

YOU DESERVE



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YOUR PIECE OF HEAVEN ON EARTH

WELCOME TO MYERS POINT AT SEWANEE



he Cumberland Plateau is the world's longest hardwood forested plateau. Widely considered one of the most biologically rich regions on earth. Rivaling the biodiversity of tropical rainforests.

It is the home of Myers Point.



Lost Cove photography courtesy of Steven Alvarez.



“STUDY NATURE, LOVE NATURE,
STAY CLOSE TO NATURE.
IT WILL NEVER FAIL YOU”

— FRANK LLOYD WRIGHT (1869 – 1959)



NO OTHER PLACE LIKE IT

Myers Point at Sewanee offers a rare and limited opportunity to become one of only twenty-four homeowners of a 480-acre private community overlooking the celebrated Lost Cove in the Cumberland Mountains of Tennessee.



FEATURING:

- ⌘ **480 acres (The Community: 125 acres of living sanctuary; The Park: 355 acres of common areas)**
- ⌘ **24 Exclusive home sites**
- ⌘ **Timeless, organic, craftsman architecture**
- ⌘ **Land Trust of Tennessee perpetually protected forests**
- ⌘ **Cultivated lakes managed for sustainability**
- ⌘ **Over four miles of walking and riding trails**
- ⌘ **Panoramic views of Champion Cove, Lost Cove and the Cumberland Plateau**
- ⌘ **Convenient to Nashville, Chattanooga, Atlanta, Knoxville, Huntsville and Birmingham by car, just minutes from The University of the South**



THE BEGINNING:

The Sewanee, Tennessee acreage of Myers Point has been owned and cared for by three generations of the Myers family since the early 1900's. Ina May Myers, granddaughter of the original owner, and John Currier Goodson, the great-grandson of Confederate General Edmund Kirby-Smith, shared a vision for the land and in 2004, their vision became a reality when the Myers family entrusted Goodson with the purchase and care of all 480 acres.

YOU CAN HAVE IT ALL

THE COMMUNITY AND THE PARK



It is difficult to imagine a more magnificent perch than Myers Point at Sewanee.

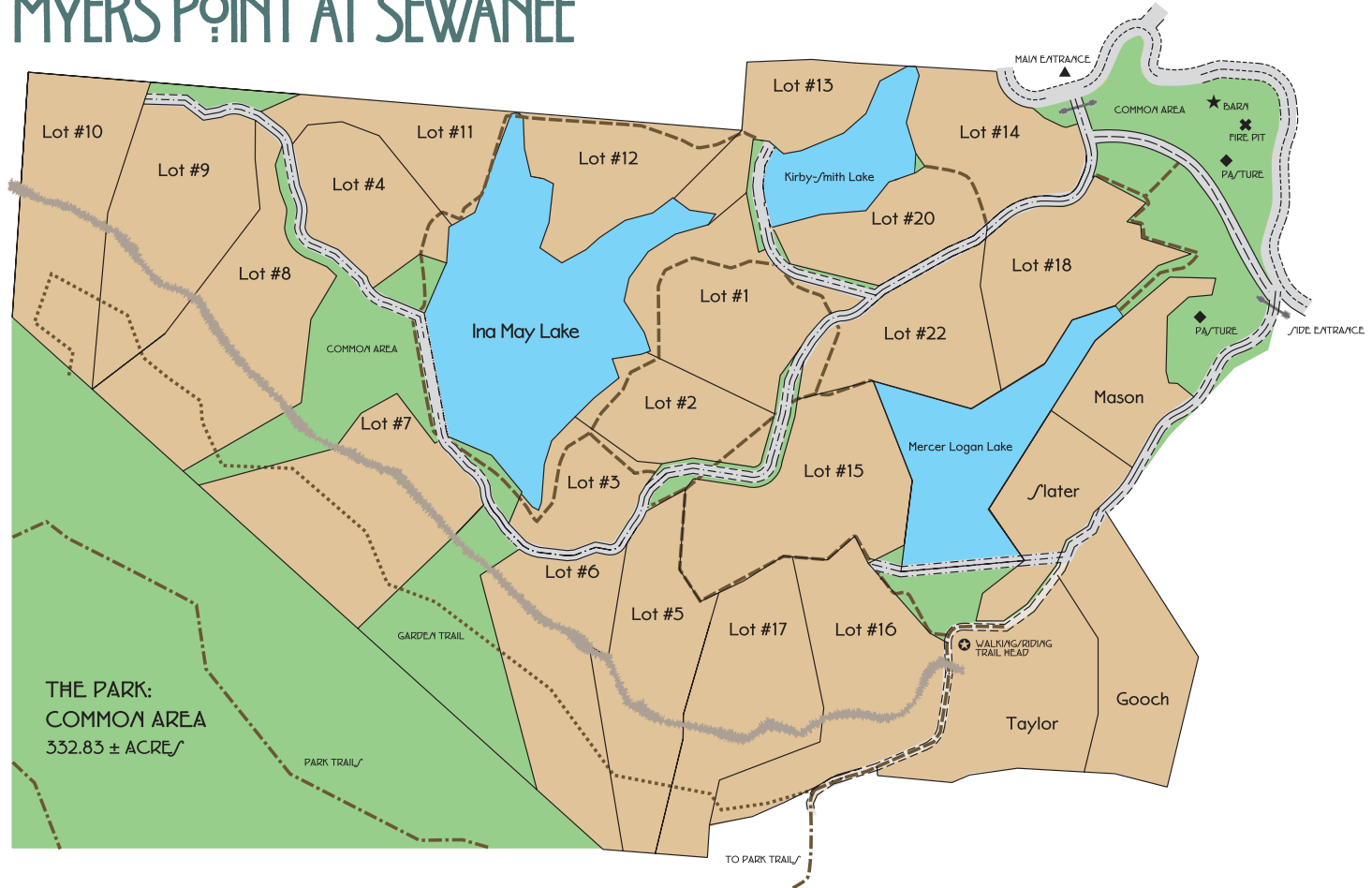
High above Lost Cove, in the center of Tennessee's prized Cumberland Plateau, Myers Point is nestled securely in the heart of a region The Nature Conservancy calls one of the three most ecologically important geographical zones in the world.

Myers Point incorporates twenty-four distinctive home sites tucked into 125 gently groomed mountain top acres in a gated living sanctuary called *The Community*. Common areas in The Community feature three cultivated lakes, a hand crafted timber frame barn built from reclaimed hardwoods, a fire pit gathering area and tree-lined horse pastures. Community benches adorn both lakeside and bluff vista views throughout Myers Point. Additionally, landholders share *The Park*, consisting of 355 acres rolling down bluff-side shelves

with hollows of lush forest overlooking the Land Trust for Tennessee and University of the South protected acres of Champion Cove and Lost Cove. Walking, riding and biking trails provide a natural gateway from The Community into The Park. With every turn, the miles of hiking trails uncover rare ferns, migrating birds, plant and animal life, waterfalls and age-old rock formations, all guarded by a conservation easement to protect the integrity and beauty of the land for generations.



MYERS POINT AT SEWANEE

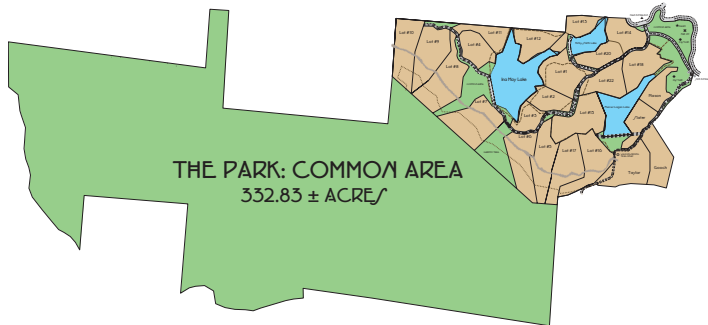


Legend

- The Park: Common Areas
- The Community: Individual Homesites
- Community Lakes
- Myers Point Trails
 - Park Trails
 - Garden Trail
 - Community Trails
- Bluff Line
- ✱ Community Fire Pit
- ★ Community Barn
- ▲ Main Entrance
- ◆ Horse Pasture
- ⦿ Park Trail Head

MAP AND FIELD GUIDE

- ⌘ **Community Barn:** Created for your family's equine members but fine enough for the gathering of your closest friends -- your horse will enjoy the same level of quality befitting any member of Myers Point.
- ⌘ **Horse Pastures:** Lovingly established with fine equestrians in mind.
- ⌘ **Fire Pit:** Perfect for those starry nights where you can see forever and talk until the wee hours of dawn -- located near the Community Barn and Horse Pastures.
- ⌘ **Community Benches:** Located thoughtfully throughout the property for moments of contemplation and conversation.
- ⌘ **Walking Paths and Trails:** Over 4 miles of leisure walk ready and hiking worthy passages.
- ⌘ **Lakes:** Stocked with mature fish and managed for sustainability.





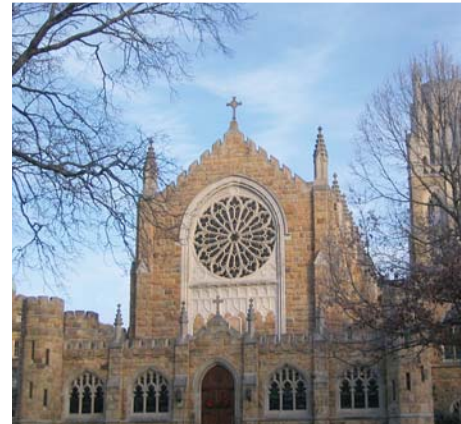
LAKE SITE LIVING OR BLUFF VISTA LIFE

We all long for peace. Maybe it's the lure of the fishing line that draws you to the rippling contentment of the waterfront. The glow generated by the reflection of light off of water or the splash of aquatic life as evening sets. Or perhaps it is the indescribable vistas painted in a different way every day

when the sun rises and sets over Lost and Champion Coves that takes your breath away and draws you to this place. Either way, at Myers Point, you have it all no matter which space your home occupies. The protective wrap provided by the conservation easement insures that this tranquility is yours for a lifetime.

SEWANEE, TENNESSEE:

For those who want to mix this privileged privacy with a little culture, the rich history and current dynamics offered by The University of the South in nearby Sewanee, Tennessee will more than satisfy those desires. The University, one of the nation's top liberal arts colleges, a School of Letters and a seminary of the Episcopal Church, is a constant draw to celebrities, media personalities and authors of note keeping the campus alive with ideas and inspiration for the community at large. From the various cultural events such as the University's Summer Music Festival and The Sewanee Writers Conference to numerous art galleries and a plethora of inviting eateries for foodies, this hamlet on the Cumberland Plateau is anything but sleepy.






THE COMMUNITY BARN



Gooch House Architects: E. Fay Jones, Maurice Jennings, David McKee
Gooch House Builder: Perry Gooch / Gooch - Beasley



CELEBRATING LIVING ARCHITECTURE

 Each Myers Point homesite is unique in its size, topography and orientation to host a custom-built, Organic Architecture-style residence for the discriminating and prosperous stakeholder.

Appropriately, Myers Point has been designed to accommodate organically inspired and inspiring homes for discriminating residents. Homes built at Myers Point will require approval of the Architecture Design Review Board to ensure a harmonious community for all owners.

The notion of Organic architecture was inspired by Frank Lloyd Wright and popularized by several

American architects. Organic or “living” architecture emphasizes five concepts:

- ⌘ **A structure’s inner-space should decide its outside form**
- ⌘ **A building’s structure should be the basis of its beauty**
- ⌘ **The character of the home site is the beginning of the home’s character**
- ⌘ **All building materials should be allowed to express their natural beauty and uniqueness**
- ⌘ **Unity of purpose, design and composition creates a building’s harmony**


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THE COMMUNITY BARN:

Central to the life of The Community, this fine structure of reclaimed hardwoods was created by Amazon Timber Frames at their company-owned facility in Brazil utilizing a certified green process. Their highly skilled crew came to Tennessee to erect the frame and worked with local artisans from Sewanee to finish the project. The iron windows of the barn, along with the Myers Point entry gates, were conceived by developer John Goodson and brought to life by local artist Jamey Chernicky of Sculpted Iron Creations.



BECOME PART OF A LEGACY

he Land Trust for Tennessee and the University of the South completed the protection of 3,000 acres around Lost and Champion Coves in 2007. In addition to this great news, the conservation of this resource inspired three other landowners in 2008 to protect properties adjacent to Lost Cove and Champion Cove through The Land Trust for Tennessee.

Dedicated to continuing conservation efforts in the area and furthering the work towards creating a corridor of protected lands on the South Cumberland Plateau, three adjoining landowners in Champion Cove – **John and Melissa Goodson**, John and Lynn Adams, and Dr. Lee Stapleton committed to protecting their properties through The Land Trust.

The Coves are adjacent to the 10,000 acre Domain of the University of the South and extend to the boundary of privately held land at the bottom of Lost Cove. The Land Trust will hold a perpetual conservation easement on the land and will monitor to be sure that

the land stays protected. The property will be owned and managed by the University as an outdoor academic laboratory and for recreation—making the University campus now total 13,000 acres. These Coves have significant conservation values and history. The opportunity to link large protected tracts and create wildlife corridors of this magnitude come along rarely—this 3,000 acre tract connects the Domain to the 8,000 acre Franklin State Forest and ties together two State Natural Areas, Buggy Top Cave and Natural Bridge.

The Land Trust is currently working with several landowners and the State of Tennessee to preserve the rich biological diversity and unique forested landscapes known to exist in the South Cumberland area. The region is believed to be one of the largest privately owned forested areas remaining in the Southeastern United States.

— *Reprinted from news articles courtesy of The Land Trust of Tennessee*



www.myerspoint.com

RESERVATIONS NOW BEING ACCEPTED

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