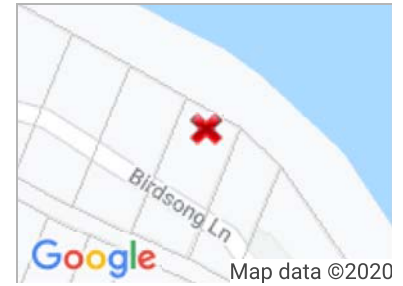


ALL FIELDS DETAIL



MLS # 200392
Class LOTS/LAND
Type Residential Lot < 1 Acre
Area DECATUR CO.
Asking Price \$49,900
Address 0 Birdsong Lots 14 & 14A Lane
Address 2
City Parsons
State TN
Zip 38363
Status Active
Sale/Rent For Sale
IDX Include Y
Picture Count 5

Term For Sale
City Limits No
Waterfront Yes
Waterview Yes



GENERAL

Special School Tax	\$0	Number of Acres	0.49
Map #	035J	Group	A
Parcel #	031.00 & 031.01	Agent	Lee W Godfrey - Cell: 731-343-2900
Listing Office 1	Coldwell Banker, Real Est. Now - Main: 731-668-1777	ListAgent Cell Phone	731-343-2900
List Agent Email	lee@leegodfrey.com	List Team	Lee Godfrey Team
Listing Agent 2		Listing Office 2	
ListAgent 2 Cell Phone		ListAgent 2 Email	
Compensation Offered	3	Dual/Variable Rate (Y/N)	No
Listing Type	Exclusive Right	Owner/Agent (Y/N)	No
Size	100x200	Wooded Acres	.492
Pasture Acres	0	Tillable Acres	0
Listing Date	1/27/2020	Road Frontage	100
County	DECATUR COUNTY	Subdivision	LICK CREEK
Taxes - City	0	Taxes - County	450
Zoned Historical (Y/N)	No	Covenants (Y/N)	Yes
Will Divide (Y/N)	No	Greenbelt (Y/N)	No
Will Subdivide (Y/N)	No	Subdivide Breakout	
Income		Zone	COUNTY FAR
Legal		Off Market Date	
Search By Map		Lender Req Proof of Funds	Yes
Tax ID		Update Date	1/29/2020
Status Date	1/27/2020	HotSheet Date	1/27/2020
Price Date	1/27/2020	Input Date	1/27/2020 1:23 PM
VOW Address	Yes	VOW Include	Yes
Associated Document Count	3	VOW Comment	Yes
VOW AVM	Yes	Agent Hit Count	19
Client Hit Count	2	Original Price	\$49,900
Days On Market	2	Loan Type	
SentriLock being Used	No	SentriLock Serial Number	
Geocode Quality		Sold Price Per SQFT	
Associated Staff Amendments		Input Date	1/27/2020 1:23 PM
Update Date	1/29/2020 1:38 PM	Deed	
Page #			

FEATURES

ACCESS ROAD	DOCUMENTS	POSSESSION	TERMS
Paved	Land Survey	At Closing	Cash
AVAILABLE UTILITIES	Aerial Photo	PROPERTY USE	TOPOGRAPHY
Natural Gas	LOT DESCRIPTION	Vacant	Rough/Hilly
Public Water	Wooded	ROAD MAINTAINED BY	
Electricity	Stream/Creek	County	

FINANCIAL

Financing Terms Cash - Bank

Syndication Remarks Wooded water front lot in Lick Creek only 4 miles from I-40. Deep water year round. TVA permit for dock/boathouse available upon approval by TVA & Corp of Engineers.

Type of Sale Normal Sale

SOLD STATUS

How Sold
Closing Date
Selling Agent 1
Sell Team
Legal Sellers Name
Home Warranty (Y/N)

Contract Date
Sold Price
Selling Office 1
Seller Concessions
Additional Comments

DIRECTIONS

Directions I-40 @ exit 126 (Camden/Parsons Exit) go south on Hwy 641 towards Parsons 6.9 miles, left on Brodies Landing Road 3.1 miles, left on Lick Creek Boat Dock Road 3/10 mile, right on Birdsong Lane, 1 mile, lot on left

PUBLIC REMARKS

Brochure Comments Wooded water front lot in Lick Creek only 4 miles from I-40. Deep water year round. TVA permit for dock/boathouse available upon approval by TVA & Corp of Engineers.

AGENT ONLY REMARKS

Agent Only Remarks Aerial photo & survey in associated documents. *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.

ADDENDUM

Addendum

ADDITIONAL PICTURES



DISCLAIMER

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