

Fish, Hunt, Live, Farm
1756 Oak Ridge Rd
Hornbeak, TN 38240

\$590,000
130± Acres
Obion County



Fish, Hunt, Live, Farm
Hornbeak, TN / Obion County

SUMMARY

Address

1756 Oak Ridge Rd

City, State Zip

Hornbeak, TN 38240

County

Obion County

Type

Farms, Hunting Land, Recreational Land, Residential Property,
Horse Property

Latitude / Longitude

36.284657 / -89.289084

Dwelling Square Feet

1500

Bedrooms / Bathrooms

2 / 2

Acreage

130

Price

\$590,000

Property Website

<https://www.mossyoakproperties.com/property/fish-hunt-live-farm-obion-tennessee/81147/>



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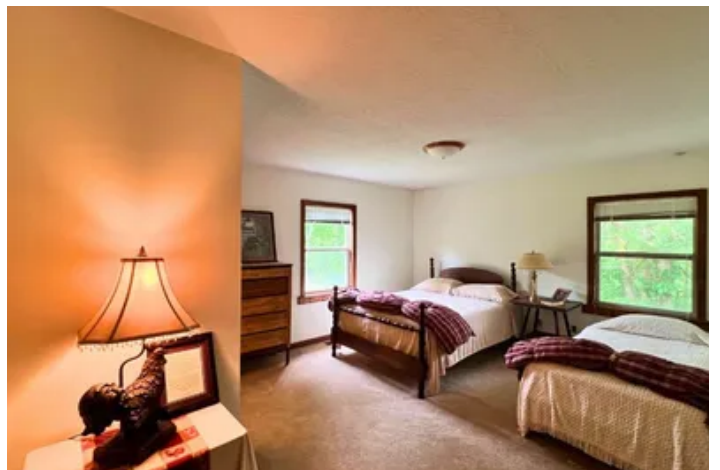
PROPERTY DESCRIPTION

This farm has been in the family for a very long time and is now available for you to enjoy. Row crop, fishing, hunting, cattle, and many more possibilities await. Along with all the outdoor possibilities, there is a 1500 square foot home with 2 bed/2 baths. The home is complete with cedar beams, wraparound porch, and large open living room. Currently 65 acres are in row crop and is leased through 2025 with a return of \$6,000 annually on the lease. The lake is 6 acres and holds plenty of fish, with even a few wood ducks from time to time. Large block of timber towards the back of the property that can make for great Whitetail and Turkey habitat. The farm is surrounded by other large land owners and agricultural fields creating a good environment for big deer. Great opportunity to get a farm that can do it all. Fish, hunt, live, farm.

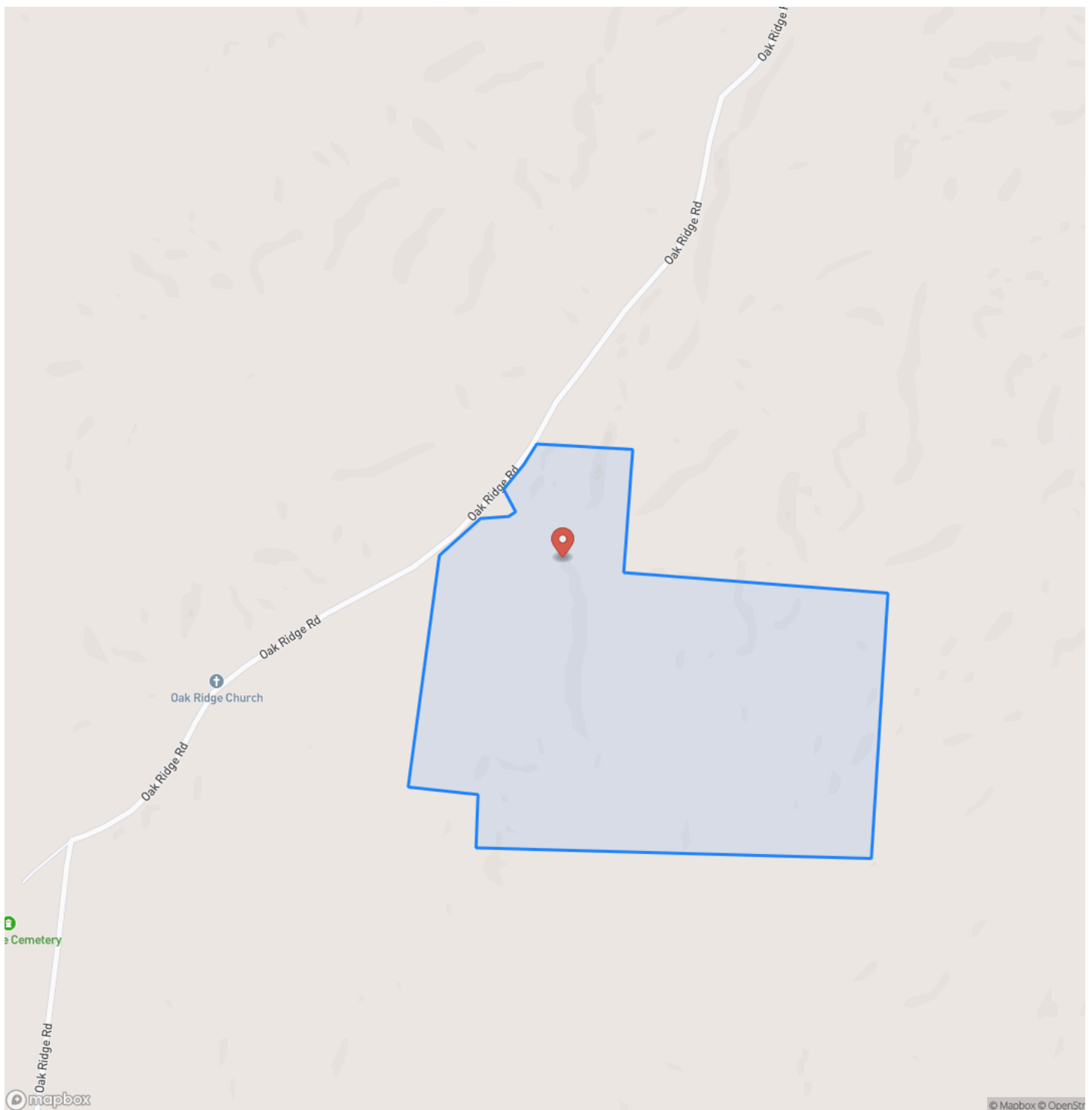
For more information about this property, please call Davis Fleming at [615-830-0817](tel:615-830-0817) or Scott Summers at [615-815-9366](tel:615-815-9366).



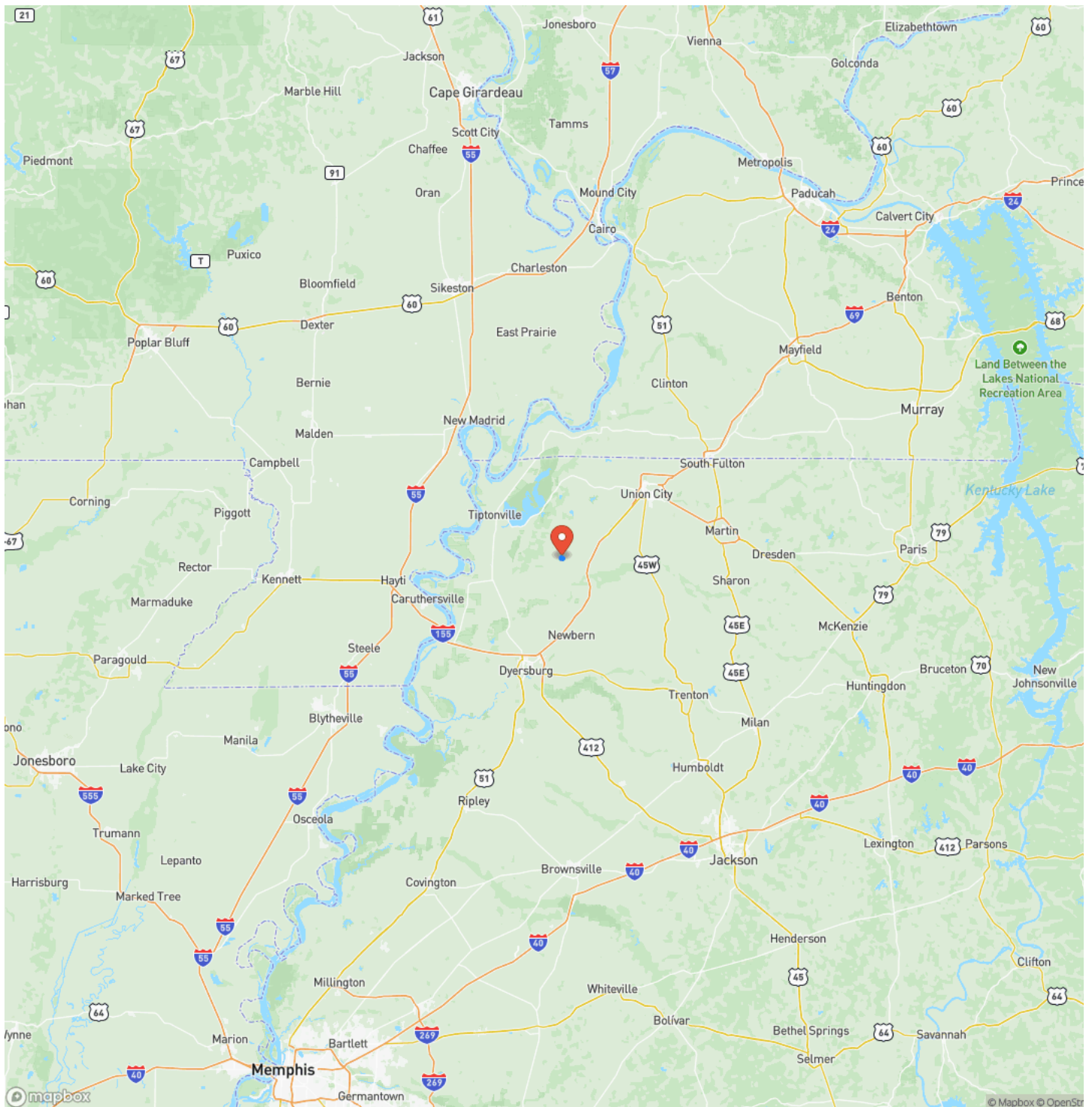
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Locator Map



Locator Map



Satellite Map



LISTING REPRESENTATIVE

For more information contact:



Representative

Davis Fleming

Mobile

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Office

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Email

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Address

1276 Lewisburg Pike

City / State / Zip

NOTES

This image shows a full page of white paper with horizontal blue or grey ruling lines. The lines are evenly spaced and run across the width of the page, providing a template for writing. There are no margins, text, or other markings present.

This image shows a single 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.



www.mossyoakproperties.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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