



HTML clipboard **Approximately 57.93 Acres - Van Buren County**

Unrestricted wooded acreage that is level to rolling with two all weather creeks. Small creek in front and larger creek in back. This property comes with all mineral and timber rights as well as a private road owned by the seller who is providing a 50 ft. deeded easement for access. This property has been surveyed into multiple tracts that could be subdivided and ready for development possibilities or build your dream home in a lovely rural country setting.

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MLS#138240

This is approximately 57.93 surveyed acres with awesome mountain views and several building sites. There are two year around creeks. One small creek at the beginning of the property and Dry Fork Creek towards the back boundary of the property with frontage. Dry Fork Creek is a nice creek with areas that are approximately ten feet in width.

The terrain is from level to rolling. Good access (approximately 50 feet wide) that is a private road owned by the seller with a granted easement to the parcel in front.

Electric and water available from Baker Mountain road. Large abundance of wildlife and a wonderful step back to enjoying nature. No restrictions and all mineral and timber rights will transfer to the buyer at closing.

Property has been surveyed into multiple tracts that could be subdivided - ready for development possibilities or a private family compound. Lovely country - rural location with all of the country benefits.

This property is located near Fall Creek Falls State Park and is approximately a thirty minute

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Written by Administrator

Sunday, 22 February 2009 15:50 -

drive to Cookeville, TN and approximately one and a half hours to Chattanooga, Tennessee.

Priced to Sell at \$249,900

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

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

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