

Bass Bay On Kentucky Lake

210.00 Acres | Benton County, TN | \$4,900,000



HAYDEN  OUTDOORS.

Bass Bay On Kentucky Lake

TOTAL ACRES:

210.00

PRICE:

\$4,900,000

COUNTY:

Benton County

CLOSEST TOWN:

Big Sandy, TN

Presented by



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About This Property

This spectacular 210 acre property is conveniently located just one and a half hours west of Nashville, Tennessee. Privately positioned high above the western shoreline of Kentucky Lake, this shovel-ready property boasts stunning million-dollar waterfront views with underground utilities already in place. Make this turn-key property the ultimate family estate legacy property, or develop it into a high-end recreational resort.



Activities & Amenities

Boat Lift
Boat Slip
Boating/Sailing/Rafting
Borders Public Lands
Deep Water Access
Development Potential
Dock/Pier
Fishing
Hiking/Climbing
Income Producing
Pond/Lake
Timber
Water Access
Water View
Waterfront
Wooded

Land Details

Address: 895 Bass Bay Road, Big Sandy,
Tennessee 38221, USA

Closest Town: Big Sandy

Total Acres: 210.00

Deeded Acres: 210.00

Leased Acres: 0.00

Zoning: Multi-Family, Residential,
Commercial

Elevation: 500

Topography: Flat, Rolling, Wooded, Open,
Hilltop

Vegetation: Open, Wooded

Estimated Taxes: \$1,000 - 2023

Source of lot size: Survey

Building Details

Other Improvements: Underground electric,
deep water wells, approved soils for septic,
vast network of roads providing access to all
areas of the property

Waterfront Features:

Approximately 1/2 mile of Kentucky Lake
shoreline. Numerous elevated build sites
with million dollar waterfront views



Land

Diverse Land Characteristics

- The diverse characteristics of this 210 acre paradise include multiple elevated waterfront build site locations thoughtfully cleared with underground utilities already in place, a 2 acre pond, plus 1/2 mile of Kentucky Lake shoreline on the protected deep water location known as Bass Bay
- Majestic hardwood trees line the ridges and change from a beautiful green in the summer to gorgeous vibrant colors in the early to mid-Fall. Miles of strategically carved-out trails allow access to every corner of the property allowing full use and enjoyment for hiking, hunting, horseback riding, cruising in your atv's, or land development
- The property is currently zoned for multi-use residential and commercial. This zoning classification allows for private estate use or a variety of development possibilities including a high-end recreational resort
- The property borders hundreds of additional wooded acres owned by the Tennessee Valley Authority making this property extra private and exclusive
- Several "mate for life" pairs of bald eagles and osprey make this Kentucky Lake area their permanent residence

Keep the privacy and tranquility of this legacy property all to yourself, develop it into a premier year-round recreational resort, or thoughtfully split the property up and do both

See the **Highest and Best Use** analysis report that outlines the development potential of this incredible waterfront property. Go to the Resources page on this listing and print off the pdf or contact Pat Doyle directly to learn more





Improvements

Existing Features:

- Multiple building sites with existing electric, water and septic with substantial expansion ability
- Miles of thoughtfully carved-out trails allow access to every corner of the property allowing full-use and enjoyment for hiking, hunting, horseback riding, cruising in your atv's, or development
- 2 acre pond
- Covered boat dock, and paved boat launch
- 3 deep water wells with pumps located within enclosed structures
- Existing underground electric
- Access and usage of a beautiful island located in the private bay off the shoreline of the property
- Harbor rights to expand the existing marina

Note: The two chalets seen in the photos and video are of no value and are scheduled to be demolished and removed





Recreation

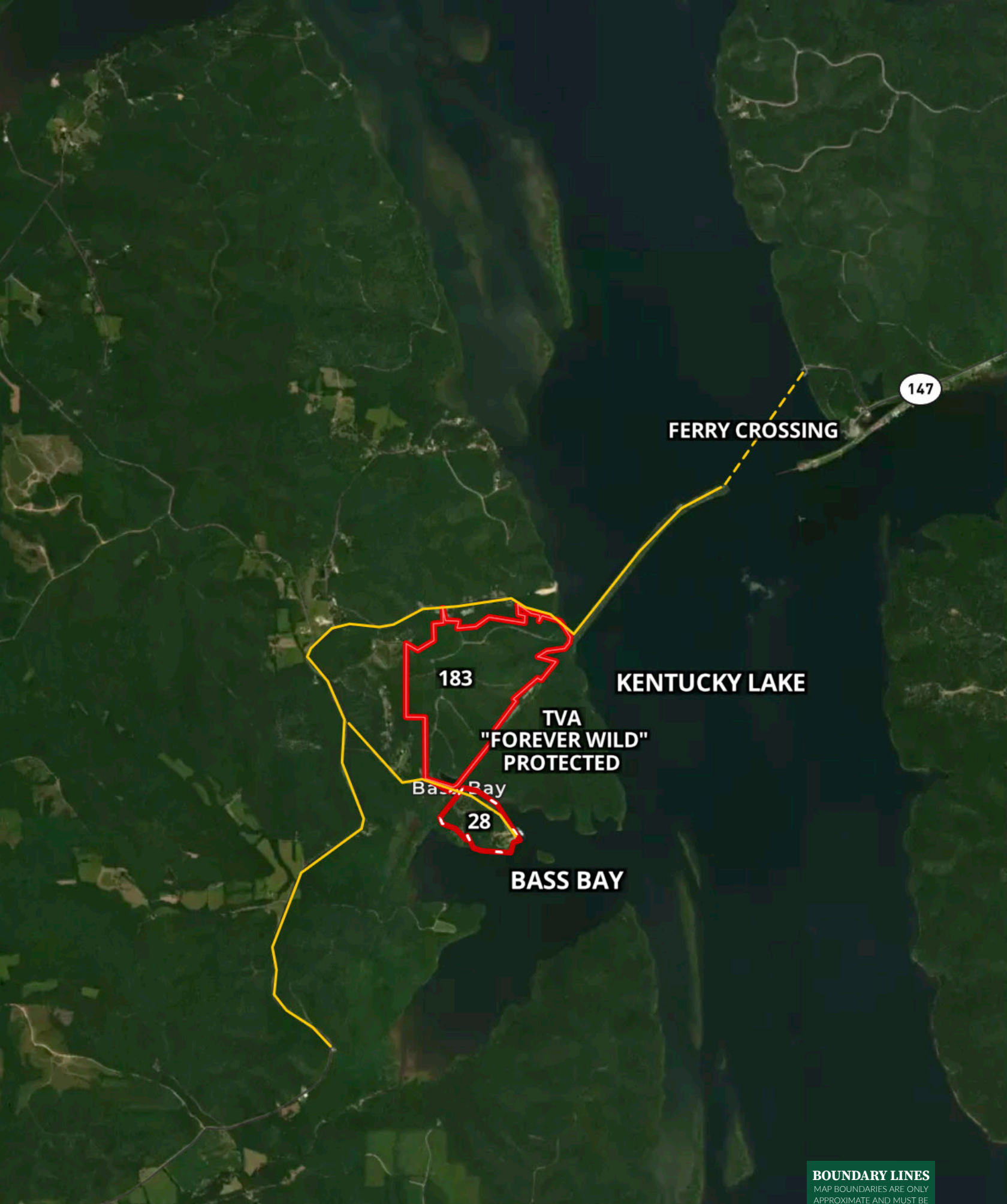
Enjoy this beautiful Kentucky Lake recreational property year-round. The vastness and diversity of this incredible water wonderland creates plenty of space for recreational boaters and anglers. Fisherman generally target the healthy population of largemouth bass, crappie and bluegill during the Spring and Fall. It should be noted that Kentucky Lake is a nationally renowned largemouth bass fishery

Summertime is primetime for boating, kayaking, paddle-boarding plus enjoying all the water sports on Kentucky Lake. The protected waterfront cove along the property is known as Bass Bay and it offers a protected area of the lake for smoother water and minimal boat traffic

As the nights turn cooler and the leaves begin to change from green to many vibrant colors, Fall in Tennessee is a heavy favorite boasting comfortable daytime temperatures in the 70's and 80's plus cool comfortable nights in the 50's. This area has a robust population of whitetail deer, turkey and waterfowl that call this wildlife sanctuary home. Mature and very majestic hardwood trees line the ridges and turn bright beautiful colors in the early to mid-Fall

Miles of strategically carved out trails allow access to every corner of the property allowing full use and enjoyment for outdoor recreation





147

FERRY CROSSING

183

KENTUCKY LAKE


TVA
"FOREVER WILD"
PROTECTED

Bass Bay

28

BASS BAY

BOUNDARY LINES
MAP BOUNDARIES ARE ONLY
APPROXIMATE AND MUST BE
VERIFIED FOR ACCURACY.

 Boundary





General Operations

Development Opportunity:

A Highest and Best Use Analysis study was conducted by MCG Hospitality Development in collaboration with the Outdoor Design Group. The study was completed on June 4, 2024 and the findings provide a treasure trove of due diligence and Highest and Best Use analysis for the developer / investor minded buyer. See the Resources page of this listing to download the pdf or contact Pat Doyle for additional details

The potential development of the property focused on these elements:

- Land and Environmental Conditions
- Regulatory/Legal Permissibility and Public Perception
- Financial Feasibility
- Maximum Profitability Analysis

The scope of work to conduct the analysis included:

- Site Visit
- Market Analysis, Economic Model and Competition
- Financial Analysis
- Highest and Best Use Analysis Report

With all factors considered, the area demand indicates the need for a high-end resort offering. This new development will stand alone in this immediate area with waterfront property, new modern accommodations options and amenities. The concept for the 28 acre peninsula portion includes a clubhouse and pool area, marina, boat launch, and amenity area, with surrounding short-term rental cabins and glamping units. The 183 acre portion of the property can be developed into separate areas for vacation cabin sales and rentals, plus premium pad sites and facilities for RV's

See Density Sketches providing visual uses, along with a pdf of the entire Highest and Best Use analysis report under the Resources tab or contact Pat Doyle for additional details







Region & Climate

The Big Sandy, Tennessee area experiences 4 distinct seasons of weather. Springtime green-up is beautiful with comfortable daytime temperatures in the 60's and 70's. Summertime highs range from the mid 80's to low 90's making it ideal for water sports. Fall colors are gorgeous and temperatures are generally in the 70's and 80's. Winter is moderate by most standards boasting daytime temperatures in the 50's and nighttime lows in the 40's - with the rare, but seemingly always welcomed light snowfall

Kentucky Lake is a major navigable reservoir along the Tennessee River in the great states of Tennessee and Kentucky. It was created in 1944 by the Tennessee Valley Authority's impounding of the Tennessee River via the Kentucky Dam for flood control and hydroelectric power. Kentucky Lake and Lake Barkley form the largest body of water between the Great Lakes and the Gulf of Mexico. With over 210,000 acres of water, Kentucky Lake and Lake Barkley provide plenty of room for outdoor recreation. These waters are a world-renowned fresh water fishery

Land Between The Lakes National Recreation Area is a protected peninsula made up of 170,000 acres of woodlands, wetlands and open areas of pure outdoor recreation. Over 300 miles of scenic shoreline with Kentucky Lake running along the west side of LBL and Lake Barkley to the east

Paris Landing State Park is an 841 acre park located on the western shore of Kentucky Lake. The park sits on the widest part of the lake and offers a beautiful and challenging 18-hole public golf course

Location

Big Sandy, Tennessee is a family-friendly, quaint little town located along the shoreline of Kentucky Lake

- Big Sandy, TN - 10 minutes (Dollar General)
- Camden, TN - 20 minutes (Walmart Supercenter and pharmacy, Kroger, restaurants)
- Paris, TN - 30 minutes (Walmart Supercenter, Kroger, Walgreens, CVS, Tractor Supply, restaurants)
- Regional Airports - 30 minutes
- Nashville International Airport - 2 hour







Hayden Outdoors

Buyer Process

BUYER QUALIFICATION: Each potential purchaser will be evaluated with respect to very specific submission requirements. Confidentiality will be held in the highest regard. Sellers will be made aware of each potential purchaser's ability to perform, should that become their goal.

PROPERTY SHOWINGS: With regards to scheduling showings on your property, Hayden Outdoors understands and respects your livelihood and personal items. The property will be presented to potential purchasers by a Hayden Outdoors representative by appointment only, unless arranged otherwise.

REPRESENTATION OF OFFERS: Hayden Outdoors will advise and support sellers in the presentation and representation of offers. Hayden Outdoors will supply active and current marketing materials when dealing with each potential offer. Offers must be presented in a timely manner, and Hayden Outdoors brokers will travel to present the offers, and in special cases, Hayden Outdoors may execute a webinar for presentation.

BROKER PARTICIPATION: Hayden Outdoors welcomes outside brokers to bring buyers to purchase our properties. We offer cooperating commission rates to participating brokers. All properties marketed with Hayden Outdoors are exclusively promoted and listed through the real estate process.

EQUAL HOUSING: Hayden Outdoors is proud to be an Equal Housing Opportunity Brokerage. All real estate advertised is subject to the Federal Housing Act, which makes it illegal to advertise "any preference, limitation, or discrimination because of race, color, religion, sex, handicap, familial status, or national origin, or intention to make any such preference, limitation, or discrimination."



"The service you get transcends anything I've ever heard of. They literally turn your vision into reality. I mean, who else does that for you. Nobody"

- RICK STEINER, SELLER/BUYER

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testimonials





**HAYDEN
OUTDOORS®
REAL ESTATE**

THE BRAND THAT SELLS THE *Land*®

Hayden Outdoors is a family-owned real estate company and brokerage with a background in the cattle and ranching business. In 1976, Leo Hayden founded the company as the Property Exchange, working with farms and ranches for sale near Hays, Kansas. The brokerage moved to Goodland, Kansas in 1981 and became Hayden Inc. In the late 1990's, Leo was joined by his two sons, Dax and Seth, to help grow the business in multiple states. In 2003, Hayden Outdoors was formed to represent sellers and buyers on farm, ranch, and recreational properties in the Great Plains and Rocky Mountains.

The team at Hayden Outdoors has grown and prospered to include over 200 brokers, agents, and an excellent full-time staff supporting the sale of rural land. Hayden Outdoors represents the finest farms, legacy properties, working ranches, hunting lands and recreational properties from coast to coast.

Over time, we have built our team to be composed of brokers and agents with experience and knowledge in their markets and an affinity to "Do what they say they will". Hayden Outdoors is about honesty and integrity with customers and a rich sense of land stewardship. We understand land, water, habitat, livestock, wildlife, minerals and what is necessary to maximize value for our clients. **We truly love the great outdoors!**

We are blessed to work with the owners and buyers of the farms, ranches and other fine recreational properties we represent, because it is still the diversity of owners over the years that make these places so special.

At Hayden Outdoors, we're proud to say that we only work with the **best** brokers and agents who are experienced farmers, ranchers & outdoor enthusiasts.

Hayden Outdoors Real Estate

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