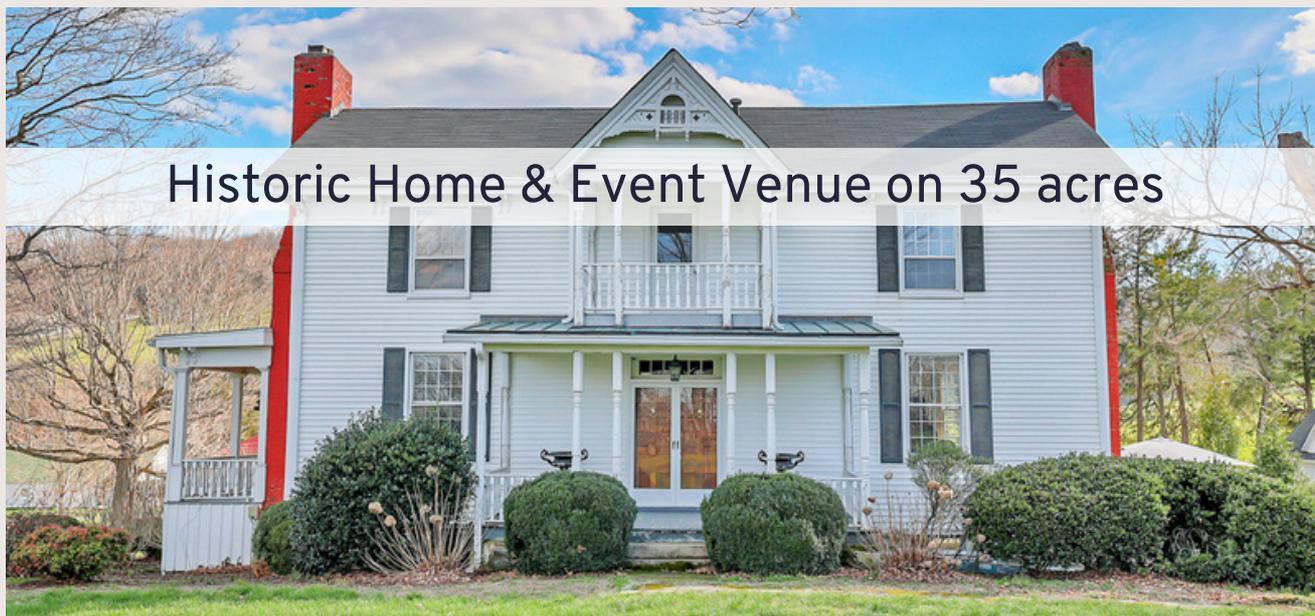
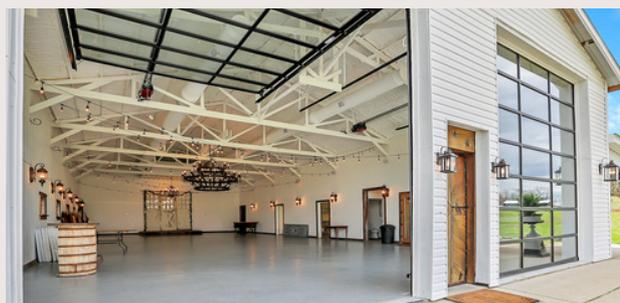


IMAGINE THE POSSIBILITIES



Historic Home & Event Venue on 35 acres



MAGNOLIA FARMS

2133 Allisona Rd. Eagleville, TN | MLS 2367472

3 homes, multiple event venues, a luxurious pool & pool house, & views from every corner! This 35 acre property is currently operating as a private home & a wedding & events venue with 2 of the homes regularly occupied as short term rentals.

Offered at \$3,850,000.



www.nashvillerealtorheather.com
heather@nashvillerealtorheather.com
m: 615.948.5288 | o: 615.371.1544



Benchmark
REALTY LLC

318 Seaboard Ln #115
Franklin, TN 37067



Parcel/Tract 1:

- 3 bedroom/3 bathroom historic main home
- 3 car detached garage with heated/cooled pool house (shop/office there are multiple uses here!). Space has a steam shower & sauna.
- In-ground pool
- 4 bedroom/2 bath "cabin" (log cabin) which is currently used as an AirBnB
- 5 stall horse barn



Parcel/Tract 2:

- 2 bedroom cottage (currently an AirBNB)
- The "Lodge" - An event space with 2 bathrooms, and a small kitchen.
- The "Carriage House"- an Upscale Event Space with a commercial kitchen
- The "Stables" - an upscale barn with 10 stalls. Currently used as an event space.
- A large Red barn that is currently used for storage of venue items .
- Additional barn that is also used for storage. It does have water and electricity.



Parcel/Tract 3:

- 5 acre tract with a 4 bedroom perc site





MAGNOLIA FARMS

Turn-key wedding & event venue offered with all tables, chairs, and decor included as well as a fully furnished cabin and cottage. The space is currently being offered to guests as a package that includes:

Two-Day Rental (Friday & Saturday)

Overnight Accommodations for the Wedding Party

Indoor & Outdoor Ceremony Options

Rain plan for Inclement Weather

4-Hour Reception

Bridal Suite

Groom's Retreat

On-Site Parking

Decor & Prop Package Including
Tables, Chairs, Ceremony Arbor, & More!

more information about current business at www.magnoliafarmsevents.com



Tract 1 = 15.3 ac | Tract 2 = 15.34 ac | Tract 3 = 5 ac



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