



Commercial Real Estate Specialists
Business Brokerage Professionals

Presswood & Associates
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HORSE FARM - 44 ACRES - !!UPDATED!!

This 44-acre farm on top of a mountain with great panoramic views in southeast Tennessee boasts of plenty of acreage of pasture land, an 1,800 square foot, 3BR, 2B home, two 75x40 barns with stalls, a round pen, lots of feet of plank fencing, a trailer pad with hook ups, four ponds, a creek, three good wells, lots of fruit trees, more berries than a family can eat and plenty of animals in the wild. Closest neighbor is almost a mile away.

Retiring owners need to downsize and are asking only \$475,000* for the 44 acres with the house, barns and pasture land.

*Update: Owners have recently put a new metal roof on the house. They also just completed adding a beautiful 640 square-foot greenhouse to the house made with insulated Plexi-Glass, using cherry and white oak woods with butternut trim. A new hot-tub was installed in the greenhouse as well. Owners are currently installing a perimeter fence around the property and doing some additional brick work on the house. The selling price has been modestly increased to \$520,000 to help cover the cost of these most recent improvements.

Please refer to listing ID: PA017

Industry: Real Estate

Industry Segment: Other Real Estate

Geography: United States > Tennessee > Southeast

Asking Price: \$520,000

Seller Financing: None at this time

Reason For Selling: Aging owners want to retire and downsize.

Market Outlook/Competition: One of the fastest selling and most price appreciable markets in southeast Tennessee.



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