

Luxury Lakeshore Estate

151 Acres

Chester County, TN

\$3,995,000



HAYDEN  OUTDOORS.

Luxury Lakeshore Estate

TOTAL ACRES:

151.00

PRICE:

\$3,995,000

COUNTY:

Chester County

CLOSEST TOWN:

Henderson, TN



Presented by



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HAYDEN OUTDOORS.
REAL ESTATE





Property Summary

Nestled on 151 pristine acres, this sprawling 8,264 square-foot estate offers unparalleled luxury and privacy. A true masterpiece of design and craftsmanship, the home features an open, expansive layout, high-end finishes, and sweeping views of the surrounding natural beauty. Step outside and discover your own personal paradise. A beautifully designed pool and hot tub overlook the tranquil, private lake that graces the property.

Land

Enjoy the short walk to a pristine lakefront, with opportunities for kayaking, fishing, and enjoying the natural beauty of your surroundings. A private dock, boat ramp and double jet ski lift provides easy access to the water, making it ideal for boating or simply taking in the views. Take in all of nature's beauty on your horse, side by side or simply on a peaceful walk. With more than 150 acres to explore, you'll have the opportunity to feel rejuvenated and refreshed within minutes.



Activities & Amenities

ATV/Off Road
Boat Lift
Boating/Sailing/Rafting
Development Potential
Equestrian/Horse Property
Fishing
Hiking/Climbing
Hunting - Big Game
Hunting - Predator/Varmint
Hunting - Small Game
Hunting - Turkey
Hunting - Waterfowl
Outbuilding/Barn/Shed/Shop
Pond/Lake
Stream/River
Water View
Waterfront
Wooded

Land Details

Address: 140 Lake Shore Ln, Henderson ,
Tennessee 38340, USA
Closest Town: Henderson
Total Acres: 151.00
Source of lot size: Unknown

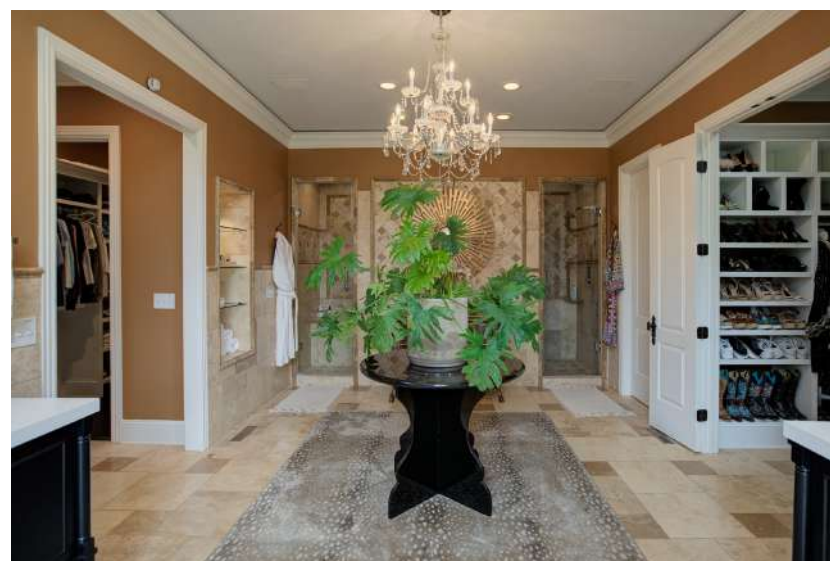
Building Details

Homes: 1
Bedrooms: 5
Full Bathrooms: 4
Half Bathrooms: 4
Basement: None
Parking Types:
Detached Garage
Attached Garage
Driveway
Outbuildings: 2



Improvements

The incredible custom built home is over 8,000 square foot and a masterpiece of design and comfort. It offers an exceptional blend of sophistication, style and functionality. It boasts 5 spacious bedrooms, 4 full bathrooms and 4 half bathrooms. The home provides ample space for both relaxation and entertainment. For those who appreciate fine wines and spirits, there is a custom built wet bar with high end finishes, perfect for entertaining guests. A state-of-the-art home theatre room offers a cinematic experience with plush seating and surround sound. After a great workout in the dedicated fitness area you can find relaxation and rejuvenation in the newly added yoga room. The spiral staircase situates itself perfectly in the home but feel free to utilize the elevator that brings you up and down from each floor. Surrounding the house are expansive outdoor living spaces, including a resort-style backyard complete with an inground pool and a bubbling jacuzzi. The pool area is framed by stone, offering a perfect spot for lounging and entertaining, while the jacuzzi provides a private retreat for ultimate relaxation. There is also a fully equipped outdoor kitchen with a built-in grill, bar area, and dining space, ideal for hosting gatherings.





A brand new 52'x84' barn was just added to the property. Full concrete flooring throughout and full gutter install on the entire barn. Each side of the barn has newly added lean to's not shown in listing pictures or video. Hardwired external recessed lighting on porch overhangs and installed septic, water and 100 amp electric. The barn is equipped with 3 - 10'x12' full clearance overhang electric garage doors.

One additional barn sits on the property as well. 36' X 48' Barn with 12' X 24' tack room. Equipped with electricity and water, ideal for storage, livestock, or a workshop. Barn doors on both sides of the structure fully slide closed and lock. Floor is fully cemented throughout, including 6 fully built internal stalls and run-in side shed as well as 4 external stalls in a covered 12x48 lean to shed.

2,000 ft of wooden fence lining the property with 800 ft new wooden fence installed in 2024 for added security and aesthetic appeal.

Newly added, well built greenhouse that sits just off to the side of the new barn with water, electric and mini fridge.





Recreation

The property offers great small and big game hunting. Deer and turkey are both abundant on the property. A small, low lying section of the property could also be developed into a duck hole. The lake offers fantastic fishing. Bass, bluegill and catfish are common catches of the day. If boating is more of your thing then there's plenty of room on the lake for that as well. Use the boat ramp for easy access and utilize the double jet ski lift that is attached to the oversized dock to keep your watercraft well maintained. Just below the lake is a shooting range that is well set up for a fun day of target practicing with any of your firearms of choice. More than 150 acres of property gives you ample space to take the side by side out for a nice evening ride on one of the trails. Or feel free to saddle up your horse for a more quiet, slow ride beside the creek that runs on the property.

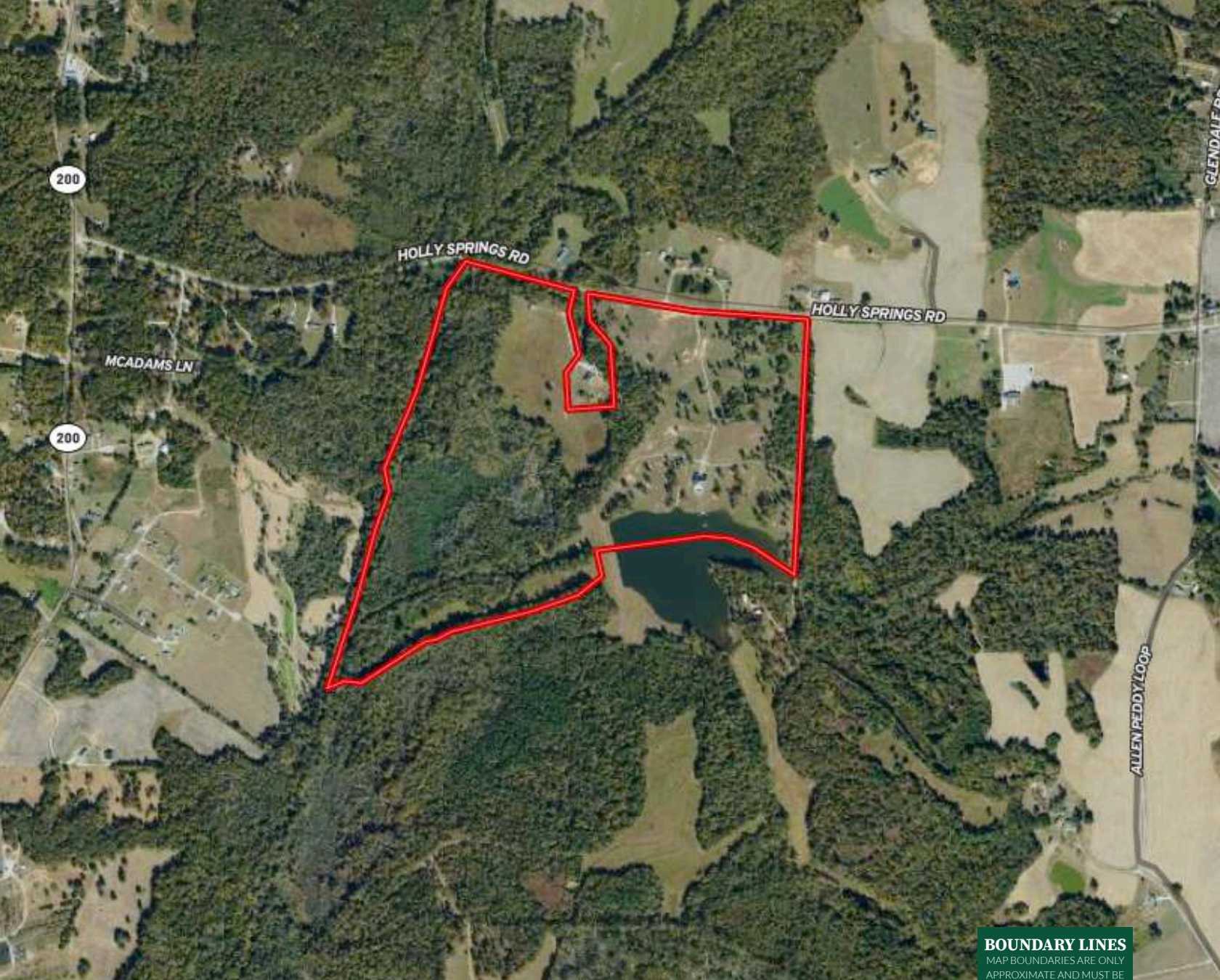
Agriculture

There are approximately 15 fenced acres on the west side of the property that is perfect for your horses, cattle or other livestock


Region & Climate

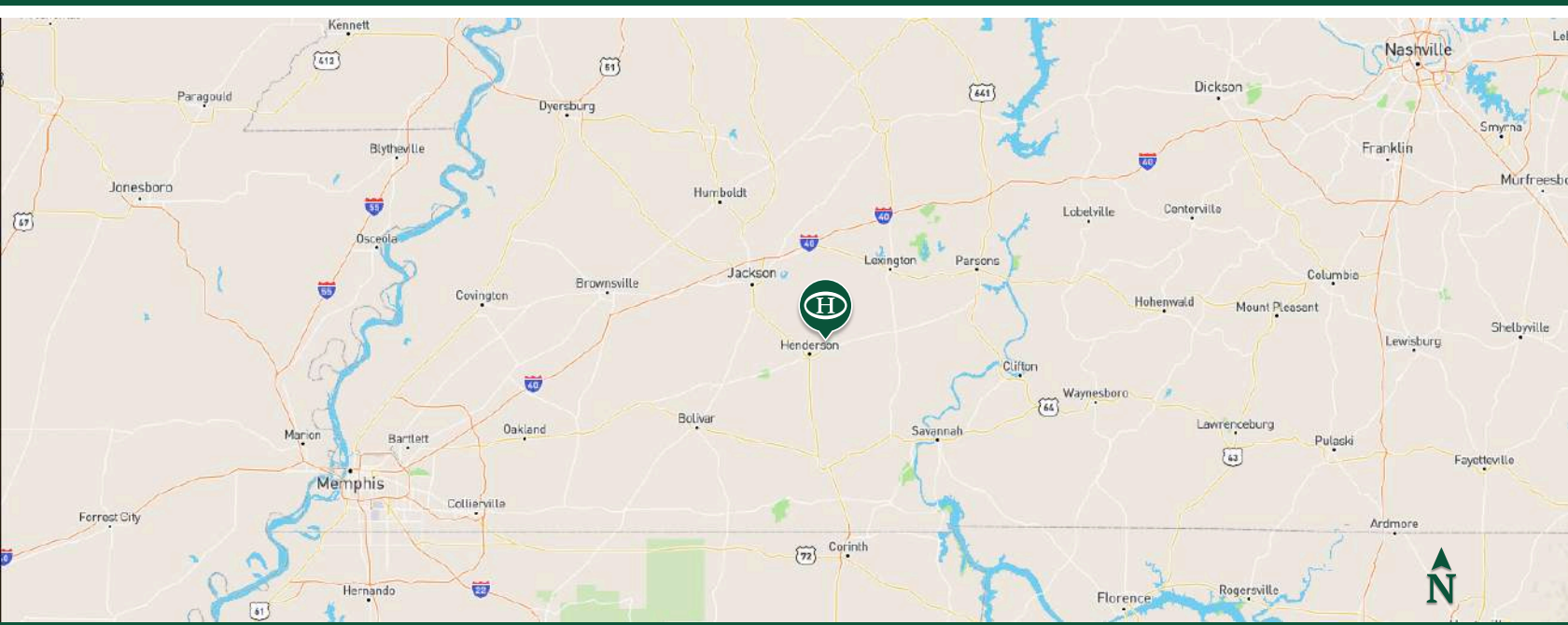
The Henderson area has many attractions including Chickasaw State Park, Pinson Mounds State Archeological Park, Parkers Crossroads Battlefield, Civil War Trail Markers, Freed-Hardeman University and Shiloh National Military Park to name a few.

The weather in this area of Tennessee is nice. The warmer months are the end of May through about the end of September with an average daily high in the low 80's. The cooler season is late November running to the end of February with the average daily highs in the upper 50's. The spring and fall months of the year are really pleasant here with many days in the 60's and 70's. The month with the lowest average rainfall in this area is August with 2.6 inches. April, May and December are more wet and all have monthly averages of around 5 inches of rainfall.



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

 Boundary





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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**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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