



## **Once a Walking Horse Farm - Clay County**

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This was once a well established Walking Horse Farm / Ranch and is still ideal for a horse or cattle farm as well as great for a development. There are no restrictions and currently no zoning in clay county. This lovely well maintained two story stone farm home was built in the 40's with a lot of wonderful country features and has been well maintained. It comes with approximately 39.20 acres with large horse barn, several out buildings and is primarily all pasture which would make for a nice horse farm on the Cumberland River.

HTML clipboard

## **MLS#143053 and 143054**

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This is a one of a kind and hard to find Horse Farm on the Cumberland River. It offers approximately 300 to 400 feet of Corps of Engineers / Cumberland River frontage as well as

approximately 600 feet of road frontage along a state highway and county road.

The home offers approximately 1,800 sq. ft, a full basement, four bedrooms, one bath, hardwood flooring, wood ceilings, lovely wood mantel fireplace, solid wood doors throughout the home, front covered porch, covered back decking, nice patio as well as many other features from the good ole' country days.

The horse barn is approximately 50 x 123 with seven stalls, two birthing stalls, wash area, tack room, office, plenty of room to build more stalls, sliding doors on both ends, skylights, electric and it's own water well.

The property consists of approximately 39.20 acres level to very gentle rolling open pasture land with rich river bottom soils. The property is fenced and cross fenced with a creek and springs as well as bordering the Corps of Engineers land along the Cumberland River.

There are awesome views of the river and surrounding Tennessee mountains as well as fruit trees and plenty of room for a large garden area. Located in a country rural location but convenient to all amenities.

**Due to Security Agreement with Seller, property shown by appointment only! No signage on property, no drive bys and per security agreement seller not to be disturbed without a pre-scheduled appointment.**

**Priced to Sell at \$399,900 \$389,900 \$384,900 \$364,900**

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

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**143053**

Written by Administrator

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