

CONFIDENTIAL OFFERING MEMORANDUM

40-Acre Working Cattle Operation

2824 Robert Truelove Road, Columbia TN 38401

Maury County, Tennessee

Executive Summary

This Offering Memorandum presents the opportunity to acquire a fully operational 40-acre cattle farm in the heart of Maury County, Tennessee. This well-maintained property includes quality grazing pastures, essential infrastructure, and a thriving cattle operation with significant income potential. Ideal for seasoned ranchers or investors seeking a turnkey agricultural investment, this farm is positioned to generate consistent revenue while offering an unparalleled rural lifestyle.

Property Overview

- **Location:** Maury County, Tennessee
 - **Total Acreage:** 40 acres
 - **Current Use:** Cattle ranching and livestock production
 - **Zoning:** Agricultural
 - **Improvements:** Barn, fencing, corrals, feeding stations, and water access
 - **Water Supply:** Well and pond with reliable water access for livestock
 - **Access:** Paved road frontage with easy access to major highways, only minutes to I65.
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Cattle Operation

- **Herd Size:** 40+ head of cattle
- **Grazing Rotation System:** Established pasture management plan to optimize forage usage
- **Infrastructure:**
 - Fenced paddocks for rotational grazing
 - Enclosed barns and sheds for feed and equipment storage
 - Veterinary handling area with chute and pens for livestock care
- **Feed & Forage:** Ample hay storage and grazing fields with seasonal rotation
- **Revenue Streams:**

- Cattle sales (feeder calves, breeding stock, or beef production)
 - Potential for additional revenue through agritourism, equine business, or specialty cattle breeding
 - Goat production as well as cattle production, facilities in place.
 - Custom built kennel facility for dog breeding and care.
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Improvements & Infrastructure

- **Barn & Equipment Storage:** Spacious multi-purpose barn equipped for feed and equipment storage
 - **Fencing:** High-quality fencing throughout the property, including cross-fencing for rotational grazing
 - **Water Systems:** Natural pond and well-supported water stations throughout paddocks
 - **Road Access:** Well-maintained gravel and paved roadways throughout the farm
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Financial Overview

- **Asking Price:** \$1,629,000
 - **Annual Net Operating Income:** Estimated \$40,000 from cattle sales and other farm-related activities
 - **Potential ROI:** Estimated 4.5% based on current operational efficiency and market conditions when backing out the residential portion.
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Investment Highlights

- **Prime Location:** Located in a high-demand agricultural region with strong market demand for beef cattle
 - **Turnkey Operation:** Fully operational and income-generating from day one
 - **Expansion Potential:** Additional acreage available for lease or purchase, ideal for herd expansion
 - **Agricultural Incentives:** Eligible for agricultural tax benefits, government grants, and funding programs
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Market Overview

Maury County is known for its strong agricultural heritage and growing demand for high-quality livestock. The local market provides access to auction houses, processors, and direct-to-consumer beef sales, making it an ideal location for a profitable cattle operation. Tennessee's supportive agricultural policies and low property taxes further enhance the farm's investment value.

Transaction Details

- **Offering Structure:** Asset sale (land, improvements, and livestock)
 - **Confidentiality:** Interested parties must sign an NDA to receive full financials and operational details
 - **Broker Contact:** Henry Walker, TN Broker License 351198, Corcoran Reverie, 30 Burton Hills Blvd, Suite 207 Nashville TN 37215, 615-250-7880
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Disclaimer

This Offering Memorandum has been prepared solely for informational purposes and does not constitute an offer to sell or a solicitation of an offer to buy any securities. All information contained herein is subject to change, and potential buyers should conduct their own due diligence prior to purchase.

For additional details and a private tour, please contact:

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