

Goodman Ranch

780.0 +/- Acres • Chester County, Tennessee

AVAILABLE FOR ACQUISITION: Goodman Ranch is an established, turn-key, high-fence property providing exclusive trophy hunting opportunities for big game, exotic game, and wild turkey. The well-developed property offers a 4,950-square-foot lodge and many options for the outdoor lifestyle enthusiast.

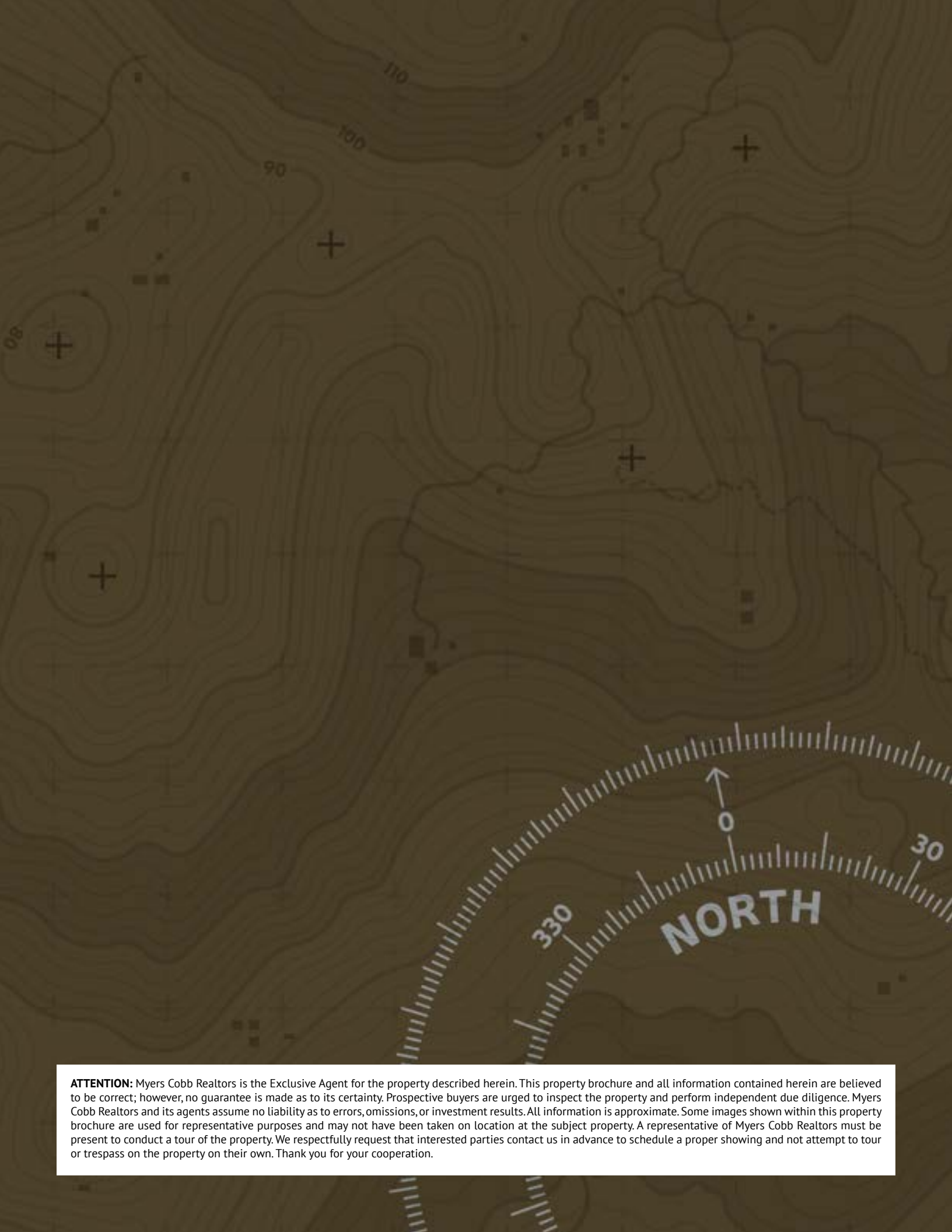


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An aerial photograph of a large, dense forest with a mix of green and autumn-colored trees. A calm lake is visible on the right side of the image, reflecting the sky and the surrounding forest. The title 'Goodman Ranch' is overlaid in a large, white, serif font on the left side of the image.

Goodman Ranch

The Goodman Ranch is an exotic and big game trophy-hunting outfitter providing exclusive and uncommon expeditions on 780.0 +/- contiguous, high-fenced, private acres. Hunting enthusiasts enjoy on-site, comfortable lodging and can hunt axis deer, blackbuck, sika deer, elk, bison, aoudad sheep, exotic rams, wild turkey, and other exotic game animals. The game animals are not pen-raised; they are left to breed in the wild for a sporting fair chase. Excellent wild turkey hunting, fishing, and other outdoor activities are also available. Based in Chester County, Tennessee, near the town of Henderson, Goodman Ranch was established in 2005 by Mike Goodman, a lifelong hunter and conservationist.

The intensively-managed landscape is unparalleled; the mature timberland is primarily hardwoods, and the understory is well-manicured, offering a gorgeous and uncommon open forest. The terrain comprises hills, valleys, plateaus, and bottoms, presenting hunters with a challenging and authentic experience. 42 fields of varied sizes are dispersed throughout the property and managed as wildlife food plots or natural meadows. Water resources include a 10-acre lake, three ponds, and a creek bisecting the property.

Hunters can enjoy spot and stalk hunting or still hunt from a comfortable, weatherproof box-stand blind. Modern guns, muzzleloaders, and bows (recurve, compound, or crossbows) are allowed as long as there are no conflicts with Tennessee wildlife regulations.

The 4,950-square-foot rustic lodge accommodates up to 10 people and has all the standard amenities and comforts of home. The great room is excellent for unwinding, watching ball games, or simply lounging. The outdoor fire pit area is ideal for socializing after an exciting day of hunting. Guests enjoy a variety of cuisine options, from wild game to traditional southern cooking.



Although hunting is the top priority, Goodman Ranch offers other activities, such as bass fishing or shooting rifles, clay targets, and bows. The lodge is excellent for relaxing, reconnecting with family and friends, or holding overnight business meetings. The challenging Chickasaw Golf Course, designed by Jack Nicklaus, is only a five-minute drive away. The property has over 25 miles of trails perfect for hiking, mountain biking, or riding ATVs. Equestrian enthusiasts will find the roads, trails, and open fields ideal for horseback riding (guests must bring their own bikes, ATVs, or horses).

Along with the lodging facility, other structural improvements include a game-processing facility, a fishing equipment storage building, a boat dock, a horse corral, and a 2,700-square-foot ranch manager residence. A graveled staging area is developed for managing the property, which includes a barn and shop, two pole sheds, fuels tanks, and silos for feed and seed storage.

The land has a well-designed, all-weather road system providing easy travel to all areas of the property. 26,120 feet of high fence (8' game fence) with five access gates defines the primary boundary of the landholding. Access to the property is outstanding via Proctor Road, a well-maintained county road.

All assets, such as heavy equipment, implements, tools, hunting-stand blinds, furnishing and decor, and all items necessary to continue to conduct the current operation shall be conveyed in the sale of the property (a detailed list shall be provided).

Goodman Ranch is offered for sale at the asking price of \$8,968,000.00. Serious, qualified buyers should contact Chuck Myers of Myers Cobb Realtors at 901-830-5836 regarding additional details and tours.



PROPERTY SUMMARY

Goodman Ranch • 780.0 +/- Acres

Total Acreage

780.0 +/- Total Contiguous Acres

- 640.0 +/- acres in timberland
- 100.0 +/- acres in individually managed wildlife food plots and fields
- 28.0 +/- acres in structural improvement sites, staging areas, and road system
- 12.0 +/- acres lake and ponds (4 impoundment pools)

Location

- Chester County, Tennessee (Southwest Tennessee)
- Coordinates: 35.42498° N, 88.74664° W
- Address: 770 Proctor Road, Henderson, Tennessee 38340
 - Henderson, TN: 8.5 +/- miles
 - Memphis, TN: 85 +/- miles
 - Jackson, TN: 19 +/- miles
 - Nashville, TN: 142 +/- miles

Landholding

- 26,120 feet of high fence (8' game fence) with five access gates
- Majority of timberland mixed species mature hardwood trees with areas of mature pine trees
- Hills, valleys, plateaus, and bottoms, offering a challenging and authentic hunting experience.
- 42 individually managed wildlife food plots and meadows
- 30 hunting stands (consisting of weatherproof box stands, tri-pod stands, and ladder stands)
- 1 stocked and managed fishing lake
- 3 ponds, and natural creek flowing through the property
- 15 individual wildlife mineral licks
- Excellent road system throughout the property (25 miles of roads and trails)

Structural Improvements

Lodge Facility

- 4,950 +/- square-feet, one level, heated and cooled building with metal roof
- Great room, dining room, office, kitchen, and laundry-utility room
- 5 bedrooms with 3 full bathrooms and a half bathroom
- Exterior patio area with fire pit
- Utilities include electric, municipal water, septic system, and fiber-optic internet and TV
- Large gravelled parking area around lodge site

Ranch Manager Residence

- 2,700 +/- square-feet, one level, heated and cooled building with metal roof
- Open floor plan with kitchen, living area, and laundry-utility room
- 3 bedrooms and 2 full bathrooms
- Large exterior wrap-around deck
- Utilities include electric, municipal water, septic system, and fiber-optic internet and TV

Game Processing Facility

- Functional building offering hanging rack, sinks, and all tools for professionally processing game

Barn and Shop Facility

- 60' x 60' (3,600 sqft.) building on a concrete slab with metal roof
- Excellent facility for maintaining equipment, tools, and provision storage

Pole Equipment Storage Sheds

- 1 15' x 90' (1,350 sqft.) structure with metal roof
- 1 40' x 20' (800 sqft.) structure with metal roof
- Designed for heavy equipment and vehicle storage

Fishing Equipment Storage Building

Covered Boat Dock (designed for 2 boats)

Horse Corral

Exotic and Big Game Hunting

- Elk, fallow deer, axis deer, sika deer, aoudad sheep, blackbuck, exotic rams, american bison, wild turkey
- Spot and stalk hunting
- Still hunting from established stands and blinds

Other Activities

- Bass fishing
- Shooting rifles, clay targets, and bows
- Hiking, mountain biking, or riding ATVs (25 miles of trails and roads)
- Horseback riding
- Lodge rental and special events
- Chickasaw Golf Course (just minutes down the road)

Property Access

- Via Tennessee Highway 100 or Tennessee Highway 5 and Proctor Road (county maintained road)
- The property has an excellent, well defined, gravelled road system with 5 access gates at key points

Mineral Rights

All Seller-owned mineral rights shall convey to a Buyer without reservation.

Estimated Real Estate Taxes

\$1,948.60 (source: Chester County)

Offering Price

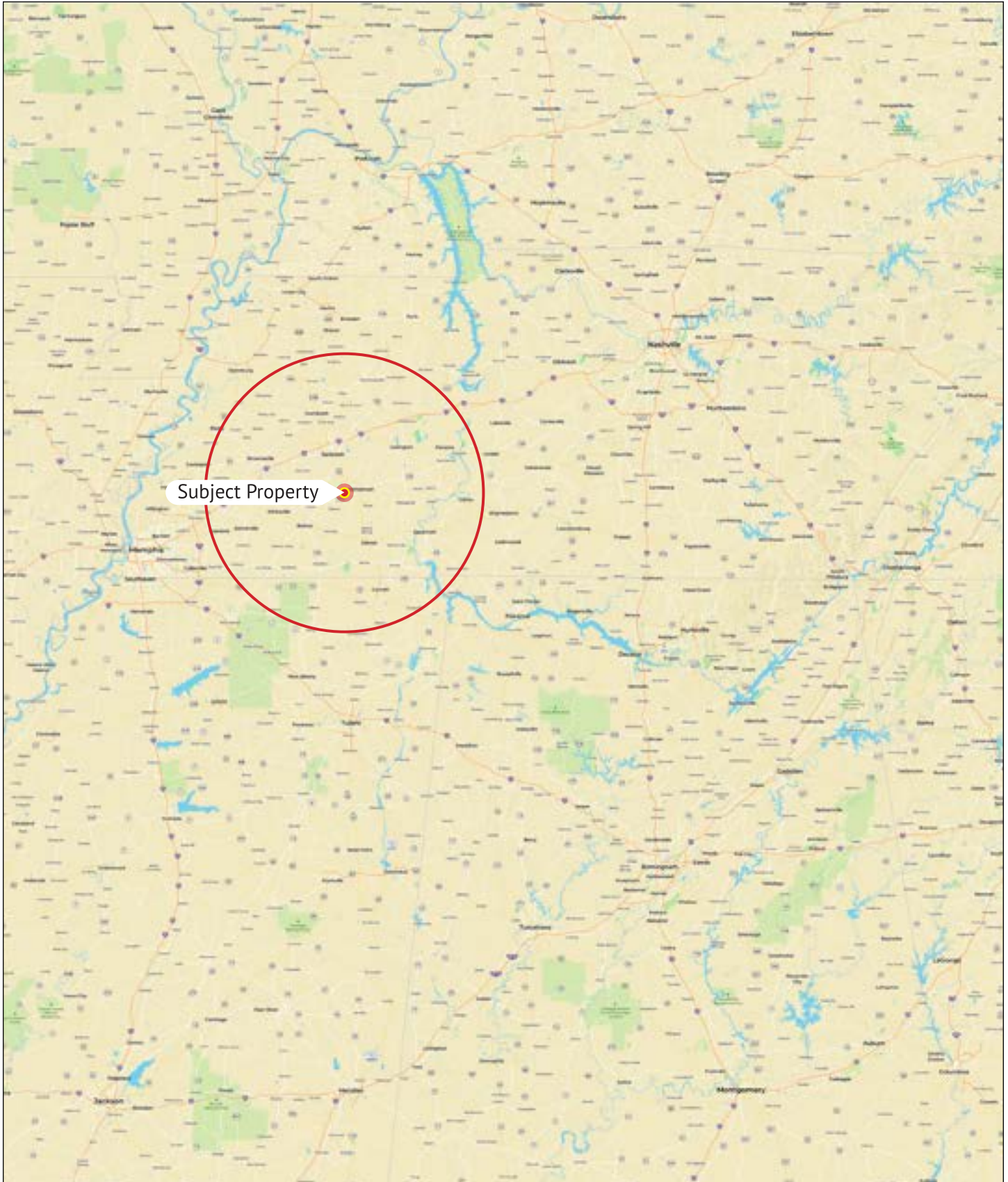
\$8,968,000.00

Contact

Chuck Myers of Myers Cobb Realtors; qualified buyers should contact Chuck at **901-830-5836** regarding questions or schedule a property tour.

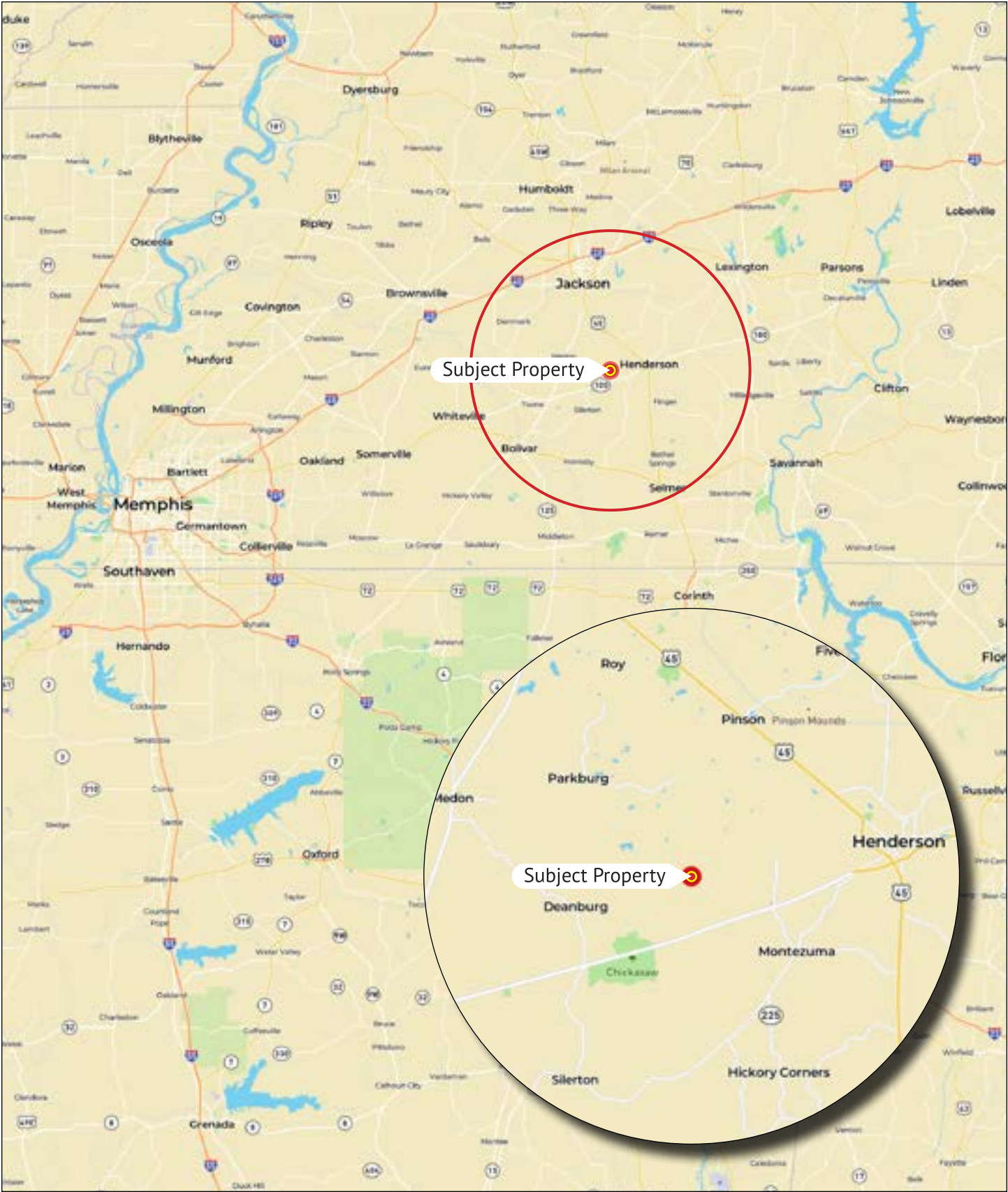
PROPERTY LOCATION

Southwest Tennessee



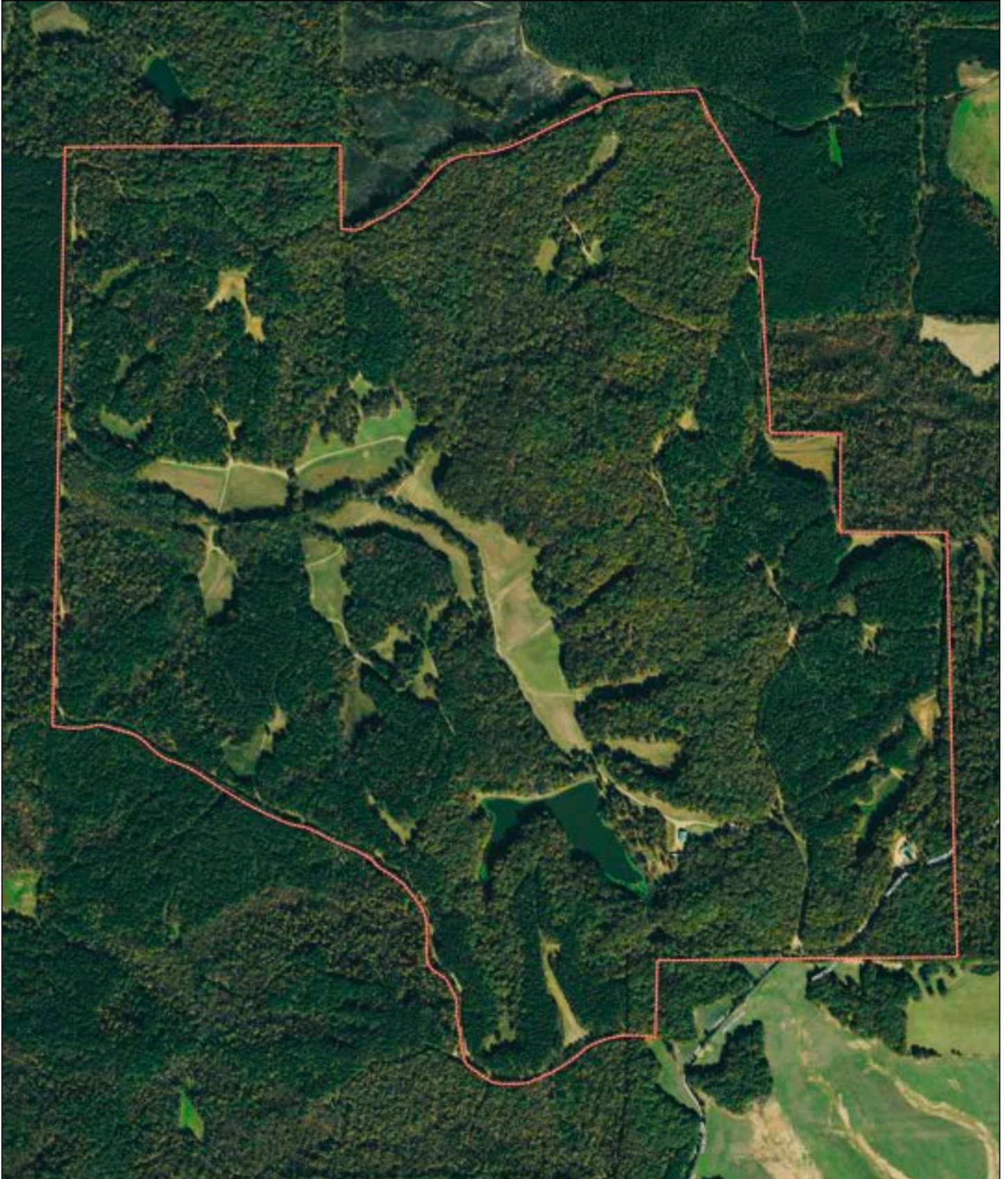
PROPERTY LOCATION

Chester County (near Henderson, TN)



SUBJECT PROPERTY

Satellite Imagery • 780.0 +/- Acres

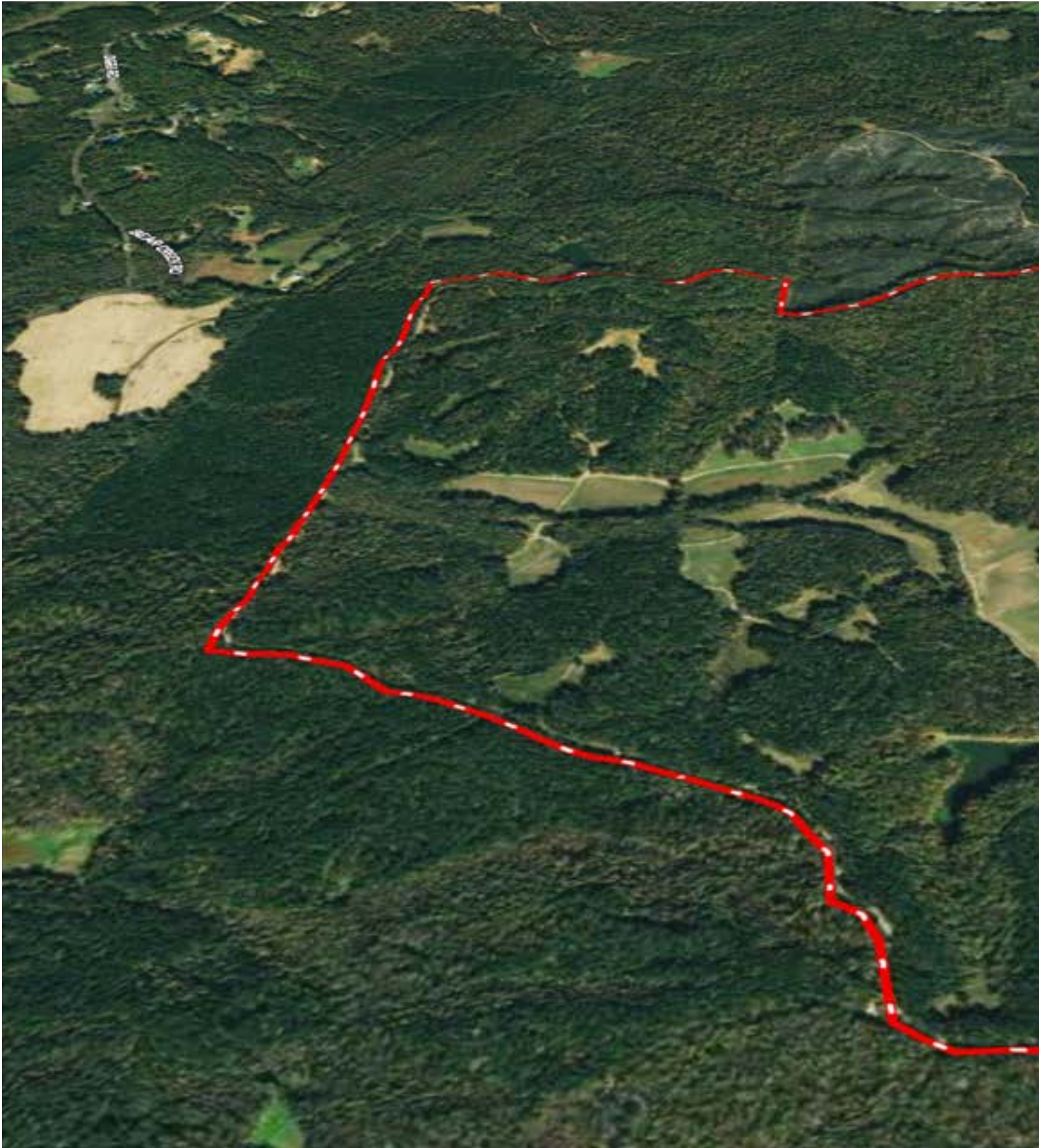


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Satellite Imagery • 780.0 +/- Acres



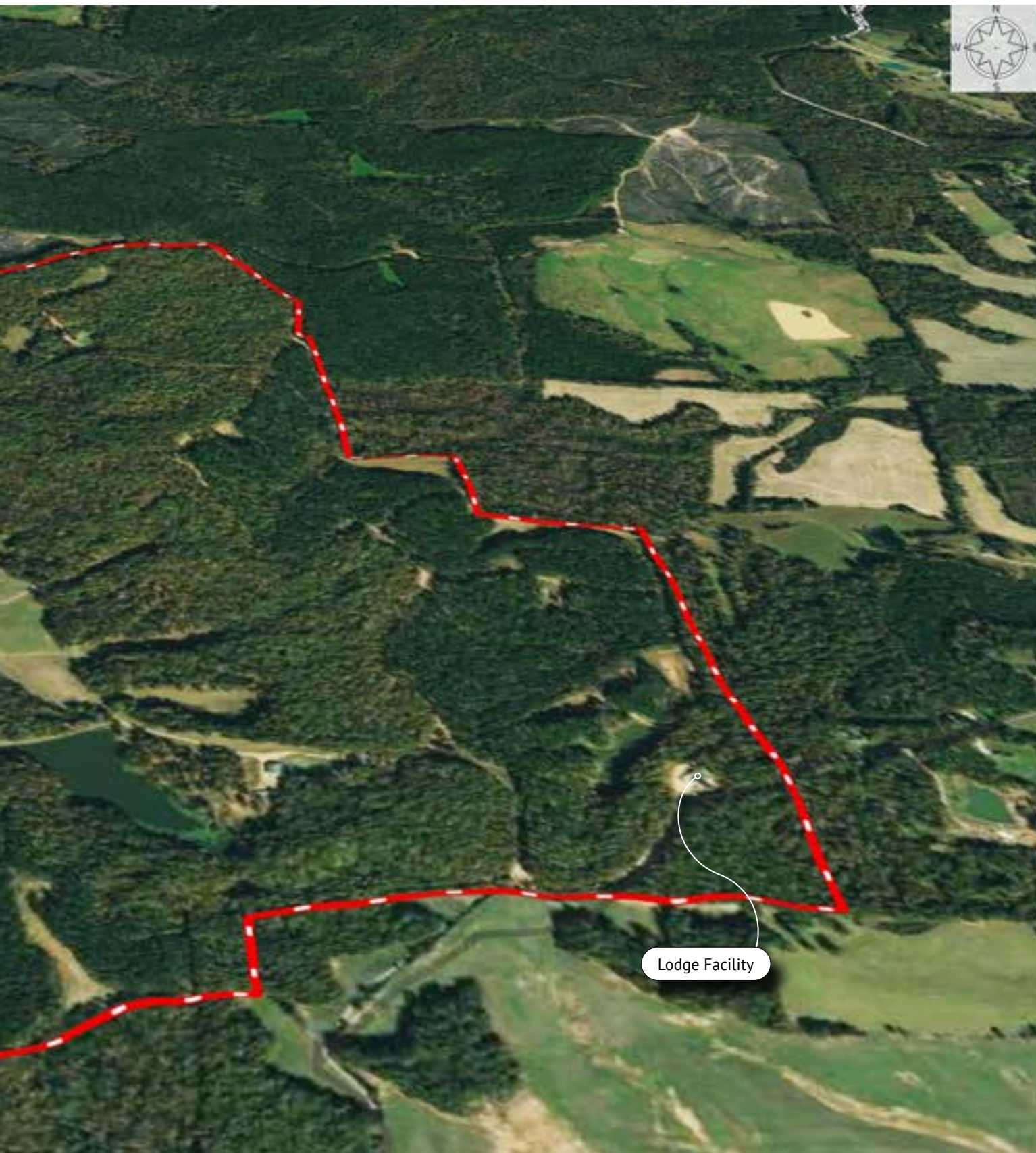
SUBJECT PROPERTY

3D Satellite Imagery • 780.0 +/- Acres



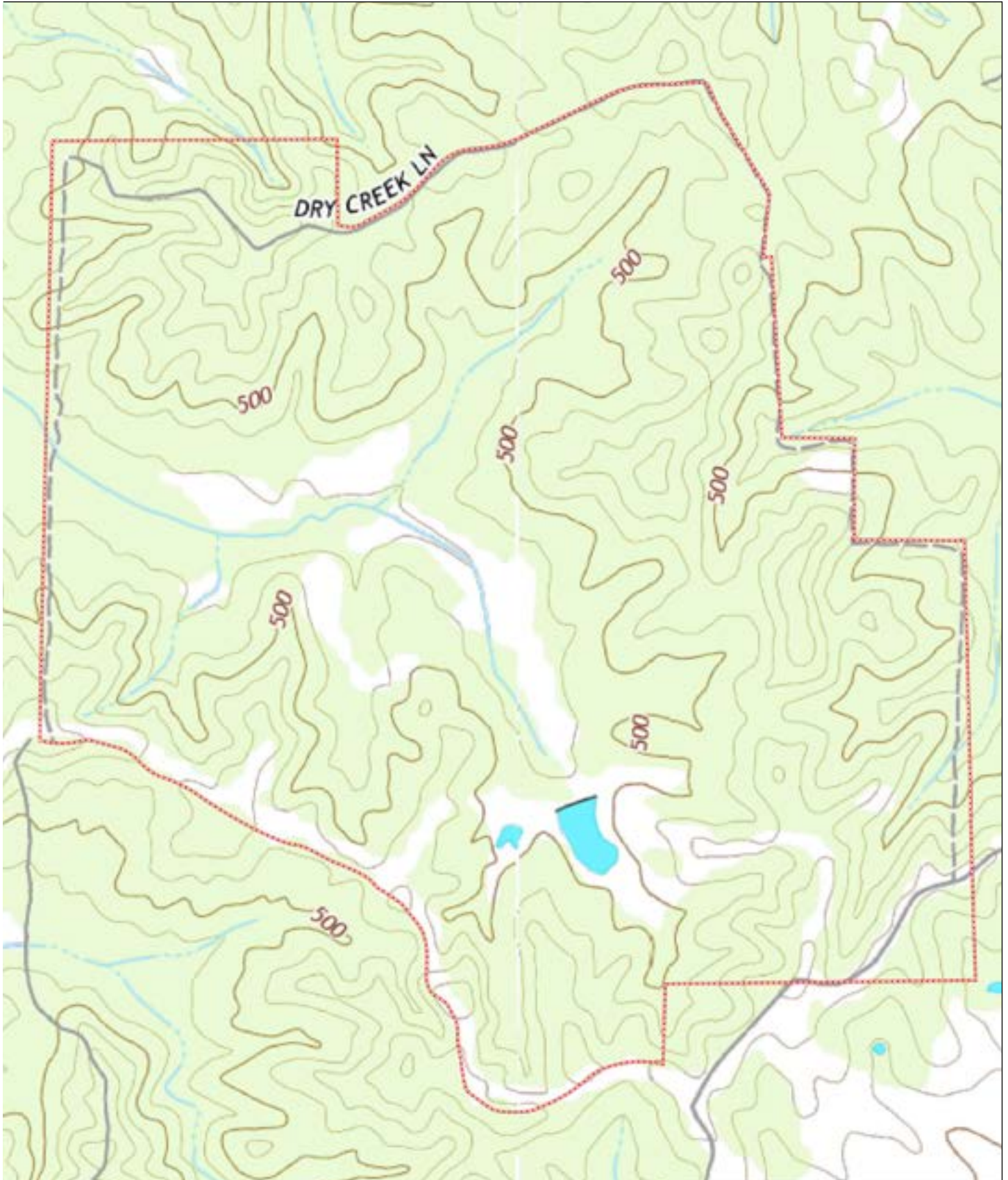
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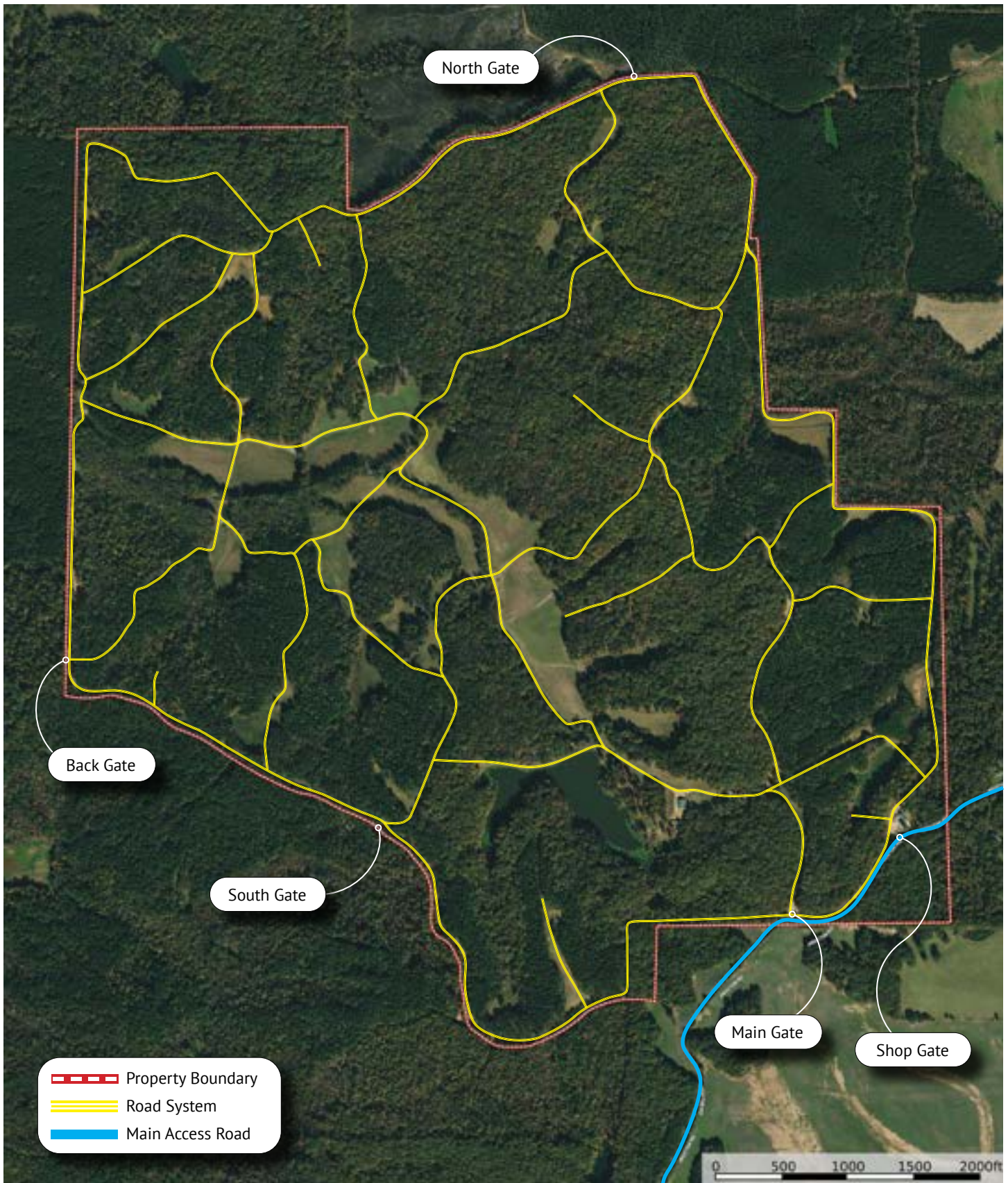
TOPOGRAPHY

Elevation and Water Features



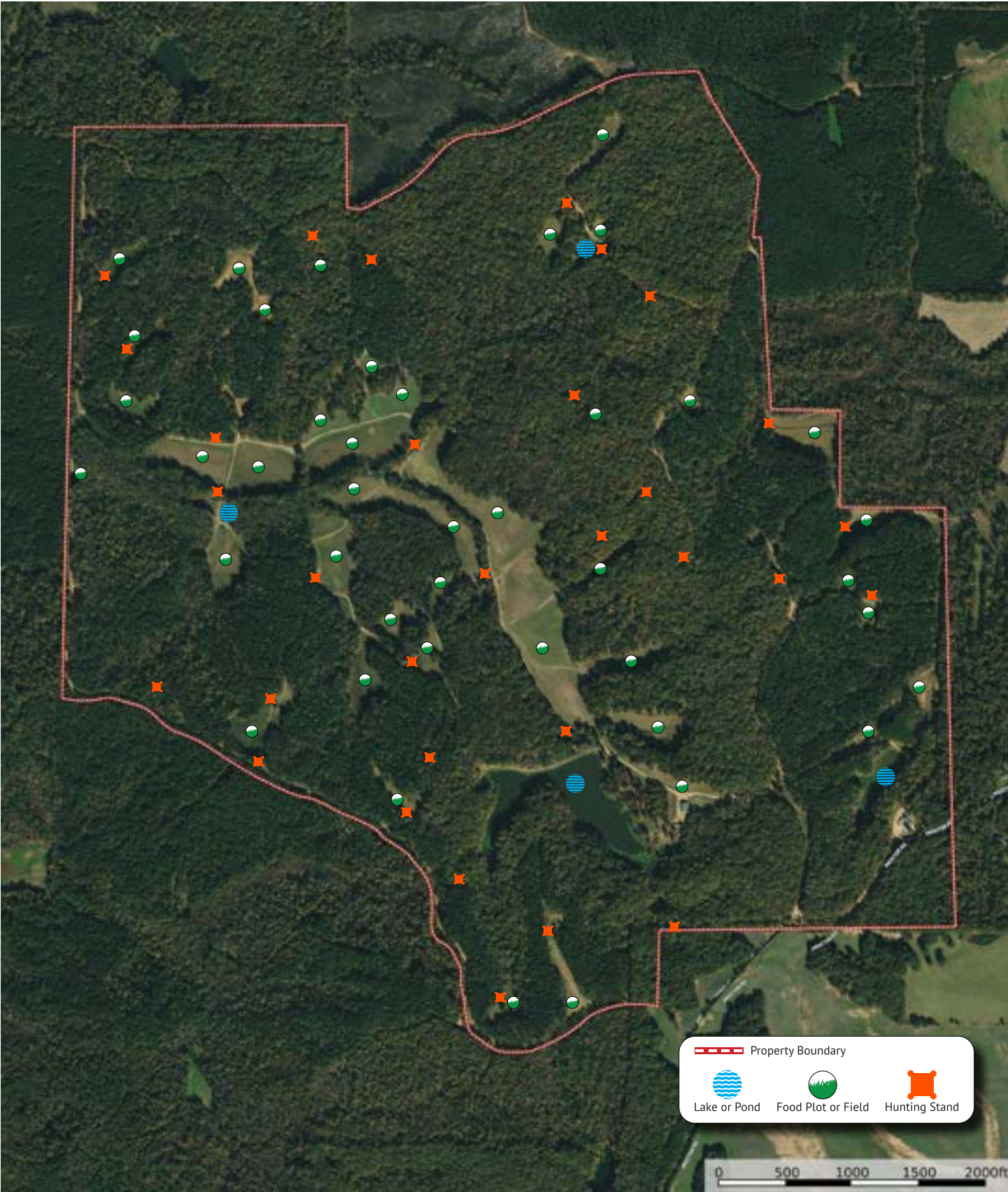
PROPERTY DETAILS

Access and Road System



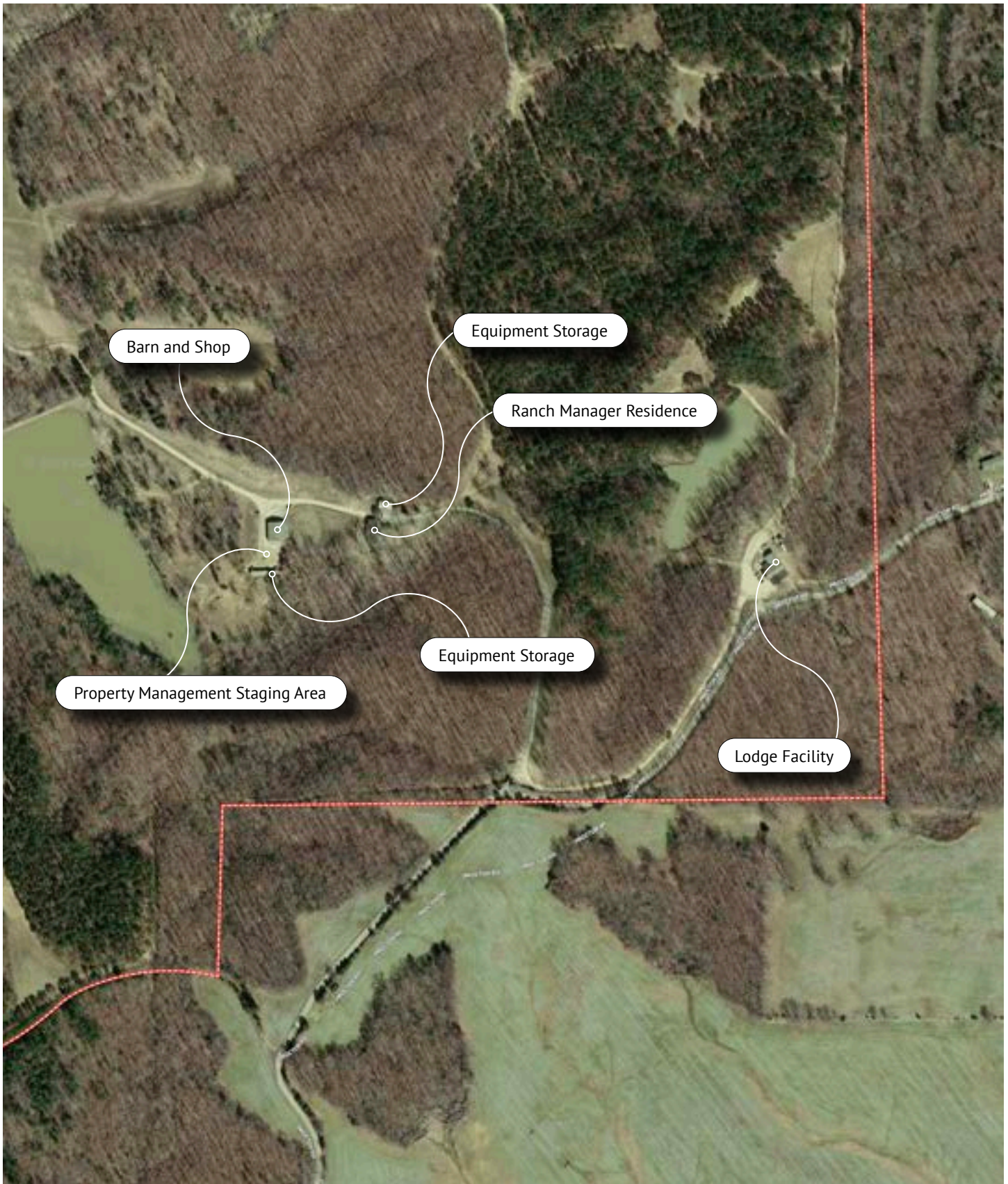
PROPERTY DETAILS

Hunting Stands, Water Sources, and Managed Food Plots/Fields



PROPERTY DETAILS

Structural and Operational Improvements



PROPERTY IMAGERY

Recent Aerial Photo



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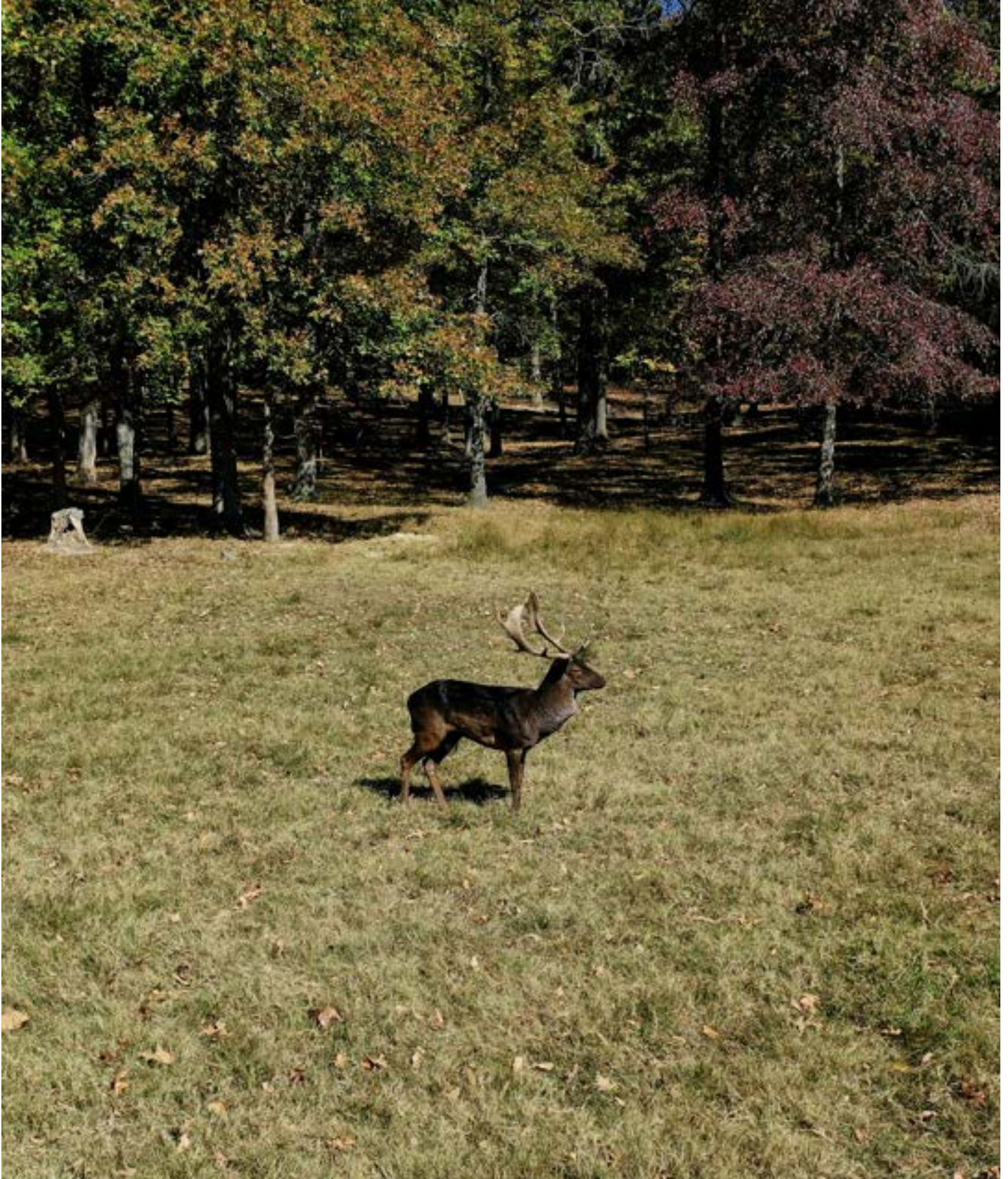
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PROPERTY IMAGERY

The Lodge • Exterior





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The Lodge • Interior



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Barn and Shop • Exterior



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Equipment Storage and Staging Area





PROPERTY IMAGERY

Fuel Storage and Feed/Seed Silos



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Heavy Equipment



PROPERTY IMAGERY

Heavy Equipment



PROPERTY IMAGERY
Heavy Equipment and Staging Area



PROPERTY IMAGERY

Fishing Equipment Storage Building



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PROPERTY IMAGES

Boat Dock and Shed



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Game Processing Facility



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Customer Hunting Photos



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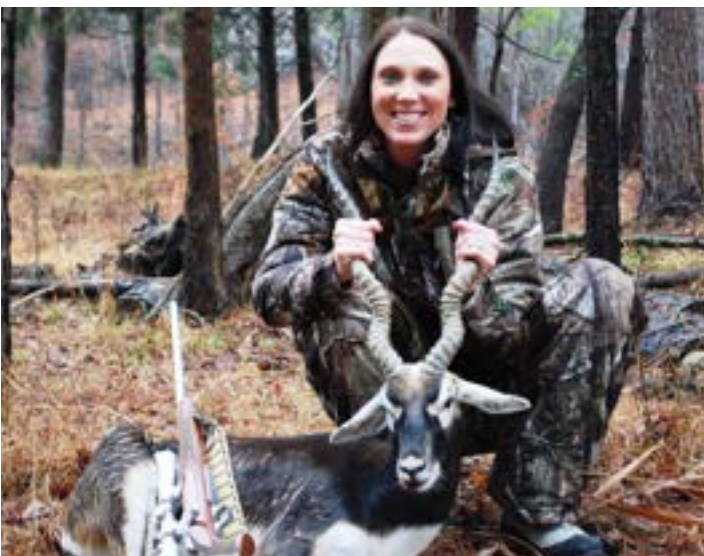


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Customer Hunting Photos



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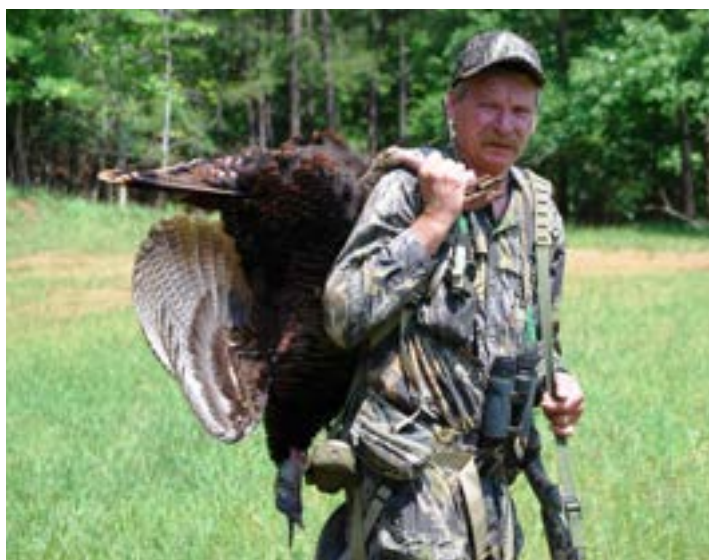


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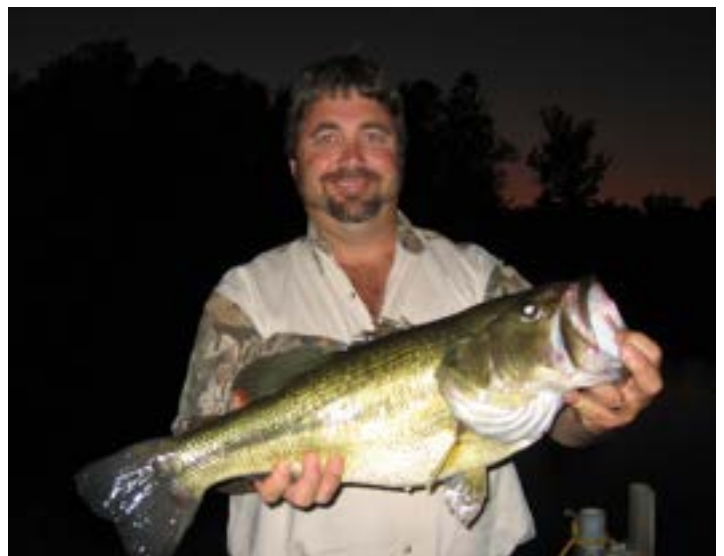
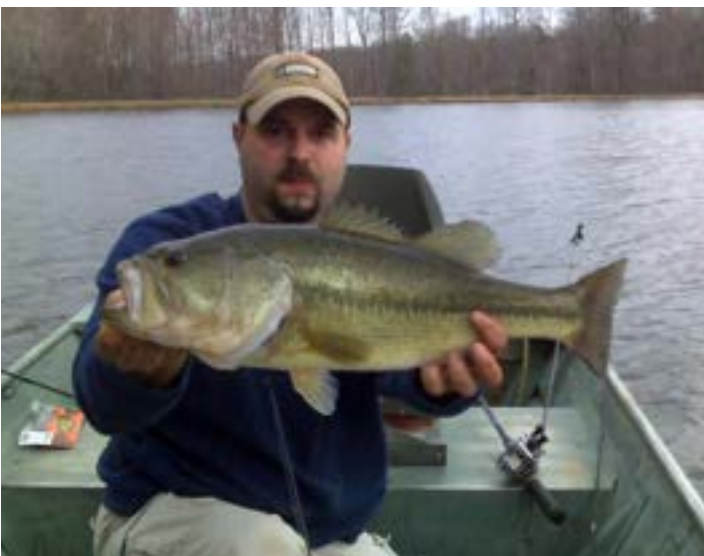


PROPERTY IMAGERY

Customer Hunting Photos



PROPERTY IMAGERY
Customer Fishing Photos



Chuck Myers

Chuck Myers is a Partner and Agent with Myers Cobb Realtors, licensed in Arkansas, Mississippi, and Tennessee. After an Agribusiness career as an industry National Sales and Marketing Manager, Chuck entered the real estate market, developing and managing legacy hunting clubs in North America.

Chuck has a proven history of marketing and selling equity in premium hunting properties. He also has many notable real estate sales of premier hunting clubs. Chuck has a 30 year market reputation of assisting clients and partners with the acquisition, development, management, and selling of exclusive recreational estates. Chuck has a comprehensive archive of hunting and farmland involvement achievements. A limited list includes Greenbriar, River Oaks, Wolf Farm, Paradise, Deer Creek, and Delta Duck Farms.

Over the years, Chuck has developed an extensive range of relationships with qualified land investors and professionals within the agriculture and outdoor real estate business. He is a seasoned land specialist and has transacted millions of dollars in Mid-South land sales. A knowledge of land and a passion for the outdoors, Chuck identifies with the client, is direct, and enjoys the agent-client transactional relationship.

He and his wife, Jerri, have three children, seven grandchildren, and currently reside in Memphis, Tennessee.



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