

EVENT VENUE & HOSPITALITY OPPORTUNITY

King B Farm is an established event destination developed to host weddings, private celebrations, corporate retreats, sporting events, and destination gatherings. Its combination of historic character, modern amenities, and extensive infrastructure creates an exceptional hospitality asset within one of Middle Tennessee's most picturesque rural settings.

Developed beginning in 2018 and 2019 as a complementary use for the estate, the event campus was designed to integrate naturally with the property's agricultural setting. At its heart is a restored historic horse barn transformed into an elegant ballroom while retaining its original equestrian character, including the visible stall layout. Modern improvements include quality flooring, a fully equipped commercial catering kitchen, spacious restrooms, high-speed Starlink internet, security systems, and professionally maintained grounds.

Adjacent to the ballroom, the former caretaker's residence was renovated as the Bethany Bridal Cottage, offering a refined setting for bridal preparations. The Galtney Groom's House, constructed in 2016, provides a dedicated gathering place for the wedding party. Both were named in honor of longstanding local families connected to the surrounding community.

A landscaped ceremony garden overlooking Indian Creek completes the campus. Together, the garden, ballroom, bridal cottage, and groom's house allow guests to experience an entire celebration without leaving the estate. The venue is equally suited to intimate gatherings and celebrations of more than 200 guests, with an operating history

demonstrating its versatility across events of varying sizes and formats.

The estate's approximately 7,500-square-foot primary residence adds another dimension to the hospitality opportunity. Combined with the venue facilities and surrounding grounds, the property could accommodate luxury weddings, multi-day celebrations, executive retreats, family reunions, sporting weekends, and private corporate events—extending its potential well beyond a traditional single-day wedding venue.

During its active years, the business experienced growing demand while establishing relationships with experienced caterers, florists, photographers, rental companies, and other regional event professionals. Existing staff also gained valuable experience maintaining the facilities, coordinating with organizers, preparing the venue, assisting guests, and supporting successful events.

Operations have been intentionally reduced in recent years for personal reasons unrelated to the venue's performance. However, the physical infrastructure, venue improvements, vendor relationships, operating knowledge, branding, and marketing assets remain in place, providing a future owner with an established foundation that could be reactivated or adapted with substantially less startup effort than developing a comparable destination from the ground up.

Whether envisioned as a luxury wedding venue, private event estate, executive retreat, sporting lodge, or multi-use hospitality destination, King B Farm offers a proven platform with the flexibility to support the next owner's vision.

THE MAIN RESIDENCE & ESTATE IMPROVEMENTS

The main residence at King B Farm reflects more than a decade of craftsmanship, investment, and respect for the property's history. Since acquiring the approximately 641-acre estate in January 2010, the current owner has transformed the residence and supporting structures into a private retreat that blends modern comfort with the heritage of one of Middle Tennessee's most historic farms.

Originally constructed during the 1970s, the residence/lodge required substantial renovation following years of limited maintenance under absentee ownership. As work began, boxes of photographs, documents, maps, and family records were discovered throughout the farm. Together with stories shared by longtime residents and former sharecropper Luther Moore, these materials revealed the history of the King family and inspired the owner to preserve the estate as a unified property. The name King B Farm was established during this period, combining the historic King name with the owner's family initial to mark a new chapter.

A comprehensive renovation completed in 2010 reimaged the home's compartmentalized floor plan as a warm, open-concept country residence with post-and-beam architectural elements. Major systems and finishes were updated, including plumbing, electrical, HVAC, insulation, roofing, wiring, structural components, and hardwood flooring.

The historic caretaker's residence—now the Bride's House—was renovated concurrently. During restoration, carved initials and dates were discovered in the original floor joists above its root cellar, preserving a tangible connection to the property's early occupants. An expansive rear patio and gazebo were added to the main residence in 2013, creating inviting outdoor gathering spaces overlooking the estate.

Between 2014 and 2015, a lodge-style addition introduced several of the residence's defining features: a dramatic trophy room, expansive primary suite, fully finished lower level, and custom gun vault. Created as both a family gathering place and a showcase for a curated wildlife collection, the trophy room features laminated pine trusses, hand-finished walls, custom millwork, continuous oak flooring, and a grand stone fireplace. Reinforced walls, structural steel, and oversized engineered supports were incorporated to accommodate substantial displays and large gatherings.

The secure gun vault was completed by craftsmen specializing in luxury sporting estates and finished with custom black walnut cabinetry and premium millwork. In 2016, the kitchen was redesigned with custom cabinetry, upgraded appliances, generous pantry storage, and two oversized islands, including one with a solid oak countertop.

Also completed in 2016, a separate guest residence—now the Groom's House—was designed for single-level living with wide doorways, accessible bathrooms, and wraparound porches. Its flexible layout supports guest accommodations as well as multigenerational family use.

Improvements extended across the estate: historic barns were cleaned and stabilized, agricultural infrastructure restored, overgrown fields reclaimed for productive farming, outdated fencing removed, and wildlife habitat enhanced.

Today, the main residence anchors a refined sporting estate that balances luxury, history, craftsmanship, and everyday functionality. Together with the Bride's House, Groom's House, historic King residence, and agricultural buildings, King B Farm is equally suited to serve as a private family retreat, sporting estate, hospitality destination, or multigenerational legacy property.

THE LEGACY OF KING B FARM

King B Farm represents more than two centuries of settlement, agriculture, and family stewardship. From its earliest nineteenth-century owners through generations of the King family and into its modern evolution, the approximately 675-acre estate has remained an enduring part of southern Middle Tennessee's landscape and heritage.

Local historical accounts identify James Goode, who relocated from Virginia, as one of the land's earliest European-American owners. Ownership later passed through the Ordway and interconnected Goode-Ordway families, reflecting the close relationships among many of the area's founding families. Members of each are memorialized in the Goode-Ordway Cemetery near the center of the estate, which has been cleared, protected, and maintained during the current ownership.

The King family acquired the property during the nineteenth century, beginning more than a century of continuous family stewardship. Across five generations, the Kings expanded the original farm from approximately 455 acres to more than 700 acres at its height. The operation supported seven sharecropping families and became one of the area's largest and most prosperous working farms.

The estate occupied a prominent location along historic Stagecoach Road, near the original Stagecoach House constructed during the 1830s. An impressive limestone wall still extends for more than half a mile along King Road, with additional sections continuing beyond the present Interstate 65 corridor. Together, the road and wall remain defining features of the property's nineteenth-century landscape.

Completed in 1903, the original King residence continues to stand as the centerpiece of the historic farmstead. Surrounding agricultural structures—including a surviving sharecropper's home, the former cook's kitchen, and numerous

outbuildings—illustrate the scale and organization of the former farming operation. Newspapers dating to at least 1925 were discovered beneath wall coverings in the sharecropper's home, offering a tangible glimpse into the lives of families who once lived and worked on the farm.

Much of the estate's living history was preserved through conversations with Luther Moore, who was raised on the property during the 1930s and 1940s and left the farm in 1950. Moore recalled the surrounding area being informally known as "Kingville," where blacksmiths, farriers, craftspeople, and other trades supported the King family's extensive agricultural enterprise.

Following World War II, industrialization transformed American agriculture, and construction of Interstate 65 during the 1950s divided the original estate. During the later years of King family ownership, local oral histories recall Joseph Gilbert King welcoming his friend, Walmart founder Sam Walton, to the property for hunting trips—adding another memorable chapter to the farm's longstanding sporting tradition.

The King family's stewardship concluded during the 1990s. After passing through several owners, the property was acquired by its current owner in January 2010. Inspired by photographs, family records, physical evidence, and stories shared by longtime residents, ownership reunited the estate's history with a new vision, adopting the name King B Farm to honor the King family while marking the beginning of another chapter.

Today, historic structures, productive fields, abundant wildlife habitat, modern estate improvements, and generations of stories come together across approximately 676 acres. King B Farm offers more than an extraordinary collection of land and buildings—it presents an opportunity to carry forward a living Tennessee legacy while shaping what comes next.

WILDLIFE & SPORTING HERITAGE

King B Farm has been managed as a premier recreational and sporting estate for more than fifteen years, with a consistent emphasis on habitat enhancement, wildlife conservation, and responsible game management. Rather than maximizing annual harvests, ownership has prioritized long-term stewardship, creating approximately 675 acres that support healthy wildlife populations and exceptional recreational opportunities.

When the current owner acquired the farm in 2010, the property already displayed strong characteristics for mature whitetail habitat. Before harvesting began, the land was studied over two full years to better understand seasonal movement, bedding areas, travel corridors, feeding patterns, and overall habitat utilization. These observations established the foundation for the management program that continues to benefit the property today.

The owner subsequently worked with the Tennessee Wildlife Resources Agency to implement a population-management strategy focused on balancing the herd, reducing overpopulation, and improving long-term health. Since those initial efforts, King B Farm has consistently supported mature whitetail deer through a disciplined harvest philosophy centered on sustainability, healthy age structure, and quality habitat.

One of the estate's greatest assets is its professionally developed, turnkey hunting infrastructure. Refined through more than fifteen years of observation and management, the established system includes seven enclosed shooting blinds: four elevated three-person blinds, two elevated two-person blinds, and one elevated single-person blind. Approximately eight to ten ladder stands provide additional rifle and crossbow opportunities within the timber. Feeding areas, established trail-camera locations, and an extensive internal trail system providing ATV and

utility-vehicle access further support seasonal management and comfortable access throughout the property. These improvements are included in the sale.

Agricultural fields, wooded acreage, native browse, creek corridors, and cultivated crops provide diverse year-round habitat. Interior fields are generally allowed to grow naturally through the spring and summer, creating bedding cover, nesting habitat, and additional food sources before seasonal trail maintenance begins. Approximately 500 acres have been maintained as a low-disturbance wildlife sanctuary, encouraging consistent bedding and travel patterns while contributing to the estate's overall hunting quality.

Habitat management extends beyond whitetail deer. After observing a decline in the wild turkey population during the early years of ownership, the owner consulted with an experienced former TWRA wildlife professional and implemented a long-term habitat-restoration program. Turkey numbers have steadily improved, with regular observations of mature gobblers, hens, poults, and healthy annual recruitment.

The farm also supports rabbits, songbirds, upland birds, and a variety of native wildlife species. Its agricultural fields provide additional recreational possibilities and could be readily managed for seasonal dove hunting if desired.

Today, King B Farm stands as a premier private sporting estate, offering mature whitetail habitat, an improving wild turkey population, diverse native wildlife, and professionally developed hunting infrastructure across approximately 676 acres. With its blinds, stands, feeding systems, access trails, and related hunting improvements included in the sale, the property offers a turnkey recreational experience supported by more than fifteen years of informed habitat and wildlife management.