Land Active
MLS# 2605362
DOM 0

1975 Eden Farm Road
Camden, TN 38320

County: Benton

$385,000
Agent Detail Report



Lot Size Acres:	105	**Property Sub Type:**	Agriculture
Lot Size Dimensions:	105 ac	**City Limits:**	No
Road Frontage Length:	3,800	**Restrictive Covenants YN:**	N
Zoning Description:	Agriculture	**Subdivision Name:**	None
		View YN:	Yes
		Waterfront YN:	No

Owner Name: Jerry Kyle

Showing Requirements: Appointment Only
Showing Information: Showing Contact Name: Lee Godfrey; Showing Contact Phone: 731-343-2900; Showing Instructions: Call Lee Godfrey @731-343-2900 - Appointment Only

Private Remarks: **MUST HAVE APPONTMENT TO SHOW HOUSE, CALL LEE GODFREY @ 731.343.2900. (No key or lockbox). House is located at dead end of Eden Farm Rd, Google mapped location is incorrect. Owner is disabled and needs 30 days from closing to vacate the property. All Buildings are being sold AS IS.**

Public Remarks: Quiet secluded farm, home, shop, pond and year round creek located in West TN between Jackson & Nashville. 105 +/- Acres located in Carroll and Benton Co, TN (6 miles SE of Bruceton, 11 miles SW of Camden). Several fenced pasture areas, 25 +/- Acres open pastureland, balance in woods. Cotton Creek, an all weather stream, cuts across the southern part of the farm. This farm includes 1450 +/- Sq Ft, 2 Bedroom, 1 Bath residence built in 1980 with central HVAC and nice glass porch overlooking a pond, plus a 900 +/- Sq Ft poured concrete shop and a carport/shed approximately 69' x 25'.

Directions: Eden Farm Rd dead ends at the main dwelling of 1975 Eden Farm Rd. (GOOGLE MAP LOCATION IS INCORRECT)
Latitude: 35.999636 **Longitude:** -88.213703

Listing Contract Date:	11/18/2026	**Listing Agreement:**	Exclusive Right To Sell	**Status Change Timestamp:**	11/18/2026
Expiration Date:	11/17/2027	**Comp Sale YN:**	No	**Original List Price:**	$385,000
				List Price:	$385,000

	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:	$3,666.67	**Tax Annual Amount:**	$640	**Parcel Number:**	087 012.00
		County Tax:	$640		
		City Tax:	$0		

Fencing: Wire
Irrigation Source: Well
Land Details: Pasture Area: 25; Tillable Area: 0; Wooded Area: 80
Lot Features: Agricultural; Farm; Pasture; Rolling Slope; Wooded
Other Structures: Shed(s)

Road Frontage Type: County Road
Road Responsibility: Public Maintained Road
Road Surface Type: Chip And Seal
Sewer: Septic Tank
Utilities: Electricity Connected
Vegetation: Grassed; Wooded
View: Pond; Other
Water Source: Well
Listing Terms: Cash
Possession: See Remarks
Special Listing Conditions: Standard
Documents: Aerial Photo

Information is deemed to be reliable, but is not guaranteed. © 2026 MLS and FBS. Prepared by Lee W. Godfrey on Wednesday, November 18, 2026 1:57 PM. The information on this sheet has been made available by the MLS and may not be the listing of the provider.