

Build your dream home on this 15.13 acres  
0 P Davis Rd Lot 2  
Auburntown, TN 37106

**\$249,000**  
15.130± Acres  
Cannon County





**Build your dream home on this 15.13 acres**  
**Auburntown, TN / Cannon County**

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**SUMMARY**

**Address**

0 P Davis Rd Lot 2

**City, State Zip**

Auburntown, TN 37106

**County**

Cannon County

**Type**

Residential Property, Undeveloped Land, Lot, Single Family

**Latitude / Longitude**

35.923893 / -86.092154

**Taxes (Annually)**

33

**Dwelling Square Feet**

0

**Bedrooms / Bathrooms**

1 / 1

**Acreage**

15.130

**Price**

\$249,000

**Property Website**

<https://www.mossyoakproperties.com/property/build-your-dream-home-on-this-15-13-acres-cannon-tennessee/57744/>



## **Build your dream home on this 15.13 acres Auburntown, TN / Cannon County**

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### **PROPERTY DESCRIPTION**

Ready to build? Bring your building plans to this private setting with awesome views for your forever home. Located just 20 minutes from Murfreesboro and 1 hour from Nashville.

City water main available on site and a well is in place for other water use. Soil site for a 3 bedroom with a 1,000 gallon septic tank already installed. A driveway leading up to the building site has been cut with culverts installed crossing over the wet weather creek at the front of the property. Building pad and additional room for shed or barn on pad. Temporary power line in place at building site.

Retainer wall, drain ditch above wall, and drain pipe at the bottom running the length of pad.

Good mixture of open fields and trees for privacy. Located on gravel road maintained by the county.

Property currently enrolled in Greenbelt. No restrictions.

**Please contact Davis Fleming with Mossy Oak Properties, Tennessee Land & Farm at [615-830-0817](tel:615-830-0817) with any questions.**

Property Video - <https://www.youtube.com/watch?v=itGil3b5iL0>

Please call for directions. GPS will not take you to location. Buyer and/or Buyer's Agent to verify pertinent information. Currently enrolled in Greenbelt. If buyer takes out of Greenbelt, they are responsible for rollback taxes.





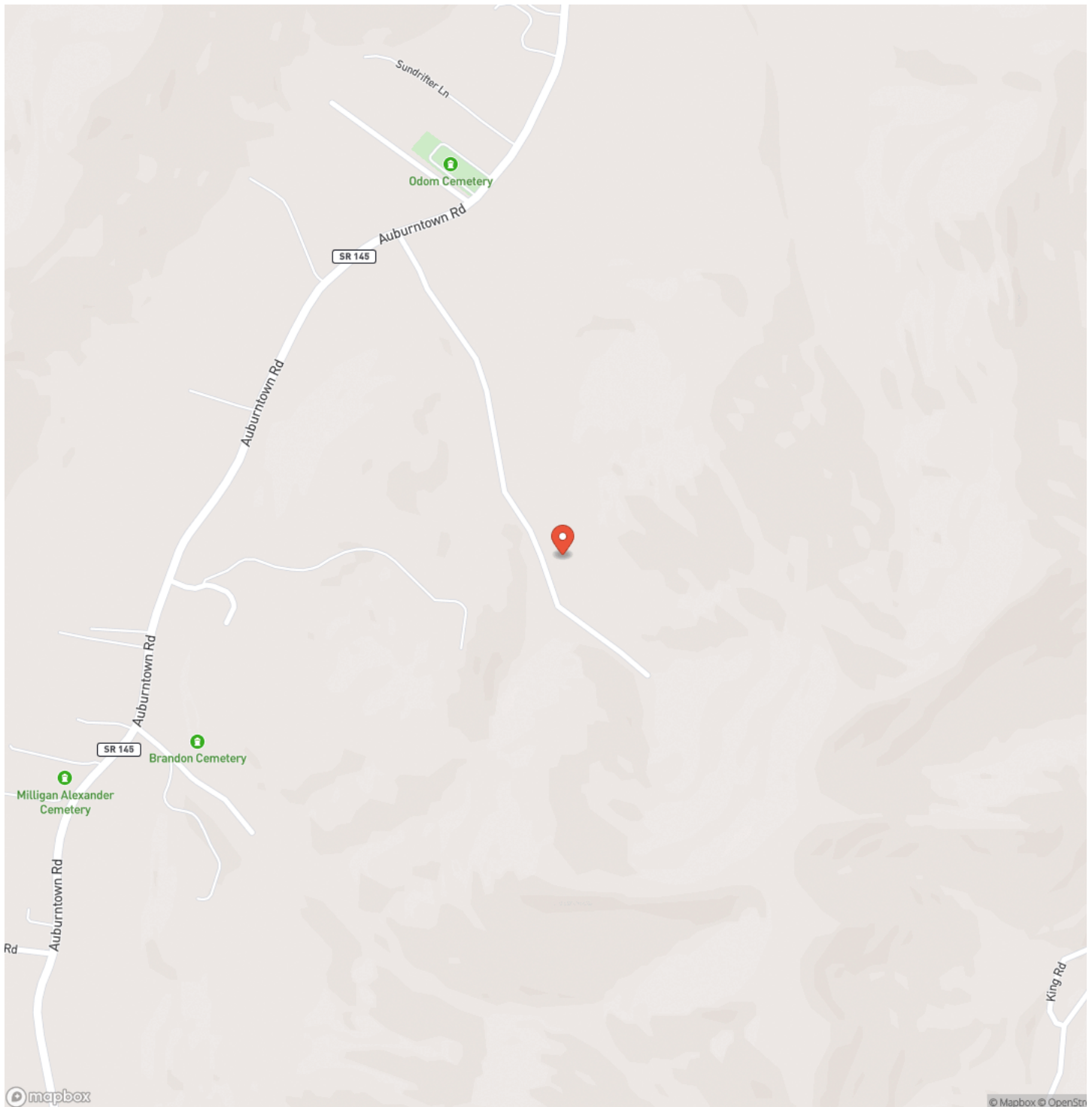
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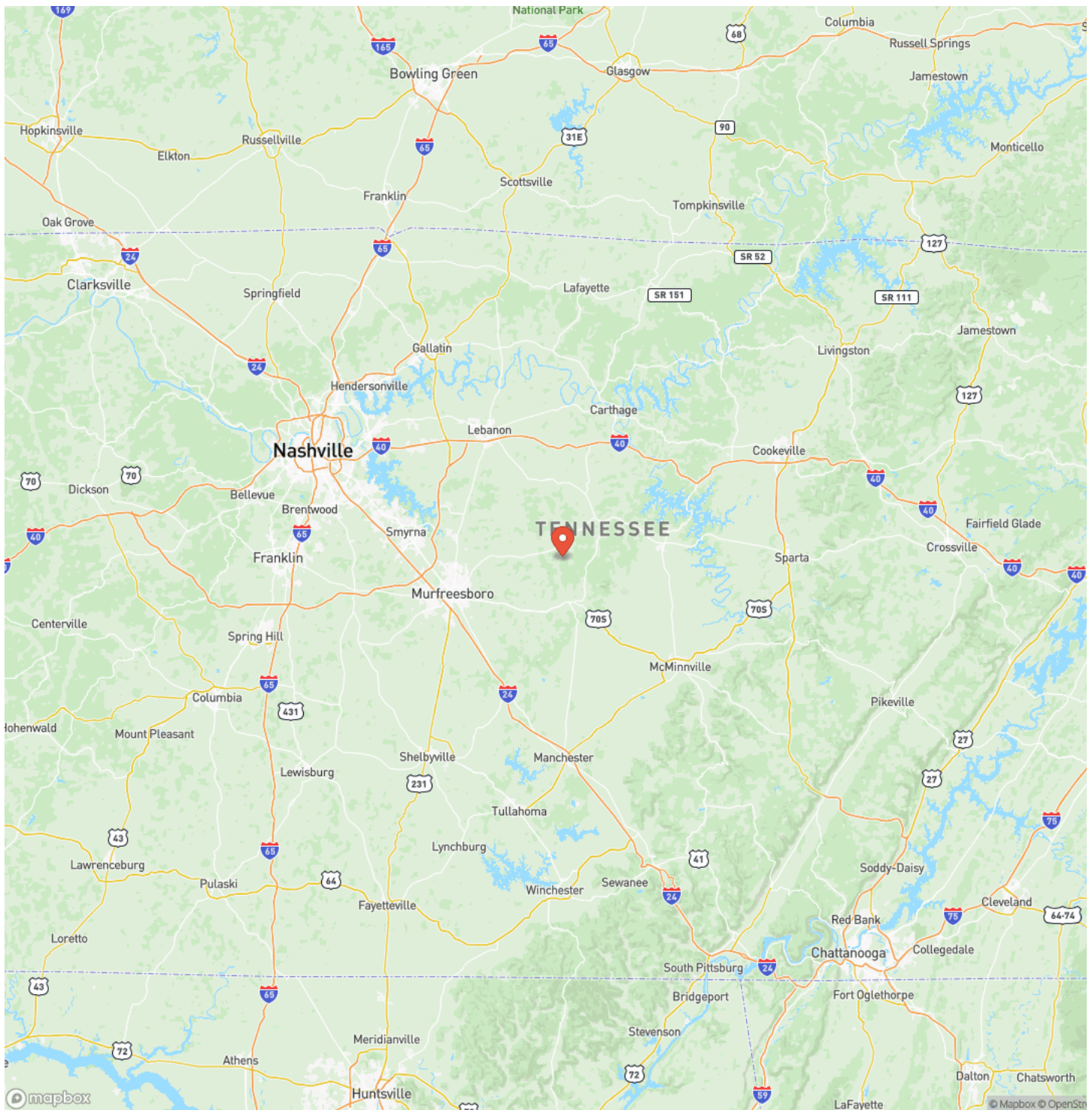
## Locator Map





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## Locator Map

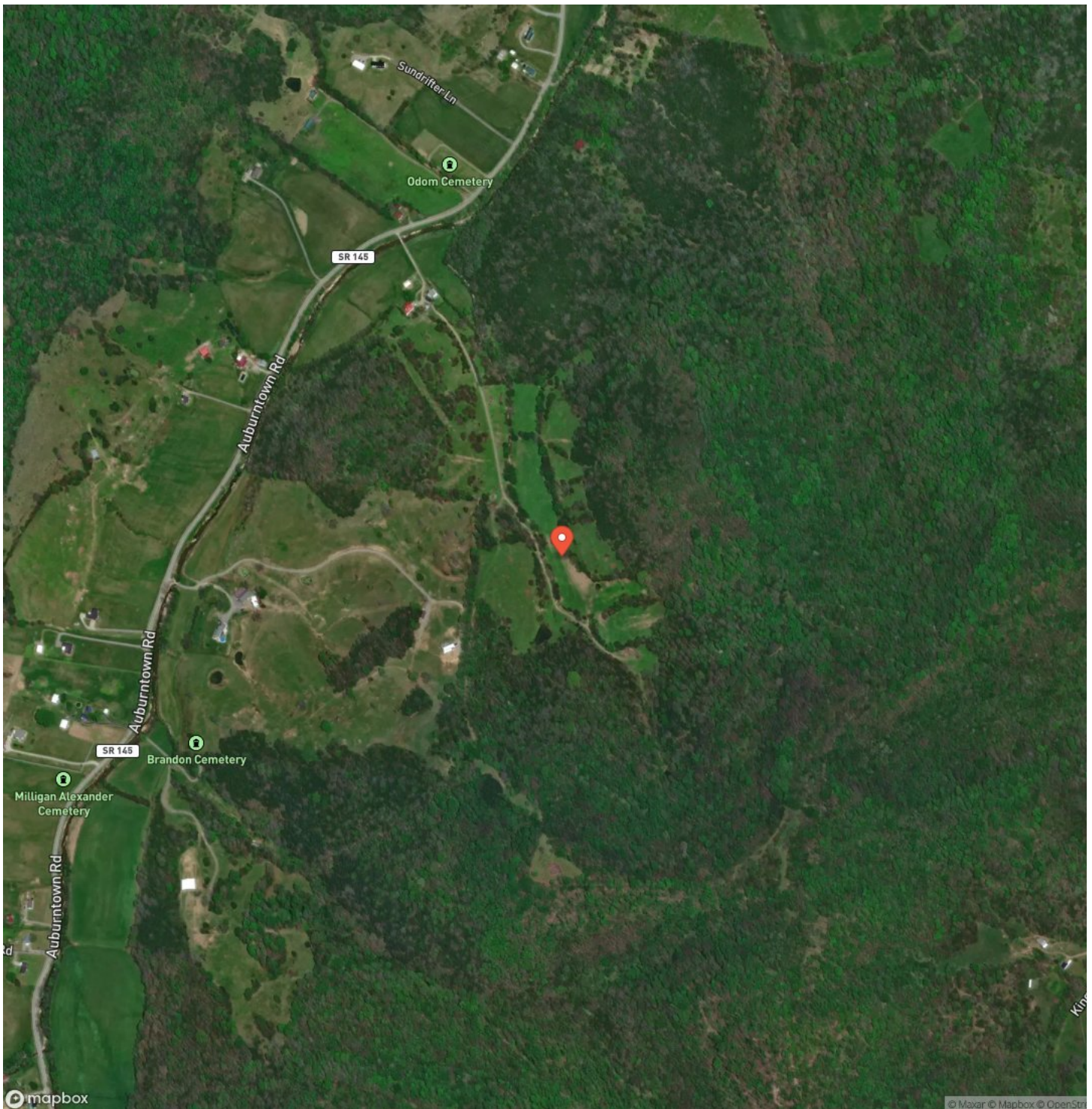




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## Satellite Map



## Build your dream home on this 15.13 acres Auburntown, TN / Cannon 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

Franklin, TN 37204

## NOTES

[illegible]

**MORE INFO ONLINE:**

**www.mossyoakproperties.com**



## This image shows a blank sheet of white paper with horizontal ruling lines. The lines are evenly spaced and extend 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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