

OFFERING MEMORANDUM

Premium East Tennessee Equestrian Estate

1917 Valley Home Rd, Dandridge TN



26.55± Acres | Restored Historic Farmhouse | Indoor Arena | Specialized Stabling | Covered Horse Exercise Facilities | Six Paddocks | 8+ Acre Stocked Pond

Offered at: \$2.395m

The Opportunity

1917 Valley Home Road presents an unique opportunity to acquire a comprehensively developed 26.55 acre equestrian estate in Dandridge, East Tennessee.

Rather than simply offering a residence with acreage and a barn, the property brings together a restored circa-1907 farmhouse, substantial private pond, indoor riding and training arena, specialized stabling, covered horse exercise and handling facilities, six individually fenced paddocks, grazing areas, maintenance and equipment facilities, greenhouse and an extensive collection of supporting agricultural improvements.

The scale and diversity of the existing infrastructure make this an especially compelling offering for a purchaser seeking an established property for horse breeding, training, riding, foaling, private equestrian use or other horse-related operations.



At the same time, the estate retains the character and appeal of a private East Tennessee homestead, centered around an extensively restored historic farmhouse overlooking an impressive 8+ acre stocked pond.

Much of the difficult work of assembling the land and developing the physical infrastructure of a substantial equestrian property has already been completed.

For the right buyer, 1917 Valley Home Road represents an opportunity to acquire the residence, land, water and equestrian infrastructure together in one established property.



INVESTMENT HIGHLIGHTS



26.55± Acre Equestrian Homestead – A distinctive East Tennessee farm setting combining the restored historic farmhouse, approximately 8 acres of grazing pasture, six individually fenced paddocks, established equestrian areas and an impressive 8+ acre stocked pond.

Restored Circa-1907 Farmhouse – Approximately 3,000 SF, four-bedroom historic farmhouse extensively renovated while retaining its original character, with a large wraparound style deck overlooking the surrounding farm and pond.



Six Fenced Paddocks & Grazing Pasture – Six individually fenced paddocks provide controlled turnout and horse separation, complemented by approximately 8 acres of grazing pasture and supporting shade, feeding and watering infrastructure.

Main Equestrian Stable Complex – Purpose-built horse facility featuring multiple oversized stalls, individual equine waterers, feed troughs, overhead fans, tack and feed rooms, horse wash area and specialized padded foaling/livery stalls.





60' x 110' Indoor Riding & Training

Arena – Approximately 6,600 SF under roof with sand footing, viewing platform, PA system and oversized powered access doors, providing a substantial year-round environment for riding and training.

70' x 60' Covered Exercise & Horse-Handling

Facility – Approximately 4,200 SF directly adjoining the indoor arena, incorporating a Priefert circular horse walker, horse pens, gates, squeeze chute and covered handling areas.



Secondary Stable & Horse-Care Facility

– Approximately 30' x 40' additional stable/work building with oversized stalls, horse pen/handling area, office/work space, storage, concrete flooring and multiple access points.

Corral & Horse-Handling Areas – Established corral and working areas integrated with the stable, arena, paddock and exercise facilities to support the day-to-day management of horses.





Bunkhouse at Main Stables –

Conveniently positioned alongside the primary stable complex and equipped with kitchen, full bathroom, walk-in shower, laundry, heating and cooling, providing valuable supporting accommodation.

Maintenance & Equipment Building –

Approximately 35' x 65' / 2,275 SF facility with four powered overhead doors, shelving, compressor, vacuum system and substantial space for tractors, machinery, trailers and farm equipment.



Operational Greenhouse – Approximately 30' x 36' greenhouse with automated irrigation, ventilation, filtered air and motorized shading, adding another agricultural component to the property.

Garage & Equipped Kitchen/Preparation Facility – Approximately 1,200 SF detached building near the farmhouse combining a two-car garage with an extensively equipped kitchen/preparation area, full bathroom and climate control.





8+ Acre Stocked Pond – A spectacular centerpiece of the homestead featuring a private dock and fountain/aeration system, providing an exceptional water feature alongside the property's equestrian acreage.

Large Pole Barn & Farm Support Area – Substantial 60' x 40' central pole-barn section with additional covered areas, complemented by feed facilities, concrete water troughs and supporting agricultural infrastructure.



Extensive Supporting Farm Infrastructure – Multiple additional pole barns, feed and equipment storage areas, shelters, water troughs and other improvements support the property's established equestrian layout.

A Rare, Established Equestrian Offering – More than simply acreage with a barn, the property brings together the homestead, pasture, paddocks, stabling, indoor arena, covered exercise facilities, horse walker, handling areas, farm-support buildings and substantial private pond within one established 26.55± acre estate.

RESTORED 1907 FARMHOUSE



At the residential heart of the property is a beautifully restored farmhouse dating to approximately 1907.

Containing approximately 3,000 square feet and four bedrooms, the residence has undergone extensive renovation while retaining the visual character and atmosphere of the original East Tennessee homestead.

Improvements include updated kitchen and bathroom areas, restored and refreshed walls, ceilings, moldings and windows, polished existing flooring, updated doors, composite plank exterior siding, metal roofing and other substantial improvements.

A large deck extending across the front and sides of the home creates an inviting outdoor living area and takes advantage of the surrounding acreage and water views.

The result is a residence that provides a distinctly different experience from a newly constructed farm home - combining more than a century of history with significant modernization.

MAIN EQUESTRIAN STABLE COMPLEX



The main stable complex has been extensively configured to support serious horse care and management.

The facility includes approximately:

- Four 10' x 21' stalls
- Two 9' x 10' stalls
- Two oversized 20' x 10' padded livery/foaling stalls

Principal stalls incorporate features such as:

- Padded flooring
- Individual equine water fountains
- Feed troughs
- Overhead fans
- Overhead fly misting nozzles
- Specialized horse-care configuration



The larger foaling/livery stalls additionally incorporate padded lower wall areas.

Supporting facilities include:

- Hot and cold horse wash area
- Tack room
- Feed room
- Multiple powered roller doors
- Water/well system connection
- Supporting storage and work areas
- Horse trailer garage

The configuration provides a substantial foundation for a purchaser requiring considerably more than conventional recreational horse stabling.

INDOOR RIDING & TRAINING ARENA



A centerpiece of the equestrian infrastructure is the approximately:

60' x 110' Indoor Arena

The arena incorporates:

- Approximately 6,600 SF under roof
- Sand footing
- Viewing platform
- PA system
- Approximately 16' x 16' powered front and rear access doors
- Additional approximately 12' x 12' rear access
- Direct connection to the adjoining covered horse exercise area

The ability to ride, train and work horses under cover significantly increases the property's year-round equestrian functionality.

COVERED HORSE EXERCISE & HANDLING FACILITY



Immediately behind the indoor arena is an additional approximately:

70' x 60' Covered Exercise Area

Providing approximately 4,200 SF, this area further expands the working capabilities of the equestrian complex.

The facility incorporates:

- Priefert circular horse walker
- Horse pens, Gates & Squeeze chute
- Handling areas
- Covered working environment
- Direct proximity to the indoor arena and stable facilities

Together, the arena and rear covered facility provide approximately 10,800 SF of covered riding, exercise and horse-handling space.

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SECONDARY STABLE & HORSE-CARE FACILITY



A separate approximately 30' x 40' secondary stable/work building provides additional flexibility within the equestrian operation.

The building includes:

- Two approximately 9.5' x 19' stalls
- Larger rear horse pen/handling area
- Office/work area
- Concrete flooring
- Storage
- Multiple roller-door access points
- Ramped concrete access

The building has been configured to support horse-care and working activities and complements the main stable complex.

MAINTENANCE & EQUIPMENT FACILITY



Supporting a property of this scale is an approximately:

35' x 65' Maintenance & Equipment Building

Providing approximately 2,275 SF, the building includes:

- Four powered approximately 12' x 12' roller doors
- Equipment/work areas
- Shelving
- Air compressor
- Installed vacuum system
- Tractor and machinery storage capability
- Workshop potential

The building provides valuable dedicated space for maintaining the property, vehicles, farm machinery and equestrian equipment.

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AUTOMATED GREENHOUSE



The property also includes an approximately:

30' x 36' Greenhouse

Providing approximately 1,080 SF, the greenhouse incorporates a surprisingly comprehensive collection of growing infrastructure, including:

- Automated irrigation
- Ventilation fans
- Filtered air
- Motorized shade system
- Guttered roof system
- Metal-frame construction

This adds another dimension to the property's agricultural capabilities beyond its primary equestrian focus.

CORRAL & HORSE-HANDLING AREAS



A dedicated corral and additional horse-handling infrastructure are integrated into the equestrian portion of the estate.

The positioning of the stable buildings, arena, exercise area, paddocks, corral and supporting structures creates a property where the individual improvements operate as parts of a larger equestrian system rather than as isolated farm buildings.

DETACHED GARAGE & COMMERCIAL KITCHEN/PREPARATION FACILITY



Located near the farmhouse is an approximately 1,200 SF detached building incorporating both garage and extensively equipped kitchen/preparation space.

Approximately 750 SF is configured as a two-car garage and includes:

- Two approximately 12' x 8' roller doors
- Epoxy flooring, Climate control, Storage

An additional approximately **450 SF kitchen/preparation area** includes:

- Two gas cooktops, Double Oven
- Wall ventilation
- Instantaneous gas hot water
- Separate climate control
- Full bathroom

This represents another unusually substantial supporting improvement within the estate.

A PROPERTY DESIGNED AROUND THE HORSE - (*Property Map*)



What differentiates 1917 Valley Home Road is not simply the number of buildings. ***It is the relationship between them.***

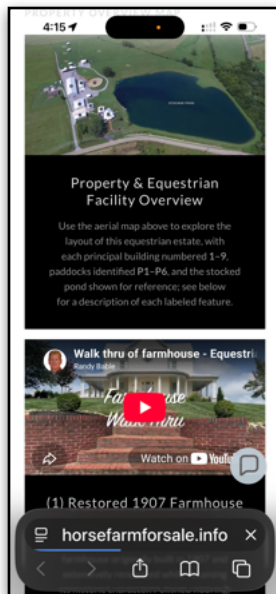
The main stable, specialized stalls, arena, covered exercise facility, horse walker, secondary stable, corral, paddocks, pasture, feed facilities, equipment buildings and supporting infrastructure have been assembled into a comprehensive horse property.

For a buyer considering the cost, time and complexity involved in purchasing raw acreage and then separately developing barns, fencing, an indoor arena, exercise facilities, water systems, equipment storage and other improvements, the existing infrastructure represents an important component of this offering.

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|---------------------------------|---|
| (1) Farmhouse | (6) Indoor Arena / Equine Handling area |
| (2) Garage w/Commercial Kitchen | (7) Vet/Secondary Stables, Office, Pen |
| (3) Automated Greenhouse | (8) Large Pole Barn w/Fuel tank |
| (4) Maintenance Garage | (9) Corral |
| (5) Stables (Bunkhouse in Rear) | P1-P6 - Fenced Paddocks & Grazing |

OFFERING SUMMARY

Property	1917 Valley Home Road, Dandridge, TN 37725
Offering Price	\$2,395,000
Property Type	Equestrian Estate / Farm
Land Area	26.55± Acres
Residence	Restored circa-1907 Farmhouse
Residence Size	Approx. 3,000 SF
Bedrooms	4
Pond	8+ Acres, Stocked
Indoor Arena	Approx. 60' x 110'
Covered Exercise Area	Approx. 70' x 60'
Main Stable	Multiple Specialized Stalls + Foaling/Livery Facilities
Paddocks	6 Individually Fenced
Grazing	Approx. 8 Acres
Maintenance Building	Approx. 2,275 SF
Greenhouse	Approx. 1,080 SF
Additional Improvements	Bunkhouse, Secondary Stable, Pole Barns, Corral, Garage/ Kitchen Facility, Feed & Equipment Areas
Website	horsefarmforsale.info



EXPLORE THE PROPERTY ONLINE

Because of the number and variety of improvements at 1917 Valley Home Road, photographs alone do not adequately communicate the property.

A dedicated marketing website (<http://horsefarmforsale.info>) has therefore been created to allow prospective purchasers to explore the estate in considerably greater detail.

The website includes everything in this Offering Memorandum plus: Main property marketing film; Individual continuous walk-through videos; Property Q&A and a Broker contact form.

For additional information, site plans, or to schedule a private tour, please contact:

Randy Bable

Principal Broker

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Important Information & Disclaimer

The information contained within this Offering Memorandum has been compiled from information provided by the property owner, observations of the property, public records and other sources believed to be reliable. It is provided for general marketing and informational purposes only and is not intended to constitute a representation, warranty or guarantee by the Seller or Broker.

All dimensions, building sizes, acreage, pond size, stall dimensions, pasture acreage, dates, equipment descriptions and other measurements are approximate unless independently documented. Prospective purchasers and their advisors should independently verify all information material to their decision to purchase, including but not limited to acreage, boundaries, surveys, square footage, condition, utilities, water and septic systems, permits, zoning, allowable uses, licenses, environmental matters and the suitability of the property and improvements for the purchaser's intended use.

Certain equipment, furnishings, machinery, agricultural equipment, equestrian equipment and other personal property visible in photographs, videos or during a showing may not be included in the real estate sale. Items to convey should be specifically identified and agreed upon in the Purchase and Sale Agreement.

The property is offered subject to prior sale, withdrawal, modification and acceptance by the Seller without notice. Neither Seller nor Broker is obligated to accept any offer.