

Land Active
MLS# 2504195
DOM 161

0 Highway 138
Mercer, TN 38392
County: Hardeman

\$1,261,950
Public Report



Lot Size Acres: 179
Lot Size: 179+/- Acres - 2 Farms divided
Dimensions: by Highway 138
Road Frontage: 6,410
Length:
Zoning: Agriculture - Row Crop Land
Description:

Property Sub Type: Agriculture
City Limits: No
Restrictive Covenants YN: N
Subdivision Name: None
View YN: No
Waterfront YN: No

Public Remarks: Your opportunity to own two prime row crop farms in Hardeman Co, 13.8 miles of I-40. Tax Maps 009, Parcels 010.00 & 11.00 lying on either side of Hwy 138. Approximately 148 ACRES IN ROW CROP, balance in woods and nonproductive land. Map 009, Pc 010.00 lies on the Northeast corner of Hwy 138 & Cox Rd, Map 009, Pc 011.00 lies on the Northwest corner of Hwy & Hatchie Station Rd. Total of 1.2 Miles (6410+ Ft) of blacktop road frontage. Both farms are currently rented, call listing agent for details. Adjacent owner's GPS address: 9155 Hwy 138, Mercer, TN 38392.

Directions: Travel to Exit 68 on I-40 (Providence Rd/Hwy 138), travel south on Hwy 138 for 13.8 miles, farms lie on either side of Hwy 138

Latitude: 35.585643 **Longitude:** -89.054724

Comp Sale YN: No

Original List Price: \$1,385,855

List Price: \$1,261,950

Auction YN: No

LA: Lee W. Godfrey (071000000) Lic #:058537

Coldwell Banker Southern Realty (CBANKR REN) 220561

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List Price/Acre: \$7,050

Tax Annual Amount: \$1,644

Parcel Number: 009 010.00

County Tax: \$1,644

City Tax: \$0

Land Details: Pasture Area: 0; Tillable Area: 147.63; Wooded Area: 23.71

Lot Features: Agricultural; Farm; Greenbelt

Road Frontage Type: County Road; Highway

Road Responsibility: Public Maintained Road

Road Surface Type: Asphalt

Utilities: Electricity Available

Vegetation: Crop(s)

Listing Terms: Cash; Conventional

Possession: Negotiable

Special Listing Conditions: Standard

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