



Beautiful 31.48 acres Located In Muddy Pond Community

## UNDER CONTRACT!!

31.48 surveyed ac that is totally wooded with several level wooded areas that would be ideal for building sites. Approx 580 + feet of paved road frontage. Property located in a country – rural – private location which is located in the Muddy Pond Community.

Lots of wild fern, holly, flowers and assorted plants growing on the property.

The seller has developed two trails leading to the wet weather creek and the ridge tops.

Awesome mountain views from the ridge top.

Loads of wildlife and song birds.

No restrictions.

Utilities available.

All mineral rights and timber rights transfer to the buyer at closing.

Seller will do sell terms with 20% or more at 7% interest rate for 1 year or less (reference check will be required).

**MLS# 140687**

Contact Debra Dodd at 931-243-6401 ext. 111 or [deb radodd@no1qualityrealty.com](mailto:deb radodd@no1qualityrealty.com) for more information.

**Priced To Sell at Only \$89,900**

Due to security agreement with seller

this property shown by appointment only.

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