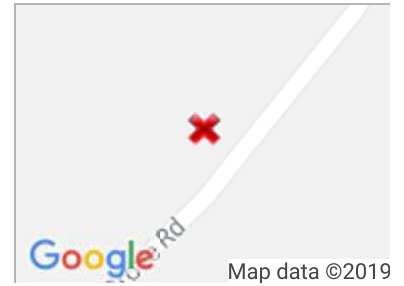


ALL FIELDS DETAIL



Aerial

MLS # 188446 **Term** For Sale
Class LOTS/LAND **City Limits** No
Type Farm/Acreage **Waterfront** No
Area MADISON CO. E **Waterview** No
 CTRL
Asking Price \$269,000
Address 0 Cotton Grove Road
Address 2
City Jackson
State TN
Zip 38305
Status Active
Sale/Rent For Sale
IDX Include Y
Picture Count 20



GENERAL

Special School Tax	\$0	Number of Acres	23.39
Map #	063	Group	
Parcel #	013.05	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	23.39 Ac	Wooded Acres	6
Pasture Acres	8	Tillable Acres	7
Listing Date	5/30/2019	Road Frontage	480
County	MADISON COUNTY	Subdivision	NONE
Taxes - City	0	Taxes - County	170
Zoned Historical (Y/N)	No	Covenants (Y/N)	Yes
Will Divide (Y/N)	No	Greenbelt (Y/N)	Yes
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	5/31/2019
Status Date	5/31/2019	HotSheet Date	5/31/2019
Price Date	5/31/2019	Input Date	5/31/2019 10:13 AM
VOW Address	Yes	VOW Include	Yes
Associated Document Count	3	VOW Comment	Yes
VOW AVM	Yes	Agent Hit Count	0
Client Hit Count	0	Original Price	\$269,000
Days On Market	1	Loan Type	
SentriLock being Used	No	SentriLock Serial Number	
Geocode Quality		Sold Price Per SQFT	
Associated Staff Amendments		Input Date	5/31/2019 10:13 AM
Update Date	5/31/2019 10:13 AM	Deed	
Page #			

FEATURES

ACCESS ROAD	IMPROVEMENTS	POSSESSION	TERMS
Paved	Well	At Closing	Cash
AVAILABLE UTILITIES	LOT DESCRIPTION	PROPERTY USE	Conventional
Natural Gas	Pond/Lake	Vacant	Farm Credit
Public Water	Wooded	ROAD MAINTAINED BY	TOPOGRAPHY
Electricity	Pasture	County	Gentle Rolling
DOCUMENTS			
Land Survey			
Aerial Photo			

FINANCIAL

Financing Terms Cash/Farm Credit/Conv.

Syndication Remarks If you are looking for a prime tract with a 2.5 Ac lake, that's private and secluded only 10 minutes from town, this is it. Shooting range, 2 individual wells, deer stands and feeders, gentle rolling land with long winding driveway to the lake. Part in row crop, part in woods, balance in pasture. Don't miss this land with fine newer homes surrounding it.

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 From Exit 87 on I-40, go SW on Hwy 412/70 for 1/2 mi, Left on Hwy 412E/TN 20, Right on McLeary Rd, Right on Cotton Grove Rd, land on right.

PUBLIC REMARKS

Brochure Comments If you are looking for a prime tract with a 2.5 Ac lake, that's private and secluded only 10 minutes from town, this is it. Shooting range, 2 individual wells, deer stands and feeders, gentle rolling land with long winding driveway to the lake. Part in row crop, part in woods, balance in pasture. Don't miss this land with fine newer homes surrounding it.

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.

ADDENDUM

Addendum

ADDITIONAL PICTURES



Deer Feeder



Deer Stand



Deer Stand



Dock



Driveway 2



Driveway



Entrance



Fire Pit



Lake



Lake



Lake



Mature Trees

MLS # 188446

Address: 0 Cotton Grove Road



Pavilion



Road View



Shooting Range



Shooting Range



Underground Electric & Well
for House



View Access Road



DISCLAIMER

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