Land Active
MLS# 2504195
DOM 413

0 Highway 138
Mercer, TN 38392

County: Hardeman

$1,261,950
Agent Detail Report



Lot Size Acres:	179	**Property Sub Type:**	Agriculture
Lot Size Dimensions:	179+/- Acres - 2 Farms divided by Highway 138	**City Limits:**	No
		Restrictive Covenants YN:	N
Road Frontage Length:	6,410	**Subdivision Name:**	None
		View YN:	No
Zoning Description:	Agriculture - Row Crop Land	**Waterfront YN:**	No

Showing Requirements: Call Appointment Center; Text Listing Agent
Showing Information: Showing Contact Phone: 731-421-8100; Showing Instructions: Vacant land - Text listing agent when showing

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

Listing Contract Date:	09/03/2025	**Listing Agreement:**	Exclusive Right To Sell
Expiration Date:	09/03/2027	**Comp Sale YN:**	No

Status Change Timestamp:	09/03/2025
Original List Price:	$1,385,855
List Price:	$1,261,950
Auction YN:	No

	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: $7,050

Tax Annual Amount:	$1,644
County Tax:	$1,644
City Tax:	$0

Parcel Number: 009 010.00

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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