

**35+/- Acres of Private Living!**

**1062 Troutt Rd**

**Bethpage, TN 37022**

**\$849,000**

**35.580± Acres**

**Sumner County**



**MORE INFO ONLINE:**

**[www.mossyOakproperties.com](http://www.mossyOakproperties.com)**



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**Bethpage, TN / Sumner County**

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**SUMMARY**

**Address**

1062 Troutt Rd

**City, State Zip**

Bethpage, TN 37022

**County**

Sumner County

**Type**

Farms, Hunting Land, Residential Property

**Latitude / Longitude**

36.527811 / -86.337721

**Taxes (Annually)**

1716

**Dwelling Square Feet**

2293

**Bedrooms / Bathrooms**

3 / 2.5

**Acreage**

35.580

**Price**

\$849,000

**Property Website**

<https://www.mossyoakproperties.com/property/35-acres-of-private-living-sumner-tennessee/32575/>



## **35+/- Acres of Private Living!**

### **Bethpage, TN / Sumner County**

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### **PROPERTY DESCRIPTION**

35+/- Acres of Private Living! Everyone dreams of owning a private homestead at the end of the County Road in the hills of Tennessee. This brick cape cod style home features a great room with wood burning fireplace, kitchen with upgraded appliances, master bedroom on main level and two private guest rooms off the upstairs loft. The unfinished basement has a two-car garage, wood burning stove and room for expansion. There is a 30x40 metal barn/shop with concrete floor and electric, a 12x32 barn that was used by the previous owner as horse stables, two wells for backup water and plenty of room for a garden. Whitetail deer, turkey and other wildlife roam the open and timberland...and all of this within 20 minutes to Gallatin and within an hour to Nashville International Airport.

This property is perfect for someone wanting a homestead and privacy. Internet is available at the home. The property is in the Greenbelt and the Seller shall not pay any rollback taxes.

For additional information call Terry Alexander at [615-584-8154](tel:615-584-8154) or email [terry@terryalexander.com](mailto:terry@terryalexander.com).

*Terry would be honored to hear from you if you are considering purchasing and/or selling quality real estate.*



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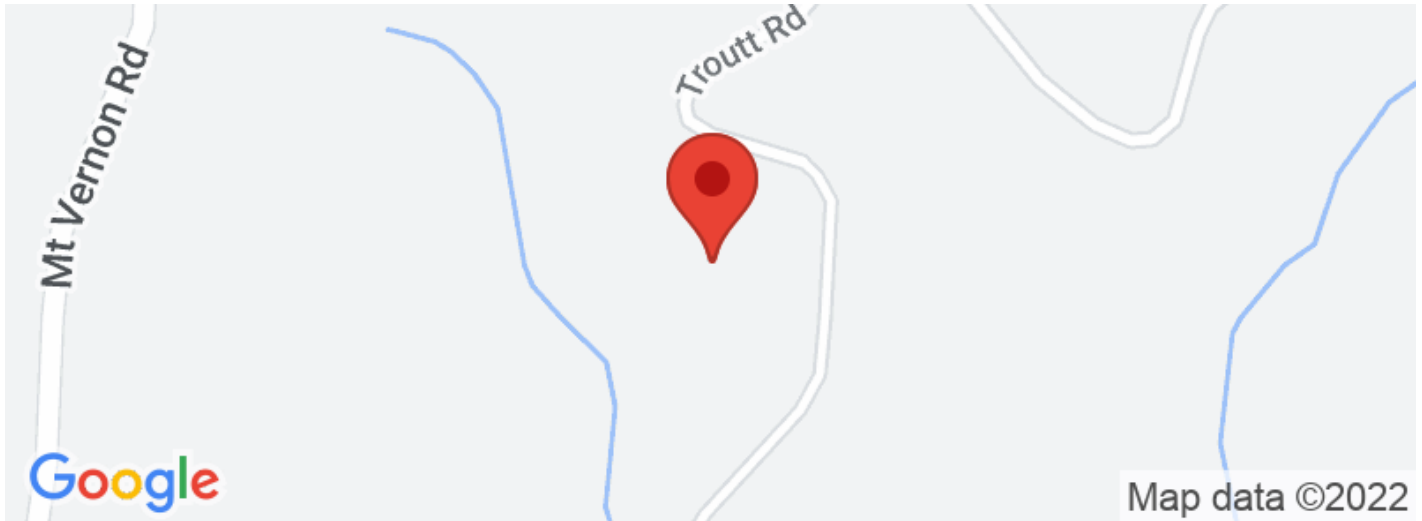
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## Locator Maps





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## Aerial Maps



**35+/- Acres of Private Living!**  
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## **LISTING REPRESENTATIVE**

**For more information contact:**



IMAGE NOT AVAILABLE

### **Representative**

Terry Alexander

### **Mobile**

(615) 584-8154

### **Office**

(615) 879-8282

### **Email**

terry@terryalexander.com

### **Address**

706 Columbia Avenue

### **City / State / Zip**

Franklin, TN 37204

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## **NOTES**

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## NOTES

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## **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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706 Columbia Avenue  
Franklin, TN 37204  
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