

FOR SALE

\$449,000


**WALLACE & WALLACE,
REALTORS®**

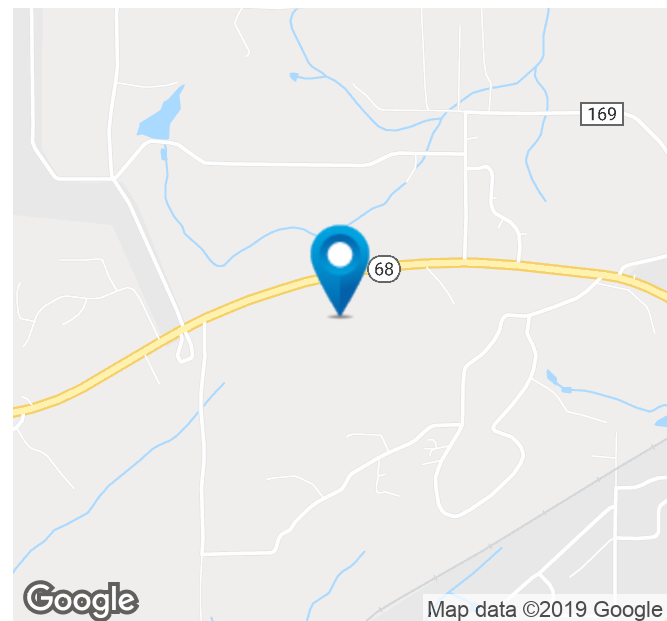

4061 NEW HWY 68, MADISONVILLE, TN 37354

DEVELOPMENT LAND IN MADISONVILLE – 53+/- AC

Property Description

53+/- Acres less than a mile away from the Madisonville-Highway 411 Interchange. Old Stagecoach home built around 1900, in need of total rehab or demo, large barn, several outbuildings. 2 ponds with about 1/3 of the acreage cleared. Zoned Agriculture, could also be for several commercial uses, as well as, residential or farm/agriculture. Bat creek runs across part of the back of the property, small TVA easement on Madisonville side through part of the back as well. This 53+/- acres can be added to the tract across the street for a total of 193+/- acres. Water & electric at road. Over 3/5 of a mile of New Highway 68 frontage. No survey, priced below a 2-3 year old appraisal.

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


Stuart Kendrick

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4061 NEW HWY 68, MADISONVILLE, TN 37354**DEVELOPMENT LAND IN MADISONVILLE – 53+/- AC****OFFERING SUMMARY****Sale Price:** \$449,000**Lot Size:** 53 Acres**Zoning:** Agriculture**Price / SF:** \$0.19**PROPERTY OVERVIEW**

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