

PRESENTED BY MERCHANT REAL ESTATE GROUP



THE OAKS

SEWANEE, TENNESSEE

Deepwoods Road • Sewanee, Tennessee

Seventeen Estate Homesites *on the Cumberland Plateau*

AS RECENTLY FEATURED IN

Southern Living

A Place Apart

Perched atop Tennessee's Cumberland Plateau, The Oaks offers a rare opportunity to own a generous five-acre homesite set among ancient hardwood forests. Old-growth oaks stand sentinel alongside a diverse canopy of hickories, maples, and tulip poplars—a living landscape shaped by centuries of undisturbed growth.

*Here, privacy is measured in acres and silence is the prevailing soundtrack. Yet The Oaks is anything but remote. Sewanee's vibrant village—recently featured in *Southern Living*—is just minutes away, offering world-class dining, a storied university campus, and outdoor pursuits that draw visitors from across the Southeast.*

17 ESTATE HOMESITES

Each lot spans approximately five acres of wooded terrain, offering generous space for your vision.

OLD-GROWTH HARDWOODS

Towering oaks and a diverse mix of native hardwoods create a cathedral-like canopy overhead.

CENTRAL CONSERVATION

A 36-acre potential private conservation area owned by others directly adjoining the property.

PRIVACY & SPACE

Thoughtfully planned lots ensure each homeowner enjoys seclusion while remaining part of a community.

DEEPWOODS ROAD

A quiet, scenic road winds through the property, connecting homesites to Sewanee and beyond.

CUMBERLAND PLATEAU

At 2,000 feet elevation, enjoy cooler summers, stunning vistas, and four distinct seasons.

THE OAKS AT SEWANEE

The Community Plan

Seventeen thoughtfully planned homesites surround a 36-acre conservation area, ensuring lasting privacy and natural beauty for every homeowner.



17

ESTATE LOTS

5+

ACRES EACH

2,000

FT ELEVATION

Master Plan

Each homesite has been positioned to maximize privacy while preserving the natural topography and old-growth canopy. The central conservation area ensures a permanently protected woodland at the heart of the community.



Illustrative master plan rendering. Lot configurations shown for reference.

"A Special Place"

— Southern Living, April 2026

Recently featured in *Southern Living*, Sewanee has been recognized as one of the South's most captivating small towns. Perched atop the Cumberland Plateau, this charming community offers a rare blend of natural beauty, cultural richness, and genuine Southern hospitality that makes it far more than a place to live—it's a way of life.

OUTDOOR PURSUITS

World-class hiking on the legendary Fiery Gizzard Trail, swimming holes, Foster Falls, the Sewanee Perimeter Trail, and the natural rock bridge at Lost Cove East. As chef Julia Sullivan notes, "Spring is magical."

THE UNIVERSITY

The University of the South's 13,000-acre Domain features stunning Gothic Revival architecture, the awe-inspiring All Saints' Chapel, and miles of trails winding through wild, undeveloped forestland.

DINING & CULTURE

From Julia Sullivan's acclaimed Judith restaurant to beloved local spots like Shenanigans and Stirling's Coffee House, Sewanee's food scene punches well above its weight. Don't miss Oddfellows, the hidden speakeasy.

STARGAZING

With virtually no light pollution, the night skies above Sewanee are extraordinary. "I love leaving Judith at night and seeing so many stars shining so brightly," Sullivan told *Southern Living*.

Source: Southern Living, "Why This Tiny Tennessee Mountain Town Is Worth The Trip," April 2026

The Caverns

The Greatest Show Under Earth

Just minutes from The Oaks, The Caverns is a world-renowned destination for live music and underground adventure. Home to the Emmy-winning PBS series *Bluegrass Underground*, this subterranean amphitheater—spanning the size of three football fields—hosts concerts that take advantage of its powerful prehistoric acoustics. From bluegrass to rock, comedy to film screenings, The Caverns offers an entertainment experience unlike any other on earth.

Perfectly Positioned

The Oaks sits at the crossroads of two of Tennessee's great cities. Nashville's music, dining, and culture are just 90 minutes to the northwest, while Chattanooga's riverfront, aquarium, and outdoor recreation are only an hour to the southeast. Yet here on the Plateau, you'll find a pace of life that feels worlds away.

CHATTANOOGA

1 Hour

52 miles south

NASHVILLE

1.5 Hours

93 miles north

MONTEAGLE

5 Minutes

Shops & dining

ALSO NEARBY

- South Cumberland State Park — 30,845 acres of preserved wilderness
- Mountain Goat Trail — Paved trail connecting Tracy City to Sewanee
- The Sewanee Inn — Premier lodging on the Plateau
- Local artisan shops — The Lemon Fair, Taylor's Mercantile, and more



Your Legacy Begins Here

The Oaks at Sewanee represents a once-in-a-generation opportunity to own a significant parcel of old-growth woodland on Tennessee's Cumberland Plateau. With only seventeen homesites available, each offering five acres of privacy and natural splendor, we invite you to explore what life at The Oaks could mean for you.

SCHEDULE A PRIVATE TOUR

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Limited to seventeen homesites. Inquire today.

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All information is believed to be accurate but is not guaranteed. Renderings are illustrative and subject to change. Offered by Merchant Real Estate Group.

Southern Living article: southernliving.com/sewanee-tn-11936707