

Sportsman's Paradise - Ducks, Fish, Deer, Turkey
855 Carroll Street S
Bruceton, TN 38317

\$985,000
84.800± Acres
Carroll County



Sportsman's Paradise - Ducks, Fish, Deer, Turkey
Bruceton, TN / Carroll County

SUMMARY

Address

855 Carroll Street S

City, State Zip

Bruceton, TN 38317

County

Carroll County

Type

Farms, Hunting Land, Single Family, Recreational Land, Residential Property, Lakefront, Riverfront

Latitude / Longitude

36.026259 / -88.241239

Dwelling Square Feet

1296

Bedrooms / Bathrooms

2 / 2

Acreage

84.800

Price

\$985,000

Property Website

<https://www.mossyoakproperties.com/property/sportsman-s-paradise-ducks-fish-deer-turkey-carroll-tennessee/78971/>



Sportsman's Paradise - Ducks, Fish, Deer, Turkey Bruceton, TN / Carroll County

PROPERTY DESCRIPTION

This property is very unique - a true multi-use sportsman retreat with the Big Sandy River bordering on the east side. Both hunting and fishing opportunities abound here. The farm has several duck hunting opportunities from an actual 3 acre duck hole as well as two flooded timber holes. Deer and turkeys are widespread throughout. There is a steady history of duck harvest each year. The property has excellent fishing in an 8 acre lake that has lots of bass and crappie, as well as a separate catfish pond. The lake has a floating dock as well as a boat ramp for launching larger size boats. In addition to the wildlife, the farm has a beautiful home built in 2013. The home is 1296 sq ft on one level with a full basement beneath - unfinished with a garage door and lots of storage. The house features 2 BR, 2 Bath with a combined living room dining area and full kitchen. Vaulted ceilings compliment the living area along with a complete glass wall facing East and overlooking the lake. From the spacious deck, the entire farm can be viewed in all its glory. The picture of the rainbow was captured from this deck. Full amenities come with the house - the house is being sold with all the furniture, kitchen appliances as well as the washer and dryer. The house is within the Bruceton city limits - all municipal services are available to include water, sewer, electricity, and internet. There is also a shop / barn / storage shed that comes with property. The equipment does not remain - some could be purchased. There is power to the barn with a 240 volt outlet for a RV or welding. The property has been surveyed and the corners are flagged and marked. There is a 2nd parcel to the property that is located on S. Carroll St. This a mature farm - completely fenced and protected by a gate with a key-pad entry system. There is a very nice trail system throughout. Waterfowl and eagles abound year round - lots of resident geese. Picture sunrise from the deck overlooking the lake and the farm.

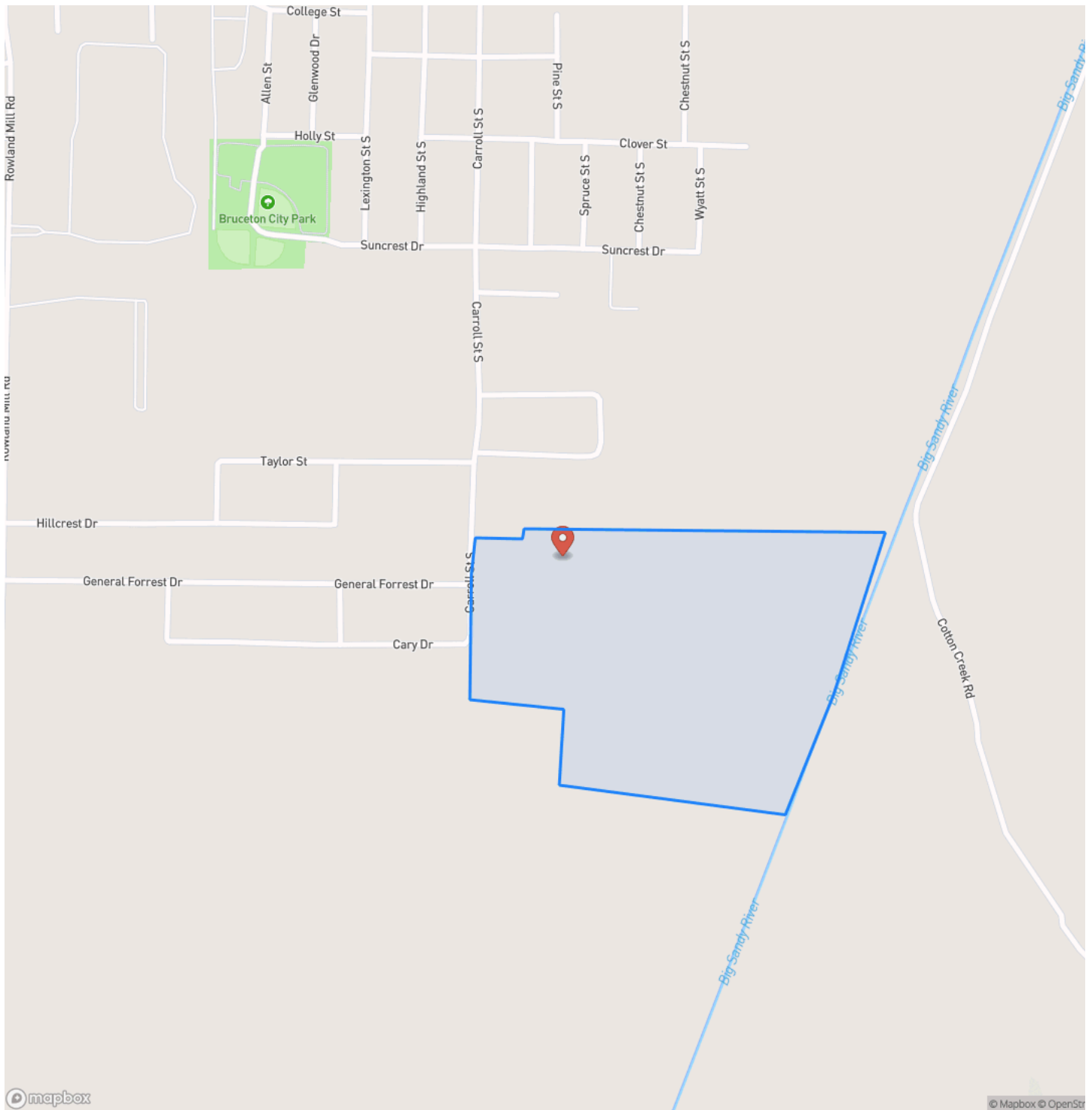
For more information please contact Davis Fleming at [615-830-0817](tel:615-830-0817) or Scott Summers at [615-815-9366](tel:615-815-9366)



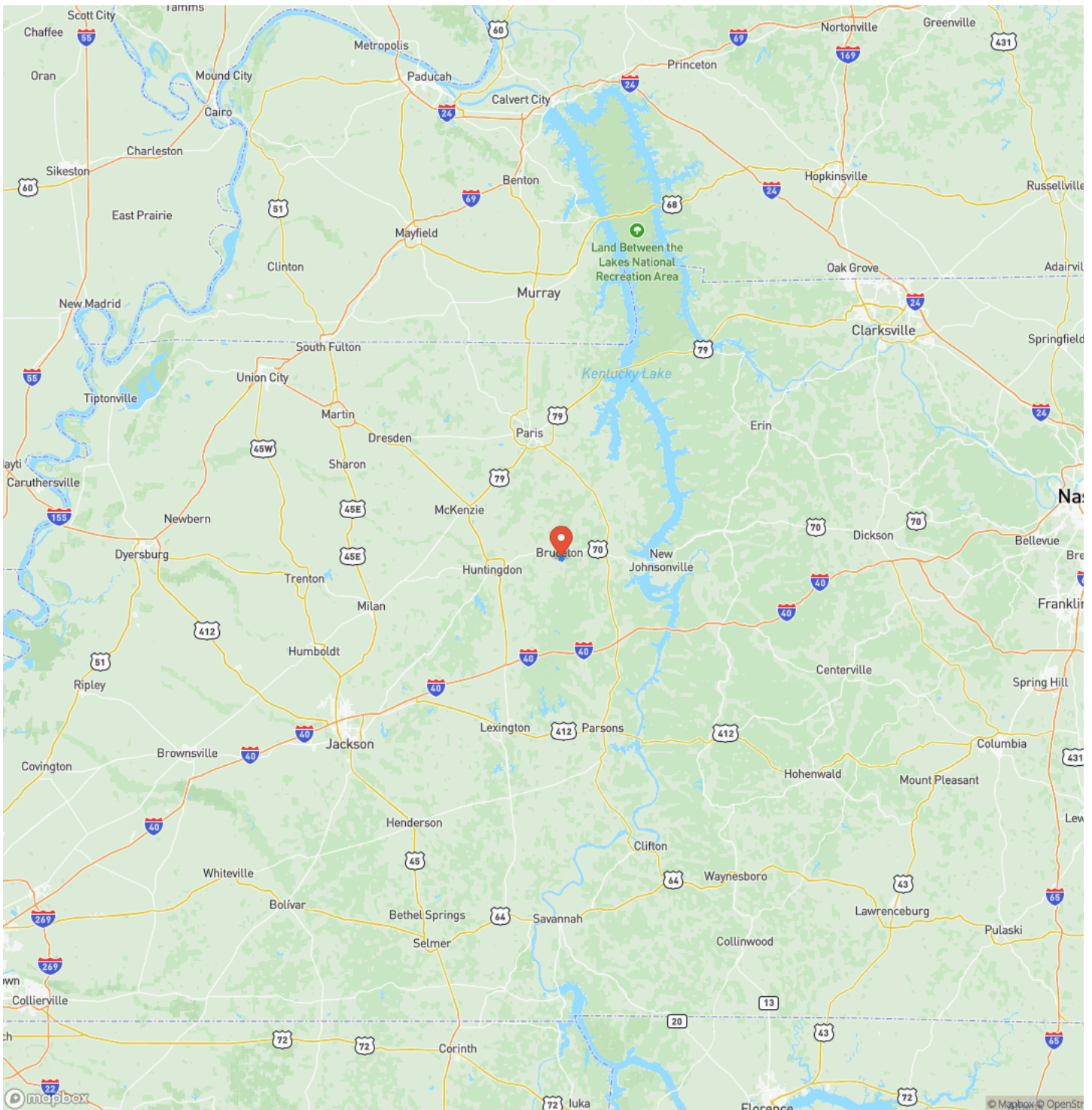
Sportsman's Paradise - Ducks, Fish, Deer, Turkey
Bruceton, TN / Carroll County



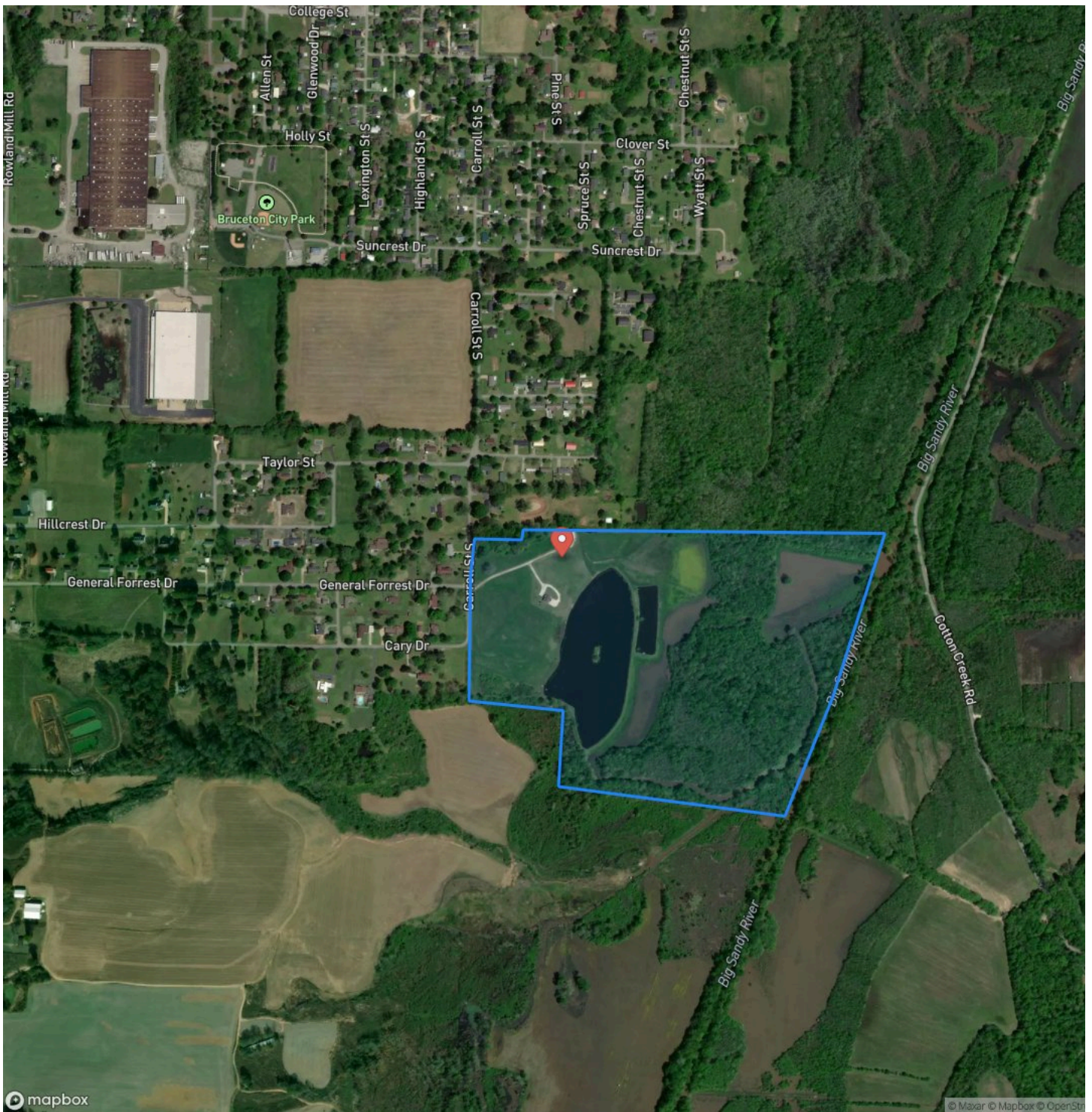
Locator Map



Locator Map



Satellite Map



Sportsman's Paradise - Ducks, Fish, Deer, Turkey
Bruceton, TN / Carroll County

LISTING REPRESENTATIVE

For more information contact:



Representative

Davis Fleming

Mobile

(615) 830-0817

Office

(615) 879-8282

Email

dfleming@mossyoakproperties.com

Address

1276 Lewisburg Pike

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.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.



Mossy Oak Properties Tennessee Land & Farm
1276 Lewisburg Pike Ste. B
Franklin, TN 37064
(615) 879-8282
www.mossyoakproperties.com

