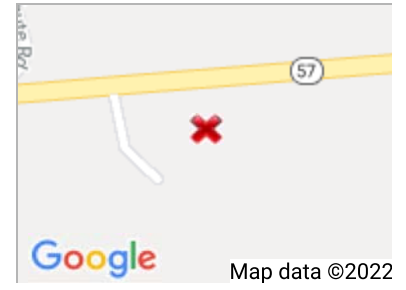


**ALL FIELDS DETAIL**



**MLS #** 220517  
**Class** LOTS/LAND  
**Type** Farm/Acreage  
**Area** HARDEMAN CO.  
**Asking Price** \$225,000  
**Address** 21920 Highway 57 W  
**Address 2**  
**City** Pocahontas  
**State** TN  
**Zip** 38061  
**Status** Active  
**Sale/Rent** For Sale  
**IDX Include** Y  
**Picture Count** 11  
**Term** For Sale  
**City Limits** No  
**Waterfront** No  
**Waterview** No



**GENERAL**

<b>Special School Tax</b>	\$0	<b>Number of Acres</b>	64.00
<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>	64 Acres	<b>Wooded Acres</b>	36
<b>Pasture Acres</b>	0	<b>Tillable Acres</b>	28
<b>Listing Date</b>	2/2/2022	<b>Road Frontage</b>	844
<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>		<b>Greenbelt (Y/N)</b>	
<b>Will Subdivide (Y/N)</b>		<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>	2/7/2022
<b>Status Date</b>	2/7/2022	<b>HotSheet Date</b>	2/7/2022
<b>Price Date</b>	2/7/2022	<b>Input Date</b>	2/7/2022 8:50 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>	6
<b>Client Hit Count</b>	0	<b>Original Price</b>	\$225,000
<b>Days On Market</b>	5	<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>	2/7/2022 8:50 AM
<b>Update Date</b>	2/7/2022 10:02 AM	<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>	Conventional
Natural Gas	<b>LOT DESCRIPTION</b>	Vacant	Farm Credit
Public Water	Pond/Lake	<b>ROAD MAINTAINED BY</b>	<b>TOPOGRAPHY</b>
	See Remarks	State	Gentle Rolling

**FINANCIAL**

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

**Syndication Remarks** 64 Acre Open and wooded tract 4 miles east of Middleton, TN on Hwy 57 with nice 1 acre pond, 844 Ft. Hwy Frontage. 28+/- Ac in cultivation, balance in woods. Public water and nature gas available. Owner Financing @8.9% for up to 30 years with 15 year balloon, owner will finance 85% of purchase price plus buyer's closing costs. Surveyed 7/15/21, owner reserves the right to harvest 2022 crop once it's planted.

**Type of Sale** Normal Sale  
**Taxes - County** 819.83

**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 Jackson, TN, take 45 South, right on Hwy18 to Bolivar, Hwy 125 to Middleton, left on Hwy 57 for 4 miles, sign on right.

**PUBLIC REMARKS**

**Brochure Comments** 64 Acre Open and wooded tract 4 miles east of Middleton, TN on Hwy 57 with nice 1 acre pond, 844 Ft. Hwy Frontage. 28+/- Ac in cultivation, balance in woods. Public water and nature gas available. Owner Financing @8.9% for up to 30 years with 15 year balloon, owner will finance 85% of purchase price plus buyer's closing costs. Surveyed 7/15/21, owner reserves the right to harvest 2022 crop once it's planted.

**AGENT ONLY REMARKS**

**Agent Only Remarks** All offers must be accompanied with a prequalification letter in order to be considered by Seller. New Survey 7/15/21 in assoc docs. Owner reserves the right to harvest 2022 crop once it's planted. No mobile homes allowed, however modular home with permanent foundation is allowed.

**ADDENDUM**

Addendum

**ADDITIONAL PICTURES**



**DISCLAIMER**

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