

FOR SALE \$449,000



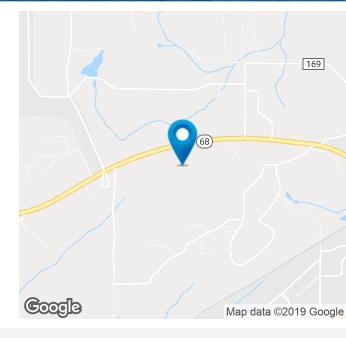


4061 NEW HWY 68, MADISONVILLE, TN 37354 DEVELOPMENT LAND IN MADISONVILLE – 53+/- AC

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

865.690.1111 Stuartk786@aol.com

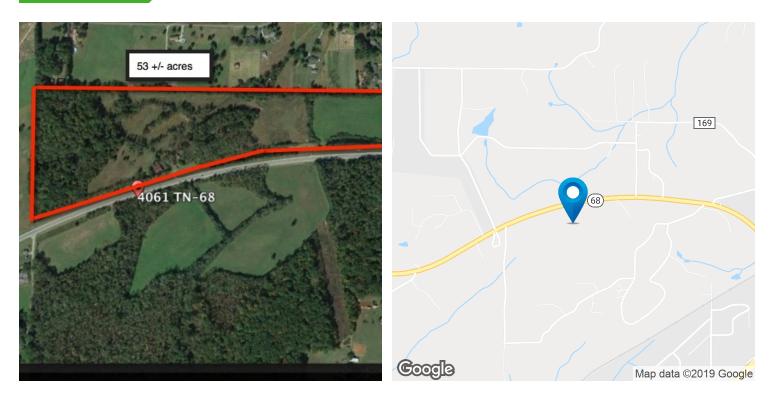


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OFFERING SUMMARY		PROPERTY OVERVIEW
Sale Price:	\$449,000	53+/- Acres less than a mile away from the Madisonville-Highway 411 Interchange. Old Stagecoach home built around 1900, in need of total rehab or demo, large barn, several outbuildings. 2 ponds 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
Lot Size:	53 Acres	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.
Zoning:	Agriculture	· · · · · · · · · · · · · · · · · · ·
Price / SF:	\$0.19	

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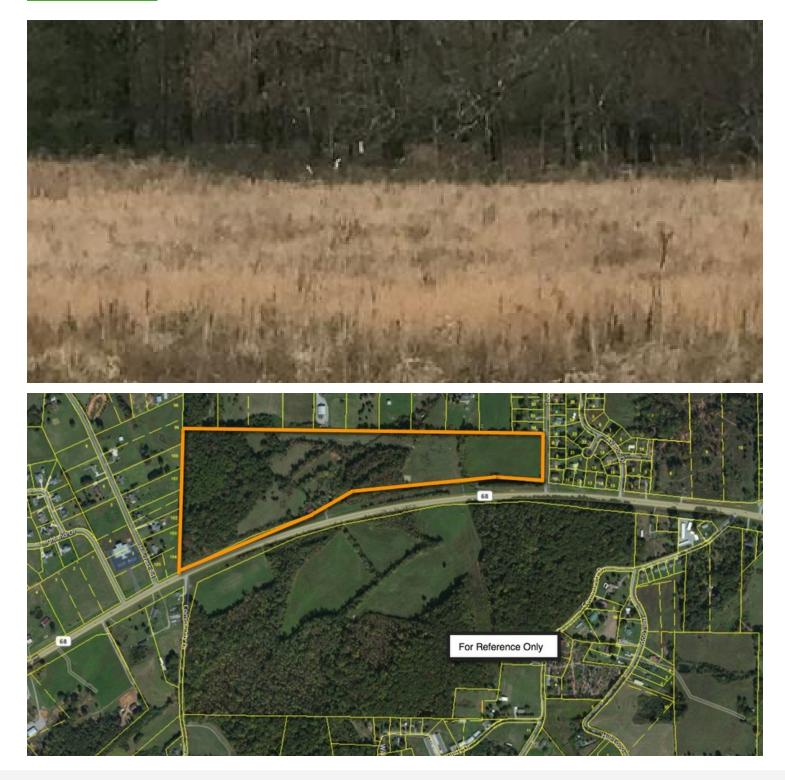


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