Big South Fork Airpark

2021

MEDIA KIT

BIG SOUTH FORK FACT LIST

- There is no property tax on personal airplanes in Scott County Tennessee
- No earned state income tax in Tennessee
- Tennessee the #1 State to Retire according to topretirements.com and Bankrate:
- "Tennessee is the top state for fiscal stability. It's followed by Florida, South Dakota, North Carolina and Utah to round out the top five. Half of the 10 states with the best fiscal stability also rank among the top 10 Best States overall."
- Tennessee voted #12 best run states in the US for 2012 by 247wallst.com
- Big South Fork named as an International Mountain Biking Destination
- Each home has convenient access to a 5,500 ft. lighted runway with 4 instrument approaches and an on-site maintenance facility
- BSF Airpark has 450 acres of horsebackriding trails
- BSF Airpark is adjacent to 125,000 acres in the Big South Fork National River and Recreation Area
- BSF Airpark Runway is open 24/7

FAQ's

1 **Q What is the minimum square footage requirement?**
A 1800 heated.

2 **Q What are building costs?**
A Costs can vary depending on finish material, style, and type of construction, but $150-175 a square foot is pretty typical.

3 **Q What are the HOA fees?**
A We have two associations, one for the homes, and one for the hangars. The HOA is $650 a year for unimproved property and $975 once your home is built. The HCOA (or hangar condo owners association) starts at $1142 a year. This fee includes fee's paid to the county airport.

4 **Q Do we have architectural guidelines for home design?**
A Yes, homes must have natural looking exteriors and be approved by ARC committee.

5 **Q How much are property taxes?**
A The tax is based on 25% of the assessed value x 2.4%. Example: $400k home is approximately 1800.00 a year.

6 **Q Does Tennessee have an income tax?**
A No, TN does not have an earned income tax, but does tax some investment income.

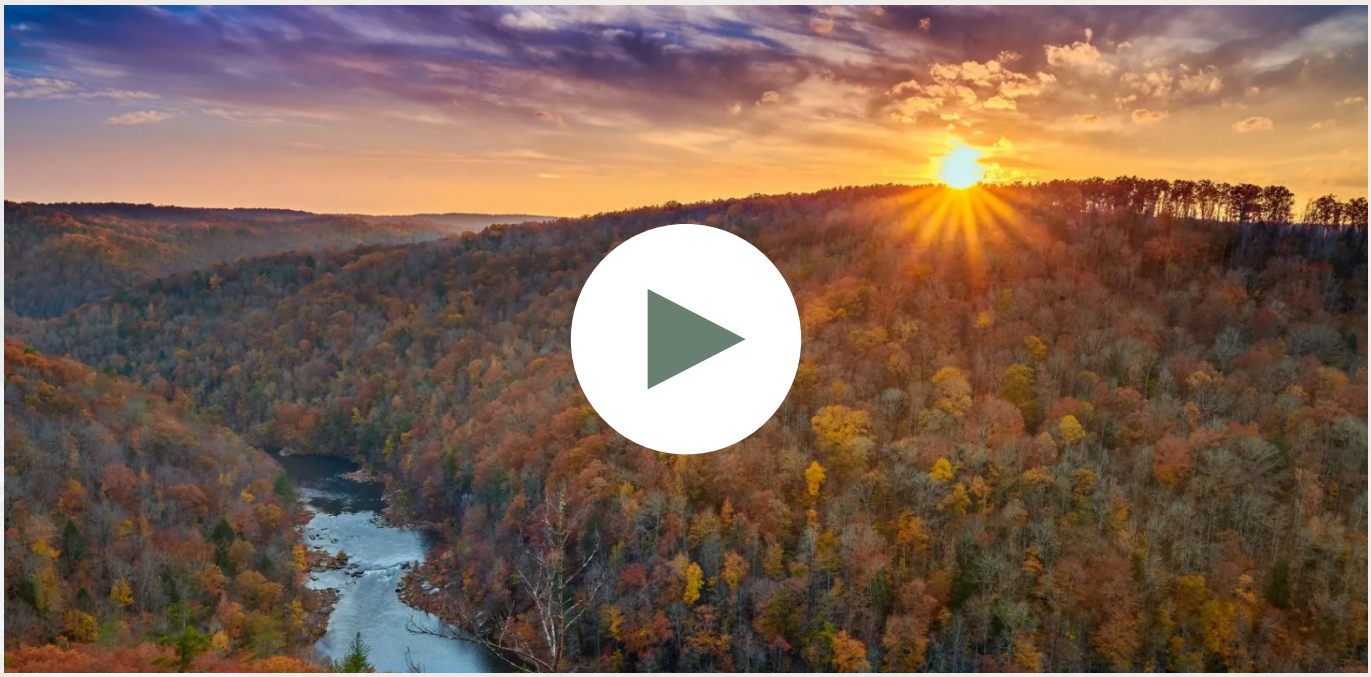
7 **Q How about personal property tax on airplanes?**
A NO

8 **Q How soon after the purchase of the lot do you have to start building the home?**
A Right now there is no time limit.

9 **Q How long do you have to finish the home once you start to build?**
A 18 months from the time construction starts.

10 **Q Can you choose anybody to build your home?**
A Yes, but all must be Licensed TN General Contractors and meet all insurance requirements.

CLICK THE LINK BELOW TO VIEW OUR BIG SOUTH FORK FEATURE VIDEO



RESTRICTIONS

Below you can access the documents pertaining to the Big South Fork Airpark's covenants and restrictions for buying property and/or living in our community

VIEW COVENANTS & RESTRICTIONS

VIEW 1ST AMEND DECLARATION

Contact Info

We'd love to hear from you!

FOR TOURS & INQUIRIES

Call Us
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