

**4.8 Acre Lot at Blackberry Farm Resort**  
**532 Farmside Lane, Walland, TN 37886**  
**Offered at \$3,000,000**

This secluded 4.8-acre parcel is located on the grounds of Blackberry Farm, the acclaimed resort in the Foothills of the Great Smoky Mountains. Blackberry Farm has welcomed resort guests under the stewardship of the Beall family since 1976. Consisting of 4,200 acres for adventure and relaxing, Blackberry Farm is perhaps best known as America's premier gastronomic resort.

The property is located at the end of Farmside Lane, offering great seclusion and privacy. Central resort amenities are a 10-minute walk or short golf cart ride away. The land is a gently sloped, with a wooded building site with views of an adjacent pasture (off site). A mix of mature hardwoods and evergreens cover the majority of the site.

Private ownership at the Blackberry Farm resort is highly sought after. Property owners, via the separately purchased membership in the Blackberry Farm Club, enjoy access to the world class resort amenities and services under the terms of the club membership plan. Resort amenities include restaurants (including The Barn, a multiple James Beard award winner), The Wellhouse spa, Bramble Hall concert and event venue, fitness facilities, tennis, swimming, gardens, hiking trails and private fishing as well as off-site amenities such as sporting clays and equestrian facilities.

As per deed restrictions, a buyer must apply and be approved for club membership after contract execution and prior to closing. Amenity access is only available via the club membership and does not run with the land. Property is subject to other covenants and deed restrictions, including significant architectural review, and a right of first refusal held by the resort entity for any subsequent future resale.

Further information, including C&Rs and club membership details, is available upon request. Property is not in a designated flood risk zone.

Blount County Parcel ID: 082-082.15   MLS ID: (forthcoming)

