



FAY

RANCHES[®] *Inc.*

TURKEY PEN

Vonore, Tennessee

\$8,900,000 | 3,233± Acres

FARMS ■ TIMBER ■ RANCHES ■ PLANTATIONS ■ VINEYARDS



Turkey Pen, Vonore Tennessee

INTRODUCTION

Nestled amid some of the oldest mountains in the world, the creeks and basins of Turkey Pen harbor an incredibly rich ecosystem. The Little Tennessee River is designated as a Native Fish Conservation Area, containing more than 100 species of native fish, 10 species of native mussels and a dozen crayfish species. Turkey Pen consists of 3,233± acres, bordered by the Great Smokey Mountain National Park, Cherokee National Forest and the TWRA. Turkey Pen truly bridges the Smokey Mountains and is a one of kind property. Three mountain ranges come together here, The Great Smokey's to the north, the Cheoahs to the east and Unicoi mountain range to the south, which remains one of the most primitive, undeveloped areas in the eastern United States. The name Unicoi comes from the Cherokee word that means white. It refers to the low-lying clouds and fog that often drape the Southern Appalachian Mountains. The nearby Joyce Kilmer-Slickrock Wilderness and the Citico Creek Wilderness make this area a truly wild place. The water frontage on Chilhowee Lake along the Bolden Knight Bluff is very special and has excellent access. The Little Tennessee River starts in Northern Georgia and gathers waters from the Tuckasegee and Tellico Rivers and Citico Creek, contributing to the diversity of Turkey Pen.



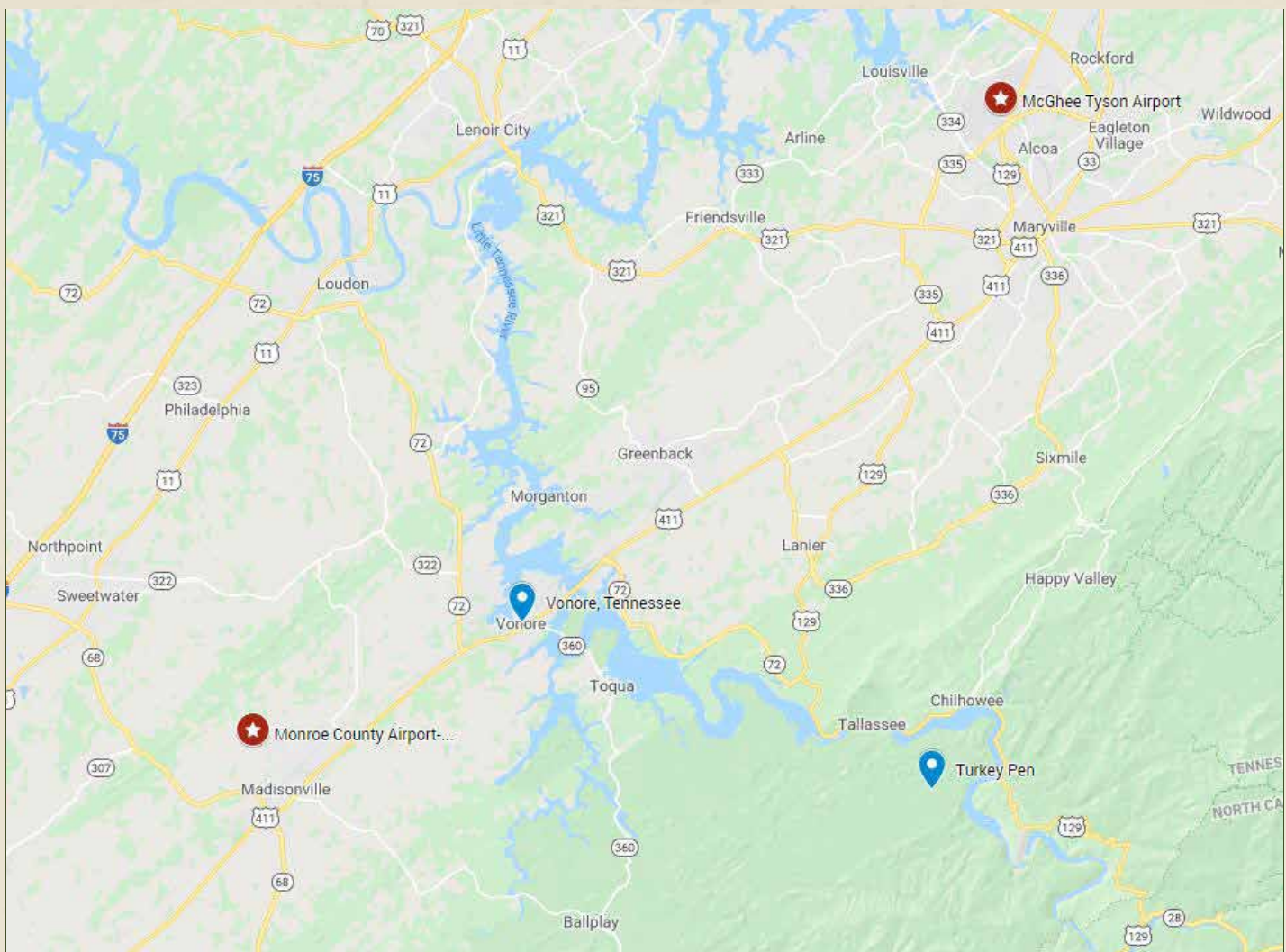
LOCATION

Turkey Pen is situated between Atlanta, Chattanooga and Knoxville. It is also near the famous whitewater rivers, the Ocoee, Nantahala and Hiwassee Rivers. The Chilhowee Reservoir, of the Little Tennessee River, provides a boundary between the Great Smokey Mountain National Park and the Cherokee National Forest. The lake is more river-like, with a shallow bed and twisting route stretching for ten miles. The lake's 1,747± acres is drainage for 1,977 square miles. There are many boat ramps on Chilhowie and Tellico Lake, with a full-service marina on Tellico Lake. The property borders Cherokee National Forest, Tennessee Wildlife Resources Agency-The Nature Conservancy (Bridging the Smokies Protected Land) and The Great Smokey Mountain National Park is just across Chilhowee Lake.

GETTING THERE

From the town of Vonore, Tennessee, Turkey Pen is accessed via Mt. Pleasant Road.





AIRPORT INFORMATION

Vonore has several nearby regional airports and is within several hours of other major airports.

- 164 miles to Hartsfield-Jackson Atlanta International Airport (ATL)
- 80 miles to Chattanooga Metropolitan Airport (CHA)
- 23 miles to McGhee Tyson Airport (TYS)
- 15 miles to Monroe County Airport (MNV)



ACREAGE

3,233± deeded acres

TIMBERLAND

Turkey Pen's forest is essentially in the world's richest temperate deciduous/coniferous forest in the world. A mature forest encompasses most of the property. Timber information is available per request.

SCENIC VISTAS

Turkey Pen is surrounded by incredible vistas from The Great Smokey Mountain National Park, Appalachian Trail, Chilhowee Lake, Tail of the Dragon, Calderwood Lake and Cherokee National Forest.

HISTORY

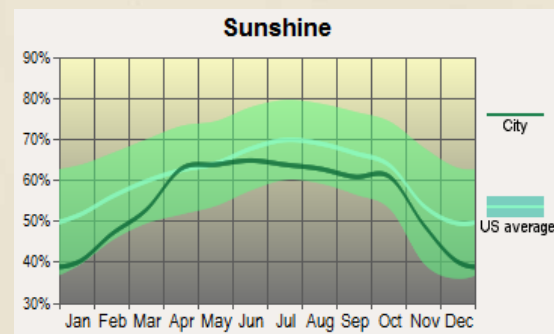
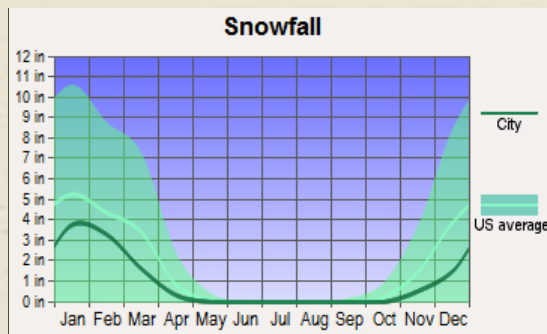
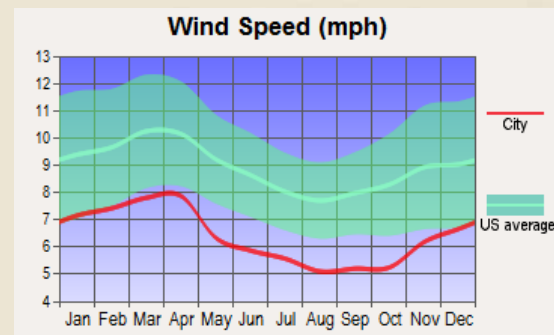
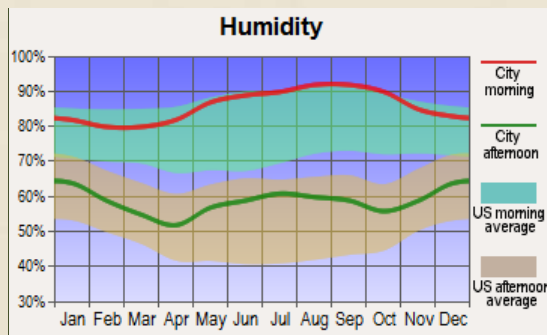
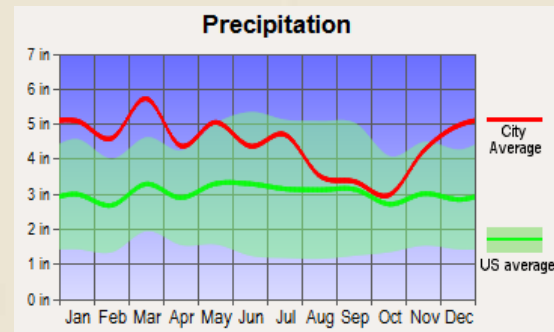
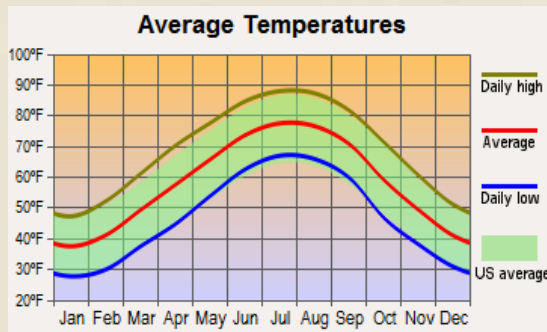
The cultural significance of Turkey Pen dates back to the Cherokee. The area is home of the Cherokee Village known as Tenasee, established in the 17th century. Lieutenant Timberlake's 1762 map of this area gives the spelling of the village as Tennessee, the first known use of the state's name in its current form. The historic Cherokee village of Tellico Plains and the birthplace of Sequoyah are both nearby. Cherokee syllabary was invented by Sequoyah in the late 1800's who wrote the Cherokee language. This history can be visited at the Sequoyah Birthplace Museum. Historic Fort Loudoun, situated on an island in the Little Tennessee River, was one of the first European settlements west of the Blue Ridge Mountains.



CLIMATE

In Vonore, the summers are typically hot and muggy with short, chilly winters and it is wet and partly cloudy year round. Over the course of the year, the temperature typically varies from 32°F to 88°F and is rarely below 18°F or above 95°F. Courtesy of weatherspark.com.

In the mountains and higher elevations of Turkey Pen, the climate is much more pleasant, offering milder temperatures, even in the summer. Autumn brings clear skies and cooler weather with occasional rain showers. Winters are moderate with warmer temperatures at lower elevations and snow in the higher elevations. Approximately half of the days in winter have high temperatures around 50 degrees.





WATER SOURCES / WATER RIGHTS

Surface water use in Tennessee is based on traditional riparian rights that are held by owners of property adjacent to or underneath any surface water body. Typically these rights are not separated from the riparian lands. Waters on or bordering Turkey Pen:

- Little Tennessee River
- Chilhowie Lake
- Citco Creek
- Carringer Creek
- Miry Creek
- Mulberry Branch





IMPROVEMENTS

The property is accessed by over 3 miles of county road frontage on both sides of Mt. Pleasant Road. There is over 12 miles of well-maintained interior roads. The property was once operated as a guest lodge and the old buildings are in place. There is a nine-bedroom rustic lodge with kitchen and dining hall. The lodge is accessed by a wooden covered bridge. There is a large rustic barn with horse stalls. Historic Happy Top Church is a one room church and cemetery. Electricity and telephone services are available along Mt. Pleasant Road.





RECREATION

The property offers endless opportunities for outdoor recreation and lifestyle. There is approximately 4,000 feet of water frontage along Chilhowee Lake along the Bolden Knight Bluff. The miles of roads and trails offer excellent hiking, equestrian rides and ATV exploring. The road and trail system led the explorer to any one of 21 strategically situated cleared bluffs on high knolls providing scenic vistas and game viewing areas. Nearby Tellico Lake, Chilhowee Lake, Citico Creek and rivers in the area offer boundless boating. There are many nearby hiking trails, including the renowned The Chilhowee Trail System and Appalachian Trail.



HUNTING AND WILDLIFE

The primary hunting opportunities include white tail deer, black bear, wild boar, wild turkey and ruffed grouse.

FISHING

The primary game fish are largemouth bass, small mouth bass, trout, walleye, crappie, sunfish and rock bass.



NEARBY ATTRACTIONS & ACTIVITIES

The Tennessee River Valley is an outdoor recreation wonderland. There are millions of acres of public lands and hundreds of miles of waterways. The region features rivers, streams, beautiful lakes, wildlife management areas, state parks and federal parks, offering four seasons of recreational activities for families and outdoor enthusiasts. The area is easily reached via State Highway 129. There are many access points to the lake. Highway 129, known as the Dragon, rides along Chilhowee Lake to Tail of the Dragon scenic lookout and onward to Deals Gap. Continue on to the Cherohalla Skyway for a scenic drive through the South Cherokee National Forest ending at Tellico Plains for an outstanding journey through this historically rich area.



INCOME | RETURN OPPORTUNITY

There are many income producing opportunities at Turkey Pen, including timber harvest, ranching, outfitting and/or development. The Great Smoky Mountain National Park is just across the river. The river frontage and road frontage, along with a great network of interior roads and trails, make this an easy tract to develop.

MINERAL AND TIMBER RIGHTS

All mineral and timber rights appurtenant to the property and owned by the Seller will convey to the Buyer at closing. Mineral rights are not guaranteed. It is suggested that the Buyer conduct a mineral search with a title company.



CONSERVATION / STEWARDSHIP

Each of us at Fay Ranches has a love of the land and a desire to see it remain as productive agricultural ground as well as quality fish and wildlife habitat. Through promoting the use of thoughtful land stewardship, Fay Ranches has guided owners toward a legacy of conserving wide open spaces, enhancing and creating fisheries and wildlife habitat and implementing sustainable agricultural operations. Fay Ranches is proud to say that since our company began in 1992, the landscape on which we work has been significantly enhanced by the conservation ethic and land use practices of our clients. The conservation value of this property is very high given its proximity to The Nature Conservancy Land, The Tennessee Wildlife Resources Agency Land, Citico Creek Wilderness and the Great Smokey Mountain National Park.



QUICK FACTS

- Over 12 miles of interior roads
- 7.5 miles of maintained trails
- 3.4 miles of county road frontage
- 4,000 feet of lake frontage
- Managed by professional forester since 1998



SUMMARY

Turkey Pen is one of the last large tracts of unbroken private land adjacent to the Cherokee National Forest in the Southern Smoky Mountains. The significant water frontage on the Little Tennessee River, along with Carringer Creek, Miry Branch and Mulberry Branch, that flow through the property, coupled with protected lands that surround the property, make this a significant and unique opportunity. There are many income producing opportunities and this property would be a great location for a luxury resort like Blackberry Farm or for an Orvis-endorsed style outfitting lodge.



PRICE

\$8,900,000

TERMS

Cash, Conventional Financing, 1031 Tax Exchange, Public Land Exchange

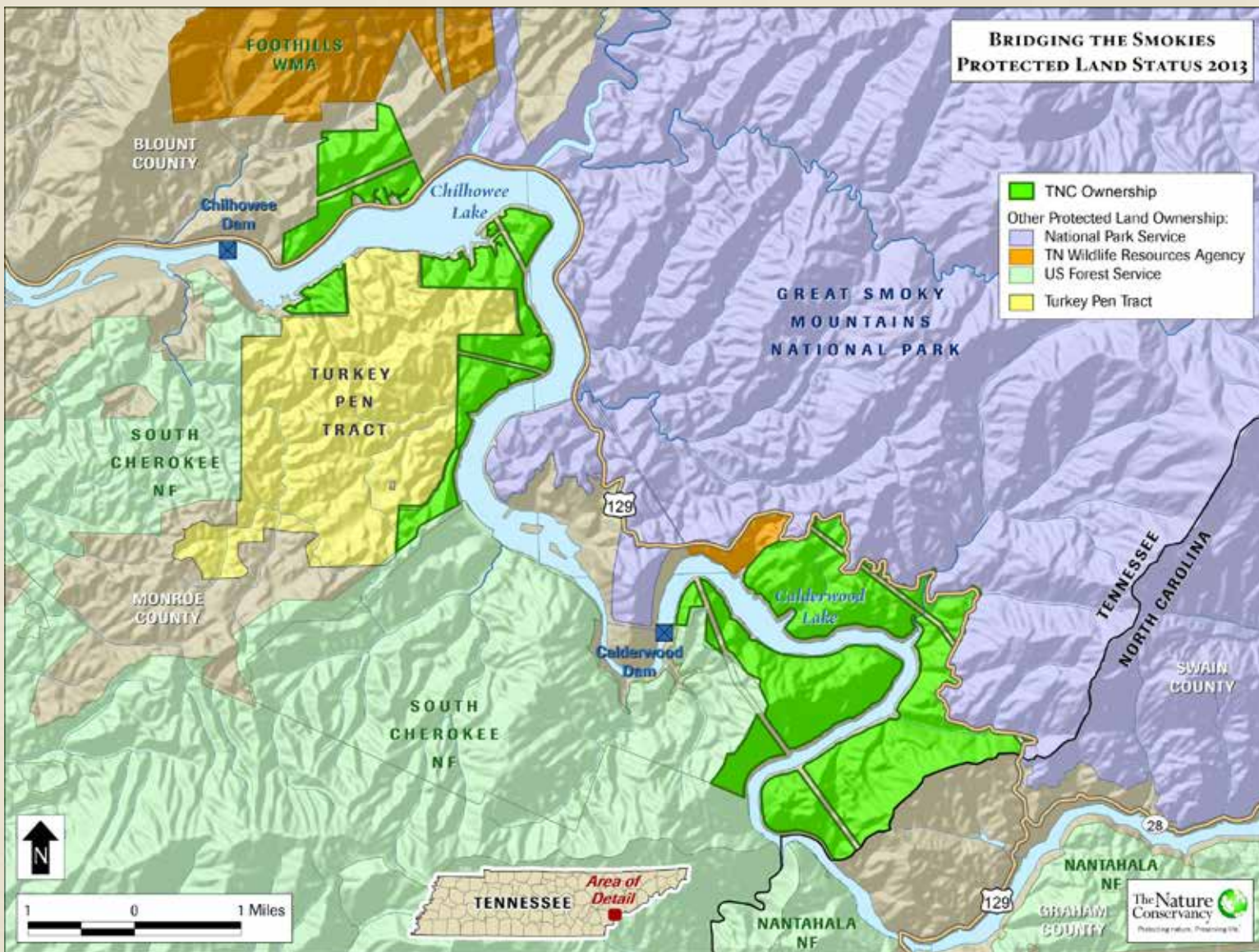
CONTACT

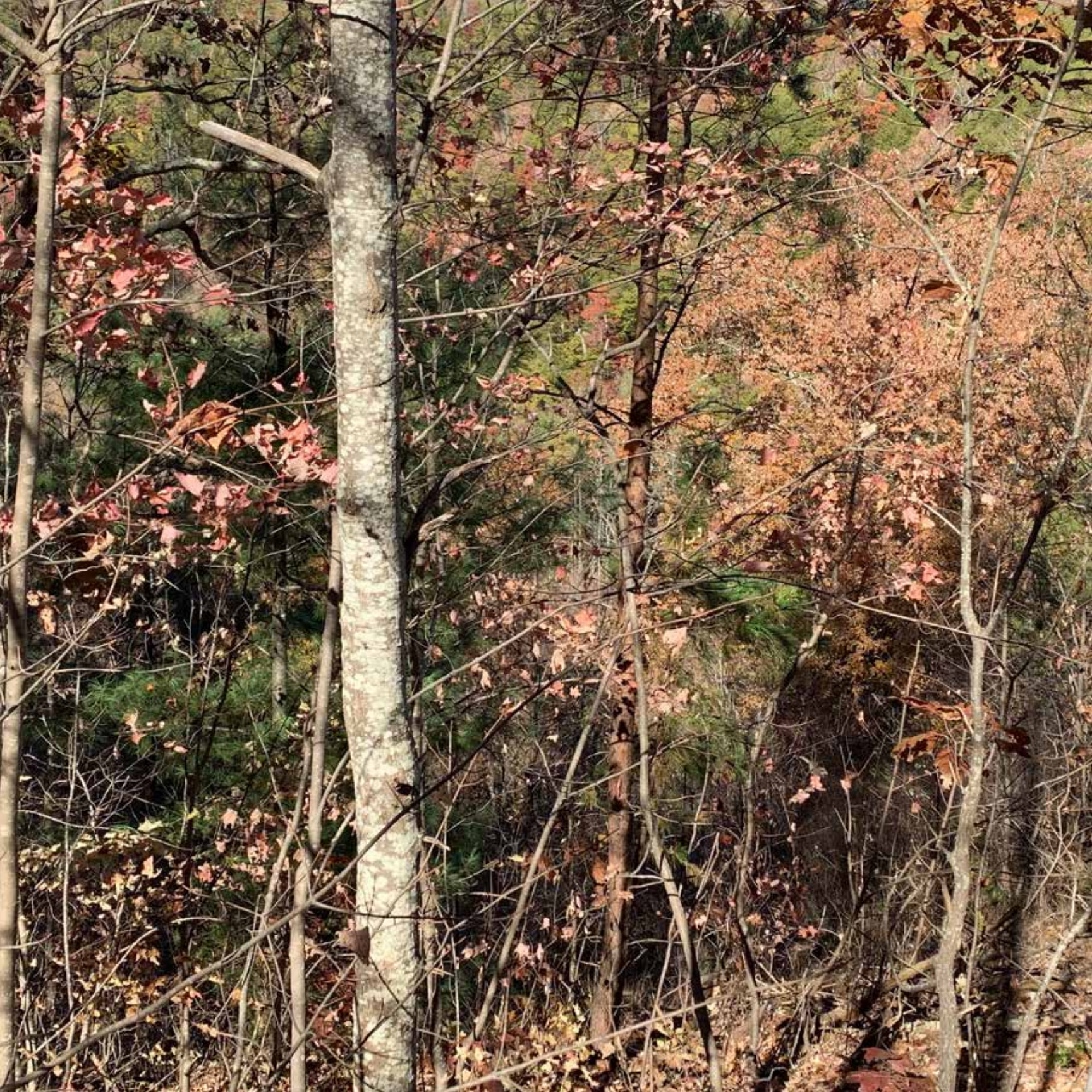
Please call **William B. Cooper** at **(615) 427-1146** or email **wcooper@fayranches.com** to schedule a showing. This is an exclusive listing. An agent from Fay Ranches Southeast must be present at all showings, unless otherwise noted or other arrangements are made. To view other properties, fly fishing properties, and sporting ranches that we have listed, please visit our web page at www.fayranches.com

NOTICE

Offer is subject to errors, omissions, prior sale, change or withdrawal without notice, and approval of purchase by owner. Information regarding land classification, carrying capacities, maps, etc., is intended only as a general guideline and has been provided by the owners and other sources deemed reliable, but the accuracy cannot be guaranteed. Prospective purchasers are encouraged to research the information to their own satisfaction.







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