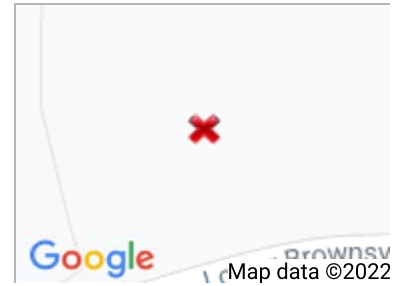


ALL FIELDS DETAIL



MLS # 220752
Class LOTS/LAND
Type Farm/Acreage
Area MADISON CO.
 NORTH W
Asking Price \$1,638,900
Address 0 Lower Brownsville
 Road
Address 2
City Jackson
State TN
Zip 38301
Status Active
Sale/Rent For Sale
IDX Include Y
Picture Count 22

Term For Sale
City Limits Yes
Waterfront No
Waterview No



GENERAL

| | | | |
|----------------------------------|---|------------------------------------|------------------------------------|
| Special School Tax | | Number of Acres | 218.00 |
| Map # | 051 | Group | |
| Parcel # | 009.02 | 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 | 218+/- Ac | Wooded Acres | 74 |
| Pasture Acres | 144 | Tillable Acres | - |
| Listing Date | 2/21/2022 | Road Frontage | 2,000+ |
| County | MADISON 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 | 2/21/2022 |
| Status Date | 2/21/2022 | HotSheet Date | 2/21/2022 |
| Price Date | 2/21/2022 | Input Date | 2/21/2022 12:46 PM |
| VOW Address | Yes | VOW Include | Yes |
| Associated Document Count | 2 | VOW Comment | Yes |
| VOW AVM | Yes | Agent Hit Count | 2 |
| Client Hit Count | 0 | Original Price | \$1,638,900 |
| Loan Type | | SentriLock being Used | No |
| SentriLock Serial Number | | Geocode Quality | |
| Sold Price Per SQFT | | Associated Staff Amendments | |
| Input Date | 2/21/2022 12:46 PM | Update Date | 2/21/2022 12:55 PM |
| Deed | | Page # | |

FEATURES

| ACCESS ROAD | LOT DESCRIPTION | PROPERTY USE | TERMS |
|----------------------------|-------------------|---------------------------|-------------------|
| Paved | Pond/Lake | Cattle Farm | Cash |
| AVAILABLE UTILITIES | Wooded | ROAD MAINTAINED BY | Conventional |
| Electricity | Pasture | County | Farm Credit |
| DOCUMENTS | POSSESSION | | TOPOGRAPHY |
| Aerial Photo | Negotiable | | Slight Slope |
| IMPROVEMENTS | | | |
| Well | | | |
| Barn | | | |

FINANCIAL

Financing Terms Cash, Conv, Farm Credit

Syndication Remarks Beautiful 218 Acre working cattle farm 5.2 miles NW of I-40 at Exit 74 on Lower Brownsville Rd. 8-10 ac Lake fed by individual well, fenced & cross fenced (lot of fence is steel pipe & cable), 40x60 hay barn or equipment shed, 50x60 covered working pens, 20x24 covered pen, concrete creek crossing, over 2000 ft road frontage. Entire farm is in pasture and timber; however, USDA Farm Services lists 144.80 acres as potential row crop.

Type of Sale Corporate Owned Relocation
Taxes - County 2,462.00

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 5.2 miles Northwest of I-40 (Exit 74) on Lower Brownsville Road

PUBLIC REMARKS

Brochure Comments Beautiful 218 Acre working cattle farm 5.2 miles NW of I-40 at Exit 74 on Lower Brownsville Rd. 8-10 ac Lake fed by individual well, fenced & cross fenced (lot of fence is steel pipe & cable), 40x60 hay barn or equipment shed, 50x60 covered working pens, 20x24 covered pen, concrete creek crossing, over 2000 ft road frontage. Entire farm is in pasture and timber; however, USDA Farm Services lists 144.80 acres as potential row crop.

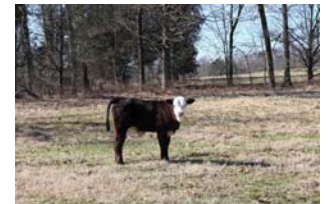
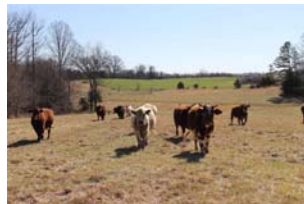
AGENT ONLY REMARKS

Agent Only Remarks GATE IS LOCKED. CALL 731-343-2900 FOR APPOINTMENT. * Subject to a 50' wide gas line easement. **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



MLS # 220752

Address: 0 Lower Brownsville Road



DISCLAIMER

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