

Together with my husband, we run a small family business.

We build and sell start-ups, or we help existing businesses improve what they already do.

My husband, Gianfranco, is an Italian architect and interior designer, a painter, and also an experienced gardener, farmer, and restaurant business expert.

As for me, Alessandra, I am an HR specialist, event and expo organizer, and a biodynamic farming expert.

Having said that, we both felt the deep need to build something truly special and Owl Creek is not just a business; it's a sacred place.

We built it with love in every single detail.

It lives in harmony with Mother Nature and follows biodynamic principles.

We truly hope to find a buyer who shares our same vision:

someone who will respect and preserve this sacred, beautiful little piece of paradise.

Please feel free to call me anytime for more details.

### About the Estate

The property is fully turnkey and will be sold to the best offer.

It can be purchased either as a business ideal for a glamping eco-village, a farm, or an agritourism retreat

or as a self-sufficient homestead for one or more families, nestled within 10 acres of stunning land.

Main House:

3,528 sq ft total, divided into 3 units

2 units fully renovated and beautifully furnished private apartments,

redesigned by Italian architect Gianfranco Santagati and Alessandra Salafia, with a unique Tuscan-Sicilian touch.

Can easily be converted into 4 separate units.

The home is 80% self-sufficient and completely turnkey.

Heated by two wood-burning cookstoves with ovens (cast iron, imported from Turkey – the best wood stoves made).

Also features two fireplaces (one wood, one gas)

AC and central heat are installed and new and efficient

but we prefer the old-fashioned wood warmth.

In summertime here you won't need AC

☀️ Off-Grid & Eco Features

Included on the property:

5 off-grid outdoor kitchens

5 off-grid incinerator toilets

5 outdoor showers ( 3 hot and 2 spring water temperature )

3 outdoor shower areas hot

2 natural-spring shower areas (cold, room temperature)

2 solar water-pump systems feeding the pond,

orchard (70 + fruit trees), greenhouse, and the entire farm

The land is about 7 acres of open pasture and 3 acres of woods fertile, mineral-rich soil.

A 1,300-foot creek runs through the center of the property (not roadside), safe for children to float or play.

### Infrastructure & Energy

The main house sits on a gentle hill, protected by a small private mountain that shields it from wind.

A Jack Ram foundation system was installed, ensuring stability and protection guaranteed until 2053.

We have a deep well providing free, pure mountain water, plus two natural springs active year-round.

On the roof: solar panels, a wind turbine, and two backup batteries in the garage.

The circuit simply needs to be connected and will power the well and refrigerators as a backup system.

The property borders the Nantahala National Forest, the only rainforest in the southeastern U.S., ensuring lush, untouched surroundings.


We are located in a NO ZONING AREA increasingly rare in America allowing complete freedom to build and live in harmony with nature and community.

Neighbors are all farmers and homesteaders, living self-sufficiently, bartering goods, and producing organic food.

No factories, no pollution just peace and connection.

This land belonged to the Cherokee people for over 10,000 years.

They knew these lands were sacred and still are.

 Included with the Property

3 golf carts

All gardening tools

All woodworking equipment

One manual Jeep Wrangler

(manual vehicles are EMP-resistant they still run even if the power grid fails)

Animals are not included, but may be donated to someone truly committed to continuing our biodynamic & organic vision.

The property can easily host multiple families and animals.

We currently welcome Workaway guests, who help with maintenance and building projects in exchange for food, lodging, and a small wage.

A 1,300-foot creek crosses the land, and honestly this place must be felt, not just described.

### Price & Business Information

Starting price (including all major equipment and furnishings): USD 2.1M

Included:

28-foot-diameter teepee

Canvas glamping tent

Beautiful vintage sailboat converted into a guest suite

Entire property fenced with locust wood waterproof, rot-proof, and indestructible

We do not offer financing, but we are open-minded and happy to hear your ideas.

The property is already active and operating as a Primitive overland Retreat camping business, with over 1 K followers on Facebook, excellent reviews, and active pages on Instagram and our website

Airbnb app

Hipcamp app

Booking app

( we officially opened in October 2025 )

We love creating projects with passion starting them, designing them, bringing them to life but we prefer to pass them on rather than manage them long-term.

That's what we do best: build, nurture, and hand over fully functioning start-ups.


After four years of daily dedication, Owl Creek is now fully ready, self-sufficient, and flourishing a true jewel.


Should the world face future challenges say, another pandemic or global uncertainty the value of this land would skyrocket, as it offers freedom, safety, and abundance.

With love and gratitude,

Alessandra & Gianfranco

Owl Creek Farm Resort

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