Land Active
MLS# 2604605
DOM 4

Tract 1 Cotton Grove Road
Jackson, TN 38305
County: Madison

$400,000
Agent Detail Report



Lot Size Acres:	32	**Property Sub Type:**	Agriculture
Lot Size Dimensions:	Rectangular	**City Limits:**	No
Road Frontage Length:	650	**Restrictive Covenants YN:**	Y
Zoning Description:	FAR	**Subdivision Name:**	None
		View YN:	No
		Waterfront YN:	No

Showing Requirements: Text Listing Agent
Showing Information: Showing Contact Phone: 731-343-2900; Showing Instructions: Text Lee Godfrey @ 731-343-2900. Please do not damage crops or drive on property when wet.

Private Remarks: **All acreage amounts are estimated from CRS mapping system and subject to a boundary survey. Front corners of tracts are marked with orange stakes & flagging. This property is in the green belt, if more than 15 acres are deeded to one owner, that owner shall be responsible for keeping said tract in Greenbelt or paying the roll back taxes. Tenant farmer reserves the right to harvest any existing crop prior to buyer obtaining possession. This property will have the following deed restriction: Any single family dwelling shall be stick built construction. No mobile are allowed to be located on this property.**

Public Remarks: Take a scenic drive down historic Cotton Grove Rd corridor and seize part of a 350 acre farm just as it was back in 1862 (per Middle Tennessee State University 2017 study). Located 6/10 mile from North Parkway E in NE Madison Co. & 1 mile from Lake Graham. Beautiful gently rolling land in cultivation and woods, abundant road frontage and homesites. Unique and part of the Salem Battlefield tied to one of West Tennessee's important Civil War Sites. Build your dream home, bring your horses & livestock or just enjoy dependable farm income. This farm has been in the same family since 1946, a rare & exciting opportunity presents itself, don't miss out. Note to Buyer: Acreage & Distances are Estimates based on CRS mapping system and subject to a boundary survey. Land protected with a restriction which allows no mobile homes. Tracts above 15 acres to remain in greenbelt or buyer to pay roll back taxes. Tenant farmer reserves the right to harvest any existing crop prior to buyer's possession.

Directions: Take I-40 to Exit 85, south on Dr. F. E Wright Dr, left on N Parkway, left on North Parkway E (Flex Dr), left on Cotton Grove, land on left 1 mile.
Latitude: 35.634108 **Longitude:** -88.759098

Listing Contract Date:	09/28/2026	**Listing Agreement:**	Exclusive Right To Sell	**Status Change Timestamp:**	09/30/2026
Expiration Date:	03/28/2027	**Comp Sale YN:**	No	**Original List Price:**	$400,000
				List Price:	$400,000

	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:	$12,500	**Tax Annual Amount:**	$1	**Parcel Number:**	064 088.00
		County Tax:	$1		
		City Tax:	$1		

Irrigation Source: Municipal Water
Land Details: Greenbelt: Yes; Pasture Area: 0; Tillable Area: 19; Wooded Area: 13
Lot Features: Agricultural; Level; Rolling Slope

Road Frontage Type: County Road
Road Responsibility: Public Maintained Road
Road Surface Type: Asphalt
Utilities: Electricity Available; Natural Gas Available; Water Available
Water Source: Public
Listing Terms: Cash; Conventional
Possession: Close Of Escrow
Special Listing Conditions: Standard
Documents: Aerial Photo

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