

SPECIAL DETAILS

(**20.9 acres** located at 5374 Hwy. 100 W., Pleasantville, Tenn.)

Note: The Pleasantville community is centrally located only 20 to 25 minutes from Centerville, Hohenwald, and Linden, Tenn., with Wal-Mart availability in Hohenwald, and is, also, approx. 20 to 25 minutes from the Mennonite community in Perry County.

Though this home has wonderful privacy, it is located within a couple of minutes of the Pleasantville Market, which is a small grocery store, gas station, and great restaurant.

It is perfect for someone who loves their privacy and enjoys the peace and quiet of country life. It was built with love over the years by a family which respects and loves the land and it is already completely set up for horses, cows, goats, or chickens, etc. Also, abundant with wildlife for the wildlife lover or hunter and has a pond stocked with perch for some fun fishing.

HOME:

Privacy (surrounded by beautiful woodland)
Paved Drive

28 x 38 Brick Home
2,128 sq. ft. inc. finished basement
(Two-story front & one-story back)
Safety in storm
Attic
Plumbed for Washer Upstairs & Down
9 Big closets
3 Bedrooms
1 Bathroom
Big Utility room (can be used as bedroom)
Kitchen, dining room & living room area combined

Metal roof on house
(Put on in 2007)

French Doors to Basement
Partially remodeled in 2009

Heating & Cooling Unit
Wood Heat with stainless steel liner inside a brick-lined flu
(Wood Heater located in basement)
Two Water Sources in basement,
one right beside woodstove

Wrap-around porch (child-proofed)
Electricity on Porch

Chert Road all the way around house
Car/Boat Shed
Under-Porch Car Shed

FARM:

30 x 36 Barn with hay loft

(built in 2003)

Electricity on top & bottom floor

Drive up-bridge to barn so hay can easily be stored in loft

Pull down attic steps, also, in barn

10' x 16' Feed & Tack barn (wired)

Sectioned-Off Feed & Tack Barn area

16' Hitching Post

12' x 16' Horse Stall (wired)

Big riding arena

(complete with sand & 8' hitching post)

(approx. 60' x 90')

Chicken & Goat House

(approx. 8' x 33')

Sectioned-off Fields

Fenced Property Lines

10' x 24' Two-Door Storage Shed

(built with treated wood)

(built in 2009)

Spring-fed pond filled with perch

Aerator in pond

Electricity availability at the pond

Four outside Faucets on Farm

Two outside Faucets on home

Spring-fed creek in hollow running down a beautiful slate rock channel

Timber for firewood & shade

(Lots of Big Hickory & Oak Trees)

Spring Water

City Water tap

SHOP

24 x 40 shop with concrete floor

With 16 x 40 side shed attached

Sitting on 1 acre of land

(with road frontage and privacy, being surrounded by shrubs and woodland)

Insulated

Wood heat with a stainless steel flu

Also, central heat and air unit

Inside water

Outside water spicket

At this time the home is set up to use spring water. A 350 gallon water tank sits in the shop and the water is pumped from the tank in the shop into the home. Since the shop has its own electrical meter and has to pay a minimum bill each month any way, this puts the electricity used to run the pump on the shop without increasing the home electric bill.

Also, there is a water tank in the basement by the wood stove which can be used in the winter to preheat the water from the wood stove before it runs to the water heater to be heated. This, too, saves on the electric bill.

The electric bill over the last 9 months has averaged \$132

Misc. Wildlife

Birds

Wild Turkeys

Squirrels

Deer

Pond filled with perch

Poke Salad

Wild blackberries

Smell of honeysuckles in the spring

Pears & Peach trees

Catalpa tree in front yard

(Great for bird watchers & fishermen)