

46 Acres in Perry County
72 Cook Circle
Linden, TN 37096

\$349,900
46.740± Acres
Perry County



**46 Acres in Perry County
Linden, TN / Perry County**

SUMMARY

Address

72 Cook Circle

City, State Zip

Linden, TN 37096

County

Perry County

Type

Farms, Hunting Land, Recreational Land, Residential Property,
Single Family, Lot, Business Opportunity

Latitude / Longitude

35.680087 / -87.980687

Dwelling Square Feet

1344

Acreage

46.740

Price

\$349,900

Property Website

<https://mcewengroup.com/detail/46-acres-in-perry-county-perry-tennessee/39579>



46 Acres in Perry County Linden, TN / Perry County

PROPERTY DESCRIPTION

Farmhouse on 46 acres in the rolling forest of Western Middle TN. Home features 3 bedrooms and 1 bathroom on main floor and a unfinished basement with a half bath downstairs. Property features a great garden spot and an established orchard complete with apple, peach and pear tress as well as muscadines. Outside of the orchard, in the rolling forest behind the house there are towering/merchantable hardwood trees. Some oak and hickory and even a couple of rare Chestnut trees. This home provides a quiet and private setting, unrestricted land use with county water, natural gas and high speed internet. It is rare to find all these utilities in this rural setting. 5 minutes to Mousetail Landing State Park on TN River.

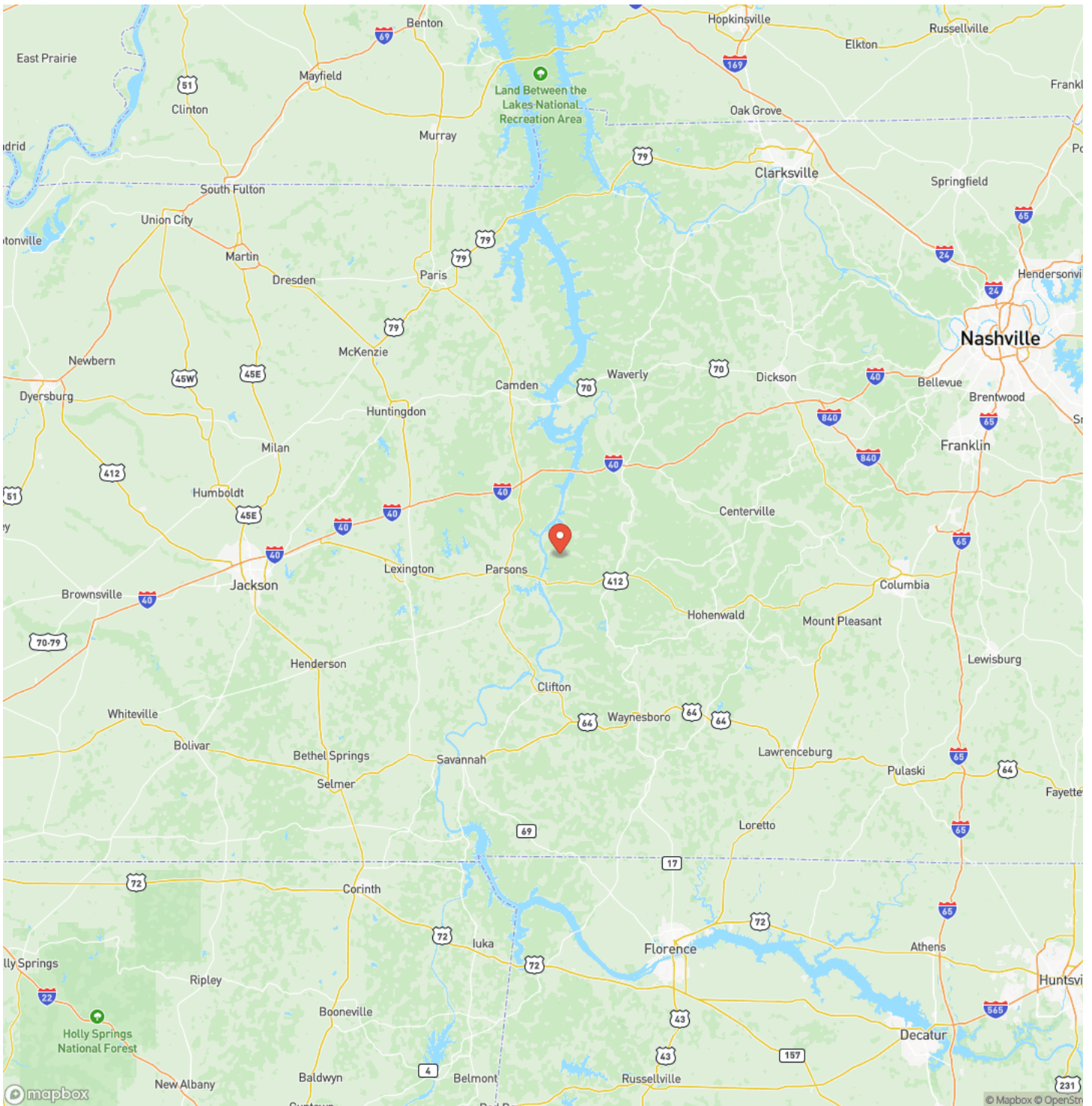
46 Acres in Perry County
Linden, TN / Perry County



Locator Map



Locator Map



Satellite Map



46 Acres in Perry County Linden, TN / Perry County

LISTING REPRESENTATIVE

For more information contact:



Representative

John McEwen

Mobile

(931) 628-1749

Office

(931) 381-1808

Email

john@mcewengroup.com

Address

17A Public Square

City / State / Zip

Columbia, TN 38401

NOTES

[illegible]

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.

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.

McEwen Group, LLC
17A Public Sq
Columbia, TN 38401
(931) 381-1808
www.mcewengroup.com
