

**218.52 Acres (Deeded Acres)**

**List Price: \$1,638,900**

**Lower Brownsville Rd**

**5.2 Mi Northwest of Exit 74 on I-40**

**Jackson, TN 38301**

**Madison Co Tax Map 051, Parcel 009.02**

**For Info Contact:**

**Lee Godfrey, Broker**

**Coldwell Banker Barnes**

**731.343.2900 Cell**

**731.668.1777 Front Desk-Main Office**

**Prime Multiuse Farm**

**Ready to Go Cattle Operation**

- 218.52 Deeded Acres
- Currently in Pasture & Woods
- 144.80 Tillable Acres (per USDA Farm Services)
- 8-9 Acre Lake (fed by individual well)
- Fenced & Crossfenced
- 40 x 60 Equipment Shed or Hay Barn
- 50 x 60 Covered Working Pens
- 20 x 24 Covered Pen
- \$2,462 = Annual Property Taxes

**SUBJECT  
PROPERTY**

**BARN**

**LAKE**

**Lower Brownsville Rd**

**2301 Lower Brownsville Rd**

**GPS Address Across Rd:  
2301 Lower Brownsville Rd  
Jackson, TN 38301**





**Steel & Cable Fencing**



**Fenced & Cross Fenced Pastures**



**8-9 Acre Lake**



**Dock**



**Fenced & Cross Fenced Pastures**



**Ready to go Cattle Operation**



**40 x 60 Haybarn**



**50 x 60 Covered Working Pen**





**Common Land Unit**

- Non-Cropland; Cropland
- Tract Boundary

**Wetland Determination**

- Restricted
- ▼ Limited
- Exempt from Conservation Compliance Provisions

2018 NAIP Imagery

2020 Program Year

Map Created May 13, 2020

**Farm 5978**  
**Tract 10065**

**Tract Cropland Total: 140.20 acres**

United States Department of Agriculture (USDA) Farm Service Agency (FSA) maps are for FSA Program administration only. This map does not represent a legal survey or reflect actual ownership; rather it depicts the information provided directly from the producer and/or National Agricultural Imagery Program (NAIP) imagery. The producer accepts the data 'as is' and assumes all risks associated with its use. USDA-FSA assumes no responsibility for actual or consequential damage incurred as a result of any user's reliance on this data outside FSA Programs. Wetland identifiers do not represent the size, shape, or specific determination of the area. Refer to your original determination (CPA-026 and attached maps) for exact boundaries and determinations or contact USDA Natural Resources Conservation Service (NRCS).





**Madison County, Tennessee**



**Common Land Unit**

- Non-Cropland; Cropland
- Tract Boundary

**Wetland Determination**

- Restricted
- ▼ Limited
- Exempt from Conservation
- Compliance Provisions

2018 NAIP Imagery

**2020 Program Year**

Map Created May 13, 2020

**Farm 5978  
Tract 10346**

**Tract Cropland Total: 4.60 acres**

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