

# *Market Information Package*

*Estate of G.T. Wilburn & Son's*

*Fall River, Tennessee*



*Acclaimed as one of Tennessee's finest properties, the G.T. Wilburn & Son's estate is one of the largest historical offerings ever to come to market in the South.*



*Situated mid-way between Pulaski and Lawrenceburg, only seven miles off Highway 64 and sixty miles south of Nashville, this offering is truly one of a kind in the USA.*





*Surrounded by beautiful virgin land, crisscrossing streams and ponds, the Wilburn Estate contains a home, barns, general store and functional grain mill driven by a breath-taking falls of Clear Creek.*

*Covering almost 500 acres, the estate contains more than 310 acres of marketable timber; over 170 acres of row crop or pasture land and two rental homes. Clear Creek winds through the property for more than a mile and there are miles of frontage on two separate county roads.*

*The Wilburn Estate offers the flexibility from a magnificent family compound to potential sub-divided single-family development. As the jewel of Lawrence County the deep-seated history and attributes make this opportunity impossible to replicate.*

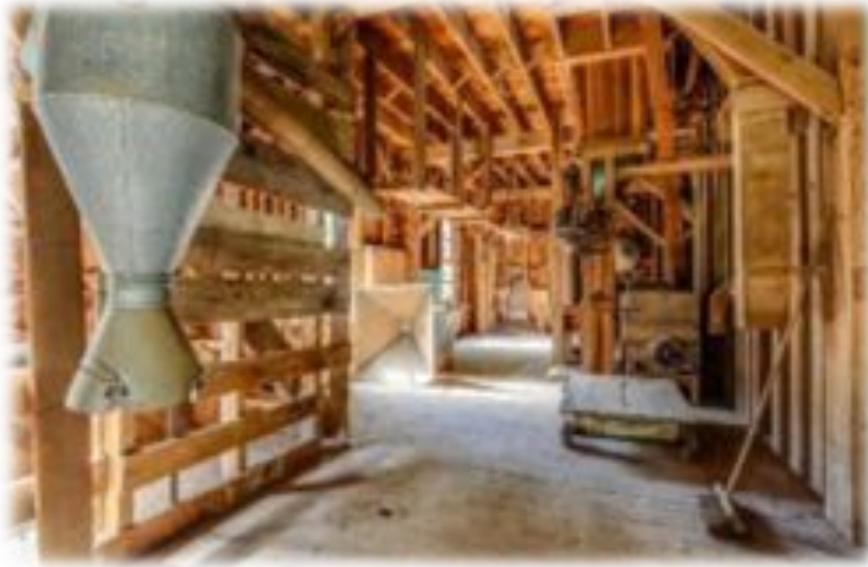
*This is truly a unique opportunity to own a piece of American history – and to invest in its exciting future.*





*Founded in 1823 and re-built in 1865 the Grist Mill was acquired by G.T. Wilburn in 1924.*





*Take a 200-year walk back in time to the early 1800's as you stroll around the historic water-powered mill at Fall River. Above the great waterfalls, you can hear the faint voices of the mule drivers and creaking wagon wheels early in the morning as they arrive with their heavy loads of wheat and corn and line up for what will be a long day at the mill. But these early pioneers are happy to be here, to meet their neighbors, trade stories, get up-to-date on local happenings and shop for necessities at the general store as they await the grinding of what will be their survival food for the coming winter.*



*In 1823, the mill and general store was the heart of the Fall River community in the Clear Creek Valley and as it prospered, two churches were added and then a school, blacksmith shop, tannery, timber sawmill, sorghum mill and a cemetery as the peaceful valley grew. For the next 130 years, the mill, general store and the home place served many needs. In addition to grinding wheat, corn and livestock feed, the store served as a post office, restaurant, operating theatre, judges' court room, voting place, political speaking place, library, boxing matches, horseshoe pitching tournaments, checkers tournaments, circuit church and almost everything else one could imagine.*



*In 1862, at the beginning of the Civil War, the Union Army raided through middle Tennessee and following a "scorched earth" policy, they burned the mill to the ground. Fortunately the mill owner and his family's lives were spared, but it was a devastating blow to the very peaceful and prosperous Clear Creek Valley. The lives of many of the Valley's folk were shattered, but as soon as the war ended they went to work rebuilding the once proud Fall River community that embodied the true pioneer spirit of the times.*

*Twenty years later, in 1885, the first family members of the current owners of the Fall River community properties arrived and infused new cutting technologies and equipment for wheat and corn grinding. They built a dam across the Clear Creek at the head of the bluffs creating a large thirty-acre millpond that would allow the mill to operate 24/7 even when the creek was low during drought seasons. Fall River was once again on the rise and its success helped revitalize and stabilize the Clear Creek Valley for the next 50 years.*



*In 1914 G. T. Wilburn (the second generation of current owners) took over the management of the mill and the general store. Under his guidance and stewardship the mills' productivity grew. His ingenious ability to adapt paired with his acclaimed knowledge of how to grind the best wheat and corn products brought regional fame to the mill. It also brought new customers from a fifty-mile radius as the Henry Ford automobile and truck ownership grew. In 1924 G.T. and his wife Florence bought out the other family members and dedicated their lives to the Fall River community and its' pursuit of peaceful progress through hard work and exemplary neighbor morals. G.T. and Florence Wilburn raised three sons, Loyd, Clyde and James as they succeeded and the Fall River community flourished.*

*Today, the grandchildren and great-grandchildren of G.T. and Florence own the Fall River Properties consisting of almost 500 acres, the G.T. Wilburn & Son's Mill and General Store, the Home place and several other houses and buildings. There are miles of road frontage around and through the properties and the Clear Creek and Fall River Falls are at the center of the properties.*



*The current owners are offering this once-in-a-lifetime opportunity to own a genuine piece of Americana real estate. The heirs are seeking a visionary buyer to acquire this historic property. A unique investor who appreciates and will dedicate his/her ownership and stewardship to extend the 200-year history of this fantastic, legendary place in America's history.*

*Fall River Properties is an exceptional opportunity to create a master-planned Community. Or, to continue the property's legacy as one of Tennessee's premier historic treasures by placing capital in a rare asset with great potential for wealth preservation and creation.*

*Suggested Uses:*

- *Wealth preservation/creation asset*
- *Museum – Historic Register*
- *Historic unincorporated town (community)*
- *Tranquility Retreat*
- *Corporate Retreat Lodge*
- *Religious Retreat*
- *Teaching Retreat*
- *Drug Recovery Retreat*
- *Terminal Illness Retreat*
- *Advertising Icon for a Flour Manufacturer i.e.:*
  - *Gold Medal Flour*
  - *Pillsbury Flour*
  - *General Mills*
- *Movie, TV, Video Production Studios/Lot*
- *Secluded private estate for entertainment/music/production*
- *Horse Farm – water, lush pastures, natural irrigation*
- *Cattle Ranch – water, lush pastures, natural irrigation*
- *Resort Campground*
- *Sub-divide into mini estates*
- *Recreation Theme Park*
- *Retreat/training center*
- *Private Estate without isolation*
- *Hunter's Retreat*
- *Wildlife Refuge*
- *Private Family Compound*

## Listing Details

0 FALL RIVER ROAD  
LEOMA, TN 38468

Architecture: Farm  
Area: 84  
Lawrence MLS ID: 1550845

URL Listing: [GT WILBURN ESTATE](#)

Taxes: \$4,000.00 +/-  
Lot Size: 485.43 +/- Acres  
Acreage Description: 170 +/- (Pasture), 310 +/- (Timber)  
Road Frontage Description: 1 +/- Miles  
County Road Surface Description: Paved  
Sale Includes: Homes, General Store, Mill and Barns  
Water Description: Clear Creek, Ponds Springs and Streams



<u>Acreage</u>	<u>Map</u>	<u>Parcel</u>	<u>Name</u>
88.92	127	13.00	Scott
114.86	130	17.00	Lower Williams / Cantrell
165.18	130	15.00	Stockman or Stackman
78.38	130	10.00	Springer
12.57	130	13.00	Wilburn Home Place
25.52	127	32.00	Upper Williams
<b>TOTAL ACREAGE 485.43 +/-</b>			

### ***Timeline / Brief history of the G.T. Wilburn & Son's MILL***

- *1823– Construction began and the exact date of completion is unknown on the original Mill.*
- *John A. Hagan was the first recorded deed owner. It was a water driven mill.*
- *1862 – The Union Army burned the Mill to the ground as they swept through the South on a “scorched earth” policy. Fortunately the Hagan Family was spared.*
- *1865 – Summer, the Civil War was over and John Hagan began rebuilding the Mill on the same spot as the burned mill.*
- *1870 – Ownership passed from John Hagan to the Scott family.*
- *1885 – Ownership passed to the White family and they installed a dam and a water driven turbine that powered the machinery for grinding fine flour that is still in the Mill today.*
- *1909 – Mr. White employed G. T. Wilburn (his wife Tenny's nephew) to manage the Mill and the Mill's Country store.*
- *1924 – G. T. Wilburn and his wife Florence purchased the Mill, Mill Store, farm house, barn and small rental house (all covering 15 acres) and he renamed the Mill and Country Store as G. T. Wilburn and Son's Mill and General Store.*
- *1932 – First Wilburn family member to be born at the Wilburn Home place. C. W. Buz Wilburn, son of Clyde and Bessie and grandson of G. T. and Florence Wilburn.*
- *1950 – The G. T. Wilburn and Son's mill ceased grinding flour, but continued grinding corn for cornmeal and feed for livestock.*
- *1956 – The G. T. Wilburn and Son's mill closed its' operations entirely and G. T. continued to operate the G.T. Wilburn and Son Grocery Store.*
- *1974 – G.T. passed away and his oldest son Loyd took over the operation of the Grocery Store and ran it until 2000 and it was shuttered.*
- *1983 – Florence Wilburn passed away.*
- *1984 – Present: The property has been preserved but has remained inactive.*



**Listing Agent:**

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**View Fall River Properties on YouTube here:**  
<http://www.showcasephotographers.com/sba/index2.php?sbo=sd1406121>

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