

Shiloh Country

Shiloh Country lies within the Cumberland Plateau, situated just south of the Tennessee/Kentucky state line between Knoxville and Nashville. Shiloh is approx. 35 mile north by northeast of Cookeville, TN (I-40 and Hwy. 111), off Hwy 85. The West Fork Obey River borders for ¾ of a mile with varying river depths of approximately 4 to 10 feet. 6 of the 15 river lots have potential building sites directly adjacent to the river. A public paved road, Shiloh Rd., also borders the property. East Port Marina on the Dale Hollow Lake is approx. 13 miles. Livingston, TN (hospital, grocery, general needs) is approx. 16 miles. Crossville is approx. 35 miles. Convenience store w/ gas is only 7 miles.

All utilities are currently available for all land owners (Wells will have to be drilled for water). All owners have majestic mountain views as well as river views from any where on their property. Wide cut trails and old logging trails stretch all over the area. Trails follow up the ridge line and transcend to the other ridge tops with many in between. Civil War raffle pits are present on many of the trails. One main stream stretches across the property with many smaller branches and waterfalls merging into it. Deer, turkey, fox, hawks, eagles, beavers and any indigenous animals to the Upper Cumberland's are always present.

Phase I & II of Shiloh Country compose approx. 125 acres. Later phases will consist of another 10 to 12 - 5+ acre tracts, 5 to 8 - 20-50+ acres tracts, and 8 to 12 ridge view tracts at 5+ acres each. Total land area is 542.77 acres.

CLIMATE

Annual Average Temperature:	57.4°	Annual Average Precipitation	48.8"
Monthly Average Low Temp for January	39.0°	Annual Average Snowfall	8.0"
Monthly Average High Temp for January	52.9°	Prevailing Winds	SW
Monthly Average Low Temp for July	67.2°	Mean Length of Freeze-free Days	180-220
Monthly Average High Temp for July	88.8°		

(Measurements based on Livingston, TN)

AREA CITY'S AND COUNTY'S

Cookeville in Putnam County – Cookeville remains one of the top 5 most economical cities in the nation. Rand McNally ranks Cookeville as being one of the top 10 best places in the U.S. for retirement living (ranked 9th overall). 80% of the major U.S. markets can be reached within a 9 hour drive. Tennessee Technological University, enrollment of approximately 9,200, is located here. Population-County: 68,000. www.cookevillechamber.com or (931) 526-2211

Livingston in Overton County – Commonly referred to as the “Gateway to the Dale Hollow Lake” and a sportsman playground, downtown Livingston offers a quaint square with unique shopping. Livingston also offers chain grocery stores and other retail stores. It contains a 114 bed hospital, a 5,000 foot asphalt air strip (location identifier: 8A3), a new library, public pool and the 2005 state championship high school football team, Livingston Academy Wild Cats! Population-County: 20,400. www.overtonco.com or (931) 823-6421

Crossville in Cumberland County – Known as the golf capitol of Tennessee, Crossville is home to eleven championship courses. Rand McNally ranks Crossville as being one of the top 10 best places in the U.S. for retirement living (ranked 4th overall). The Cumberland County Playhouse is one of the most active performing art centers in the country with new Broadway musicals and plays always running. All the conveniences of the big city are readably at hand here. www.crossville-chamber.com or (877) 465-3861

Jamestown in Fentress County – An equestrian’s and backpacker’s paradise due to 110,000 acre Big South Fork National River and Recreation Area and the over 80 miles of free flowing creeks and Cumberland River. One of the best kept little secrets in Fentress County is the small quaint Mennonite community of Muddy Pond and the Mennonite run bakery. Other interests are Pickett State Park, Holpps Lake, Sgt. Alvin C. York birthplace, and the award winning Highland Manor Winery. Population-County: 16,625 www.jamestowntn.org or (931) 879-9948

Byrdstown in Pickett County – The place for boating, fishing, and water sports on the world famous Dale Hollow Lake. DHL holds the world record smallmouth bass caught in July of 1955 by D.H. Hayes at 11lbs. and 15 ozs. Rated as one of the 5 top cleanest lakes in America, DHL boasts of 650 miles of impeccable shoreline and crystal clear water. Eastport Dock Marine, located on the eastern most tip of DHL, is about 13 miles from Shiloh Country. Population-County: 4,950. www.dalehollow.com or (888) 406-4704

OTHER POINTS OF INTEREST

ATV RIDES / TRAIN TOURS

Cumberland Safari Adventure
Big South Fork Scenic Railway

www.cumberlandsafari.com

www.bsfsry.com

CAMPING

Lillydale Campground & Day Use
Obey River Campground
Dale Hollow Lake State Park
Willow Grove Campground
Pickett State Park

www.reserveusa.com

www.reserveusa.com

www.dalehollowlakepark.com

www.reserveusa.com

www.tnstateparks.com

EVENTS / FESTIVALS

Roller Coaster Fair & Hwy 127 Sale
Event and Festival Calendar
Artist Jack Stoddart
Mennonite community and bakery

www.127sale.com

www.aboutdalehollow.com

Mid November, 2006 (Shiloh Country neighbor)

Muddy Pond, TN (10 minutes from Shiloh Country)

GOLF

Dale Hollow Lake State Park
Golf Capital of Tennessee
Mountain View Golf Course
Regional Golfing
TN Golf Trail & Bear Trace Courses

www.parks.ky.gov/golf/18hole/dh/index.htm

www.golfcapitaltenn.com

www.albanyclintonco.com/businessalphabet.htm#M

www.aboutdalehollow.com

www.tngolftrail.net

HIKING / MOUNTAIN BIKING

Big South Fork National Park
Pickett State Park
Bunkum Cave
Dale Hollow Lake State Park

www.nps.gov/biso

www.tnstateparks.com

www.cordellhullmuseum.com

www.parks.ky.gov

LODGING / BED & BREAKFAST

Anchors Aweigh Houseboat B & B
Comfort Inn & Suites
Country Inn & Suites
Ramada Ltd. Suites
Best Western
Days Inn
Overton Motel
Sportsmans Lodge

www.boatbedandbreakfast.com

Cookeville, TN (931) 372-1881

Cookeville, TN (931) 520-3800

Cookeville, TN (931) 372-0086

Cookeville, TN (931) 526-7115

Cookeville, TN (931) 528-1511

Livingston, TN (931) 823-2075

Byrdstown, TN (931) 864-3349

MARINAS / HOUSEBOAT RENTALS

East Port Marina www.eastport.info
Eagle Cove Resort www.eaglecove.com
Sunset Marina & Resort www.sunsetmarina.com
Holly Creek Resort www.hollycreek.com
Willow Grove Resort www.willowgrove.com

PARKS / HISTORIC

For all these TN State Parks and more www.tnstateparks.com
Burgess Falls
Cordell Hull
Cumberland Mountain
Fall Creek Falls
Standing Stone

Dale Hollow Fish Hatchery www.fws.gov/dalehollow
Alvin C. York Birthplace www.alvincyork.org
Civil War Driving Tour www.theborderlands.org
TN Civil War National Heritage Area www.histpres.edu/tncivwar

SCUBA DIVING

Willow Grove Scuba Shop/Lessons www.willowgrove.com

TRAIL RIDING

Bandy Creek Stables www.nps.gov/biso/bsfstab.htm
Big South Fork National Park www.nps.gov/biso
East Fork Stables www.eastforkstables.com
Dale Hollow Lake State Park www.dalehollowlakepark.com
Adjacent land to Shiloh Country has miles of public trails and land for riding and hiking.

WHITEWATER RAFTING

Sheltoewe Trace Outfitters www.ky-rafting.com