

**ALL FIELDS DETAIL**



**MLS #** 203018  
**Class** LOTS/LAND  
**Type** Farm/Acreage  
**Area** JACKSON S WEST  
**Asking Price** \$25,750  
**Address** 0 Parkburg Rd (Tract 7)  
**Address 2**  
**City** Pinson  
**State** TN  
**Zip** 38366  
**Status** Active  
**Sale/Rent** For Sale  
**IDX Include** Y  
**Picture Count** 2

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

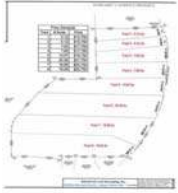


**GENERAL**

<b>Special School Tax</b>	\$0	<b>Number of Acres</b>	18.85
<b>Map #</b>	143	<b>Group</b>	
<b>Parcel #</b>	027 Portion	<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>	7316641000
<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>	*5	<b>Dual/Variable Rate (Y/N)</b>	No
<b>Listing Type</b>	Exclusive Right	<b>Owner/Agent (Y/N)</b>	No
<b>Size</b>	18.85	<b>Wooded Acres</b>	18.85
<b>Pasture Acres</b>	0	<b>Tillable Acres</b>	0
<b>Listing Date</b>	7/24/2020	<b>Road Frontage</b>	623+/-
<b>County</b>	MADISON COUNTY	<b>Subdivision</b>	NONE
<b>Taxes - City</b>	0	<b>Taxes - County</b>	tbd
<b>Zoned Historical (Y/N)</b>	No	<b>Covenants (Y/N)</b>	No
<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>	7/27/2020
<b>Status Date</b>	7/27/2020	<b>HotSheet Date</b>	7/27/2020
<b>Price Date</b>	7/27/2020	<b>Input Date</b>	7/27/2020 2:00 PM
<b>VOW Address</b>	Yes	<b>VOW Include</b>	Yes
<b>Associated Document Count</b>	2	<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>	\$25,750
<b>Days On Market</b>	3	<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>	7/27/2020 2:00 PM
<b>Update Date</b>	7/27/2020 2:00 PM	<b>Deed</b>	
<b>Page #</b>			

**FEATURES**

<b>ACCESS ROAD</b>	<b>LOT DESCRIPTION</b>	<b>ROAD MAINTAINED BY</b>	<b>TOPOGRAPHY</b>
Paved	Heavy Wooded	County	Rough/Hilly
<b>AVAILABLE UTILITIES</b>	<b>POSSESSION</b>	<b>TERMS</b>	Gentle Rolling
Electricity	At Closing	Cash	
<b>DOCUMENTS</b>	<b>PROPERTY USE</b>	Conventional	
Land Survey	Vacant	Farm Credit	
Aerial Photo			

**FINANCIAL****Financing Terms** Cash/Conv./Farm Credit**Syndication Remarks** Nice wooded home site and hunting tract on Parkburg Road in south Madison County. Good road frontage on black top road with electricity available & no restrictions. Acreage is per boundary survey by Advanced Land Surveying, Inc.**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 Jackson, TN, go south on US Hwy 45S (S. Highland), Right on Seavers Rd 1.3 mi, Left on Parkburg Rd for 2.6 mi, land on right**PUBLIC REMARKS****Brochure Comments** Nice wooded home site and hunting tract on Parkburg Road in south Madison County. Good road frontage on black top road with electricity available & no restrictions. Acreage is per boundary survey by Advanced Land Surveying, Inc.**AGENT ONLY REMARKS****Agent Only Remarks** Seller requests proof of funds and earnest money letter prior to signing PSA. All acreage is per boundary survey by Advanced Land Surveying, Inc. dated 7/2/20. \*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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