



The Blankinship Group

WALLACE REAL ESTATE

Steve & April Blankinship



**MAYLAND FARM 221.29 ACRES OF SECLUDED
LUXURY & INVESTMENT POTENTIAL
CUMBERLAND COUNTY, TN**

Ready for Visionaries & Commercial Development

With three separate gated entrances and an additional full set of utilities located at the Funnel Branch entrance, this property is uniquely suited for a range of high-end uses:

- * Private estate or equestrian retreat
- * Agri-tourism or eco-luxury development
- * Wellness, event, or hospitality expansion
- * Agricultural production, ranching, or conservation

Two active gas wells on the property offer added commercial value and future income potential. With nearly 222 acres of pristine, agriculturally zoned land, the possibilities for personal luxury or commercial scale are unparalleled.

80
CLEARED
ACRES

8
ACRE STOCKED
LAKE WITH A
DOCK

3
PONDS

2
SETS OF UTILITY
SITES

2
NATURAL
GAS WELLS



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Proximity Benefits:

- 11.6 Miles and 17 minute drive to Crossville Memorial Airport
- 2.4 Miles and 4 minute Drive to Interstate 40
- 16 Miles and 17 minute drive to downtown Crossville
- 34.6 Miles and 37 minute Drive to Burgess Falls State Park
- 83 Miles and 1hour 15min drive to Knoxville
- 102 Miles and 1 hour 30 minute drive to Nashville
- 87.1 Miles and 1 hour 23 minute drive to the Knoxville Tyson McGhee Airport



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Cabin Facts

- Built in 2000 with 1,116sqft and 2 bedrooms // 2 Bathrooms
- Laundry Room
- Updated in 2009-2011 with all new plumbing and duct work 2022, interior paint, stainless steel appliances and finishes.
- 2 Car Detached Garage with a heat source
- One 8x14 storage shed with electricity
- Diesel Fuel Tank
- Septic Tank pumped in 2009 with permit on file (seller will not allow pumping prior to close of escrow.)
- Clear Termite letter on file
- Gas Fireplace
- Custom Interior blinds in 2010 for \$2,500
- Exterior paint for house and garage in 2018
- Hot Water Heater 2018
- HVAC 2018



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Land Facts

- 3 Parcel ID Numbers totaling 221.29 Acres
- 1 Spring Fed Lake that is 8 acres stocked with bass and blue gill with a \$50k+ spillway to keep the road drive-able. It is fed from Funnel Creek
- 2 Scenic Ponds (one is stocked with bass and blue gill)
- 1 Spring Fed Pond with bass and blue gill. Buyer to verify spring but this pond does not lower year round.
- Paved and cut roads to drive the whole property.
- 80 Acres of cleared grass being harvested for hay
- Utilities at the house and also off the Funnel Branch gate entrance.
- 2 Gas wells are onsite and capped
- Zoned Agricultural
- 3 Gates to access the land
- No woodland timber has been sold since purchased in 2009.
- No hunting of the land has been allowed with the previous and current owners.



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Possibilities

- Prime Farm & Hunting Land
- Golf Course Development
- Luxury Home Development
- Residential Home Development
- Private Estate Living
- RV Park

*The possibilities are only limited to your imagination!

**Property is being sold as a farm. Seller will cooperate to re-zone, however, seller will not actively participate to rezone from Agricultural.

***Subject to Cumberland County codes, planning and approvals.



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Seller Disclosures

- Small tree fell on small portion of roof in 2018 and it was repaired with no claim to the insurance
- Both gas wells are capped but rights to them transfer with the sale
- Seller does not want to break up the land, selling all three parcels in their entirety
- Small pond is not stocked with fish.
- HVAC is gas and serviced twice a year, last serviced June 2025
- Under the house ducting and piping has all been replaced.
- Termite Letter on June 2025



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Seller Disclosures Continued

- Cabin was converted to electric fixtures from natural gas. Former owner used gas wells and they are capped under the house but can be used and converted back.
- Both gas wells are functional and capped at this time
- RidX Tablets are used monthly to maintain septic health



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