1871 Goodman Loop, Bulls Gap, TN 37711

$1,459,000 · MLS #9998201 · 3 bed / 3.5 bath · brphomes.com/mls/9998201



3	3.5	2,955	2005	46.13
BEDS	BATHS	SQ FT	YEAR BUILT	ACRES

Property Facts

Property Type: Residential
Sub Type: Single Family Residence
Status: Active
Year Built: 2005
Lot Acreage: 46.13
Fireplaces: 1
Above Grade Sq Ft: 2,955
Lot Dimensions: 46.13

City Taxes: $0
County Taxes: $1,635.98
Basement Sq Ft: 0
Garage Sq Ft: 0
Elementary School: Mosheim
Middle School: Mosheim
High School: West Greene

Description

Visitors often smell Midfield Lavender Farm before they see it. Each June, more than 1,300 lavender plants bloom across these 46 acres, and guests step out of their cars smelling the fresh lavender, with peace being the first sense you receive.

Since 2014, Midfield has grown into one of East Tennessee's most recognized agritourism destinations, welcoming some 1,200 visitors in a single season for U-pick events, festivals, markets, weddings, and concerts. Eleven lavender varieties supply a retail line carried in five stores across the region. The farm has been featured in Tennessee Home & Farm Magazine, on PBS's Farm and Fun Time, and on Tennessee Vacations' list of Must-See Farms. The customer base is loyal, the brand is established, and the infrastructure is ready for more.

The home matches the land. Built in 2006 and expanded in 2019 under Jim Wright, a Kingsport architect, the residence offers nearly 3,000 square feet arranged around two great rooms and a loft. The kitchen features Bosch appliances and a gas range, with a Rinnai tankless system supplying the hot water. Gas fireplaces warm the winters. Porches carry the other three seasons, each one facing pasture.

The working bones of the farm are equally sound: a Yoderbilt greenhouse with 60-amp service and its own water supply, upgraded barns, a widened drive with a guest parking loop, and a stocked pond with a fishing dock.

This is a turnkey transfer. The sale includes the business assets, digital presence, brand goodwill, and vendor relationships, and the sellers are offering up to 100 hours of transition support after closing. Select farm equipment and furnishings may be available.

For twelve years, one family has poured itself into this place. The next owner inherits the fields, the home, the brand, and mornings that smell like lavender.

See more:

Visit the farm online: midfieldfarm.com

View the full property history: heyzine.com/flip-book/9cecc92fd1.html

Buyer/buyers agent to verify all information.

Features & Amenities

INTERIOR

Bonus Room • Built In Safe • Built-in Features • Concrete Flooring • Dishwasher • Double Pane Windows • Dryer • Drywall Walls • Eat-in Kitchen • Electric Dryer Hookup • French Doors • Gas Range • Granite Counters • Great Room Fireplace • Hardwood Flooring • Heat Pump • Insulated Windows • Kitchen Island • Laundry • Microwave • One-Level • Open Floorplan • Pantry • Primary Bathroom • Primary Downstairs • Refrigerator • Smoke Detector(s) • Solid Surface Counters • Stone Fireplace • Storm Door(s) • Walk-In Closet(s) • Washer • Washer Hookup • Wet Bar • Workshop

EXTERIOR

Back Porch/Patio • Barn(s) • Block Foundation • Carport • Covered Porch/Patio • Dock • Driveway • Farm Pond Lot • Front Porch • Garden • Gravel • Greenhouse • Landscaping • Mountain(s) View • Mountainous Lot • Part Wooded Lot • Pasture • Pasture Lot • Patio • Rolling Slope Lot • Shingle Roof • Slab Foundation • Stone Foundation • Traditional • Water View • Wood Siding Exterior • Wrap Around

OTHER

Above Average Condition • Public Water • Septic Tank Sewer

Listing courtesy of Property Advisors

SCAN TO VIEW ONLINE
brphomes.com/mls/9998201