

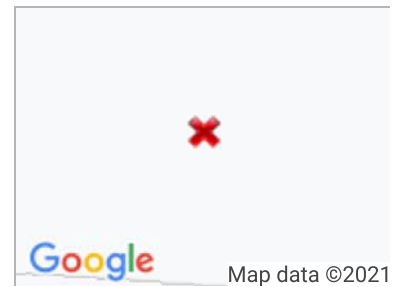
ALL FIELDS DETAIL



Waterfall

MLS # 205345
Class LOTS/LAND
Type Farm/Acreage
Area HARDEMAN CO.
Asking Price \$305,376
Address 0 Pine Top Road
Address 2
City Hornsby
State TN
Zip 38044
Status Active
Sale/Rent For Sale
IDX Include Y
Picture Count 24

Term For Sale
City Limits No
Waterfront Yes - Stream
Waterview Yes - Stream



GENERAL

Special School Tax	\$0	Number of Acres	190.86
Map #	056	Group	
Parcel #	011.00	Agent	Lee W Godfrey - Cell: 731-343-2900
Listing Office 1	Coldwell Banker Barnes - 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	190.86 Ac	Wooded Acres	187.86
Pasture Acres	3	Tillable Acres	0
Listing Date	1/16/2021	Road Frontage	100
County	HARDEMAN COUNTY	Subdivision	NONE
Zoned Historical (Y/N)	No	Covenants (Y/N)	No
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	1/18/2021
Status Date	1/18/2021	HotSheet Date	1/18/2021
Price Date	1/18/2021	Input Date	1/18/2021 11:22 AM
VOW Address	Yes	VOW Include	Yes
Associated Document Count	1	VOW Comment	Yes
VOW AVM	Yes	Agent Hit Count	1
Client Hit Count	0	Original Price	\$305,376
Days On Market	2	Loan Type	
Sentrilock being Used	No	Sentrilock Serial Number	
Geocode Quality		Sold Price Per SQFT	
Associated Staff Amendments		Input Date	1/18/2021 11:22 AM
Update Date	1/18/2021 11:22 AM	Deed	
Page #			

FEATURES

ACCESS ROAD	LOT DESCRIPTION	PROPERTY USE	TERMS
Paved	Pond/Lake	Vacant	Cash
AVAILABLE UTILITIES	Wooded	ROAD MAINTAINED BY	Conventional
Electricity	Stream/Creek	County	Farm Credit
DOCUMENTS	POSSESSION		TOPOGRAPHY
Land Survey	At Closing		Gentle Rolling
Aerial Photo			

FINANCIAL

Financing Terms Cash, Conv, Farm Credit

Syndication Remarks Prime 190.86 Ac Hunting Tract in Hardeman Co just outside Hornsby, TN. Year round creek with crystal clear water, 2 ponds (1 with trophy bass). Abundant deer and turkey, 5 deer stands, 6+ scattered food plots. Timber on NW portion of property has not been cut in 30+yrs, no timber cut in 25+yrs. Great access with old RxR bed running throughout entire farm. Lots of trails, bring your 4 wheeler or side x side, your rifle and fishing pole and enjoy a truly unique hunting paradise.

Type of Sale Normal Sale
Taxes - County 423.00

Taxes - City 0.00

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 the intersection of US Hwy 45 S and TN 18, right on TN 18 for 8.8 Mi, left on Ebenezer Rd for 6/10 Mi, left on Pine Top Rd for 11 Mi, farm on left, BEST GPS ADDRESS: 11395 PINE TOP RD, HORNSBY, TN 38044

PUBLIC REMARKS

Brochure Comments Prime 190.86 Ac Hunting Tract in Hardeman Co just outside Hornsby, TN. Year round creek with crystal clear water, 2 ponds (1 with trophy bass). Abundant deer and turkey, 5 deer stands, 6+ scattered food plots. Timber on NW portion of property has not been cut in 30+yrs, no timber cut in 25+yrs. Great access with old RxR bed running throughout entire farm. Lots of trails, bring your 4 wheeler or side x side, your rifle and fishing pole and enjoy a truly unique hunting paradise.

AGENT ONLY REMARKS

Agent Only Remarks Survey & Aerial in Associated Docs. Best GPS Address: 11395 Pine Top Road, Hornsby, TN 38044 *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



Farm Entrance off Pine Top Rd



Gate



Road into farm



New Culvert



Plot 1



Plot 2



Plot 3



Plot 4



Plot 5



Plot 6



Stocked Pond



Stocked Pond 2



2nd Pond



Year Round Creek



Solid Rock Creek Crossing



Blind 1



Blind 2



Blind 3



Blind 4



Mature Timber



Standing Timber



Trail

DISCLAIMER

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