

Approximately 462 Acres Prime Land - Overton County

This is a prime large acre parcel that is ideal for development with seller terms available. Approximately one and a half miles of total road frontage off of four roads as well as approximately 2,340 feet of creek frontage on Bell Cave Branch Creek. Three stocked ponds and one small pond. Approximately 75% of property is in open pasture and hayfields and the balance in wooded land. Income producing with a mineral lease that will transfer to the buyer at closing. There are acres and acres of flat to gently rolling premium farmland with hundreds of possible home sites. Seller will consider subdividing.

MLS# 137708

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There is a large stock shed / barn with electric on the property. All timber and mineral rights will transfer to the buyer at closing. Utilities available. Loads of wildlife. The views and tranquility are incredible. There are tons of potential for a subdivision or to subdivide into excellent smaller tracts and or mini-farms for cattle or horses. Purchased as a whole there are no restrictions but if a portion is sold off it will have modest restrictions to protect the investment of all property there.

This property is located approximately 14 miles from Cookeville and Livingston Tennessee as well as approximately 15 miles to Standing Stone State Park and 25 miles to Dale Hollow Lake.

Priced to Sell at \$2,772,000

137708

Written by Administrator Monday, 16 February 2009 03:42 - Last Updated Thursday, 27 August 2009 07:18

If you are interested, please contact Debra at the above listed numbers or e-mail her at debra dodd@no1qualityrealty.com

Due to Security Agreement with Seller, property shown by appointment only!

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