247 acres in Big Sandy, Benton County, TN
111 Adeleighs Way
Big Sandy, TN 38221

$1,250,000
247.1± Acres
Benton County







MORE INFO ONLINE:

https://www.mossyoakproperties.com/

SUMMARY

Address
111 Adeleighs Way

City, State Zip
Big Sandy, TN 38221

County
Benton County

Type
Hunting Land, Single Family

Latitude / Longitude
36.298135 / -87.999082

Dwelling Square Feet
1,200

Bedrooms / Bathrooms
1 / 1

Acreage
247.1

Price
$1,250,000

Property Website
www.mossyoakproperties.com







PROPERTY DESCRIPTION

Discover a truly unique opportunity to own 247.1 acres in Big Sandy, Tennessee, where rustic charm meets modern comfort. This exceptional property offers a harmonious blend of hunting land and single-family living, featuring a stylish barndominium built in 2021. Imagine waking up to the tranquility of nature, with abundant wildlife right outside your door, and the freedom to explore vast stretches of your own private domain. This is more than just land; it's a lifestyle waiting to be embraced.

Location

Nestled in the heart of Benton County, this property enjoys the peaceful setting of Big Sandy, Tennessee. Its prime location offers the serenity of rural living while maintaining convenient access to local amenities and community services within the Big Sandy School district.

Land and terrain

Spanning an impressive 247.1 acres, the land features a diverse landscape, including areas of brush, cleared sections, and natural states. The soil composition is primarily sandy clay loam, creating an ideal environment for various uses. The property's topography is inviting, offering a mix of open spaces and natural cover, perfect for exploration and enjoyment. A charming pond adds to the scenic beauty and recreational appeal of the acreage.

Improvements and infrastructure

The centerpiece of this property is a beautifully crafted 2021 barndominium, offering one bedroom and one full bath. This single-story residence boasts a robust concrete perimeter foundation, aluminum roof, and durable metal siding with blown-in insulation, ensuring comfort and efficiency. Inside, you'll find modern conveniences including built-in electric oven, range, and refrigerator, a dishwasher, and a stacked washer/dryer. The flooring is finished in practical concrete. Beyond the main residence, the property includes an outbuilding and a second residence, providing ample space for guests or additional uses. Exterior features enhance outdoor living with a fire pit and an outdoor grill, perfect for entertaining.

Water and utilities

The property benefits from a reliable well as its water source, ensuring a consistent supply. Utilities include electricity connected, cable available, and phone available, providing essential modern comforts. Propane is also available, offering flexibility for heating and other needs. While a sewer system is not yet in place, the existing gray water system demonstrates thoughtful resource management. The home is equipped with electric heating and wall unit(s) for cooling.

Wildlife and vegetation

This acreage is a haven for wildlife enthusiasts, with a rich population of quail, turkey, and whitetail deer frequently observed. The diverse vegetation, including brush, cleared areas, and natural states, provides ideal habitats for these species. The property also supports "other" crops, contributing to its ecological diversity and potential agricultural uses.

Current and potential use

Currently utilized for hunting, recreational activities, and as a single-family residence, this property offers incredible versatility. Its potential uses mirror its current ones, making it an excellent investment for those seeking a tranquil home, a private hunting retreat, or a recreational paradise. The land is well-suited for activities such as atv trails, bike trails, bird watching, fishing, hunting, and watersports, with creek access further enhancing recreational opportunities. The mineral property rights convey with the sale, adding another layer of value.

Access and easements

Access to the property is convenient, with frontage on a county road. The road types include both asphalt and gravel, ensuring easy entry and exit. The property's layout allows for straightforward navigation and enjoyment of all its features.





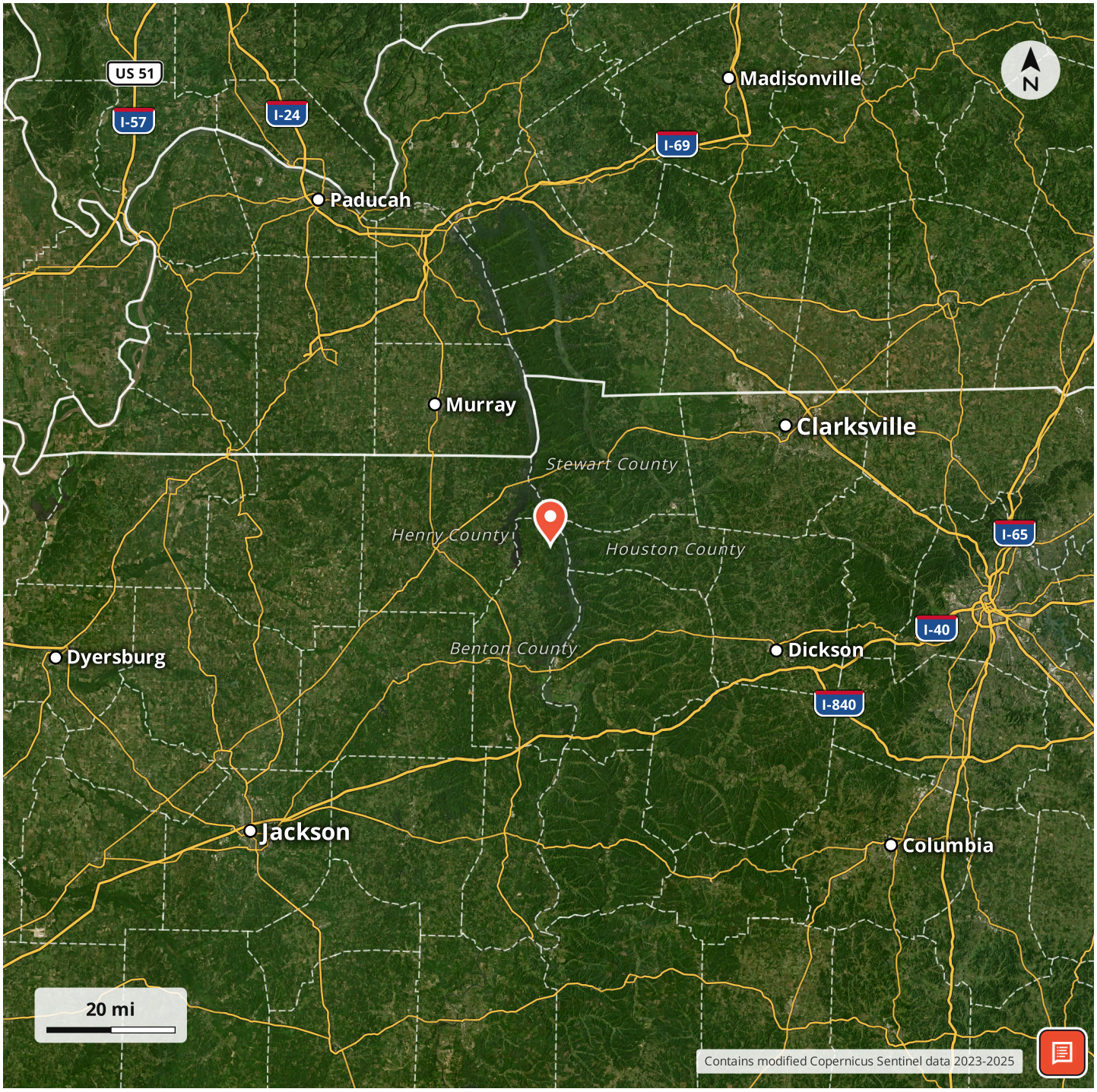




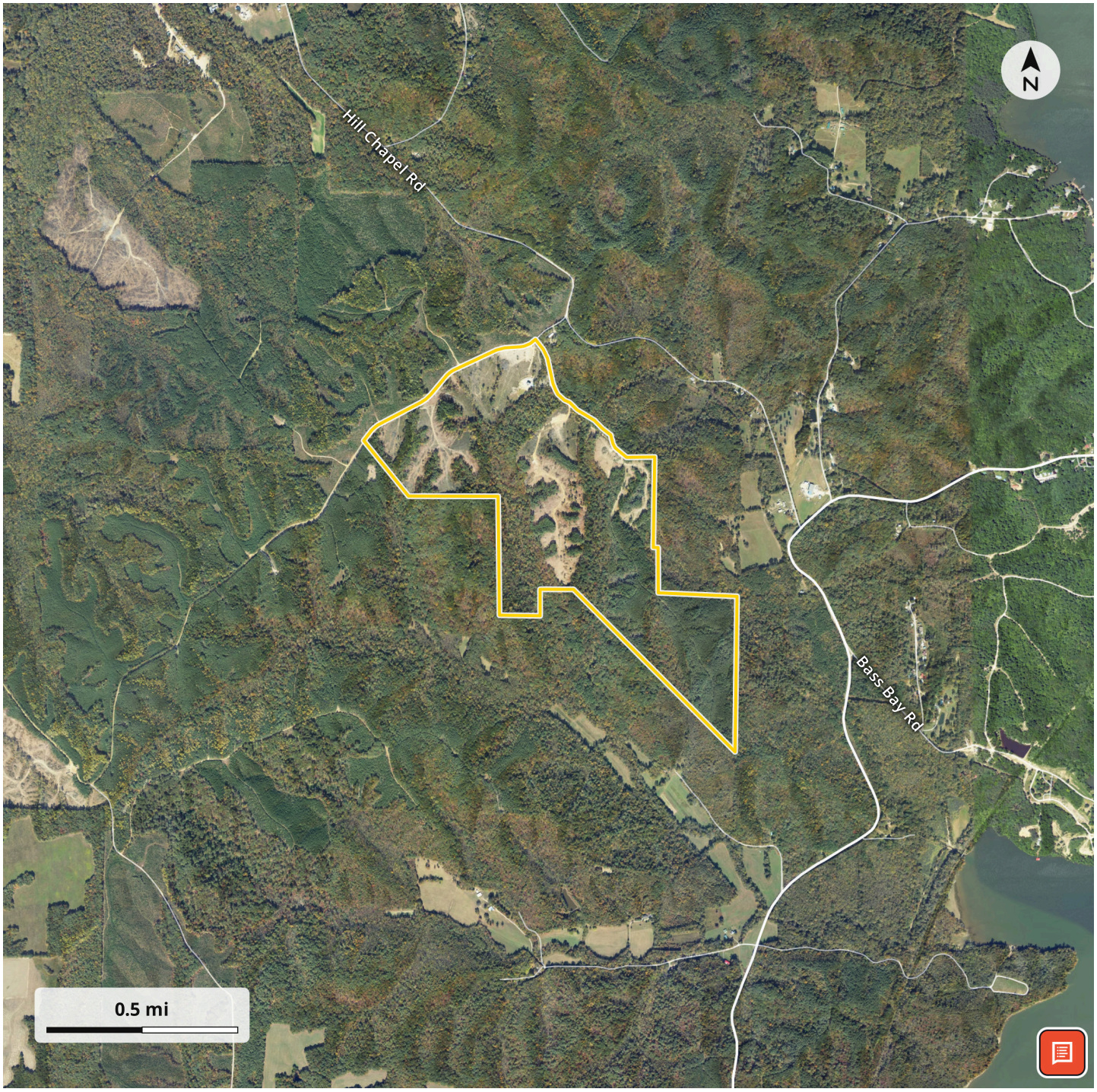




Regional Map



Locator Map

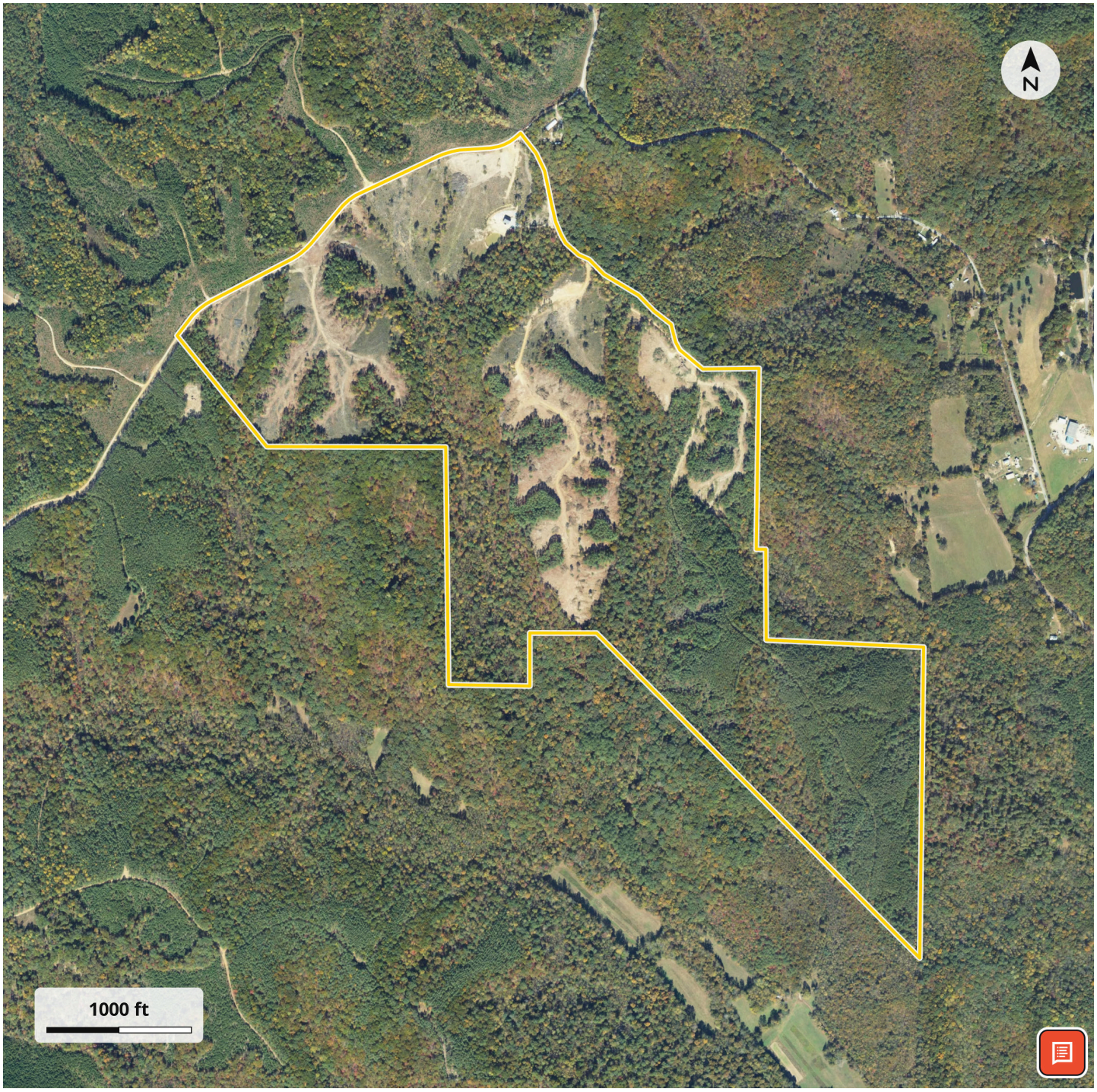


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America's Land Specialist

MORE INFO ONLINE:

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Aerial Map



LISTING REPRESENTATIVE

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NOTES

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DISCLAIMERS

All information believed to be correct. Buyer and buyer agent to confirm all important information.

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