

Presented By:



RUSTIC PINES

at Paris Landing

Private Land Opportunities near Land Between the Lakes

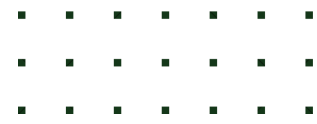
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2026 GUIDE

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Welcome to life near KY Lake



Tucked into the natural beauty of the Paris Landing area, these large acreage homesites offer a rare opportunity to enjoy space, privacy, and the freedom to create something truly your own.

Whether you're dreaming of a quiet weekend retreat, a family cabin near the water, or a full-time home surrounded by nature, this land offers the flexibility to bring your vision to life. With generous acreage, rolling terrain, and beautiful wooded surroundings, each parcel provides room to build, explore, and unwind.

Just minutes from Kentucky Lake and Paris Landing State Park, owners enjoy easy access to boating, fishing, hiking, golf, and some of the best outdoor recreation in Tennessee. Spend your mornings on the water, your afternoons exploring the trails of Land Between the Lakes, and your evenings watching the sunset from your own piece of land.

This is the kind of place where memories are made — where weekends slow down, families gather, and the outdoors becomes part of everyday life.

Property Highlights

- Large acreage homesites with room to build, explore, and relax
- Minutes from Kentucky Lake and Paris Landing State Park
- Ideal for primary homes, cabins, short-term rentals, or recreational land
- Peaceful setting surrounded by natural beauty

The Property Collection

Rustic Pines at Paris Landing



Phase 1

Phase I of Rustic Pines at Paris Landing introduces a limited collection of 40 thoughtfully planned acreage homesites designed to offer space, privacy, and flexibility for a variety of lifestyles.

Lots range from approximately 5 to 25 acres, providing ample room for a primary residence, weekend retreat, or recreational property. Each parcel offers generous frontage and natural wooded surroundings, with multiple potential homesites that allow owners to design their property around views, privacy, and preferred building locations. The development layout follows the natural contours of the land, creating a quiet, low-density setting while maintaining convenient road access throughout the community.

Development Highlights

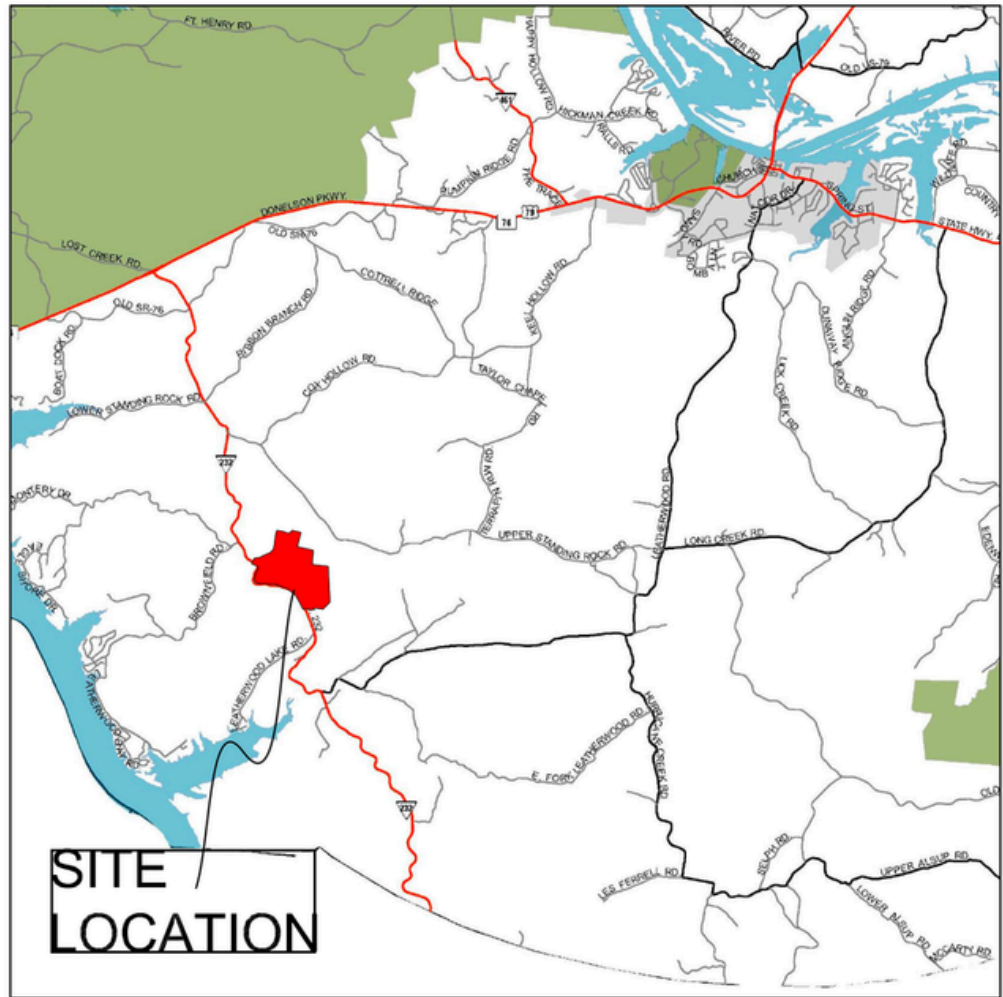
- Phase I includes 40 private acreage lots
- Parcels ranging from approximately 5 to 25 acres
- Multiple potential homesites on most properties
- Electricity available
- No HOA
- Designed to preserve privacy and natural surroundings
- Suitable for primary homes, cabins, barndominiums, or recreational use

Whether you're planning a custom home, a private retreat, or simply investing in land near Kentucky Lake, Rustic Pines offers a rare opportunity to own a meaningful piece of Tennessee countryside.

Location

In the heart of the Kentucky Lake Region

Whether you're planning a custom home, a private retreat, or simply investing in land near Kentucky Lake, Rustic Pines offers a rare opportunity to own a meaningful piece of Tennessee countryside. Rustic Pines at Paris Landing is ideally located in the scenic countryside of Stewart County, Tennessee, just minutes from one of the most sought-after outdoor destinations in the Southeast. Situated east of State Highway 232, the community offers a peaceful wooded setting while



remaining conveniently close to the recreation, dining, and attractions surrounding Paris Landing and Kentucky Lake. Rustic Pines at Paris Landing State Park. Residents enjoy the best of both worlds — quiet acreage and natural beauty, with easy access to boating, fishing, golf, and the many outdoor adventures that make this region so special.

Nearby Destinations

- Kentucky Lake & Paris Landing Marina – boating, fishing, and lake recreation
- Paris Landing State Park – golf course, lodge, trails, and lake access
- Land Between the Lakes National Recreation Area – over 170,000 acres of protected wilderness
- Downtown Paris, Tennessee – restaurants, shopping, and local events
- Cross Creeks National Wildlife Refuge – birdwatching, wildlife, and scenic landscapes

Convenient Regional Access

- Approximately 30 minutes to Murray, Kentucky
- About 2 hours to Nashville
- Easy drive from Memphis, Nashville, and western Kentucky

Things to do in the Area

Living near Paris Landing means having some of the region's best outdoor recreation, scenic landscapes, and local attractions just minutes away. Whether you enjoy time on the water, exploring nature, or discovering small-town charm, there's something for everyone nearby.



On the Water

Kentucky Lake is one of the largest man-made lakes in the United States and a favorite destination for boating, fishing, and waterfront recreation.

- Boating and water sports
- World-class bass and crappie fishing
- Multiple public boat ramps and marinas
- Scenic sunset cruises along the shoreline



Parks + Outdoor Adventure

The surrounding area is known for its natural beauty and access to protected wildlife areas and state parks.

- Paris Landing State Park – lakefront lodge, golf course, hiking trails, and marina
- Land Between the Lakes National Recreation Area – over 170,000 acres of forests, wildlife, and outdoor adventure
- Cross Creeks National Wildlife Refuge – birdwatching, kayaking, and nature trails



Local Dining + Small Town Charm

Just a short drive away, the nearby communities offer welcoming local restaurants, cafés, and shops.

- Downtown Paris restaurants and cafés
- Waterfront dining near Kentucky Lake
- Seasonal festivals and local events
- Farmers markets and small-town boutiques



Golf + Relaxation

For those who enjoy a slower pace, the area offers beautiful golf courses and peaceful lake views.

- Paris Landing Golf Course – scenic course overlooking Kentucky Lake
- Relaxing lakeside parks and picnic areas
- Quiet countryside perfect for evening drives and sunsets

Why Buyers Love Owning Land Here

Owning land near Kentucky Lake offers more than just beautiful scenery — it's an opportunity to create a lifestyle centered around space, freedom, and connection to the outdoors. With large acreage homesites and a peaceful rural setting, this area continues to attract buyers looking for both personal enjoyment and long-term investment potential.

Whether you're planning to build now or simply secure land for the future, properties in this region offer flexibility and value that can be difficult to find elsewhere.

Space & Privacy

Large acreage parcels provide room to spread out, build comfortably, and enjoy the quiet natural surroundings. With multiple potential homesites on many parcels, owners can design their property to maximize views, privacy, and accessibility.

Freedom to Build Your Way

With no HOA, owners have the flexibility to build the type of home or retreat that fits their lifestyle — from custom homes and cabins to barndominiums or weekend getaways.

A Smart Long-Term Investment

Land near Kentucky Lake continues to attract interest from both homeowners and recreational buyers. As demand for space and outdoor recreation grows, well-located acreage properties can offer strong long-term value.

Tennessee Ownership Advantages

Tennessee remains one of the most attractive states for property ownership.

- No state income tax
- Lower cost of living compared to many states
- Growing demand for rural and recreational land
- Easy access for buyers from Nashville, Memphis, and surrounding states

Why Rustic Pines stands out



Rustic Pines at Paris Landing offers a rare combination of large acreage homesites, natural surroundings, and proximity to Kentucky Lake. Designed for privacy and flexibility, these properties provide the freedom to create a home, retreat, or recreational property that fits your vision.

With generous lot sizes and multiple potential building locations, owners can design their property to take advantage of the landscape while maintaining space and privacy.

Large Acreage Homesites

Lots range from approximately 5 to 25 acres, providing space for homes, outbuildings, recreation, and future expansion.

Multiple Building Locations

Many parcels offer several potential homesites, allowing owners to choose the best setting for views, privacy, and accessibility.

Electric Service Available

Electric service will be available, making it easier to begin planning your future home or retreat.

No HOA

Enjoy the flexibility to design and use your property without the limitations of a homeowners association.

Minutes from Kentucky Lake

Enjoy the flexibility to design and use your property without the limitations of a homeowners association.

Natural Privacy & Scenic Surroundings

The wooded landscape provides a peaceful setting while still offering convenient road access throughout the development.

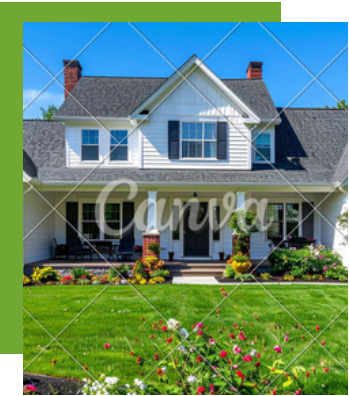
Available Lots



Parcel Number	Price	Number of Acres	MLS Listing
1	\$94,000	5	<u>3148388</u>
2	\$94,000	5	<u>3148387</u>
3	\$94,000	5	<u>3148386</u>
4	\$94,000	5	<u>3148385</u>
5	\$180,000	18	<u>3148383</u>
6	\$160,000	16	<u>3148382</u>
7	\$108,000	6	<u>3148381</u>
8	\$130,000	9	<u>3148379</u>
9	\$119,000	7	<u>3148354</u>
10	\$108,000	6	<u>3148351</u>
11	\$149,000	11	<u>3148350</u>
12	\$139,000	9	<u>3148349</u>
13	\$159,000	12	<u>3148348</u>
14	\$175,000	16	<u>3148346</u>
15	\$149,000	10	<u>3148345</u>
16	\$135,000	9	<u>3148344</u>
17	\$94,000	5	<u>3148343</u>
18	\$149,000	11	<u>3148341</u>
19	SOLD	SOLD	SOLD
20	\$229,000	22	<u>3148340</u>
21	\$149,000	14	<u>3148338</u>
22	\$145,000	11	<u>3148339</u>

Build Possibilities

One of the greatest advantages of owning acreage at Rustic Pines at Paris Landing is the flexibility to create a property that fits your lifestyle. With generous lot sizes and multiple potential homesites on many parcels, owners have the freedom to design a space that works for both today and the future. Whether you're planning a full-time residence, a weekend getaway, or a recreational retreat near Kentucky Lake, these properties offer the space and versatility to bring your vision to life.



Custom Country Home

Design a primary residence surrounded by nature, with room for gardens, workshops, and outdoor living spaces



Private Cabin Retreat

Create a quiet getaway where weekends are spent enjoying the lake, hiking nearby trails, and relaxing in peaceful surroundings



Barndominium Living

A growing trend for acreage properties, barndominiums offer flexible living space combined with workshops, garages, or storage for boats and recreational equipment



Family Retreat Property

With larger parcels available, some buyers choose to create multi-structure properties with guest cabins, outdoor gathering spaces, and room for family and friends.



Lake Lifestyle Basecamp

Located just minutes from Kentucky Lake, these properties can serve as the perfect home base for boating, fishing, and outdoor adventure.

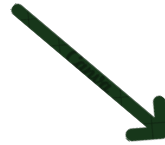
With parcels ranging from approximately 5 to 25 acres, owners have the flexibility to plan for the future — whether that means expanding a home, adding guest accommodations, building a workshop, or simply preserving open space to enjoy the natural surroundings.

The Buying Process

Purchasing land at Rustic Pines at Paris Landing is designed to be a straightforward and transparent process. Whether you plan to build right away or simply secure land for the future, we will guide you through each step to make the experience smooth and stress-free.

Explore the Property

Review the available homesites and choose the parcel that best fits your vision. We are happy to provide additional information, answer questions, and schedule a private tour of the property.



Select Your Lot

Once you've identified the property you'd like to purchase, we will confirm availability and review key details such as acreage, road access, and property features.



Submit an Offer

We will prepare a purchase agreement outlining the terms of the transaction. Once both parties have agreed and signed the contract, the property will be reserved for you.



Due Diligence + Closing

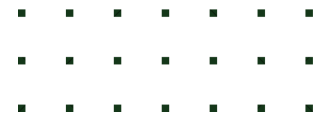
During the closing process, the title company will prepare the necessary documents and coordinate the transfer of ownership. We will assist with any questions along the way to ensure everything moves forward smoothly.



Begin Planning Your Future Property

Once the purchase is complete, the land is yours to enjoy and plan for the future — whether that means designing your dream home, building a retreat, or simply holding the property as an investment.

Discover *Rustic Pines at Paris Landing*



Rustic Pines at Paris Landing offers a rare opportunity to own spacious acreage in one of West Tennessee's most scenic and sought-after outdoor destinations. With large homesites, natural surroundings, and close proximity to Kentucky Lake, these properties provide the perfect setting to build, relax, and create lasting memories. Whether you're searching for a private retreat, a future homesite, or a long-term land investment, Rustic Pines offers the space and flexibility to bring your vision to life.

Schedule a Tour

If you would like to learn more about the available homesites or schedule a visit to the property, please reach out. We would be happy to answer questions, review available lots, and help you explore everything Rustic Pines at Paris Landing has to offer.

CONTACT

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