

**ALL FIELDS DETAIL**



**MLS #** 206001  
**Class** LOTS/LAND  
**Type** Residential Lot < 1 Acre  
**Area** DECATUR CO.  
**Asking Price** \$8,500  
**Address** 0 Brown Bluff (Lots 43 & 44) Lane  
**Address 2**  
**City** Sugar Tree  
**State** TN  
**Zip** 38380  
**Status** Active  
**Sale/Rent** For Sale  
**IDX Include** Y  
**Picture Count** 1

**Term** For Sale  
**City Limits** No  
**Waterfront** No  
**Waterview** No



**GENERAL**

<b>Special School Tax</b>	\$0	<b>Number of Acres</b>	0.39
<b>Map #</b>	0271	<b>Group</b>	C
<b>Parcel #</b>	034.02	<b>Agent</b>	Lee W Godfrey - Cell: 731-343-2900
<b>Listing Office 1</b>	Coldwell Banker Barnes - Main: 731-668-1777	<b>ListAgent Cell Phone</b>	731-343-2900
<b>List Agent Email</b>	lee@leegodfrey.com	<b>List Team</b>	Lee Godfrey Team
<b>Listing Agent 2</b>		<b>Listing Office 2</b>	
<b>ListAgent 2 Cell Phone</b>		<b>ListAgent 2 Email</b>	
<b>Compensation Offered</b>	*2.5	<b>Dual/Variable Rate (Y/N)</b>	Yes
<b>Listing Type</b>	Exclusive Right	<b>Owner/Agent (Y/N)</b>	No
<b>Size</b>	.39 Ac	<b>Wooded Acres</b>	-
<b>Pasture Acres</b>	-	<b>Tillable Acres</b>	-
<b>Listing Date</b>	3/10/2021	<b>Road Frontage</b>	-
<b>County</b>	DECATUR COUNTY	<b>Subdivision</b>	WOODLAWN SHORES
<b>Zoned Historical (Y/N)</b>	No	<b>Covenants (Y/N)</b>	Yes
<b>Will Divide (Y/N)</b>	No	<b>Greenbelt (Y/N)</b>	No
<b>Will Subdivide (Y/N)</b>	No	<b>Subdivide Breakout</b>	
<b>Income</b>		<b>Zone</b>	COUNTY FAR
<b>Legal</b>		<b>Off Market Date</b>	
<b>Search By Map</b>		<b>Lender Req Proof of Funds</b>	Yes
<b>Tax ID</b>		<b>Update Date</b>	3/10/2021
<b>Status Date</b>	3/10/2021	<b>HotSheet Date</b>	3/10/2021
<b>Price Date</b>	3/10/2021	<b>Input Date</b>	3/10/2021 2:24 PM
<b>VOW Address</b>	Yes	<b>VOW Include</b>	Yes
<b>Associated Document Count</b>	5	<b>VOW Comment</b>	Yes
<b>VOW AVM</b>	Yes	<b>Agent Hit Count</b>	0
<b>Client Hit Count</b>	0	<b>Original Price</b>	\$8,500
<b>Loan Type</b>		<b>SentriLock being Used</b>	No
<b>SentriLock Serial Number</b>		<b>Geocode Quality</b>	
<b>Sold Price Per SQFT</b>		<b>Associated Staff Amendments</b>	
<b>Input Date</b>	3/10/2021 2:24 PM	<b>Update Date</b>	3/10/2021 2:24 PM
<b>Deed</b>		<b>Page #</b>	

**FEATURES**

<b>ACCESS ROAD</b>	<b>LOT DESCRIPTION</b>	<b>PROPERTY USE</b>	<b>TERMS</b>
Paved	Heavy Wooded	Vacant	Cash
<b>AVAILABLE UTILITIES</b>	<b>POSSESSION</b>	<b>ROAD MAINTAINED BY</b>	Conventional
Public Water	At Closing	County	<b>TOPOGRAPHY</b>
<b>DOCUMENTS</b>			Gentle Rolling
Platt			

**FINANCIAL**

<b>Financing Terms</b>	Cash - Conventional	<b>Syndication Remarks</b>	2 Wooded lots on Brown Bluff Lane at Woodlawn Shores. Great double lot for mobile home. Woodlawn Shores water available on road.
------------------------	---------------------	----------------------------	--

MLS # 206001

Address: 0 Brown Bluff (Lots 43 & 44) Lane

---

**FINANCIAL**

Type of Sale	Normal Sale	Taxes - City	1.00
Taxes - County	1.00		

---

**SOLD STATUS**

How Sold	Contract Date
Closing Date	Sold Price
Selling Agent 1	Selling Office 1
Sell Team	Seller Concessions
Legal Sellers Name	Additional Comments
Home Warranty (Y/N)	

---

**DIRECTIONS**

**Directions** Take I-40 to Exit 126 (Camden/Parsons Exit) Go south on Hwy 69 towards Parsons for 5.9 miles, turn left on Old Hwy 69 for 3.7 miles, turn left on Woodlawn Shores Road for 6./0 mile, turn left on Brown Bluff Lane, go 1/4 mile, lot on right

---

**PUBLIC REMARKS**

**Brochure Comments** 2 Wooded lots on Brown Bluff Lane at Woodlawn Shores. Great double lot for mobile home. Woodlawn Shores water available on road.

---

**AGENT ONLY REMARKS**

**Agent Only Remarks** \*Should negotiations result in seller paying closing costs, CSO to be calculated on Final Sale Price less closing costs paid by seller x CSO. Seller requests prequalification letter with all offers. 1 map & parcel # for both lot. Mobile homes are allowed.

---

**ADDENDUM**

Addendum

---

**DISCLAIMER**

This information is deemed reliable, but not guaranteed. Copyright CWTAR, MLS Inc. 2019