

LAND AUCTION



70.95 AC± | 5 TRACTS | FRANKLIN CO, TN

AUCTION: LIVE AND ONLINE AT RANCHANDFARMAUCTIONS.COM

AUCTION DATE: 11/6/25 **AUCTION TIME:** 1 PM CT

AUCTION HELD AT: ON-SITE, 2301 OLD ESTILL SPRINGS RD, WINCHESTER, TN, 37398

Land Auction - 5 Tracts Totaling 70.95± Acres - Old Estill Springs Rd, Winchester, TN

An incredible opportunity to own prime acreage in the heart of Franklin County! This beautiful 70.95± acre farm is being offered in 5 individual tracts—each with its own unique appeal. Whether you're looking to build your dream home, start a mini farm, invest in land, or enjoy the outdoors, this property has something for everyone.

Located on Old Estill Springs Road, just minutes from Downtown Winchester, Estill Springs, and Tims Ford Lake, the land features a mix of open fields, gently rolling terrain, wooded sections, and a shared pond. With multiple building sites, road frontage, and private access, this is a rare chance to own land in one of the most desirable areas of southern Middle Tennessee.

Property Highlights:

- Total of 70.95± acres, offered in 5 tracts ranging from 5 to 44 acres
- Excellent road frontage and private access
- Ideal for homesites, farming, hunting, or recreation
- Gently rolling, usable land with tillable acreage and wooded sections
- Pond on Tracts 1 & 2 adds scenic value and utility
- Located just minutes from Tims Ford Lake, Winchester, and Estill Springs
- Easy access to Hwy 41A, I-24, and just over an hour to Chattanooga

Whether you're buying one tract or multiple, this land offers exceptional flexibility and long-term potential. Build now or hold as an investment—properties like this are getting harder to find!

TRACT 1 - 5.01± ACRES - PRIME BUILDING SITE WITH POND & ROAD FRONTAGE

Don't miss this opportunity to own a beautiful 5.01± acre tract located just minutes from Winchester, TN, on scenic Old Estill Springs Road. With excellent road frontage and mostly open, flat land, this property is ideal for a custom home, mini-farm, or private getaway. A small pond at the back of the tract adds charm and potential for outdoor enjoyment or hobby farming.

This tract offers a peaceful rural setting while keeping you close to all the essentials. Just a short drive to Tims Ford Lake, Downtown Winchester, and Estill Springs, you'll enjoy quick access to boating, fishing, shopping, dining, and schools. Major routes like Hwy 41A and I-24 are nearby, providing convenient travel to Tullahoma, Manchester, and even Chattanooga, which is just over an hour away.

Whether you're building your forever home or investing in quality land, Tract 1 offers location, usability, and long-term value in a fast-growing area of Franklin County.

TRACT 2 - 5.15± ACRES - SCENIC ACREAGE WITH SHARED POND & ROAD FRONTAGE

Tract 2 offers 5.15± acres of prime Tennessee land with excellent road frontage on Old Estill Springs Road. This tract is ready for your vision—whether that's building a forever home, creating a peaceful retreat, or starting a small hobby farm. The land lays beautifully with a mix of open space and gentle slopes, providing multiple potential homesites.

One of the highlights of this tract is its shared access to a tranquil pond at the rear of the property—perfect for enjoying quiet mornings, watching wildlife or adding a water feature to your future landscape.

Located just outside of Winchester, this property enjoys the best of both convenience and countryside living. You're only minutes from Tims Ford Lake, Estill Springs, and Downtown Winchester, with shopping, schools, and recreation all nearby. Easy access to Hwy 41A and I-24 makes commuting simple, and Chattanooga is just over an hour away—offering a great weekend destination or access to city amenities.

Whether you're looking to build, invest, or escape, Tract 2 offers flexibility, beauty, and location in one exceptional package.

TRACT 3 - 5.42± ACRES - BEAUTIFUL OPEN LAND WITH EXCELLENT ROAD FRONTAGE

This 5.42± acre tract offers a prime opportunity to own usable, gently rolling land with excellent road frontage along Old Estill Springs Road. The open layout and generous width provide a perfect setting for a custom home, mini-farm, or peaceful country retreat.

With multiple potential building sites and room for barns, workshops, gardens, or animals, this property offers flexibility for a variety of uses. The land lays well and is easy to envision as the site of your next home or investment project.

Located just minutes from Downtown Winchester, Estill Springs, and the recreational haven of Tims Ford Lake, you'll enjoy the benefits of rural living without giving up convenience. Quick access to Hwy 41A, I-24, and a short drive to Chattanooga make this an ideal location for both full-time living or a weekend getaway.

This is quality acreage in a desirable area—ready for your vision.

TRACT 4 - 10.02± ACRES - PRIVATE SETTING WITH 50' ACCESS DRIVE & MULTIPLE BUILDING SITES

Tract 4 offers 10.02± acres of beautiful, gently rolling land tucked away from the road with a dedicated 50-foot-wide access drive leading to the heart of the property. This private and spacious setting is ideal for those looking to build a secluded homestead, start a mini farm, or develop multiple home sites.

With ample space and a versatile layout, this tract provides endless possibilities—build your dream home, add a second residence, or create a small-scale agricultural setup. The open pasture combined with wooded edges offers a perfect mix of usability and natural beauty.

Located just minutes from Downtown Winchester, Estill Springs, and Tims Ford Lake, this tract delivers the peace and privacy of country living without sacrificing access to amenities. Proximity to Hwy 41A, I-24, and Chattanooga means you're never far from town, travel, or recreation.

If you're looking for more land, more privacy, and more potential, Tract 4 is a rare find in a fast-growing area.

TRACT 5

Tract 5 features 44.35± acres of prime Franklin County land, offering endless potential for recreation, farming, or residential development. With a mix of open tillable ground and wooded areas, this property is perfectly suited for hunting, row cropping, hay production, or creating a private multi-home retreat.

The layout provides excellent habitat for wildlife, making it a natural choice for hunters and outdoor enthusiasts. Meanwhile, the expansive open acreage is ideal for row crops, livestock, or converting into pastureland. With ample space and privacy, it's also a fantastic option for building multiple homes or a family compound tucked away from the road.

This tract is located just minutes from Winchester, Estill Springs, and Tims Ford Lake, with quick access to Hwy 41A, I-24, and Chattanooga. Whether you're looking to farm, hunt, build, or invest, Tract 5 offers unmatched space, flexibility, and long-term value in a highly desirable area.

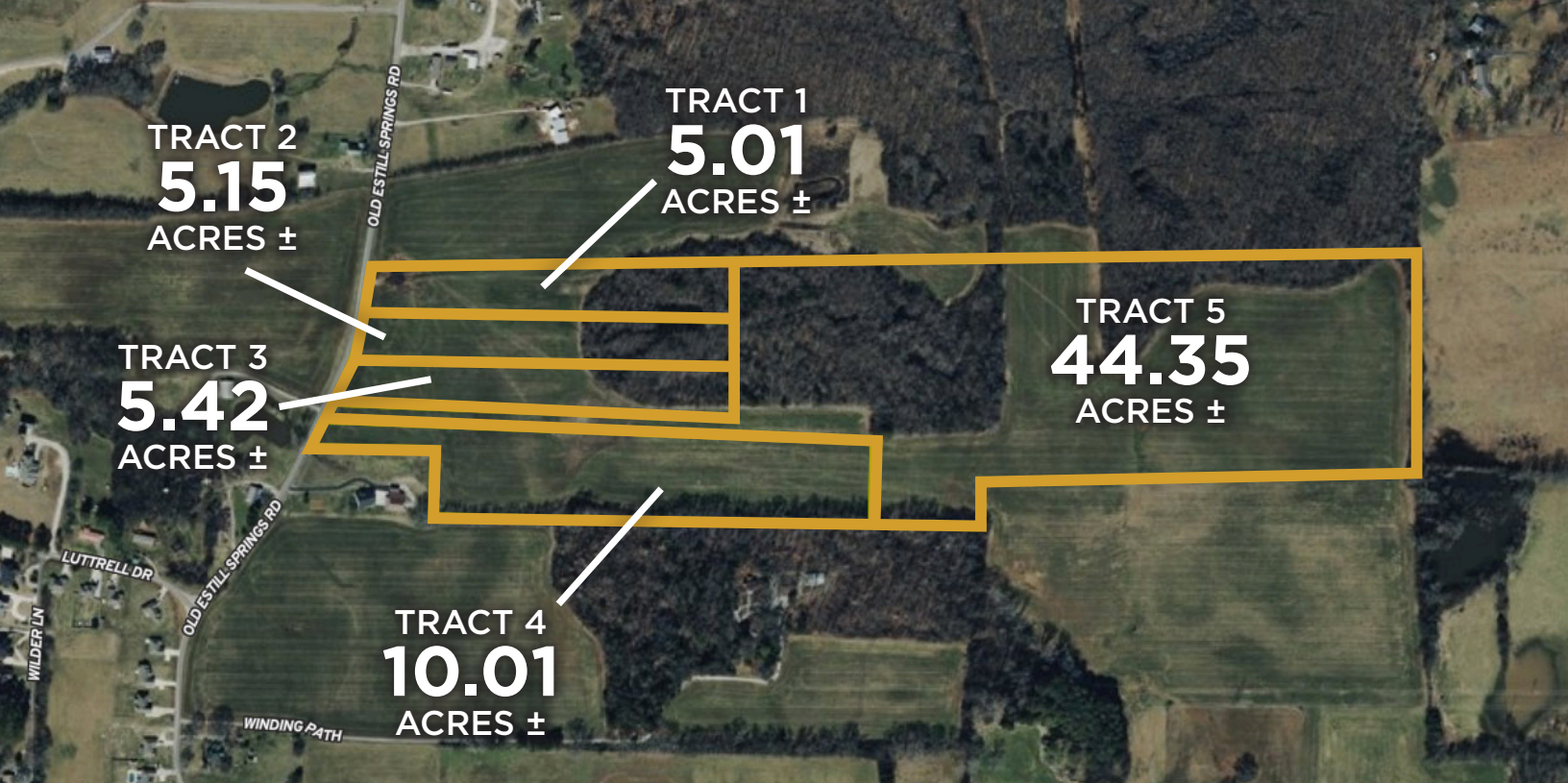
CRP Acres/Payment:	NO CRP
Taxes:	TBD after survey
Lease Status:	Open Tenancy for 2026 crop year
Possession:	At Closing
Survey Needed?:	In process
Brief Legal:	2301 Old Estill Springs Rd, Winchester, TN, 37398
PIDs:	045-036.01
Lat/Lon:	35.23123, -86.1195
Zip Code:	37398

IN COOPERATION WITH WHITETAIL PROPERTIES REAL ESTATE, LLC
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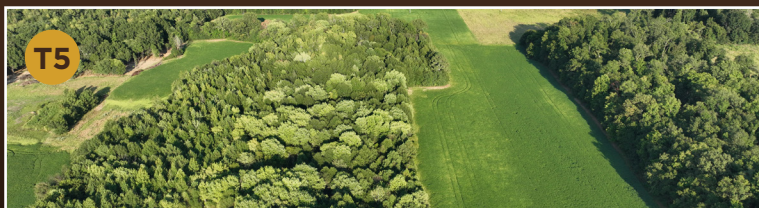
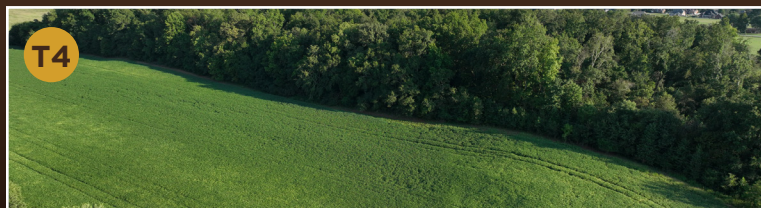


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