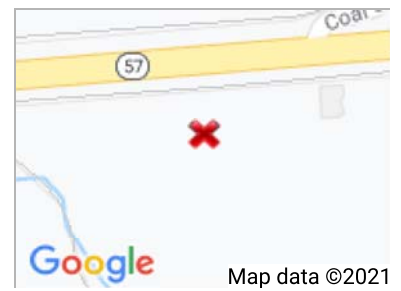


**ALL FIELDS DETAIL**



**MLS #** 207169 **Term** For Sale  
**Class** LOTS/LAND **City Limits** No  
**Type** Farm/Acreage **Waterfront** No  
**Area** HARDEMAN CO. **Waterview** No  
**Asking Price** \$66,000  
**Address** 0 Highway 57 (Tract 1)  
**Address 2**  
**City** Pocahontas  
**State** TN  
**Zip** 38061  
**Status** Active  
**Sale/Rent** For Sale  
**IDX Include** Y  
**Picture Count** 9



**GENERAL**

<b>Special School Tax</b>	\$0	<b>Number of Acres</b>	22.00
<b>Map #</b>	173	<b>Group</b>	
<b>Parcel #</b>	037.00	<b>Agent</b>	Lee W Godfrey - Cell: 731-343-2900
<b>Listing Office 1</b>	Coldwell Banker Barnes - 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>	22+/-	<b>Wooded Acres</b>	19+/-
<b>Pasture Acres</b>	3+/-	<b>Tillable Acres</b>	-
<b>Listing Date</b>	5/21/2021	<b>Road Frontage</b>	1072+/-
<b>County</b>	HARDEMAN COUNTY	<b>Subdivision</b>	NONE
<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>	Yes
<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>	6/7/2021
<b>Status Date</b>	5/21/2021	<b>HotSheet Date</b>	5/21/2021
<b>Price Date</b>	5/21/2021	<b>Input Date</b>	5/21/2021 10:12 AM
<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>	17
<b>Client Hit Count</b>	5	<b>Original Price</b>	\$66,000
<b>Days On Market</b>	17	<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>	5/21/2021 10:12 AM
<b>Update Date</b>	6/7/2021 12:43 PM	<b>Deed</b>	
<b>Page #</b>			

**FEATURES**

<b>ACCESS ROAD</b>	<b>DOCUMENTS</b>	<b>ROAD MAINTAINED BY</b>
Paved	Aerial Photo	State
<b>AVAILABLE UTILITIES</b>	<b>POSSESSION</b>	<b>TERMS</b>
Natural Gas	At Closing	Cash
Public Water	<b>PROPERTY USE</b>	Conventional
	Vacant	Farm Credit
		<b>TOPOGRAPHY</b>
		Gentle Rolling

**FINANCIAL**

**Financing Terms** Cash/Conv/Farm Credit

**Syndication Remarks** 22+/- Acre tract located on Hwy 57W, 4 mi east of Middleton, TN. 3+/- Ac in crop, balance in woods/timber. Abundant road frontage, driveway into property leading to open field, multiple building sites, public water and gas. (GPS Address: 21860 Hwy 57, Pocahtontas, TN 38061)

**Type of Sale** Normal Sale  
**Taxes - County** 1.00

**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 Bolivar Tennessee take Hwy 125 S to Middleton, left on Hwy 57, farm on right 4.2 miles

**PUBLIC REMARKS**

**Brochure Comments** 22+/- Acre tract located on Hwy 57W, 4 mi east of Middleton, TN. 3+/- Ac in crop, balance in woods/timber. Abundant road frontage, driveway into property leading to open field, multiple building sites, public water and gas. (GPS Address: 21860 Hwy 57, Pocahtontas, TN 38061)

**AGENT ONLY REMARKS**

**Agent Only Remarks** Show Anytime. Aerial in Associated Documents \*CSO is based on sale price less any cost(s) being paid by seller in behalf of buyer. Seller requests prequalification letter with all offers.

**ADDENDUM**

Addendum

**ADDITIONAL PICTURES**



**DISCLAIMER**

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