind
- ±10 Elevated Ladder Stands
- ±4 Supplemental Feeding Stations



TWO CENTURIES.

Before European Settlement

An Ancient Landscape

Native American artifacts discovered across the property speak to a human history extending far beyond its recorded ownership.

1800s

Founding Families, Interwoven

Ownership passed through the Goode, Ordway, and Goode-Ordway families, whose names remain preserved in the estate's historic cemetery.

1903

A Farmstead Takes Form

The King residence was completed as the centerpiece of an agricultural estate that would eventually exceed 700 acres.

Early 1800s

The Goode Family Arrives

James Goode, who came from Virginia, is remembered as one of the land's earliest European-American owners.

1800s

The King Farm Begins

James W. King established the original farm, beginning five generations—and more than a century—of King family stewardship.

ONE ENDURING LANDSCAPE.

1950s

A Landscape Transformed

Interstate 65 divided the original farm as industrialization brought a centuries-old chapter of rural Tennessee life to a close.

Today

The Story Continues

Across approximately 675 acres, productive fields, abundant wildlife, historic structures, and modern improvements create extraordinary possibilities for generations to come.

Early 1900s

The Rise of "Kingville"

Seven sharecropping families and a surrounding community of tradespeople supported one of the area's most prosperous agricultural operations.

2010s

A New Era Takes Shape

Under new ownership, the historic farm is renewed through thoughtful estate improvements, working agriculture, enhanced wildlife habitat, and a continuing sporting tradition.



A PROPERTY WITH HISTORY

Stewardship Across Generations.

For generations, King B Farm has remained an important part of the local landscape. Historic structures, reclaimed materials, and the original King family farmstead reflect a legacy that extends well beyond the land itself.

Carefully preserved elements—including historic barns, stone walls, a historic cemetery, and reclaimed architectural features—provide a sense of authenticity that cannot be recreated.

Today, the estate represents a rare opportunity to become the next steward of a truly remarkable Tennessee property.

Several historic agricultural structures remain on the property, reflecting generations of stewardship while offering future owners the opportunity to preserve, restore, or thoughtfully adapt these buildings to complement the estate's next chapter.

Historic Features

- Historic King Family Farm
- Historic Cemetery
- Historic Barn Structures
- Reclaimed Architectural Materials
- Original Farm Improvements
- Rich Local History
- Historic Dairy Barn
- Sharecropper House
- Historic Barns
- Historic Stone Walls
- Potential Restoration Opportunities

THE NEXT CHAPTER

King B Farm offers far more than a single use. Its existing improvements, infrastructure, and acreage create opportunities for a wide variety of ownership objectives.

Whether maintained as a private estate or expanded into a larger hospitality operation, the property's flexibility allows future owners to build upon an already exceptional foundation.

Future Possibilities

- Luxury Private Estate
- Multigenerational Family Compound
- Working Farm or Homestead
- Destination Wedding Venue
- Executive Sporting Retreat or Premier Sporting Estate
- Luxury Cabins or Glamping Concept*
- Boutique Hospitality Property
- Corporate or Executive Retreat Center
- Wellness or Faith-Based Retreat*
- Private Membership Club*
- 18–36 Hole Golf Course Concept*

**Subject to zoning, governmental approvals, and utility capacity.*



CONNECTED YET EXCEPTIONALLY PRIVATE

King B Farm enjoys the privacy and tranquility of a secluded rural estate while remaining remarkably accessible.

Located just minutes from Interstate 65, the property provides convenient access to many of the Southeast's fastest-growing metropolitan areas, making it equally suited for weekend retreats, destination events, or corporate gatherings.

Regional Access

- ±5 Minutes to I-65
- Nashville, Tennessee
- Franklin, Tennessee
- Huntsville, Alabama
- Birmingham, Alabama
- Tennessee River Recreation
- Strong Cellular Service
- Starlink Internet Available

Convenient Air Access

King B Farm offers access to two commercial airports, providing both convenient domestic connections and broader international service.

Huntsville International Airport (HSV)

- ±34 miles | ±45–50 minutes
- The closest commercial airport, offering nonstop service to major U.S. destinations and convenient one-stop connections worldwide. HSV currently advertises nonstop service to 18 cities.

Nashville International Airport (BNA)

- ±88 miles | ±1 hour, 25 minutes
- A major regional gateway offering an extensive network of domestic destinations and nonstop international service.

Distances and travel times are approximate and may vary based on route and traffic.

★ 2942 Newman Rd
Ardmore, TN 38449

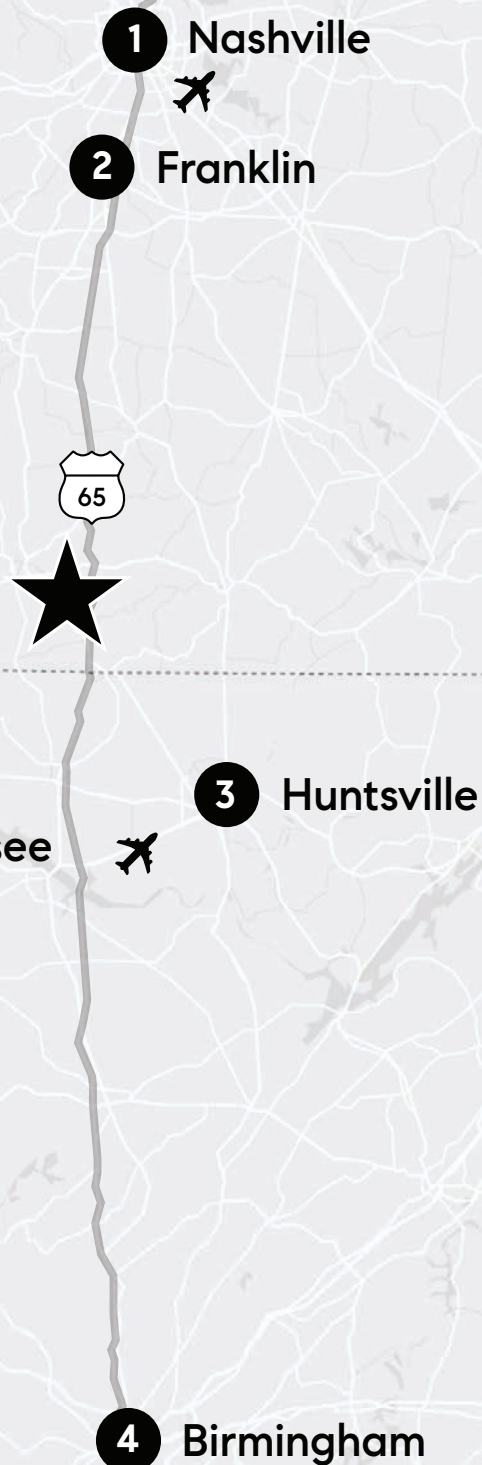
LOCATION ADVANTAGES

±5 Minutes to I-65

Drive Times*

1. Nashville (1 hour, 15 minutes)
2. Franklin (1 hour)
3. Huntsville (50 minutes)
4. Birmingham (1 hour, 40 minutes)
5. Tennessee River

*Based on Apple Maps estimates for a Saturday departure at 11:00 a.m.



BECOME THE NEXT STEWARD OF KING B FARM.

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