12315 Warrensburg Road, Midway, TN 37809

$2,395,000 · MLS #9994707 · www.brphomes.com/mls/9994707



2	2,916	1920	415.6
BATHS	SQ FT	YEAR BUILT	ACRES

Property Facts

Property Type: Residential
Sub Type: Single Family Residence
Status: Active
Year Built: 1920
Lot Acreage: 415.6
Above Grade Sq Ft: 2,916
Lot Dimensions: 415.60 +/- acres

City Taxes: $0
County Taxes: $2,922.56
Basement Sq Ft: 0
Garage Sq Ft: 0
Elementary School: Mcdonald
Middle School: West Greene
High School: West Greene

Description

Welcome to the Historic Hilldale Farm, a remarkable Greene County, Tennessee land offering that combines scale, history, utility, and natural beauty in one legacy property. Located at 12315 Warrensburg Rd in Midway, this 415.6 +/- surveyed acre Century Farm was established in 1830 and presents a rare opportunity to own a large, well rounded East

Tennessee farm with a strong agricultural foundation, a historic homeplace, abundant water, and excellent long term stewardship.

Hilldale Farm features a highly desirable mix of rolling pasture land, mature and well maintained woods, multiple spring fed ponds, and frontage on Little Chuckey Creek. This combination gives the property broad appeal for cattle or hay production, recreational use, hunting, trail riding, weekend retreat use, or a long term family ownership property designed for both work and enjoyment. The landscape offers the kind of diversity buyers look for in a premium Tennessee farm: open ground for operation and visibility, wooded acreage for privacy and habitat value, and natural water features that strengthen both aesthetics and function.

The farm is improved with a 4 bedroom, 2 bathroom historic farmhouse containing approximately 2,916 square feet and built in 1920. The home adds character and utility to the property and serves as a fitting centerpiece for this historic tract. Multiple barns and utility buildings are also in place, including a new 144ft x 40ft building supporting agricultural use, equipment storage, livestock needs, and general farm operations. A substantial selection of farm equipment is available to convey with the property, supporting ongoing agricultural use. For buyers searching for a farm with existing infrastructure, Hilldale Farm offers meaningful improvements that help support immediate use while preserving the property's traditional farm identity.

A major feature of this Greene County farm is how the land is laid out. The property is divided by Warrensburg Road, with approximately 242.7 +/- acres lying on the north side of the road and 172.9 +/- acres lying on the south side. This split configuration may be attractive for buyers seeking flexibility in how the acreage is used, managed, or accessed. It creates opportunities for separating agricultural activity, recreational use, homesites, hunting strategy, or family use across different sections of the farm while still maintaining one large, cohesive holding.

The land stewardship story here is equally important. The property is enrolled in Greenbelt, and the owner has been following a Forest Greenbelt Plan for maintaining the wooded acreage. The property is located within a designated Opportunity Zone, which may provide potential tax advantages for qualified buyers. Additionally, the property's existing timber and land management practices may present opportunities related to carbon credit programs. That history of management speaks to a thoughtful approach to conservation, timber care, and responsible land ownership. Buyers looking for a Tennessee farm with a balance of productivity and preservation will appreciate that the woods have been managed with a plan in place rather than left to chance.

From a recreational and wildlife perspective, Hilldale Farm checks many of the boxes serious land buyers want to see. The blend of pasture, woodland cover, creek frontage, and spring fed water sources creates strong habitat appeal and year round enjoyment potential. Whether your focus is exploring the farm, riding trails, fishing ponds, watching wildlife, or building a multigenerational retreat, the natural ingredients are already here. Large acre tracts with water, usable terrain, and historic improvements are increasingly difficult to find in East Tennessee, especially in a setting with this much character and operational versatility. Buyer(s)/Buyer Agents to verify all information. Property lines are approximate only. *Large List of Farm Equipment can be purchased separately* Historic Hilldale Farm is the kind of property that rarely reaches the open market. With 415.6 +/- surveyed acres, a Century Farm heritage dating back to 1830, a historic farmhouse, barns and utility buildings, rolling pasture, managed woods, multiple spring fed ponds, and Little Chuckey Creek frontage, this is a standout opportunity for buyers looking for a legacy farm in Greene County, TN. Whether your goals include farming, recreation, conservation, or building a lasting family landholding, Hilldale Farm offers the scale, setting, and substance to support that vision.

Farm Equipment that can be purchased seprately:
New Holland TD5040
New Holland Powerstar 75 with loader
Kubota SVL75-2 converted to HF / added forestry door and plumbed cab heater - will be starting engine rebuild to finish before hay season
Case Dozer with rippers
New Holland silage special round baler with preservative applicator and moisture monitor dealer rebuilt 2024/2025
New Holland sq baler with preservative applicator
New Holland Discbine - bought new 1 year old
Various plows
Norden bale accumulator - bought new 1 year old
Norden tie accumulator - bought new 1 year old
Bushhog XLR 12 wheel v rack with kicker - dealer demo 1 year old

Titan bush hog
Grapple
Quick Attach mega brush cutter - bought new 1 year old
Hay spears
Plastic pallets for hay storage
Hay wagons
4 basket tedder
Gooseneck trailer
JD Sprayer
Polaris side by side
Compressor in workshop
Fuel tanks
Misc farm stuff like fence parts lumber gates etc (excluding farm managers property)
personal property inside the home and on the farm along with farm equipment belonging to farm manager are not available for sale

Features & Amenities

INTERIOR

Ceiling Fan(s) • Dishwasher • Electric Heating • Electric Range • Fireplace Heating • Living Room Fireplace • Paneling Walls • Propane Heating • Wood Walls

EXTERIOR

Barn(s) • Bottom Land Lot • Carport • Circular Driveway • Creek/Stream View • Farm House • Farm Pond Lot • Frame Exterior • Front Porch • Historic • Level Lot • Metal Roof • Mountain(s) View • Part Wooded Lot • Pasture • Pasture Fencing • Pasture Lot • Rolling Slope Lot • Shed(s) • Sloped Lot • Steep Slope Lot • Water View • Wooded Lot

OTHER

Average Condition • Electricity Connected • Public Water • Septic Tank Sewer • Sewer Connected • Water Connected • Well Water

Listing courtesy of Whitetail Properties Real Estate, LLC

SCAN TO VIEW ONLINE
www.brphomes.com/mls/9994707