Land Active
MLS# 2503706
DOM 451

0 Wild Valley Drive
Jackson, TN 38305

County: Madison

$155,170
Agent Detail Report



Lot Size Acres:	52.6	**Property Sub Type:**	Unimproved Land
Lot Size Dimensions:	See Survey	**City Limits:**	No
		Subdivision Name:	None
Road Frontage Length:	50	**View YN:**	No
		Waterfront YN:	No
Zoning Description:	FR - Fringe Residential		

Showing Requirements: ShowingTime
Showing Information: Showing Instructions: Vacant land, show anytime

Private Remarks: **GO TO Documents for: Boundary Survey by Advanced Land Surveying 7/25/25, CRS aerial tract map & zoning regulations. Neither Listing Agent or Coldwell Banker Southern Realty warrants or guarantees listed surveyed or mapped acres.**

Public Remarks: $2,950/Acre for 52.6 Acre secluded Hunting/Pasture/Recreational tract 2 Mi north of I-40 & Christmasville Rd (Exit 85). 5 Acres +/- in pasture that can be in cultivation, balance in woods. A rare opportunity to own 52+ Acres in North Madison County. This tract is a portion of Madison County Tax map 042, parcel 018.00.

Directions: From I-40 & Christmasville Rd (Exit 85), travel north, right on Bermuda Dr, right on Greenview Dr, right on Wild Valley Dr, property at dead end of street.

Latitude: 35.695903 **Longitude:** -88.763678

Listing Contract Date:	08/08/2025	**Listing Agreement:**	Exclusive Right To Sell	**Status Change Timestamp:**	08/08/2025
Expiration Date:	09/03/2027	**Comp Sale YN:**	No	**Original List Price:**	$263,000
				List Price:	$155,170

	Name	Office	Primary	Office	E-mail
LA:	Lee W. Godfrey (071000000) Lic #:058537	Coldwell Banker Southern Realty (CBANKR REN) 220561	731-343-2900	731-668-1777	lee@leegodfrey.com

List Price/Acre:	$2,950	**Tax Annual Amount:**	$1	**Parcel Number:**	042 018.00
		County Tax:	$1		
		City Tax:	$1		

Land Details: Pasture Area: 5; Tillable Area: 0; Wooded Area: 47.6
Lot Features: Wooded

Road Responsibility: Public Maintained Road
Possession: Close Of Escrow
Special Listing Conditions: Standard
Documents: Aerial Photo; Land Survey

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