



**Capital
Agricultural
Property
Services, Inc.**

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General Disclaimer

All acres shown are +/-

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For Sale

Tree & Shrub Nursery
Improved Pasture - Row Crop Potential

Oak Brook Farms

1,108 +/- acres
Coffee County, Tenn.



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Nursery & Pasture 1,108 +/- ac. Coffee Co., Tenn.

SALE INCLUDES LAND, IMPROVEMENTS, NURSERY STOCK AND EQUIPMENT.

- Location:** In the foothills of the Cumberland Plateau, along State Hwy 55 in Coffee County, SW of Morrison, between Manchester & McMinnville. Property is 8 mi. NE of Interstate 24, 65 mi. from Nashville International Airport & 75 mi. from Chattanooga.
- Description:** The land is divided by the highway, but is otherwise contiguous. The Caney Fork & Western Railroad borders the property on the NW boundary. Approximately 500 ac. in use as a nursery for various types of ornamental & shade trees. 550 ac. are improved pasture, which can be used for expansion of nursery or converted to row crops common to the area, such as corn, cotton and soybeans.
- Buildings:** Numerous building improvements include Southern colonial main house, 5 single family dwellings, commercial wholesale office, farm shop, high clearance shipping shed, horse barn & numerous equipment sheds and barns.
- Inventory:** Wide variety of young nursery stock with 80% of the inventory at 2 inches in diameter and under.
- Equipment:** Full complement of rolling stock & implements required to operate & maintain the nursery (i.e.: tractors, trucks, cars / SUVs & office equipment).
- Water:** Well and reservoir provide water for drip irrigation system for 250 acres of nursery stock.
- Taxes:** County property taxes for 2010 = \$15,510
- Soil Types:** Majority of acres are Mountview silt loams and silty clay loams, Lobelville silt loams and Cookeville silt loams and silty clay loams.

Location Map



**ALL
ACRES
SHOWN
ARE +/-**



**The area is
known as the
"Nursery Capital
of the World"**



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**For more
information,
contact:**

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