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# 1871 Goodman Loop, Bulls Gap, TN 37711

**$1,459,000** · MLS #9998206 · brphomes.com/mls/9998206




| 2,955 | 2005 | 46.13 |
|---|---|---|
| SQ FT | YEAR BUILT | ACRES |

## Property Facts

**Property Type:** Commercial Sale
**Status:** Active
**Year Built:** 2005
**Lot Acreage:** 46.13
**City Taxes:** $0
**County Taxes:** $1,635.98

## 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**

Additional Building(s) • Dishwasher • Dryer • Heat Pump • Part Fenced • Range • Refrigerator

**EXTERIOR**

County Road • Finished Lot(s) • Infrastructure In • Shingle Roof • Wood Siding Exterior

**OTHER**

220 Volts • Above Average Condition • Fee Simple • Profit/Loss Statement • Public Water • Residential • Septic Tank Sewer • Utility Easement Restrictions

Listing courtesy of Property Advisors

SCAN TO VIEW ONLINE
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