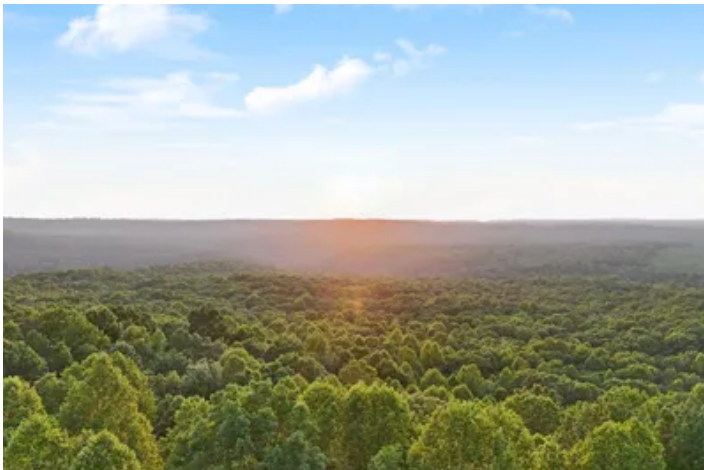


580 acres in Gruetli Laager  
0 Fletcher Rd  
Gruetli Laager, TN 37339

**\$2,500,000**  
580± Acres  
Grundy County





**580 acres in Gruetli Laager**  
**Gruetli Laager, TN / Grundy County**

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**SUMMARY**

**Address**

0 Fletcher Rd

**City, State Zip**

Gruetli Laager, TN 37339

**County**

Grundy County

**Type**

Farms, Hunting Land, Ranches, Recreational Land, Business Opportunity, Riverfront

**Latitude / Longitude**

35.355059 / -85.651726

**Dwelling Square Feet**

1782

**Bedrooms / Bathrooms**

4 / 3

**Acreage**

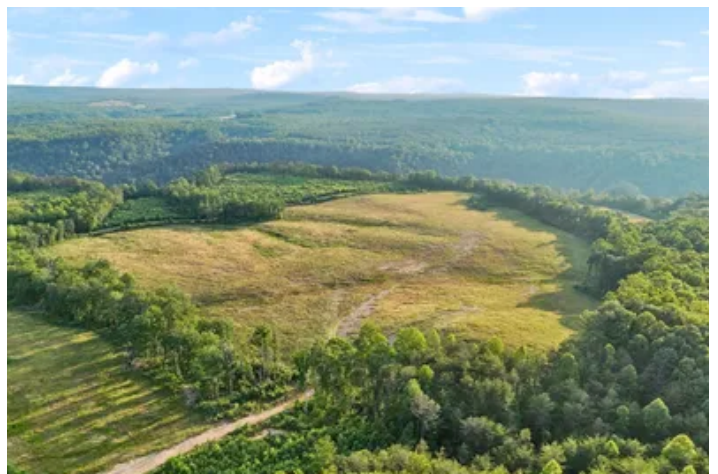
580

**Price**

\$2,500,000

**Property Website**

<https://mcewengroup.com/property/580-acres-in-gruetli-laager-grundy-tennessee/81091/>



**MC EWEN GROUP**

FARMS | RECREATIONAL PROPERTIES | ESTATES

**580 acres in Gruetli Laager**  
**Gruetli Laager, TN / Grundy County**

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**PROPERTY DESCRIPTION**

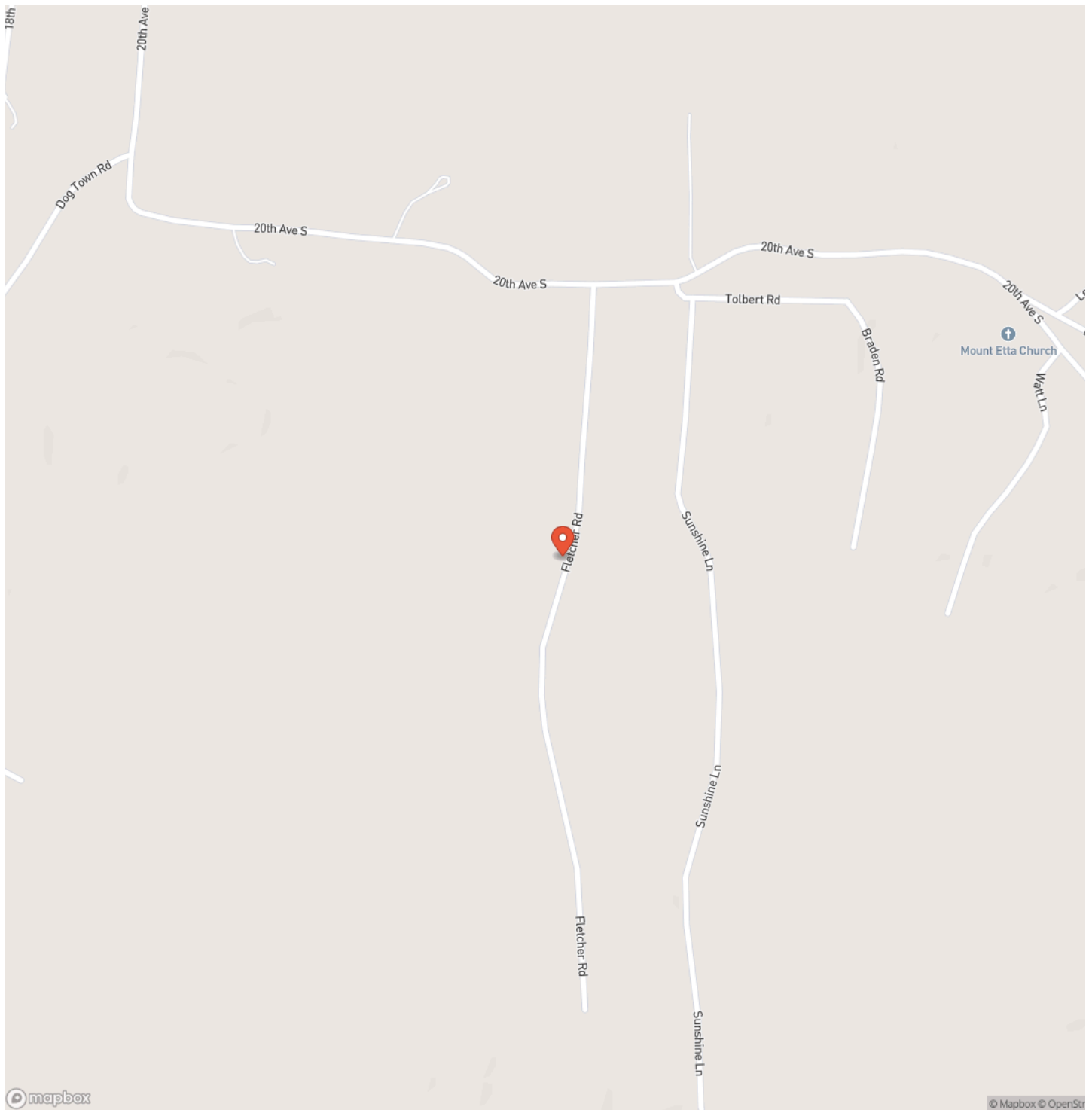
Coal Canyon farm is a spectacularly scenic property with 360 degree views looking down the headwaters of the little Sequachie river where Johnson Creek joins Cliffy Creek. The farm boasts a beautiful 4bed/3bath main residence, with stunning landscape views that rival any farm in the state. Guest/caretaker residence. Two barns+equipment facility. 5 ponds on the property. An expansive 580+/- acres with 7000 feet of rim frontage along the top of the gulfs. Underground utilities to protect view lines. Approximately 300 acres in pasture.



580 acres in Gruetli Laager  
Gruetli Laager, TN / Grundy County

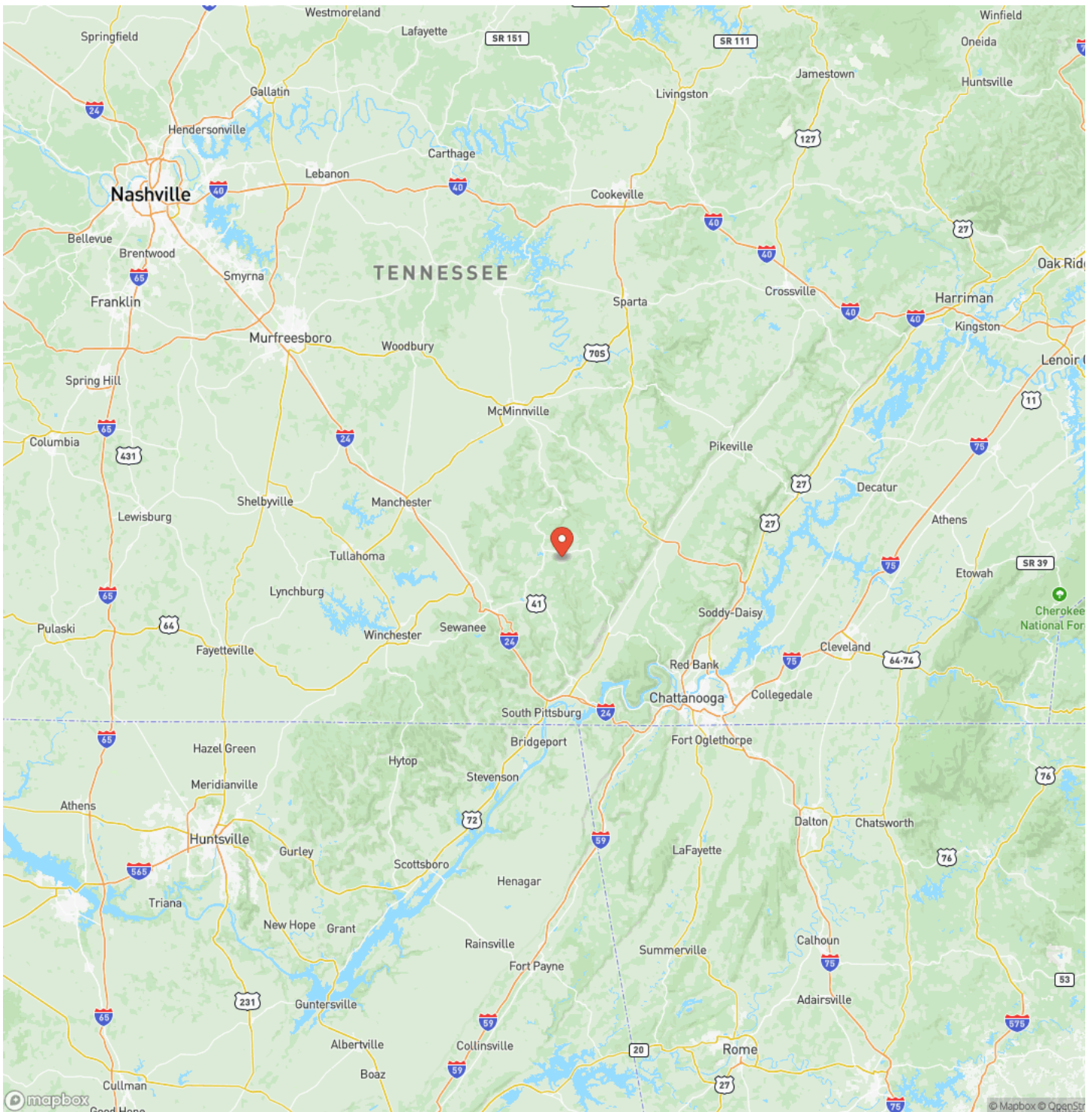


## Locator Map





## Locator Map



**MC EWEN GROUP**

FARMS | RECREATIONAL PROPERTIES | ESTATES



580 acres in Gruetli Laager  
Gruetli Laager, TN / Grundy County

## Satellite Map



580 acres in Gruetli Laager  
Gruetli Laager, TN / Grundy County

LISTING REPRESENTATIVE  
For more information contact:



**Representative**  
Peyton Snodgrass

**Mobile**  
(615) 512-0614

**Office**  
(931) 381-1808

**Email**  
peyton@mcewengroup.com

**Address**  
7013 Country Club Dr.

**City / State / Zip**

**NOTES**

Notes section with horizontal lines for text entry.



## 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.

## **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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