

To: Tennessee Wildlife Resources Agency

**From: Ben West, Director of Lone Oaks Farm
Jimmy Sain, Hardeman County Mayor**

Date: 3/21/16

Subject: Shooting Ranges at Lone Oaks Farm, Middleton (Hardeman Co.) TN

The University of Tennessee, in cooperation with Hardeman County, is working to conceive, construct, and operate a shooting range at Lone Oaks Farm. This range will serve multiple audiences, including youth shooting programs, individuals visiting Lone Oaks Farm for business, special events, or leisure travel, and the general public. Owned and operated by UT, Lone Oaks Farm will become a nationally-recognized destination for education, business conferencing, and special events – where visitors are connected to the land through special outdoor experiences, as well as home to a premier 4-H and youth education center.

The shooting range as we conceive will support and enhance the educational mission of Lone Oaks Farm, serve the region as an educational and economic development resource, and introduce a multitude of people to shooting as a sport and hobby. With this letter and associated materials, we ask TWRA to support this project through the Pittman-Robertson funding mechanism.

As a preliminary first step, we contracted with Marty Fischer to evaluate the site and develop a conceptual plan for the range. Marty is an experienced and nationally-respected shooting range designer/consultant who has designed over 100 ranges across the country. Marty spent two days on site in January 2016 evaluating the topography, facilities, infrastructure, and land cover. Based on this he developed, within the scope of our mission and vision, a conceptual plan.

This plan calls for a project divided into two phases. The first phase, which we propose to initiate immediately, includes the design and development of a first-class shotgun range. The second phase includes the development of state-of-the-art pistol and rifle ranges. We plan to initiate the second stage after the first stage (shotgun range) is completed.

The shotgun range would encompass trap, skeet, 5-stand sporting clays, wobble trap, and traditional sporting clays (see attached map showing conceptual layout of these ranges). In addition, it will include an outdoor pavilion to serve both as a cover for the 5-stand sporting clays range and an outdoor education venue, as well as a headquarters and hunter/shooter education facility. It will be one of the best shotgun ranges in the mid-south

and offer great opportunities to educate youth and adults about shooting and hunting, and to introduce people to shooting sports as a hobby.

Phase I, the shotgun ranges, would be situated on about 90 acres of property adjacent to Sain Road and just south of Lake Hardeman Road (see attached map). This facility would include a headquarters for shooters to check in, purchase rounds, receive safety instruction, and purchase shooting paraphernalia (eye and ear protection, etc.). Attached or adjacent to this building would be an education center, where hunter and other shooter education courses will be held.

Phase II will include rifle, pistol, and action pistol ranges on the 50-acre parcel to the west of Sain Road. This phase will require additional expertise in the design of safe and state-of-the-art pistol and rifle ranges, but we believe it is essential to our mission of having a comprehensive shooting facility. We will initiate this phase, including the development of a budget, once Phase I is complete or nearly so.

The total projected cost of this Phase I project is about \$3.5 million. We have significant cost-share to fulfill the 3:1 match requirement of Phase I, including land, existing structures, improved roads, dirt work (including machinery and operation), staff time, and cash. Please refer to the attached preliminary budget for more details. Funding of this project could easily be spread out over two or three fiscal years or more depending on funding availability in any given year.

Finally, there is strong public support for this project as evidenced by the public meeting and convened by Hardeman County and the resolution of support passed by the Hardeman County Commission. See attached meeting minutes, meeting announcement, and resolution for details.

If you have questions, please contact us at your convenience. We look forward to our partnership with TWRA to create a quality public shooting range at Lone Oaks Farm.

Proposed Budget for Phase I of a Comprehensive Shooting Facility at Lone Oaks Farm

Expenditures		Match provided by UT & Hardeman County	
Clay throwers and hookups <i>(See attached quote for detailed expenses)</i>	\$150,000	Horse/Dog Barn <i>(To be converted into headquarters, based on state appraised value. Appraisal available upon request)</i>	\$235,000
Hunter education building & headquarters	\$1,200,000	Run-in shed <i>(To be converted into target storage, based on state appraised value. Appraisal available upon request)</i>	\$35,000
Covered firing line and outdoor education pavilion on 5-stand field	\$500,000	Land <i>(90 acres at \$4,250/acre; based on recent comparable land sales in the immediate vicinity)</i>	\$382,500
Halfway house <i>(Located at station #8 of sporting clays course)</i>	\$70,000	Existing roads <i>(Approximately 1 mile of improved limestone gravel road, to be used for sporting clays range; estimated cost of roadbed preparation, gravel purchase, delivery, and grading is \$100,000/mile, per Hardeman County road superintendent)</i>	\$100,000
Sporting clays stations <i>(14 @ \$20,000 each)</i>	\$280,000	Dirt work <i>(Assuming 200 hours of dozer, dirt pan, trenching, and grading work at \$150/hour)</i>	\$30,000
Concrete work	\$50,000	Cash <i>(To be provided by UT)</i>	\$75,000
Landscaping	\$50,000	Project coordination <i>(500 hours @ \$40/hour, provided by UT)</i>	\$20,000
Roads, bridges, and parking lots	\$175,000		
Architectural fees <i>(8% of structural construction costs of hunter education building, pavilion, and halfway house)</i>	\$141,600		
Consulting fees & travel <i>(To be provided by Marty Fischer, including exact trap placement, design, installation, etc.)</i>	\$15,000		
TOTAL	\$2,631,600		TOTAL \$877,500

Total funds provided by TWRA via PR	\$2,631,600
Total match provided by UT and Hardeman Co.	\$877,500
Total project cost	
<i>TWRA: 75%</i>	\$3,509,100
<i>UT/Hardeman County: 25%</i>	



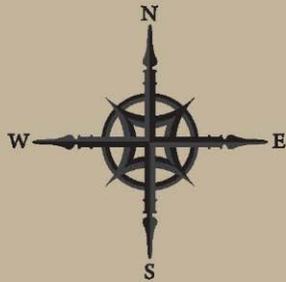
LONE OAKS

F A R M

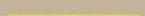
10000 Lake Hardeman Road
Middleton, Tennessee 38052
(731) 376-0417



Phase I would encompass about 90 acres of property, which includes two buildings that would be repurposed for headquarters and storage space, about a mile of improved gravel roads, and about a quarter of a mile of road frontage. This range would feature access separate from that of the rest of Lone Oaks Farm.



0 1/4 Mile 1/2

Gravel Drives 
 Trails 
 Fencing 

1,200 Acres

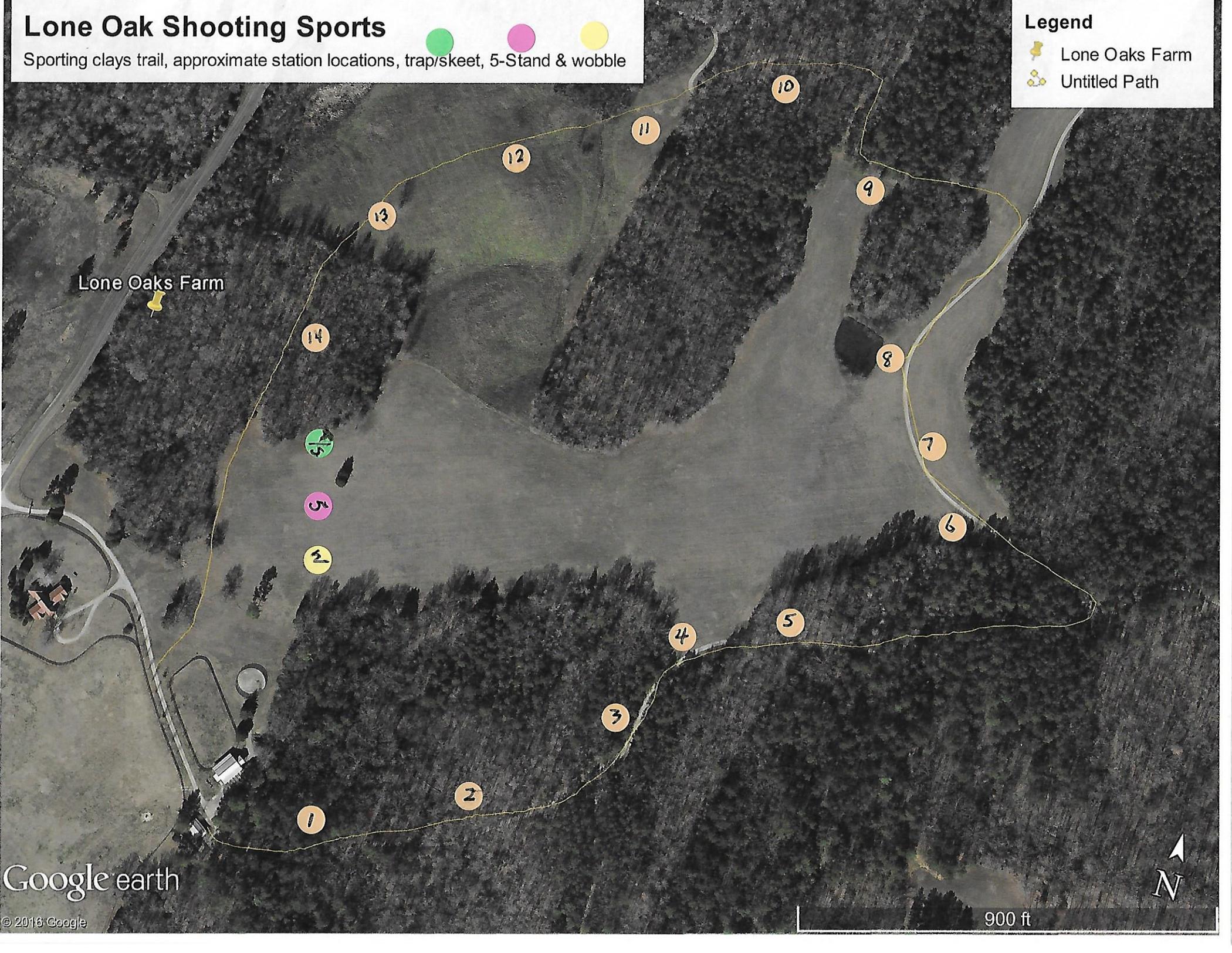
Lone Oak Shooting Sports

Sporting clays trail, approximate station locations, trap/skeet, 5-Stand & wobble



Legend

- Lone Oaks Farm
- Untitled Path



Lone Oaks Farm

Google earth

© 2018 Google



900 ft

Equipment & Design Services Quote

For: Ben West

From: Marty Fischer

February 16, 2016

Re: Clay target equipment breakdown

This quote assumes a 14 station fully automated sporting clays course, wobble trap game and 5-Stand. Every thing will be operated by wireless remote control release systems and there will be a target counter system installed on each of the 14 sporting clays stations.

All traps are 400 target capacity except rabbits and wobble, which are 300. Wobble game and 5-Stand are designed for 110V operation and the sporting course is battery powered with solar.

5-Stand **\$17,965 .00**

6 total traps including 5 Lincoln Infinity 400 traps
1 rabbit/chandelle
1 Long Range Systems 4300 Wireless Controller w/6 receivers
6 110V Converters @ \$186.00 if 120V service is available. Otherwise use solar

Wobble Trap **\$ 5,806.00**

1 Lincoln Infinity Wobble trap
1 Long Range LT - Trap wireless control
1 110V Converter if 120V service is available. Otherwise use solar

Trap/Skeet Combo Field **10,240.00**

Lincoln skeet set w/wire harness release system
1 ea. Lincoln Infinity Trap 400 w/trap pull cord

Sporting Clays **\$89,206.00**

16 Lincoln Infinity 400 standard traps @ \$2,426.00	\$38,816.00
4 Lincoln Infinity Rabbit/Chandelle traps @ \$2,709.00	10,836.00
4 Lincoln Infinity Midi traps @ \$2,426.00	9,704.00
1 Lincoln Infinity Midi Teal	3,064.00
1 Lincoln Rabbue	2,426.00
2 Lincoln Infinity Battue traps @ \$2,522.00	5,044.00
1 Long Range Wireless Remote release counter system	15,998.00
42 solar panel assembly @ \$79.00 (Traps and Counter batteries)	3,318.00

Total Traps and Accessories minus shipping **\$123,217.00**

Accessories: Wheeled Carts for Traps - \$250.00 and Magazine Covers - \$80.00. 28 of each if used on sporting clays course. I would put traps on the 5-Stand and Wobble games in lockable boxes. I have blueprints for them. 12V batteries not included. Equipment prices are current as of the date of this document. They may change if manufacturer makes a change in pricing structure, which is not anticipated.

Shipping will be added to the order and must be paid prior to shipment. Prices above are subject to change due to market changes, however prices are guaranteed 30 days from date of receipt.

My pricing for design and consultation is \$1,000/day plus travel expenses

- Initial Site Visit and Consultation – 1 day on location in most cases
- Design – 2 days on location (staking, flagging, tree removal flagging, etc)
- Construction management visits – 2 days/visits (to inspect clearing and set station locations)
- Installation, target setting and training- Usually 3 days on location
- I do not offer a service agreement, since Lincoln traps can be easily serviced by your staff. If you wish, a service agreement can be arranged.
- Charges include work performed on the project offsite.
- Projects that require 10 or more days of on-site time may be negotiated for flat fee pricing

My gut feeling is that my on-site time will be in the eight to 10 day range for the entire project.

Let me know what else you might need. Obviously we will need to price the shooting stations, trails, bridges, etc. Those numbers will be based on local contractor pricing, which can vary greatly region to region.

Hardeman County Public Hearing

Lone Oaks Sport Shooting and Hunter Education Facility

Minutes

Hardeman County held a Public Hearing on March 7, 2016 at 6 pm in the Courthouse Courtroom. There were 56 people in attendance and they were asked to sign in and mark support, oppose, or undecided. Every participant that signed in marked support. Mayor Sain welcomed everyone and reviewed the purpose of the hearing. He showed a video about the history of the Tennessee Wildlife Federation and pictures from a recent high school shooting event in Shelby County. He introduced Mr. Jimmy Farris, a local advocate and competitive shooter for the project. Mr. Farris discussed the many positives of having a safe professional facility and the importance of teaching our young people the correct way to handle firearms. Members of the Rossville Academy and Fayette Academy High School Shooting Teams addressed the success of their programs and the safety carried out at all of their competitions. They also answered questions from the participants about the school programs.

Mayor Sain introduced Mr. JW Worthen, Director of the Tennessee Wildlife Federation's Scholastic Clay Target Program, who explained the TWF's program and presented Director of Hardeman County Schools Ross with applications and other materials. Mayor Sain asked for anyone in favor of the project that wanted to speak. Several parents shared comments about the school programs and their interest in signing their youth up for a team. Director Ross shared that he was excited about the program and was ready to move forward once the facility was constructed. Mayor Sain asked for anyone in opposition of the project that wanted to speak. There was no one in opposition to the project.

Mayor Sain thanked everyone for coming to the hearing and participating. The meeting was adjourned.



Jimmy Sain
Hardeman County Mayor

Hardeman County Public Hearing

Lone Oaks Farm Sports Shooting and Hunter Education Facility

Name	Support	Oppose	Undecided
Dave Barber	X		
Charlie Hughes	X		
Ray Owens	X		
Kerry Winters	X		
John Wooten	X		
Mik Bishop	X		
LOWEBUCH	X		
ANTHONY LANDRETH	X		
Kenny Adkins	X		
Clara Bell			
Viscun C. Myers	X		
Chandra Lake	X		
John Wooten			
Billy W. Clay	X		

Hardeman County Public Hearing

Lone Oaks Farm Sports Shooting and Hunter Education Facility

Name	Support	Oppose	Undecided
Greg S.	✓		
Gary Barber	X		
Mark Ross	X		
Mike Davis	✓		
Gary Rodgers	✓		
Mallory Rodgers	✓		
Baloy Rodgers	✓		
Jim Daniel	✓		
Jeff Cind	✓		
Danny Speckler	✓		
Randy McCoy	✓		
Philip Kruger	✓		
Stan Bates	✓		
CEH	✓		

Hardeman County Public Hearing

Lone Oaks Farm Sports Shooting and Hunter Education Facility

Name	Support	Oppose	Undecided
<i>Trinity Stain</i>	X		
<i>Doris Keller</i>	X		
<i>Joseph L Keller</i>	X		
<i>Myra Mae Doris</i>	X		
<i>Steven Vaughan</i>	X		
<i>Chase Vaughan</i>	X		
<i>Liz Vaughan</i>	X		
<i>Lory Clarke</i>	X		
<i>Mike Madden</i>	X		
<i>Barbara Cardwell</i>	X		
<i>Wish Burt</i>	X		
<i>Liz Lois</i>	X		
<i>Keith MRC</i>	X		
<i>Mendel Jensen</i>	X		

Hardeman County Public Hearing

Lone Oaks Farm Sports Shooting and Hunter Education Facility

Name	Support	Oppose	Undecided
Steven Gores	X		
Lizbeth Giv	X		
Walter R...	X		
W. Jones	✓		
Stan Doyle	X		
James Davis	✓		
Anthony Pulse	X		
Beth Fortner	✓		
Melissa Gatti	✓		
Brennan Gartin	✓		
Jason Lindsey	✓		
Cecilia Cruz	✓		
Maford Walker	✓		
Jim Feine	✓		

HC. Courthouse
6 P.M.

3-7-2016 

1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18
19					20												



1. GEOGRAPHY: What river flows through the Grand Canyon?
2. MUSIC: Who sang the pop hit "School's Out"?



www.legals.com

101	Jeopardy!	66	Heard on	71	Relating to musical pitch	123	Penetrating enough	77	End in evening	31	Riddle, part 2
109	Speed of golf	68	Fabst beer	69	in a row	124	Was in Paris	78	Coquero filler	36	1987 NFL MVP
114	Frosty coat	69	rodco coy	70	in an unusual way	125	007, for one	80	That language	38	Some tournament rounds, informally
117	"Slung" stuff	71	Of ill repute	24	Spa reaction	126	Ballerina's skill	82	Little piece in Paris	83	Part of DOJ, Abbr.
118	— steady basis	72	Colfer	25	100-yr. stretches	127	Address in Paris	83	Part of DOJ, Abbr.		
119	Wine, in Paris	73	Film terror	32	Ballet bond		Witherspoon				
		77	Big whiskey								

LEGALS

NOTICE OF SUCCESSOR TRUSTEE'S SALE
 WHEREAS, default having been made in the terms, conditions and covenants of the following described real estate (the "Property"):
 90,000 ACRES OF LAND,

waived by the Deed of Trust, the following described real estate (the "Property"):
 90,000 ACRES OF LAND,

out warranty of any kind, and the Successor Trustee makes no warranty as to title or any other matter related to the Property. Parties interested in purchasing the Property, segments or separate estates as may accomplish the most advantageous sale and consequent discharge of his trust obligation under the circumstances,

IN THE CHANCERY COURT OF
 HARDEMAN COUNTY, TENNESSEE
 FOR THE 25TH JUDICIAL DISTRICT AT BOLLIVAR

BRANDAN NICOLE SMITH
 PLAINTIFF,
 VS.
 ALLEN JAY SMITH,
 DEFENDANT

CIVIL ACTION NO: 18437

ORDER OF PUBLICATION (NON-RESIDENT NOTICE)

It appearing from the complaint in this cause, which is sworn to, that ALLEN JAY SMITH cannot be personally served with process, it is ordered that publication be made for four (4) consecutive weeks in The County Journal, a newspaper published at Bolivar, in Hardeman County, Tennessee, requiring the said Defendant to defend a civil action, which seeks a Complaint For Divorce by filing your answer with the Clerk of the Court, and serving a copy of the answer to the Complaint on: Brandon Nicole Smith, Plaintiff, whose whose

COUNTY JOURNAL

MARCH 3, 2016

PUBLIC NOTICE
 Hardeman County will hold a public hearing on the proposed Lone Oaks Shooting and Hunter Education Facility. The facility will be obtained from a TW/RA grant and it will be located at 10000 Lake Hardeman Rd. on the Lone Oaks Farm property. The facility will be a partnership between the University of Tennessee and Hardeman County. The Public Hearing will be held March 7, 2016, 6:00 p.m. at the Hardeman County Courthouse courtroom, 2nd floor. All interested parties are welcome to attend.

Troopers Stepping Up Patrols in Hardeman County

Tennessee State Troopers have saturated Hardeman County stepping up and giving citations for drivers who are not wearing their seatbelts or appear to be distracted while driving. Sergeant Chris Richardson, Education Officer from the Tennessee State Highway Patrol said this prevalence in



RESOLUTION AUTHORIZING THE COUNTY MAYOR TO ENTER INTO AN AGREEMENT WITH THE UNIVERSITY OF TENNESSEE AND THE TENNESSEE WILDLIFE RESOURCES AGENCY TO CONSTRUCT AND DEVELOP A HUNTER EDUCATION/SHOOTING PARK FACILITY ON PROPERTY OWNED BY THE UNIVERSITY OF TENNESSEE.

WHEREAS, Hardeman County will own and operate a Hunter Education/Shooting Park facility on the University of Tennessee's 4-H Center property located on Sain Road.

WHEREAS, grant funding is now available through the Tennessee Wildlife Resources Agency that could be utilized to construct this facility. This facility will be available to the 4-H Center, Hardeman County Board of Education, local law enforcement agencies, and the general public for law enforcement certification training, high school competition shooting, hunter education classes, and general public recreation.

WHEREAS, the grant funding from TWRA requires a 25% match which may be in the form of real property and/or in-kind labor and services of Hardeman County.

WHEREAS, it would appear to be in the best interest of the citizens of Hardeman County for the above specified facility be applied for and acquired by Hardeman County.

NOW THEREFORE BE IT RESOLVED, by the Hardeman County Legislative Body, meeting in regular session on the 20th day of October, 2015, a quorum being present and a majority voting in the affirmative, that the County Mayor for Hardeman County, Tennessee is authorized to enter into negotiations and contract with TWRA and the University of Tennessee to develop and construct the Hardeman County Hunter Education/Shooting Park.

BE IT FURTHER RESOLVED, that the County Mayor is authorized to execute such documents as is required to establish the Hardeman County Hunter Education/Shooting Park.



COUNTY MAYOR



COUNTY CLERK