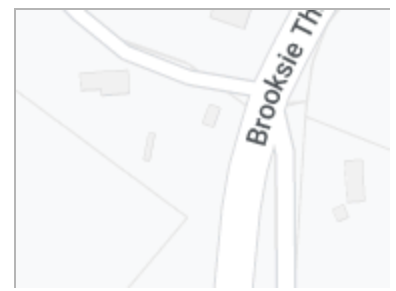


ALL FIELDS DETAIL



MLS # 233712
Class LOTS/LAND
Type Farm/Acreage
Area BATH SPRINGS
Asking Price \$323,000
Address 0 Brooksie Thompson Road
Address 2
City Bath Springs
State TN
Zip 38311
Status Active
Sale/Lease For Sale
IDX Include Y
Picture Count 15

Term For Sale
City Limits No
Waterfront No
Waterview No



GENERAL

Special School Tax		Number of Acres	269.42
Map #	094.00	Group	
Parcel #	044.00	Agent	Lee W Godfrey - Cell: 731-343-2900
Listing Office 1	Coldwell Banker Barnes - Office: 731-668-1777	ListAgent Cell Phone	Cell: 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	269.42	Wooded Acres	269.42
Pasture Acres	0	Tillable Acres	0
Listing Date	9/13/2023	Road Frontage	556
County	DECATUR COUNTY	Subdivision	NONE
Zoned Historical (Y/N)		Covenants (Y/N)	No
Greenbelt (Y/N)	Yes	Will Subdivide (Y/N)	No
Income		Zone	FAR
Legal		Off Market Date	
Search By Map		Lender Req Proof of Funds	Yes
Tax ID		Update Date	6/5/2024
Status Date	9/13/2023	HotSheet Date	6/5/2024
Price Date	6/5/2024	Input Date	9/13/2023 4:27 PM
VOW Address	Yes	VOW Include	Yes
Associated Document Count	2	VOW Comment	Yes
VOW AVM	Yes	Agent Hit Count	80
Client Hit Count	18	Original Price	\$472,500
Days On Market	266	Loan Type	
Lease Price per Month		Sentrilock being Used	No
Sentrilock Serial Number		Geocode Quality	
Sold Price Per SQFT		Associated Staff Amendments	
Input Date	9/13/2023 4:27 PM	Update Date	6/5/2024 9:56 AM
Deed		Page #	
Video Count	0		

FEATURES

ACCESS ROAD	LOT DESCRIPTION	ROAD MAINTAINED BY
Paved	Heavy Wooded	State
AVAILABLE UTILITIES	POSSESSION	TERMS
Electricity	At Closing	Cash
DOCUMENTS	PROPERTY USE	Conventional
Land Survey	Vacant	Farm Credit
Aerial Photo		TOPOGRAPHY
		Gentle Rolling

FINANCIAL

Financing Terms Cash, Farm Credit, Conv

Syndication Remarks Great Tennessee Hunting Tract - \$1199/Ac. 269.42 +/- Surveyed Acres located in Bath Springs, TN, only 6 miles from the beautiful Tennessee River. Abundant wildlife, several cabin sites. Frontage on Brooksie Thompson Rd and Tucker Rd. TVA Powerline located on the property gives ATV access through entire farm. Timber 16" and above has been recently cut. Best GPS address for locating this tract is across Brooksie Thompson Rd at: 7929 Brooksie Thompson Rd, Bath Springs, TN 38311

Type of Sale Normal Sale
Taxes - County 1,391.00

Taxes - City 0.00

SOLD STATUS

How Sold
Closing Date
Selling / Leasing Agent
Sell Team
Legal Sellers Name

Contract Date
Sold Price
Selling Office 1
Seller / Leasing Concessions
Additional Comments

DIRECTIONS

Directions From Jackson TN, go to Lexington TN, travel through Lexington on Hwy 412E towards Parsons, right on Hwy 114, follow Hwy 114 to Scotts Hill, stay on Hwy 114 for 6 miles, left on Brooksie Thompson Rd (Hwy 202) for 1/3 Mile, farm is on left. GPS address across the road from the farm is 7929 Brooksie Thompson Rd, Bath Springs, TN 38311

PUBLIC REMARKS

Brochure Comments Great Tennessee Hunting Tract - \$1199/Ac. 269.42 +/- Surveyed Acres located in Bath Springs, TN, only 6 miles from the beautiful Tennessee River. Abundant wildlife, several cabin sites. Frontage on Brooksie Thompson Rd and Tucker Rd. TVA Powerline located on the property gives ATV access through entire farm. Timber 16" and above has been recently cut. Best GPS address for locating this tract is across Brooksie Thompson Rd at: 7929 Brooksie Thompson Rd, Bath Springs, TN 38311

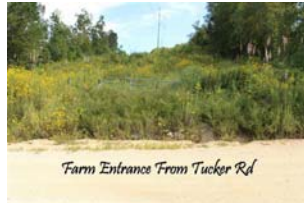
AGENT ONLY REMARKS

Agent Only Remarks Decatur Co, TN Tax Map 094.00, Pc 044.00 & Tax Map 095.00, Pc 035.00. *Aerial Map and Survey in Associated Docs. *Commission is not paid on any closing costs paid by the seller on behalf of the buyer. *Best GPS address for locating this tract is across Brooksie Thompson Rd at: 7929 Brooksie Thompson Rd, Bath Springs, TN 38311.

ADDENDUM

Addendum

ADDITIONAL PICTURES



MLS # 233712

Address: 0 Brooksie Thompson Road



DISCLAIMER

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