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138 Jd Guinn Lane, Butler, TN 37640

\$950,000 · MLS #10000850 · 12 bed / 4 bath · www.brphomes.com/mls/10000850



12

BEDS

4

BATHS

2,500

SQ FT

2025

YEAR BUILT

25

ACRES

Property Facts

Property Type: Residential**Sub Type:** Single Family Residence**Status:** Active**Year Built:** 2025**Lot Acreage:** 25**Above Grade Sq Ft:** 2,500**Lot Dimensions:** 25 acres**City Taxes:** \$0**County Taxes:** \$1,000**Basement Sq Ft:** 0**Garage Sq Ft:** 800**Elementary School:** Doe**Middle School:** Johnson Co**High School:** Johnson Co

Description

WAIT UNTIL YOU SEE WHAT'S ON THIS MOUNTAIN! 3 ADDRESSES. PLUS, MULTIPLE CABINS. GLAMPING. A MOUNTAIN-TOP HOME. AND EVEN A BUS! WELCOME TO 134, 136 & 138 JD GUINN RD., BUTLER, TN! If you've been looking for a property that is anything but ordinary, stop scrolling! This incredible mountain property is already being used for Airbnb stays and retreats and offers a unique collection of accommodations, allowing you to continue the existing business--or create something completely your own! LOG HOME: 1 bedroom • 1 bath • kitchen • living room. BONNIE & CLYDE CABIN: 1 bedroom • 1 bath • kitchen • living room. TWO GLAMPING SITES: Side-by-side green-room-style accommodations with metal roofs, ceiling fans, and electrical outlets. THE LOVE SHACK: A fun one-room getaway featuring a king bed downstairs and another king mattress in the loft. Solar-powered Outhouse just outside. A-FRAME CABIN: Queen bed • twin mattress • cozy loft area. BUNKHOUSE: Sleeps up to 8! Kitchen • living room • bedroom • dining area • bunk area. A-FRAME GLAMPING/BUNKHOUSE AREA: Outdoor bathhouse with separate men's and women's facilities, hot showers, and toilets. MOUNTAIN-TOP 4-BEDROOM, 2-BATH HOME Located at the very top of the mountain! Solar-powered and ready for someone to finish. The supplies are already there! AND WAIT... THERE'S A BUS! An old wrapped bus transformed to look like a little cabin, complete with a HUGE PORCH! It is absolutely adorable! IMAGINE THE POSSIBILITIES! This could be your: Retreat destination Airbnb/short-term rental investment. Glamping business, Family compound, Mountain getaway, group retreat destination ?? Wedding or special-event venue, Church or organizational retreat. With so many different accommodations, guests can enjoy the mountain together while still having their own unique space. This isn't just a property. It's an experience. It's an adventure. It's a business opportunity. And it's a place to relax, it's a place where people can come to unplug, relax, and make memories. 134, 136 & 138 JD Guinn Rd. Butler, Tennessee. Come see why this one is truly one of a kind! Each cottage/glamping cabin is a different size. The new home is under construction, inside needs to be finished, but all the material there #ButlerTN #TennesseeMountains #MountainRetreat #AirbnbInvestment #AirbnbBusiness #RetreatProperty #Glamping #CabinLife #MountainCabins #VacationRental #InvestmentOpportunity #OffGridLiving #SolarPowered #UniqueProperty #MountainGetaway #TennesseeRealEstate

Information Herein Deemed Reliable but Not Guaranteed

Features & Amenities

INTERIOR

Built-In Electric Oven • Built-in Features • Cedar Closet(s) • Ceiling Fan(s) • Central Air • Central Heating • Cooktop • Custom Walls • Dishwasher • Double Pane Windows • Dryer • Electric Range • Fireplace Heating • Hardwood Flooring • Heat Pump • Log Walls • Microwave • One-Level • Pantry • Range • Refrigerator • Two-Level • Washer • Water Softener • Wood Heating

EXTERIOR

A Frame • Balcony • Bungalow • Cabana • Cabin • Chalet • Cleared Lot • Cottage • Craftsman • Driveway • Frame Exterior • Garage(s) • Garden • Geodesic Dome • Gravel • Guest House • Level Lot • Log Exterior • Metal Roof • Mountainous Lot • Outbuilding • Outdoor Grill • Part Wooded Lot • Raised Ranch • Residence • Rolling Slope Lot • RV Parking • Second Residence • Shed(s) • Sloped Lot • Wooded Lot

OTHER

Above Average Condition • Spring Water • Well Water

Listing courtesy of Lake Homes Realty Smithville



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