

Williamson County Mini Farm
6498 Arno College Grove Rd
College Grove, TN 37046

\$1,195,000
6.400± Acres
Williamson County



Williamson County Mini Farm
College Grove, TN / Williamson County

SUMMARY

Address

6498 Arno College Grove Rd

City, State Zip

College Grove, TN 37046

County

Williamson County

Type

Farms, Recreational Land

Latitude / Longitude

35.791708 / -86.722427

Dwelling Square Feet

576

Bedrooms / Bathrooms

1 / 1

Acreage

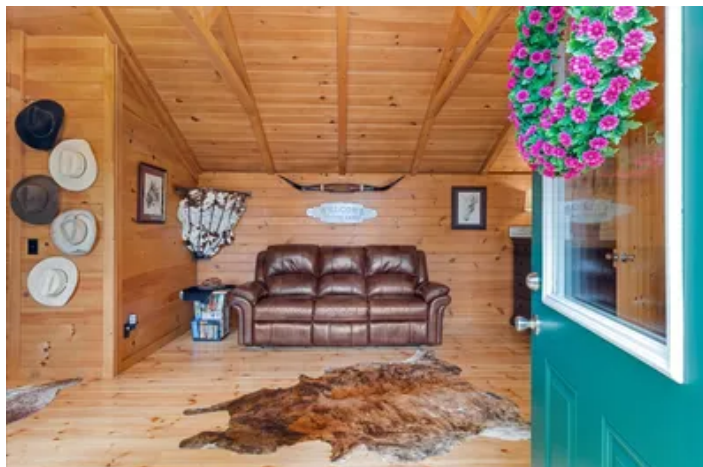
6.400

Price

\$1,195,000

Property Website

<https://www.mossyoakproperties.com/property/williamson-county-mini-farm-williamson-tennessee/70533/>

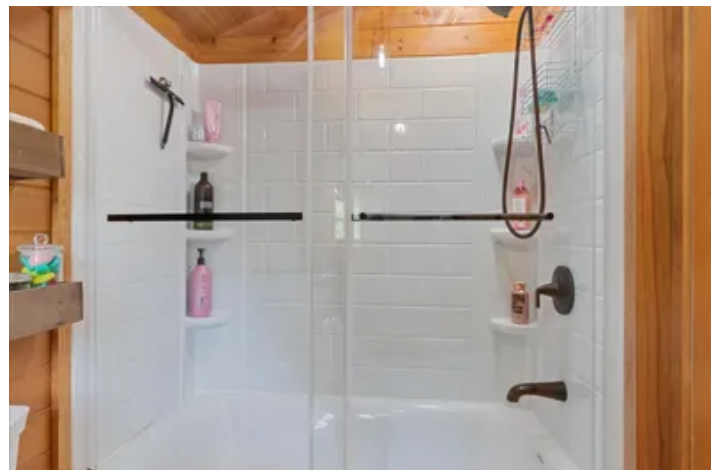


PROPERTY DESCRIPTION

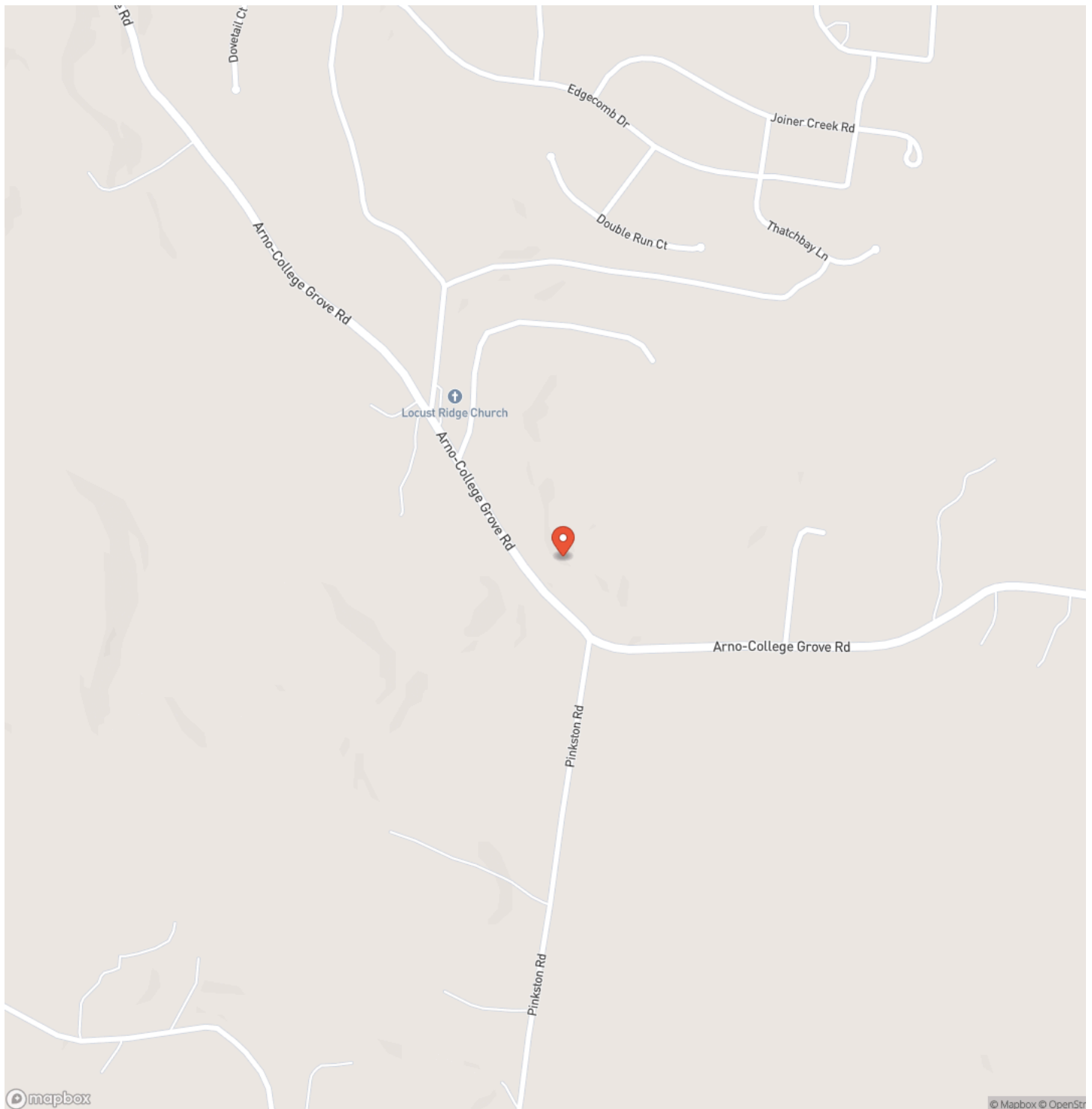
Welcome to a rare opportunity to purchase your dream property in College Grove, Tennessee. An escape from life where you can relax on your own private retreat in the highly desirable Williamson County. This 6+ acre property boasts mature hardwood trees, abundant wildlife and the ultimate opportunity to have your very own get-away. All the hard work has been done for you, just bring your animals and all of your dreams! This property has opportunities for staycations, farm life, retreats and so much more—bring your vision to life or enjoy in it's current updated condition! Property features include multiple dual function buildings and your own private shooting range. There are 3 cabins on property- the main cabin includes 1 bedroom, full bathroom, kitchen and living room. The two additional cabins are full power and ready for you to make them your own. And you certainly will have laundry facilities on site as well. In addition, you won't want to miss the \$875K+ updates done on the property that complete the whole package! (See attached list) There are water taps on property, a 3 bay garage that is spray foam insulated and temperature controlled, 3 horse barns with tack rooms, United Fiber internet and so much more! Zoned for Williamson County schools, 717+- road frontage. Sewer tap is available through Adenus waste water solutions. NOTE: A listing agent will accompany you and your agent for showings, and we can't wait to share more about this beautiful property with you! More current photos coming shortly, but in the meantime, these photos will paint the picture of the gorgeous scenes that await you.



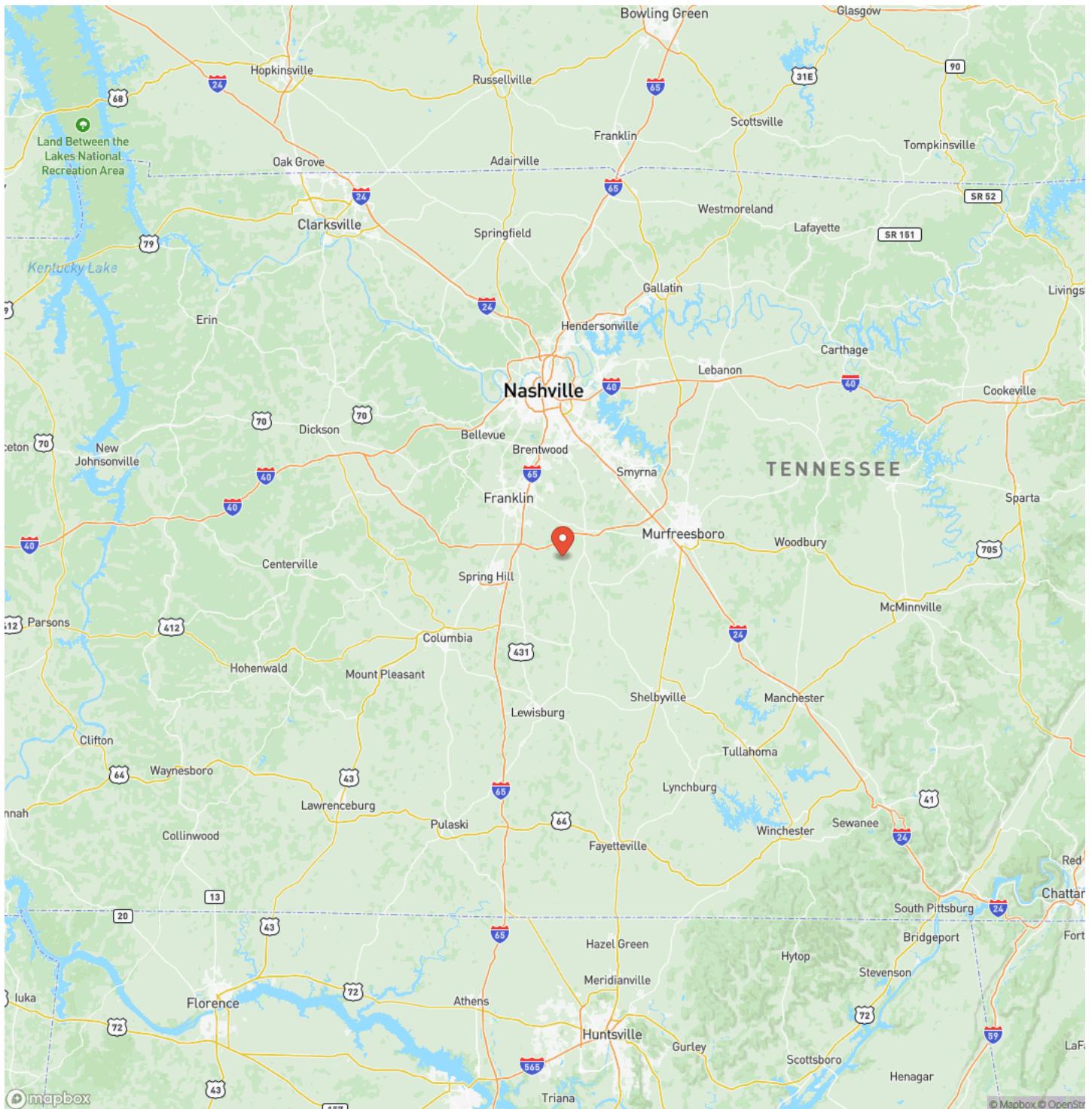
Williamson County Mini Farm
College Grove, TN / Williamson County



Locator Map



Locator Map

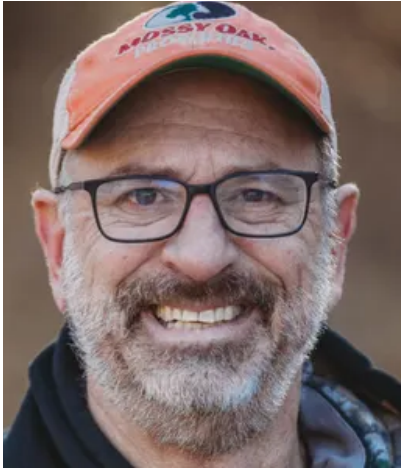


Satellite Map



LISTING REPRESENTATIVE

For more information contact:



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City / State / Zip

NOTES

[illegible]

This image shows a single sheet of white paper with horizontal blue ruling lines. The lines are evenly spaced and run across the width of the page. There are no margins, text, or other markings on the paper.



MORE INFO ONLINE:
www.mossoakproperties.com

DISCLAIMERS

Information in this brochure is provided solely for information purposes and does not constitute an offer to sell or advertise real estate outside the states in which broker or agent licensed. The information presented has been obtained from sources deemed to be reliable, but is not guaranteed or warranted by the agent, broker, or the sellers of these properties. This offering is subject to errors, omissions, prior sale, price change, correction or withdrawal from the market without notice. All references to age, square footage, income, expenses, acreage, carrying capacity, and land classification, etc. are approximate. Prospective buyers are chargeable with and expected to conduct their own independent investigation of the information and the property and to rely only on those results. Sellers reserve the right to accept or reject any and all offers without liability to any buyer or cooperating broker.

Maps are provided for illustration purposes only, the accuracy is not warranted. Parcels on interactive maps are not adjusted to match aerial backgrounds. This information is for reference purposes only and is not a legal document. Data maps contain errors. The seller and seller's agent are making known to all potential buyers that there may be variations between the location of the existing fence lines and the legal description of the deeded property. Seller and seller's agent make no warranties with regard to the location of the fence lines in relationship to the deeded property lines, nor does the Seller make any warranties or representations with regard to the specific acreage contained within the fenced property lines. Seller is selling the property in an "as is" condition, which includes the location of the fences as they exist. Boundaries shown on the accompanying maps are approximate, based on county parcel data. The maps are not to scale. The accuracy of the maps is not guaranteed. Prospective buyers are encouraged to verify fence lines, deeded property lines and acreages using a licensed surveyor at their own expense.



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