

**FOR SALE**

\$1,099,000

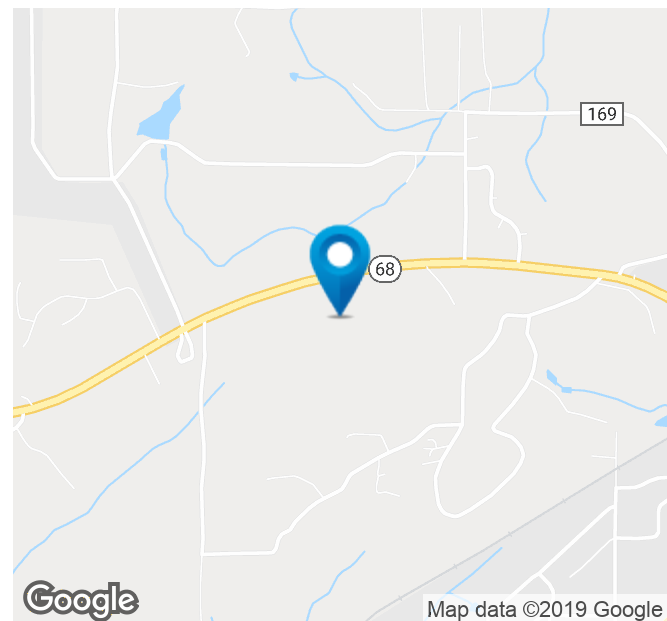
**COLDWELL  
BANKER  
COMMERCIAL****WALLACE & WALLACE,  
REALTORS®****Subject Property****Subject Property**

4061 NEW HWY 68, MADISONVILLE, TN 37354

**OVER 190 ACRES ON NEW HWY 68****Property Description**

Approximately 193 acres less than 1 mile from the Madisonville-411 Intersection. 53+/- acres on one side with old farmhouse built around 1900 in need of total rehab or demo. Several outbuildings, 2 ponds, about 1/3 of tract is cleared. 140+/- acres on one side, slightly sloped from back to road, mostly wooded. There are 3 large areas for hay, crop growth. Zoned Agriculture on both sides, there are several different possible uses including commercial, residential, farm and agriculture. Water and sewer at road, priced below 2-3 year old appraisal.

All measurements for illustration purposes only, all to be verified by buyer.

**Stuart Kendrick**

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**www.cbcworldwide.com**

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**COLDWELL BANKER COMMERCIAL**

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124 N. WINSTON ROAD

KNOXVILLE, TN 37919

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## OVER 190 ACRES ON NEW HWY 68



### OFFERING SUMMARY

Sale Price: \$1,099,000

Lot Size: 193 Acres

Zoning: NA

Price / SF: \$0.13

### PROPERTY OVERVIEW

Approximately 193 acres less than 1 mile from the Madisonville-411 Intersection. 53+/- acres on one side with old farmhouse built around 1900 in need of total rehab or demo. Several outbuildings, 2 ponds, about 1/3 of tract is cleared. 140+/- acres on one side, slightly sloped from back to road, mostly wooded. There are 3 large areas for hay, crop growth. Zoned Agriculture on both sides, there are several different possible uses including commercial, residential, farm and agriculture. Water and sewer at road, priced below 2-3 year old appraisal.

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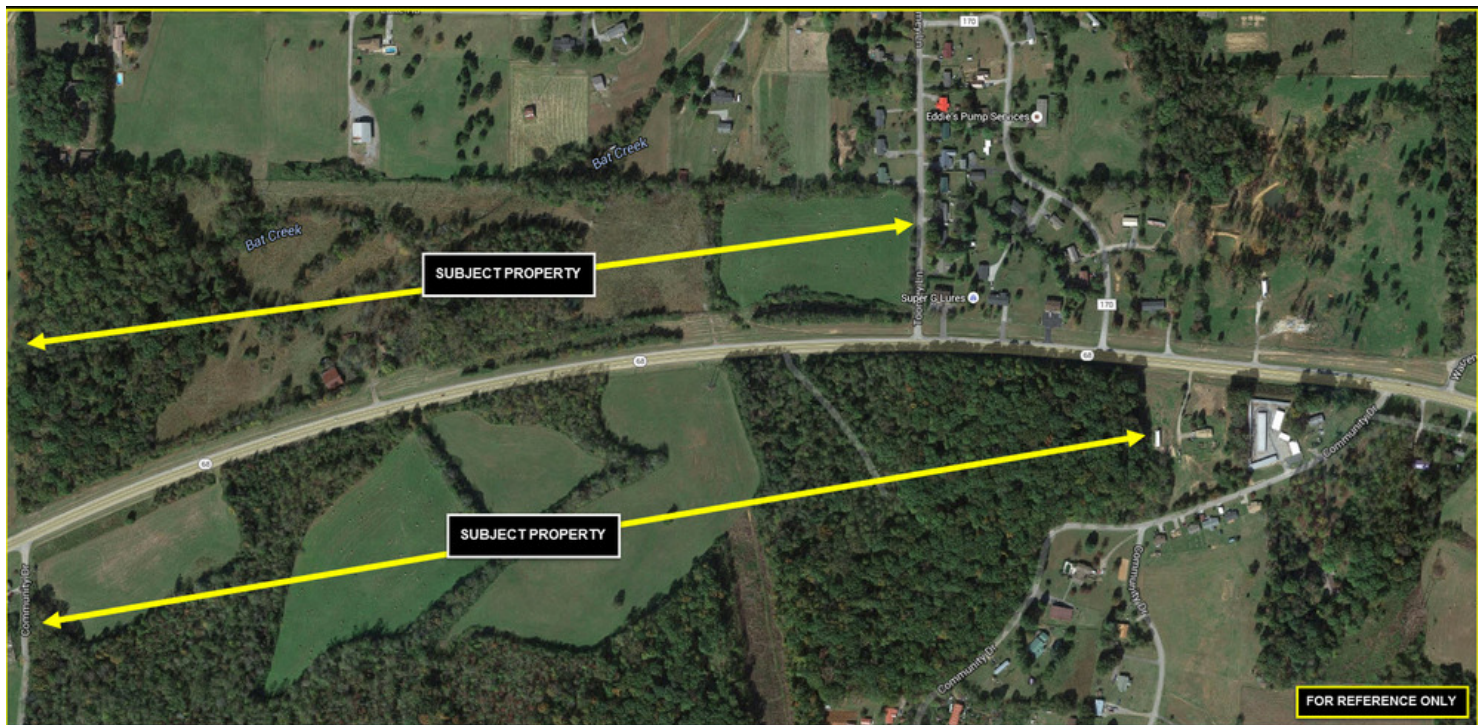
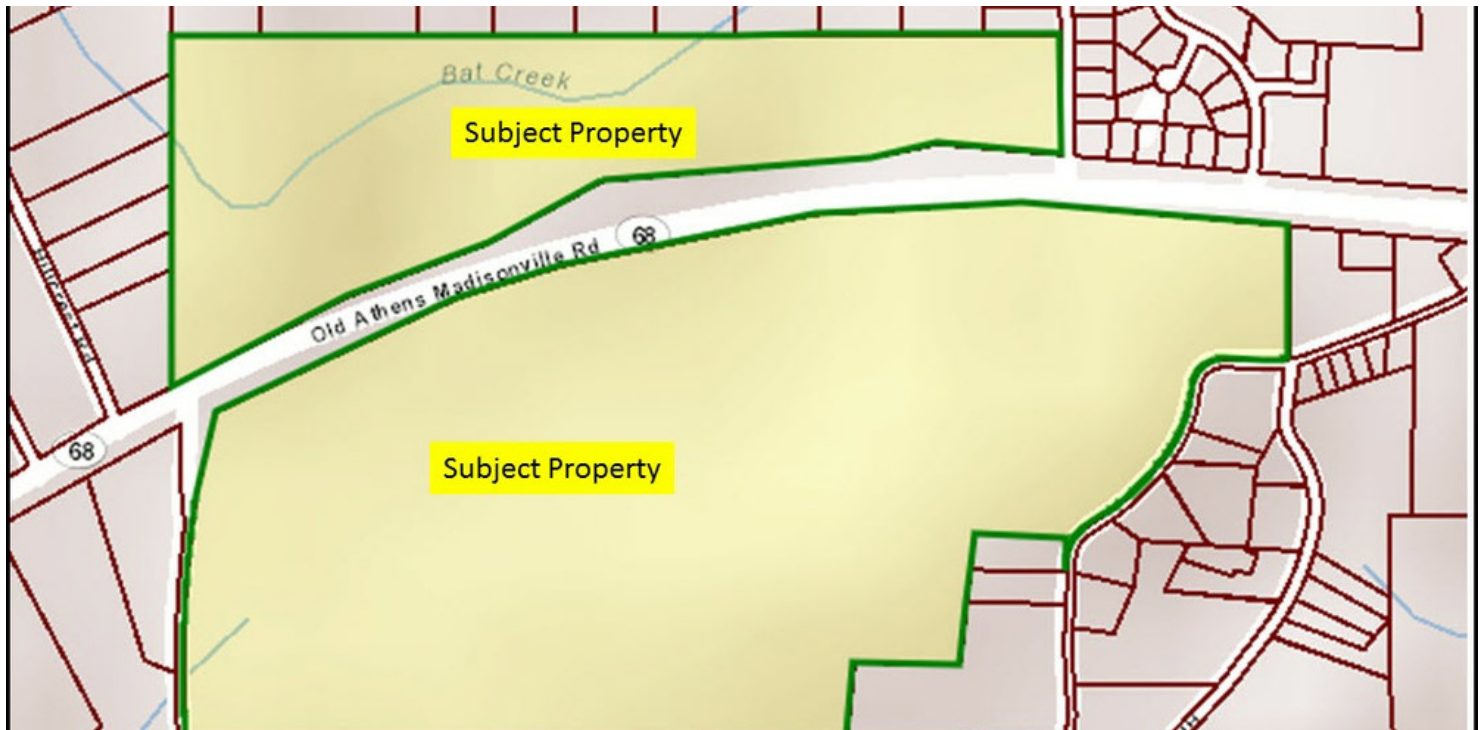
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