

**Property: 13631 Birdsong Road, Holladay TN 38341-2923, Benton County – 15.15 acres, 4 buildings**  
**Owners: Jeffery B. Drinkwater and Caitlin O. Drinkwater**

**We are a 'RESIDENCE FOR SALE WITH INCOME'.**

**Property Type is listed by the county as "FOREST". We run our businesses (nightly rentals) as "FARM".**

The farm/rental businesses' Earned Income in 2017 was filed with state and IRS as \$39,408.  
Projected Earned Income 2018 to be documented with State and IRS \$34,500.

COMPLETELY TURN-KEY (for asking price) = On the business side: all appliances, farm equipment, tools, website and furniture is included in the sale, over \$67,000 (or more) in assets

Included in the Sale:

Log Cabin House: 1,650 SqFt, 55' x 30', 3 Bed, 2 Bath, built 2009  
Vacation Rental Income (unit 1): 825 SqFt, 24' x 20' (w/loft), built 2011  
Vacation Rental Income (unit 2+3): 500 SqFt, 32' x 16', built 2016  
Workshop: 1,200 SqFt, 40' x 20', built 2013, heat/cool, bathroom, air-vac, kitchenette, garage  
Swimming Pool: 32' x 16' x 54", salt water, solar heated, wood deck and stairs, 2015  
Carport 1: 30' x 25' attached to workshop. Carport 2: 21' x 18'  
Asphalt drive-way, buried power line, security camera system throughout property  
Water Well and Water Purification System (pH, iron oxide, chlorination) Back-up Pump.  
Chicken Coops + Fenced Pens, 2 Storage Sheds, BBQ Pavilion

15.15 Acres (Forest, Green-belt Status and located within Tn River Resort District). IRS accepts 23% is dedicated Office Area due to one bedroom having private entrance and ensuite bathroom

Business Website - Info + Photos: <http://www.LittleEasyCabins.com>

Dedicated Property Selling Website - Info + Photos: <http://BirdsongCabins.us/included-in-sale>

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Our turn-key business has substantial possibilities for expansion in various directions. Every year we have increased profits, shortened our work season and lowered our work-load. In a nut-shell, we close/block dates often, we travel and still earn a good-living.

We operate a highly successful and 5\*\*\*\*\* star reviewed business. We have documented earnings (Federal, State and Local). Currently, we average 58 to 69% occupancy. Our website(s) receive more than 150,000 hits a year.

We are outside of city limits. We are located within the Tennessee River Resort District (this only allows properties within 3 miles of the Tennessee River to operate unique businesses (full-service bar, concerts, amusements, etc)).

Most importantly, there is the added benefit of actually living on Birdsong Road across from Federal / National Duck Reserve, located within the Tennessee River Resort District\*, which offers substantial added benefits for future/possible business opportunities.

We closed over 60% of the time and still, yearly our sales increase. There is much potential for profit and room for expansion.

13631 Birdsong Road, Holladay TN 38341 – Benton County



ONE-fish

TWO-fish

RED+BLUE-fish

Detailed Information and  
many more photos may be view at  
[www.\*\*BirdsongCabins.us\*\*](http://www.BirdsongCabins.us)  
(dedicated website to selling the property)

and

[www.\*\*LittleEasyCabins.com\*\*](http://www.LittleEasyCabins.com)  
(business website)