

Family Farm For Auction
0 Dry Creek Road
Mount Pleasant, TN 38474

117.170 +/- acres
Maury County



Family Farm For Auction Mount Pleasant, TN / Maury County

SUMMARY

Address

0 Dry Creek Road

City, State Zip

Mount Pleasant, TN 38474

County

Maury County

Type

Farms, Hunting Land, Recreational Land,
Residential Property, Undeveloped Land

Latitude / Longitude

35.4917945 / -87.2173577

Acreage

117.170

Property Website

<https://mcewengroup.com/detail/family-farm-for-auction-maury-tennessee/24156>



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PROPERTY DESCRIPTION

This beautiful family farm has been in the same family for over 50 years. There were a lot of cattle raised and a lot of hay produced on this farm over the years. The farm consists of 2 tracts that adjoin each other. It has over 3,000 feet of road frontage along Dry Creek Rd. in Mt. Pleasant , TN . It also has a 50 ft. easement on Golf Club Road. The property will have restrictions against mobile or manufactured homes. Farms like this do not come around often and we are excited to bring the Barker Farm to you at auction. Auction is active online and taking bids now until January 14th at 5:00 PM.

One hour south of Nashville and 15 minutes south of Columbia.

Bidding site is [McEwen Group Bidding Site](#)

[For a SAMPLE PURCHASE AND SALE CONTRACT CLICK HERE](#)

TRACT # 1 consists of 102.20 acres along Dry Creek Rd. This property has numerous buildings sites with over 3,000 feet of road frontage. Water and Electric are available. This tract also has a spring feed pond on it. This tract could also be used as a recreational tract for hunting. This farm has a lot of wildlife on it. This is a ready farm if you want to continue using it to raise cattle. The long bottom could be used to row crop as well. This tract has so many possibilities. This tract has some incredible views that will allow you to see for miles.

Tract #2 consists of 14.97 acres of land that adjoins tract #2. It also has a pond on it. Both of these tracts will be selling as one.

Terms: 10% Buyer's Premium. 15% Deposit at conclusion of sale, with balance due in 30 days. 2021 Taxes prorated. Possession with Deed. All Property selling "As Is, Where Is" both surface and subsurface with no warranties. Bidders should complete their own due diligence prior to the sale. The seller reserves the right to accept or reject the final bid.

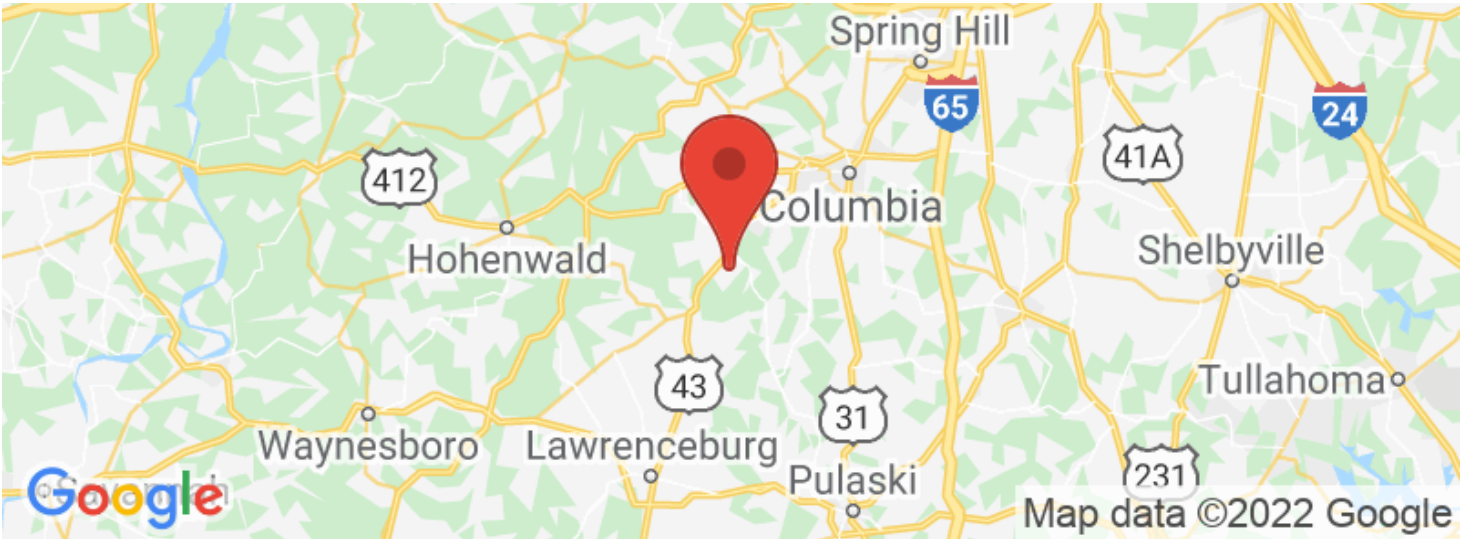
Property to be shown by appointment only. Please contact Steven "Kyle" Thomas, Auctioneer at 931-698-8338 for a showing.

Starting bid of \$200,000

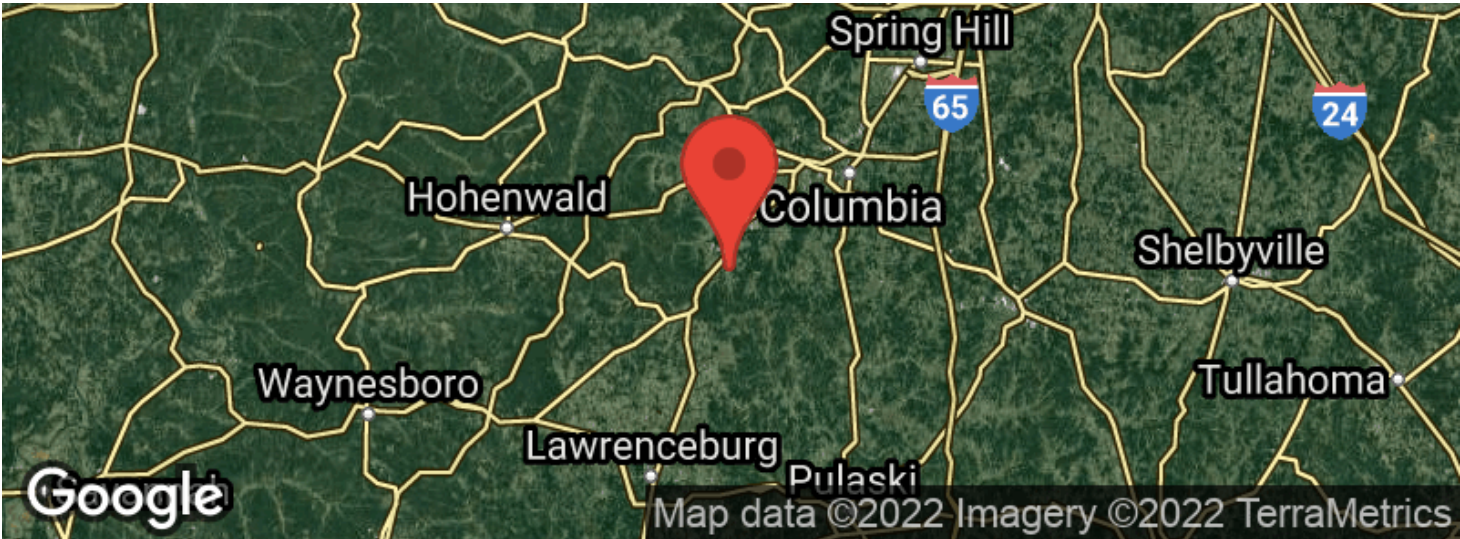
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Locator Maps



Aerial Maps



LISTING REPRESENTATIVE

For more information contact:



Representative
Kyle Thomas - Auctioneer License #5016

Mobile
(931) 698-8338

Office
(931) 381-1808

Email
kyle@mcewengroup.com

Address
17A Public Square

City / State / Zip
Columbia, TN 38401

NOTES

This image shows a blank sheet of white paper with horizontal 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.

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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