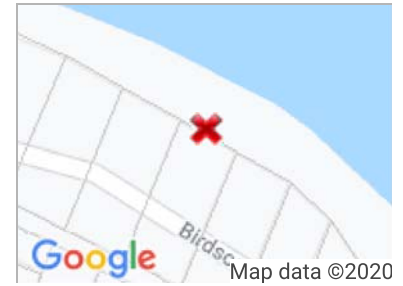


**ALL FIELDS DETAIL**



**MLS #** 200393  
**Class** LOTS/LAND  
**Type** Residential Lot < 1 Acre  
**Area** DECATUR CO.  
**Asking Price** \$49,900  
**Address** 0 Birdsong Lots 13 & 13A 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**

<b>Special School Tax</b>	\$0	<b>Number of Acres</b>	0.51
<b>Map #</b>	035J	<b>Group</b>	A
<b>Parcel #</b>	031.00 & 031.01	<b>Agent</b>	Lee W Godfrey - Cell: 731-343-2900
<b>Listing Office 1</b>	Coldwell Banker, Real Est. Now - 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>	3	<b>Dual/Variable Rate (Y/N)</b>	No
<b>Listing Type</b>	Exclusive Right	<b>Owner/Agent (Y/N)</b>	No
<b>Size</b>	100x200	<b>Wooded Acres</b>	.519
<b>Pasture Acres</b>	0	<b>Tillable Acres</b>	0
<b>Listing Date</b>	1/27/2020	<b>Road Frontage</b>	99.51
<b>County</b>	DECATUR COUNTY	<b>Subdivision</b>	LICK CREEK
<b>Taxes - City</b>	0	<b>Taxes - County</b>	450
<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>	1/29/2020
<b>Status Date</b>	1/27/2020	<b>HotSheet Date</b>	1/27/2020
<b>Price Date</b>	1/27/2020	<b>Input Date</b>	1/27/2020 1:32 PM
<b>VOW Address</b>	Yes	<b>VOW Include</b>	Yes
<b>Associated Document Count</b>	3	<b>VOW Comment</b>	Yes
<b>VOW AVM</b>	Yes	<b>Agent Hit Count</b>	16
<b>Client Hit Count</b>	0	<b>Original Price</b>	\$49,900
<b>Days On Market</b>	2	<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>	1/27/2020 1:32 PM
<b>Update Date</b>	1/29/2020 1:38 PM	<b>Deed</b>	
<b>Page #</b>			

**FEATURES**

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