

# FOR SALE

# Historic Ketner's Mill

📍 658 KETNER MILL LN, WHITWELL, TN 37397



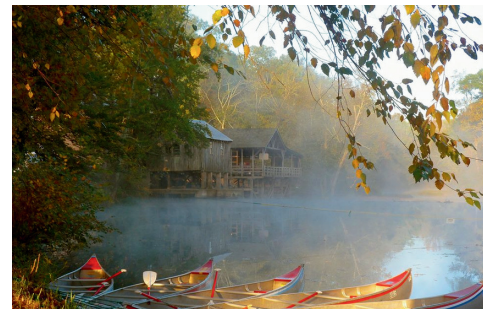
**\$2,500,000**  
**Or Best Offer!**

## Property features:

- Owner Retiring
- 117.4 Acres
- 1.19 Miles of River Frontage
- 0.44 Miles of Road Frontage
- Includes Two Single-Family Homes + Barns

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# Ketner's Mill History

- 1824 - Orphan David Ketner arrived in the Sequatchie Valley with his two siblings. He operated a mill near the base of Suck Creek Mountain, in what is now known as Ketner's Cove. Along with the grist (corn meal) mill, a blacksmith shop operated on that first site. Meanwhile, early settlers built a dam and mill at the current site.
- 1840 - A wool carding machine, also powered by water from the dam, was purchased and set up for operation near the mill.
- 1868 - David Ketner's son, Alexander (affectionately called "Pappy" by his family), bought the "new" or current mill site on the Old Sequatchie River. The family began construction on a brick structure and completed the project by 1882. A water-powered sawmill also operated on the site during this period.
- Early 1880s - The Ketners moved a wool carding mill from the original site in Ketner's Cove to the current site, where it was restored to working order. It is one of only three of its kind still running in the United States today.
- 1955 - The last year of operation for the sawmill.
- 1974 - A family reunion brought family members to the mill, where they agreed to embark on a three-year restoration project.
- 1977 - The first Ketner's Mill Country Fair celebrated the completion of the restoration project. Ketner's Mill was added to the National Register of Historic Places.
- 1992 - The last year of full-time operation for Ketner's Mill. Until his death in 1992, Clyde Ketner, grandson of original owner David Ketner, continued the daily production of quality, old-fashioned corn meal. The family has continued the time-honored tradition by bringing the mill into production each year for the annual Country Arts Fair. The proceeds of the fair are used to preserve the historic site.
- 2010 - Ketner descendant and current owner Frank McDonald restored the old family house to its original design.

Today, Pappy Ketner's great, great grandson Frank McDonald and his two sons, Clay and Miles, continue the family tradition by organizing the Fair each year and ensuring that the old mill structures and ground are preserved for future generations to enjoy.

# Property Description

Ketner's Mill, listed on the National Register of Historic Places, consists of the original small wooden mill (1868), the brick expansion (1920) and the adjacent large shed which was built on the site of the original sawmill. Currently, the stone grinding portion of the mill is in working order, powered by one of the turbines.

Across the road from the mill is a small pavilion used for musical performances during the Craft Fair. There is a large barn used as a food venue during the Craft Fair.

The main residence is the original Ketner House. With 2,400 square feet, 4 bedrooms and 3.5 baths, it was completely renovated in 2010 with new crawl space, footings and first floor structure. All wiring, plumbing and mechanical systems were replaced. There is an adjacent tool shed / work space with covered shed spots for 5 vehicles.

The second residence, also originally for Ketner family members, has been partially renovated with new electrical service and mechanical systems. It has 3 bedrooms and one bath with a second floor used for storage. It has an adjacent garage / work space. This home is used as a place for a caretaker to live.

A large barn, originally used to feed cattle, is on top of the hill and is currently used to store items for the Craft Fair such as tables, benches, ticket booths, trash barrels and assorted wood and timber. It is also being used as a hobby work space by the caretaker.

A second, smaller barn is used for storing hay. The fields are maintained by the neighbor in exchange for the hay and use of this barn.



# Pictures





# Pictures





# Pictures





# Maps

Ketner Mill  
Tennessee, AC +/-



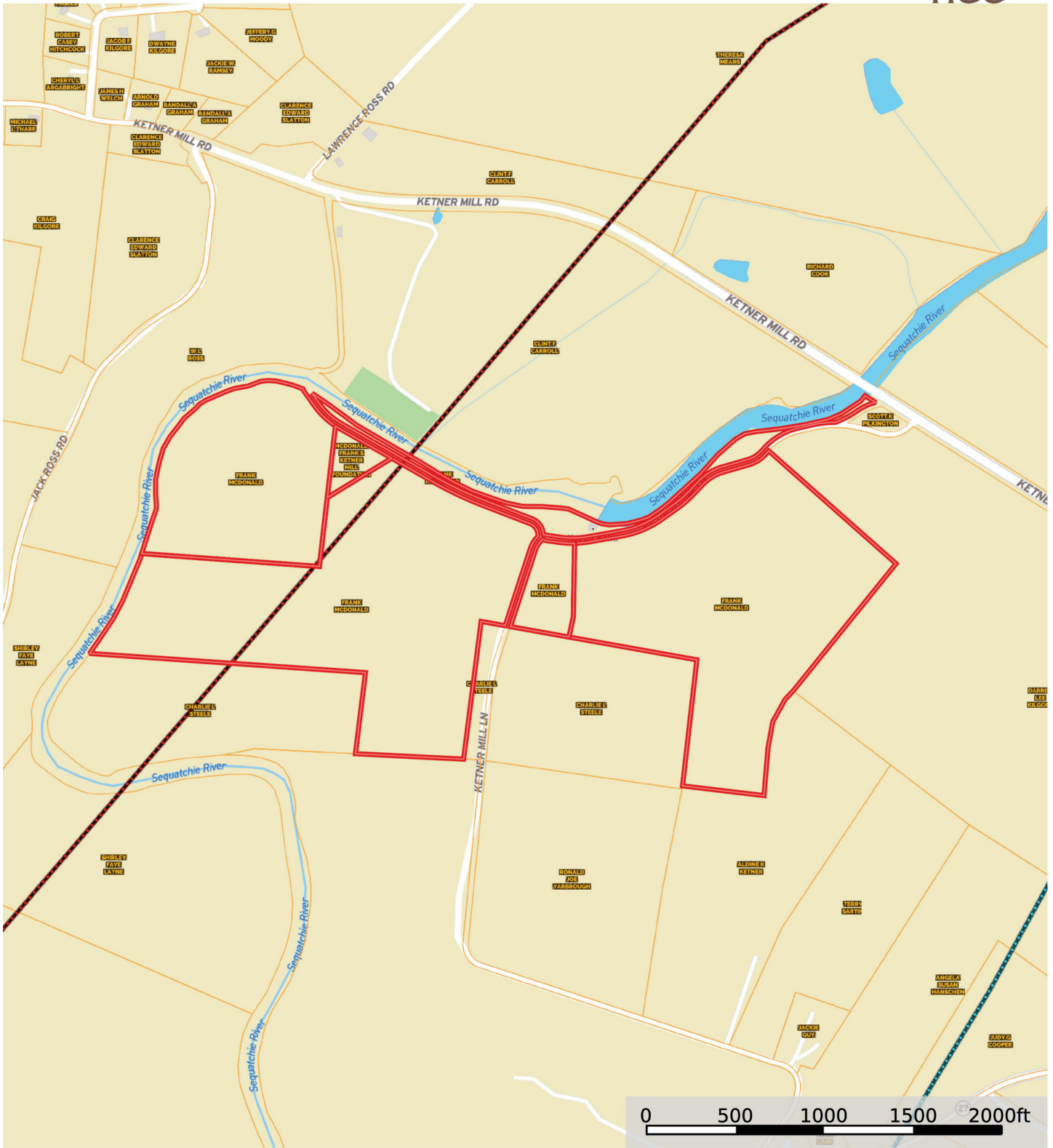
Boundary



# Maps



Tennessee, AC +/-

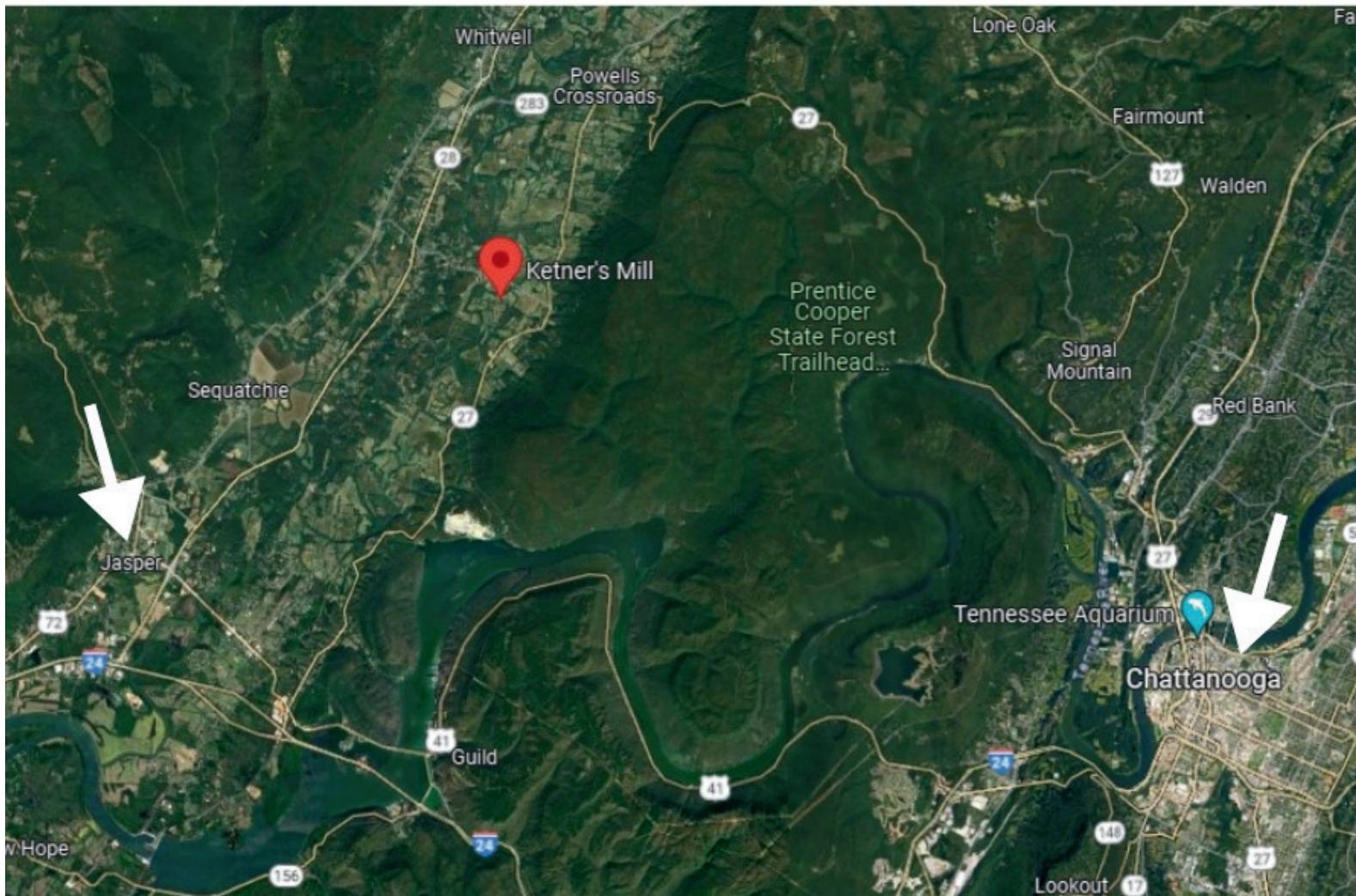


- ▭ Boundary
- NOT AVAILABLE
- Voltage 0 - 99 KV
- Voltage 100 - 161 KV
- Voltage 220 - 287 KV
- Voltage 345 KV
- Voltage 500 KV



# Proximity

Located at 658 Ketner Mill Ln, Whitwell, TN 37397, this property enjoys a convenient proximity to neighboring towns. Just a short 15-minute drive will take you to Jasper, TN, while Chattanooga, TN, is approximately 37 minutes away. This offers residents easy access to nearby amenities and attractions without sacrificing the peaceful charm of rural living.



# Directions To Property

Take US-27 Heading North until you cross over the bridge in Chattanooga. Exit toward Signal Mtn onto US-127 N (Signal Mountain Rd). Go for 2.1 mi.

Turn left onto Suck Creek Rd (TN-27). Go for 14.5 mi.

Turn left onto Griffith Hwy (TN-27). Go for 4.9 mi.

Turn right onto Ketner Mill Ln. Go for 0.8 mi.