

Tract 2 Betty Manley Road Property
0 Betty Manley Rd
Denmark, TN 38391

\$189,000
75± Acres
Madison County



Tract 2 Betty Manley Road Property Denmark, TN / Madison County

SUMMARY

Address

0 Betty Manley Rd

City, State Zip

Denmark, TN 38391

County

Madison County

Type

Hunting Land, Undeveloped Land, Recreational Land, Timberland

Latitude / Longitude

35.5506 / -88.9109

Acreage

75

Price

\$189,000

Property Website

<https://arrowheadlandcompany.com/property/tract-2-betty-manley-road-property-madison-tennessee/92079/>



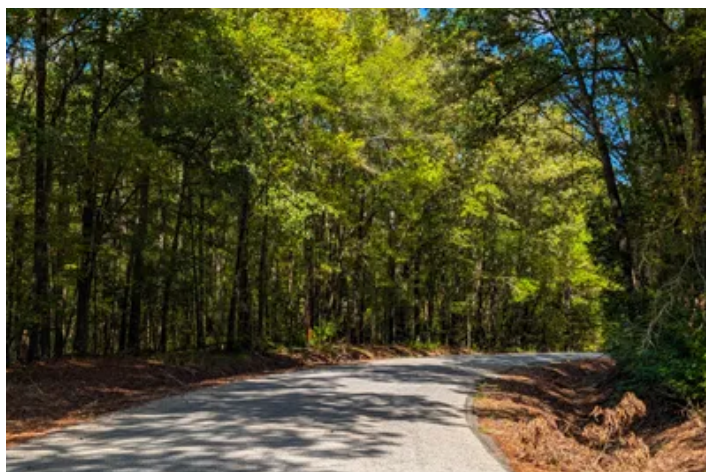
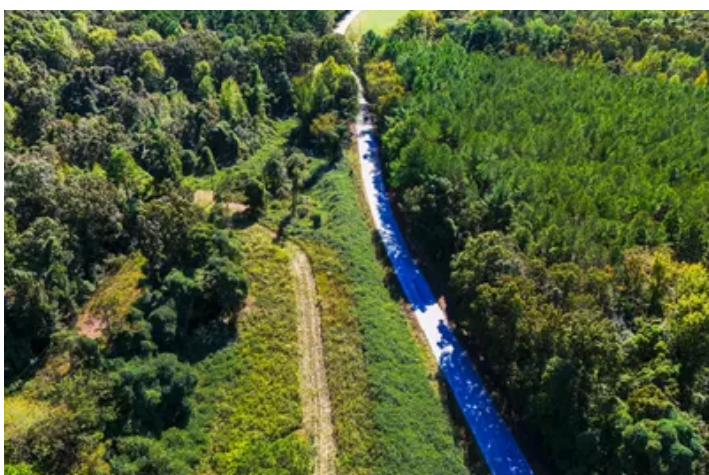
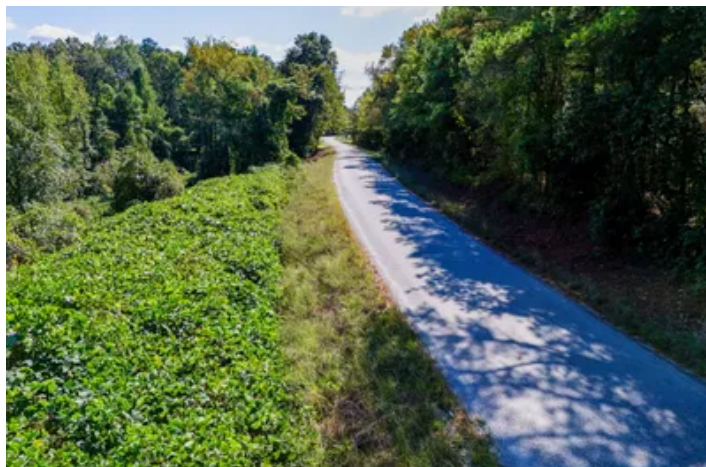
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PROPERTY DESCRIPTION

Introducing Tract 2, comprised of +/- 75 acres of the +/- 99 acre Betty Manley Road Property in Madison County, Tennessee! For anyone dreaming of a Western Tennessee lifestyle, this gorgeous rural property offers the perfect blend of serenity and convenience! Located just south of Jackson and about an hour north of Memphis, the land features a gentle, rolling terrain with plenty of usable space to build a custom cabin or a multi-family home. The diverse habitat of large hardwood trees and lush vegetation makes it ideal for wildlife and serves as an excellent location for hunting and other recreational activities. With easy access via paved roads to and from State Route 40 and proximity to the McKellar Sipes Regional Airport, this property combines a secluded country feel with surprising accessibility. Offered as a whole tract or as individual lots, this land is priced to sell! All showings are by appointment only. If you have any questions or are interested in a private showing, please contact Brian Whitt at [\(423\) 494-7793](tel:4234947793).

Disclaimer: The boundary lines shown are approximate and are provided for general reference only. Arrowhead Land Company makes no representations or warranties, express or implied, as to the accuracy, completeness, or reliability of those property lines. Buyers are advised to obtain an independent survey to verify exact property boundaries.

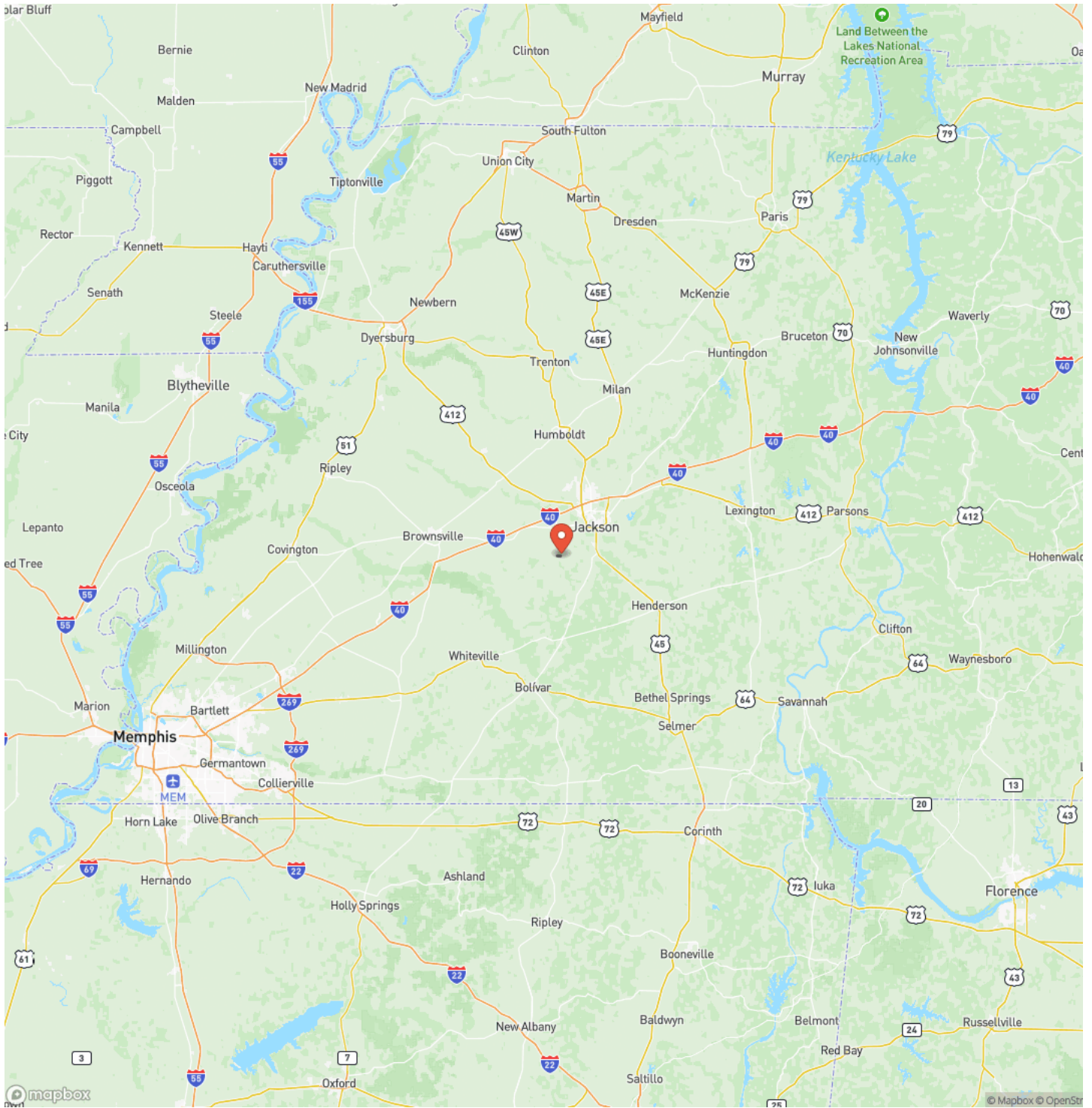
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Locator Map



Locator Map



Satellite Map



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LISTING REPRESENTATIVE
For more information contact:



Representative
Brian Whitt
Mobile
(423) 494-7793
Email
brian.whitt@arrowheadlandcompany.com
Address
City / State / Zip

NOTES

Notes section with multiple horizontal lines for text entry.

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.



www.arrowheadlandcompany.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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